



City of Hamilton

AFFORDABLE HOUSING SITE SELECTION SUB-COMMITTEE

Meeting #: 18-001
Date: February 15, 2018
Time: 3:00 p.m.
Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

	Pages
1. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
2. DECLARATIONS OF INTEREST	
3. APPROVAL OF MINUTES OF PREVIOUS MEETING	
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4. DELEGATION REQUESTS	
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7. STAFF PRESENTATIONS	
8. DISCUSSION ITEMS	
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10. NOTICES OF MOTION	
11. GENERAL INFORMATION / OTHER BUSINESS	

12. PRIVATE AND CONFIDENTIAL

13. ADJOURNMENT



Hamilton

AFFORDABLE HOUSING SITE SELECTION SUB-COMMITTEE

MINUTES 17-002

11:00 a.m.

Tuesday, November 28, 2017

Room 193, Hamilton City Hall

71 Main Street West

Present: C. Collins (Chair)
Councillors M. Green, D. Conley (Vice Chair) and M. Pearson

**Absent with
Regrets** Councillor J. Farr – City Business

**THE FOLLOWING ITEMS WERE REFERRED TO THE GENERAL ISSUES
COMMITTEE FOR CONSIDERATION:**

**1. Properties and Process for Disposition of Lands for Affordable Housing
(PED17219) (City Wide) (Item 8.1)**

(Pearson/Green)

- (a) That the properties identified in Appendix “A” to Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, be declared surplus to the requirements of the City of Hamilton in accordance with the “Procedural By-law for the Sale of Land”, being By-law No. 14-204, and be approved for disposition for purposes of affordable housing;
- (b) That the disposition strategies outlined in Appendix “B” to Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, be approved as the basis for disposition of the properties identified in Appendix “A” to Report PED17219, and any such other properties as may be identified and selected by Council from time to time for the purposes of affordable housing;
- (c) That Council authorize and direct staff to establish a capital reserve from which all net proceeds from the sale of properties identified for affordable housing are to be deposited, for use exclusively for new affordable housing development purposes, and all costs related to due diligence, and implementing the strategies outlined in Appendix “B” to Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, may be resourced;

- (d) That staff be directed to complete due diligence and surplus circulation of each property identified in Appendix “A” to Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, including but not limited to feasibility, environmental, and planning studies, determining individual site disposition strategies, in accordance with the strategies outlined in Appendix “B” to Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, and with the exception of Properties A, G, I, P and R, report back to the Affordable Housing Site Selection Sub-Committee with a recommended approach for each property;
- (e) That staff be directed to report back to the Affordable Housing Site Selection Sub-Committee on an implementation plan that establishes a framework for prioritizing, staging and funding of affordable housing initiatives outlined in Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, and the appropriate allocation of funds in the newly created capital reserve for affordable housing;
- (f) That staff be authorized and directed to undertake suitable consultation with private, not-for-profit, and public sector organizations to determine appropriate consideration of properties, including but not limited to independent meetings and/or undertaking Expression of Interest or Request For Information (RFI) type processes;
- (g) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell the lands identified as Properties A, G, I, P and R in Appendix “C” to Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, in accordance with the “Procedural By-law for the Sale of Land”, being By-law No. 14-204, on terms and conditions satisfactory to the General Manager of Planning and Economic Development, and in a form satisfactory to the City Solicitor;
- (h) That the City Solicitor be authorized to complete any transactions on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms as she considers reasonable;
- (i) That the Mayor and City Clerk be authorized to execute any necessary documents in a form satisfactory to the City Solicitor;
- (j) That all contents within confidential Appendices “A”, “B”, “C”, and “D”, to Report PED17219 respecting Properties and Process for Disposition of Lands for Affordable Housing, remain confidential, with the exception of only releasing the list of addresses of City-owned properties in Appendix “C”, as may be amended, following approval of Council.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised that there were no changes to the agenda.

(Pearson/Conley)

That the agenda for the November 28, 2017 meeting of the Affordable Housing Site Selection Sub-Committee, be approved as presented.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)

(i) April 27, 2017 (Item 3.1)

(Green/Pearson)

That the Minutes of the April 27, 2017 meeting of the Affordable Housing Site Selection Sub-Committee, be approved, as presented.

