

CITY OF HAMILTON

NOTICE OF M O T I O N

COUNCIL DATE: March 30, 2022

MOVED BY COUNCILLOR FARR.....

Demolition Permit Authorization to facilitate the Jamesville Re-Development for Renewed Affordable Housing

WHEREAS, there is a housing crisis across Canada and here at home and new affordable units are desperately needed fast;

WHEREAS, On October 22, 2020, the CityHousing Hamilton Corporation (“CHH”) approved the plan to redevelop and intensify 405 James St N., the site bounded by James St. N., Ferrie St. W., MacNab St. N. and Strachan St. W. (known as “Jamesville”);

WHEREAS, the redevelopment of Jamesville would transform the 91-townhouse site into a mixed-income community that includes a 46-unit CHH building and up to 120 supportive housing units owned by Indwell Community Homes (“Indwell”), integrated within a mixed-use development that includes private market rental and/or ownership residential units built and marketed across the spectrum of affordability;

WHEREAS, the Successful Proponent known as the Jamesville Redevelopment Limited Partnership (“JRLP”) was secured through a competitive Request for Proposals (RFP) process and was approved by the CHH Resolution;

WHEREAS, CHH made application to the City for an ERG on 405 James ST N (ERG-19-06) on August 19, 2019 and the developer has agreed to take responsibility for both the demolition and the environmental remediation of the site; and

WHEREAS, the unique timing, partnership arrangement, and public policy rationale for the Jamesville redevelopment requires several Council directives be considered in order to expedite the demolition and redevelopment;

THEREFORE, be it resolved:

- (a) That the Chief Building Official be authorized to issue demolition permits for the 13 townhouse dwellings located at 405 James Street North, Hamilton, also known as, 2-8 Strachan Street West, 10-22 Strachan Street West, 24-38 Strachan Street West, 405-411 James Street North, 413-425 James Street North, 427-441 James Street North, 443-457 James Street North, 459-471 James Street North, 15-29 Ferrie Street West, 312-322 MacNab Street North, 324-338 MacNab Street North, 340-354 MacNab Street North and 356-372 MacNab Street North, in accordance with By-law 09-208, as amended by By-law 13-185, pursuant to Section 33 of The Planning Act as amended, without having to comply with conditions 6(a), (b), and (c) of the Demolition Control By-law 09-208; and

- (b) That Staff be directed to prepare and bring forward a report to General Issues Committee and Council for the consideration of the applicable ERG application (ERG-19-06), along with any necessary program amendments to the ERASE Redevelopment Grant Program required to facilitate site remediation for the Jamesville affordable housing Development