




CITY OF HAMILTON
PUBLIC WORKS DEPARTMENT
Environmental Services Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	March 24, 2021
SUBJECT/REPORT NO:	Funding for the Acquisition of Lands for Stadium Precinct Park (PW21014) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Cynthia Graham (905) 546-2424 Ext. 2337
SUBMITTED BY:	Craig Murdoch Director, Environmental Services Public Works Department
SIGNATURE:	

Discussion of Private & Confidential Appendix “A” to Report PW21014 would be pursuant to the City's Procedural By-law 21-021, and Section 239(2), Sub-section (f) (i) of the *Ontario Municipal Act, 2001*, as amended,

- **A proposed or pending acquisition or disposition of land for City purposes.**

RECOMMENDATIONS

- (a) That the additional budget required to acquire properties for the Stadium Precinct Park, to the upset limit as outlined in Appendix “A” attached to Report PW21014, including all real estate and legal fees, building condition abatement, demolition, site remediation, contingency and other related costs, to be funded from the 5% Parkland Dedication Reserve Account #104090 and credited to the appropriate project id when required, be approved;
- (b) That the costs to operate and maintain the properties, outlined in Report PW21014 attached as Appendix “A”, to be funded from the 5% Parkland Dedication Reserve Account #104090 until the property is demolished; and,
- (c) That Appendix “A” attached to Report PW21014, respecting Funding for the Acquisition of Lands for Stadium Precinct Park, remain confidential until completion of the real estate transactions.

EXECUTIVE SUMMARY

The purpose of Report PW21014 is to obtain funding approval for the ongoing acquisition of properties related to the Stadium Precinct Park Master Plan, so that Corporate Real Estate staff can execute the necessary purchase agreements as the properties become available over time. Without this approval, staff may lose out on properties identified in the acquisition strategy because the reporting timelines are not compatible with the fast timelines of real estate transactions.

Construction of the Tim Horton's Stadium along with the Bernie Morelli Recreation Centre and Bernie Custis Secondary School at Scott Park has resulted in a substantial loss of outdoor recreation space and parkland in the stadium precinct. To replace these amenities, staff developed the Stadium Precinct Master Plan to replace recreation space including a replacement field for the former Brian Timmis Stadium, additional parkland amenities, as well as change rooms, washrooms and parking.

To implement the master plan, Council approved the purchase of the former Dom Glass site and a series of properties on Lloyd Street through Report PW16068 and staff have been implementing that direction. While direction to acquire properties has been approved by Council through subsequent Report PED20017, the acquisition funding will be insufficient to continue with this program in the absence of securing an additional funding source. Also, not all of the properties are available for purchase at this time, so the funding will be needed as the properties are put up for sale, to be purchased on a willing seller basis.

Appendix "A" attached to Report PW21014 identifies funding related to the acquisition of lands for municipal purposes and are appropriate for discussion in closed session pursuant to *Ontario's Municipal Act*.

Alternatives for Consideration – See Page 4

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: All costs including acquisition price, building abatement costs (disposal of hazardous materials and designated substances), demolition, site remediation, real estate and legal fees, survey and contingency are to be funded from the Reserve 104090 – 5% Parkland Dedication Reserve to the upset limit identified in Appendix "A" attached to Report PW21014 and credited to the appropriate Project ID as the properties become available for purchase by a willing seller. Additionally, operations and maintenance funding are to be funded from Reserve 104090 – 5% Parkland Dedication Reserve to Account #104090 until subject properties are demolished.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

Several changes in the Stadium Precinct area have resulted in a further deficiency of parkland in an already deficient neighbourhood in Ward 3. In particular, on February 23, 2011, Council approved the Ivor Wynne site for the Pan Am Stadium. Also, on February 13, 2013, the Hamilton-Wentworth District School Board (HWDSB) sent correspondence to the City proposing a joint development of a school and community centre near the new Pan Am Stadium, which Council subsequently approved in report CM13014(a).

On May 16, 2013, the Stadium Precinct Master Plan was presented to the community and implemented with the acquisition of 39, 43, 45 and 67-81 Lloyd Street, which outlined the intention to replace lost parkland and recreation amenities in the precinct.

Subsequent to the initial parkland purchase of the former Dominion Glass Plant on Lloyd Street, Council approved Report PW16068 which outlined a strategy for further acquisitions to contribute to the parkland assembly. Staff have been implementing the strategy since that time, successfully acquiring 49 Lloyd Street in 2017 through Report PED170562, and 57 Lloyd Street in 2020 through Report PED20017. Other properties are also currently in the process of being acquired, and additional sites may become available as outlined in Appendix "A" attached to Report PW21014.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Not applicable.

RELEVANT CONSULTATION

The Ward Councillor and the following groups have been consulted and are supportive of the recommendations.

- Financial Planning, Administration and Policy Division, Corporate Services Department
- Landscape Architectural Services, Environmental Services Division, Public Works Department
- Energy, Fleet and Facilities Management Division, Public Works Department
- Real Estate Section, Economic Development Division, Planning & Economic Development Department

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Staff have direction to acquire properties along Lloyd Street through the recommendations of Report PW16068. Acquisition of the properties along Lloyd Street between Chapple Street and Gage Avenue North would give the parkland frontage on Lloyd street and allow for improved sightlines to the park.

While staff in Corporate Real Estate and Legal Services have the authority to negotiate and close the transactions to acquire the properties, the authorization to access the required funding for those transactions was not secured through previous reports.

The approach to land assembly in the area has generally been based on pursuing opportunities that arise, and two homes have been purchased since 2016 as they became available. The number of opportunities coming to market in 2021 however, has exceeded available existing funding sources. Without a secured funding source, it is difficult to acquire properties in a timely manner to which the real estate market is accustomed. The recommendations of Report PW21014 would give staff the authorization to access the 5% cash-in-lieu reserve fund as required, to the upset limit outlined in Appendix “A” attached to Report PW21014 as the properties become available. If the property acquisitions exceed the upset limit, additional authorization will be sought through a subsequent staff report.

ALTERNATIVES FOR CONSIDERATION

Council can choose to approve the funding for only the properties available now, and direct staff to continue to seek new authorization as properties become available. The properties available for purchase now are outlined in Appendix “A” attached to Report PW21014. This alternative is not recommended because staff may lose out on properties identified in the acquisition strategy because the reporting timelines are not compatible with the fast timelines of real estate transactions. Additionally, staff will continue to recommend the 5% cash in lieu reserve as the funding source for these properties, so the approval of the recommendations of Report PW21014 will give staff the same authorization that would be sought in the future.

Financial: As real estate prices rise over time, the requirement to seek authorization for the funding source for these property purchases may mean missed opportunities, leading to higher acquisition costs in the future.

Staffing: No staffing implications

Legal: No staffing implications

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PW21014 - Site Map with Funding requirements for Potential Land Acquisition