CARRIED

(d) ADJOURNMENT (Item 12)

(Green/Conley)

That, there being no further business, the Affordable Housing Site Selection Sub-Committee, be adjourned at 11:08 p.m.

CARRIED

Respectfully submitted,

Councillor C. Collins, Chair
Affordable Housing Site Selection
Sub-Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

CITY OF HAMILTON MOTION

Affordable Housing Site Selection Sub-Committee Date: February 28, 2018

MOVED BY COUNCILLOR

SECONDED BY COUNCILLOR

Transfer of City of Hamilton Sites to CityHousing Hamilton for Development

WHEREAS, the City of Hamilton’s Strategic Plan recognizes and supports the need for new affordable housing units as one of the City’s top priorities; and

WHEREAS, the Access to Housing Waitlist continues to grow at an alarming rate with an estimated 6,200 families, seniors and individuals currently on the list; and

WHEREAS, the City’s Housing and Homelessness Action Plan targets an aggressive 50% reduction in the Access to Housing Waitlist by 2023; and

WHEREAS, the City’s Housing and Homelessness Action Plan emphasizes the need to provide new affordable housing units; and

WHEREAS, the rising cost of real estate presents a significant challenge to social housing providers; and,

WHEREAS, the City of Hamilton has an inventory of properties that could facilitate the construction of new affordable housing units; and

WHEREAS, the City of Hamilton staff has met with CityHousing staff and Board representatives to discuss opportunities related to utilizing underperforming City of Hamilton parking lots: Park Lot #66 located at 106 Bay Street North; and Park Lot #73 located at 253 King William Street (see attached map), as a means to support the construction of new affordable housing units; and

WHEREAS, City of Hamilton staff has also identified an unused portion of 701 Upper Sherman Ave, which interlocks with an existing CityHousing Hamilton Corporation site on Macassa Ave (see attached map), as a potential City owned site for building new affordable housing units; and

WHEREAS, CityHousing Hamilton Corporation has begun a revitalization process that requires the acquisition of land for the rebuilding of 100 units of social housing following an approved sale of poor performing single and semi-detached housing units, as well as for the relocation of residents from the Jamesville social housing community in the West Harbour during its redevelopment; and

AND WHEREAS, CityHousing Hamilton Corporation has completed financial modelling for the utilization of the above mentioned three sites as part of its revitalization process;

THEREFORE BE IT RESOLVED:

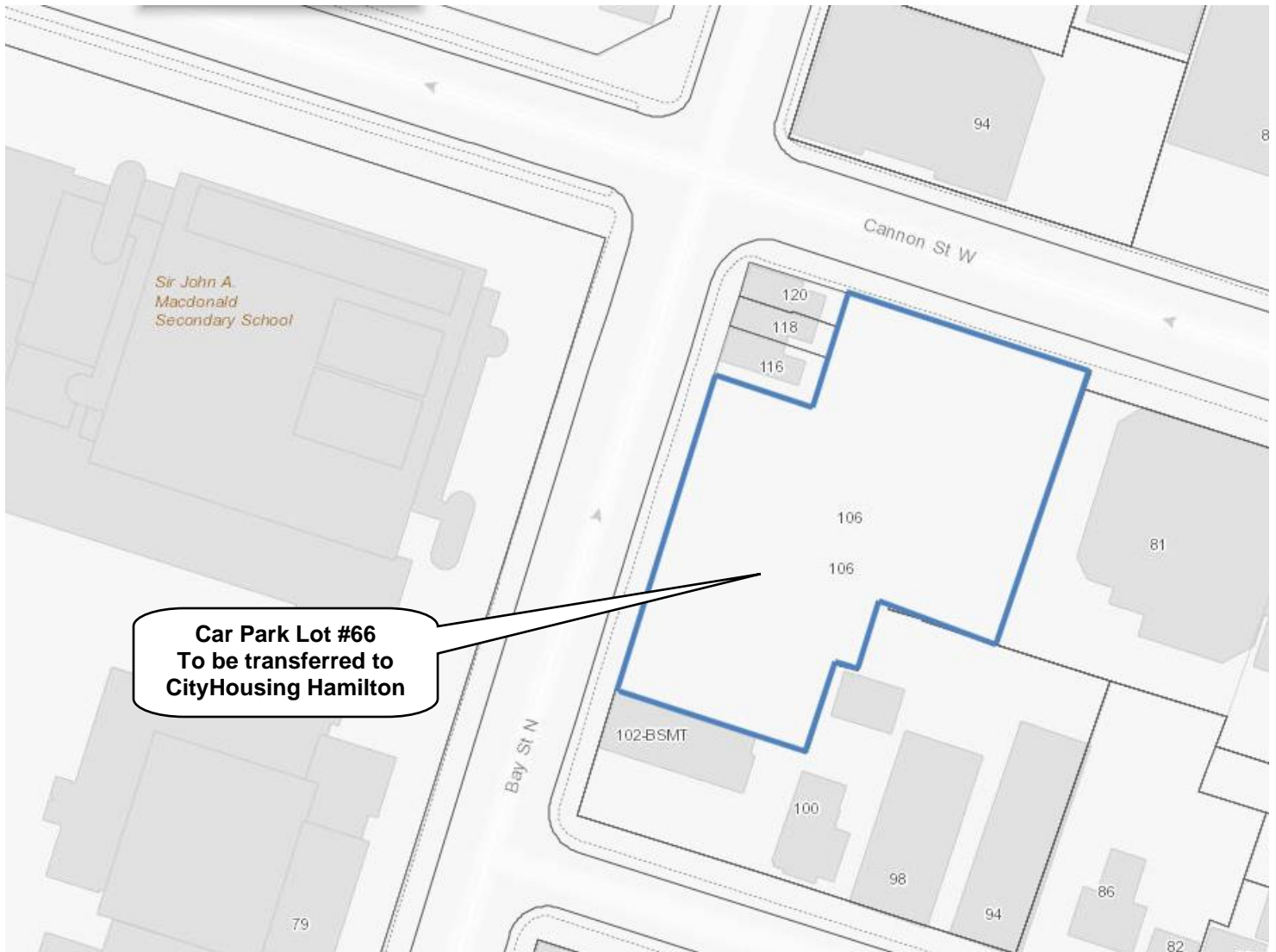
- (a) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell at nominal price of \$2.00 Car Park Lot #66 (106-104 Bay Street North) to CityHousing Hamilton Corporation on such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;
- (b) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell at nominal price of \$2.00 Car Park Lot #73 (253-257 King William Street) to CityHousing Hamilton Corporation on such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;
- (c) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell at nominal price of \$2.00 the unused portion of 701 Upper Sherman Avenue that interlocks with an existing CityHousing Hamilton Corporation owned site on Macassa Avenue be transferred to CityHousing Hamilton Corporation on such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;
- (d) That the transfer of Car Park Lot #66, Car Park Lot#73, and the unused portion of 701 Upper Sherman Avenue be subject to any requisite requirements to protect for servicing, utilities and road widenings, as determined by new reference plans to be completed by Geomatics and Corridor Management Section of the Public Works Department;
- (e) That the City Solicitor complete the transfers of Car Park Lot #66, Car Park Lot #73, and the unused portion of 701 Upper Sherman Avenue pursuant to the terms and conditions of the agreement negotiated by the Planning and Economic Development Department and in a form satisfactory to the City Solicitor;
- (f) That the General Manager, Planning and Economic Development be authorized and directed to execute all required documents on behalf of the City of Hamilton to transfer Car Park Lot #66, Car Park Lot #73, and the unused portion of 701 Upper Sherman Avenue on documents in a form satisfactory to the City Solicitor;
- (g) That \$4,500 be charged to Account No. 500005-22018 (City of Hamilton Payable) and credited to Account No. 45408-3560150200 (Property Purchases and Sales) for Legal and Real Estate fees; and,

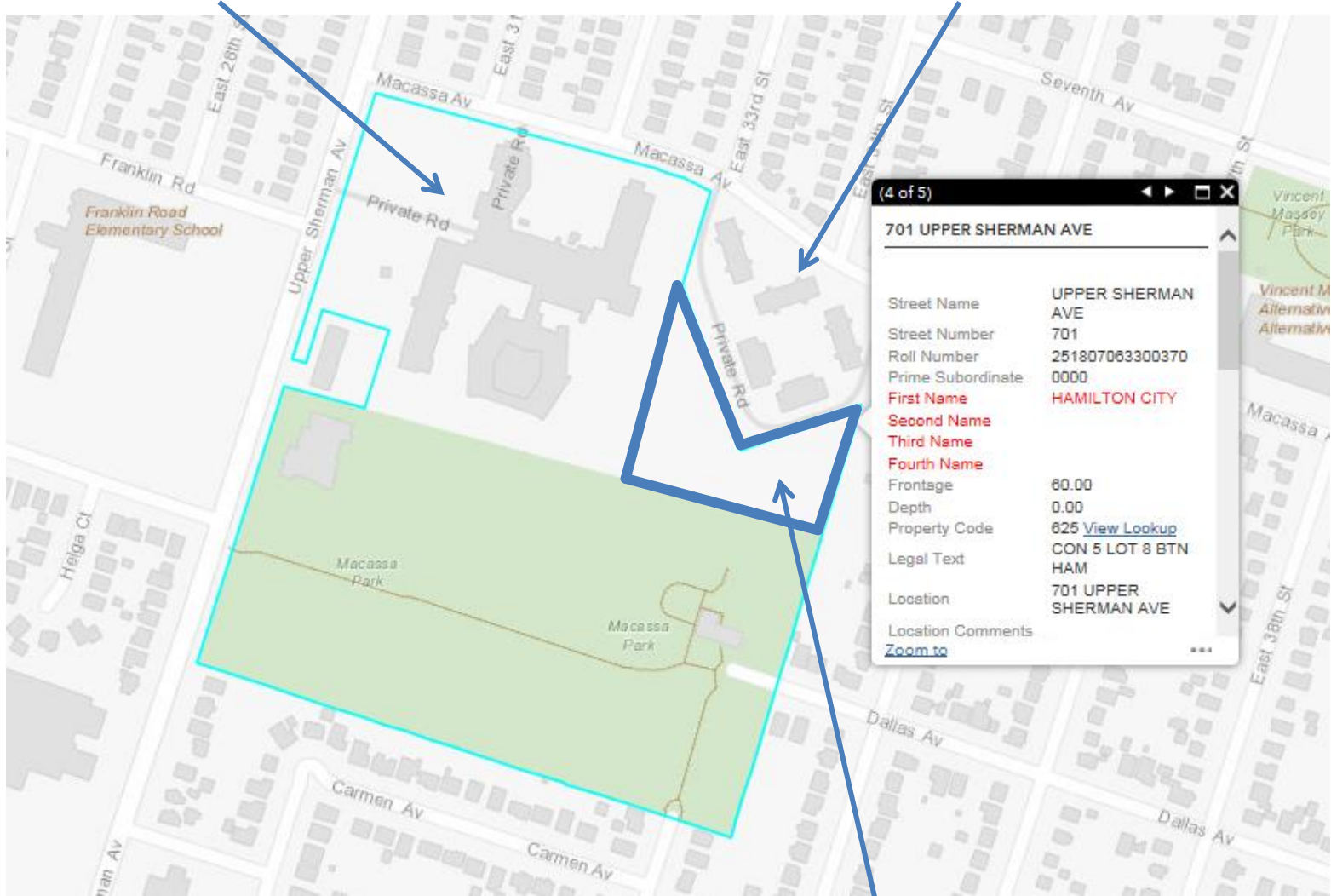
- (h) That all other expenses associated with the transfer of Car Park Lot #66, Car Park Lot #73, and the unused portion of 701 Upper Sherman Avenue be charged to Account No. 500005-22018.

Location Map – 253 King William Street



Location Map – 106 Cannon Street West





Portion of City of Hamilton
property proposed to be acquired
by CityHousing Hamilton