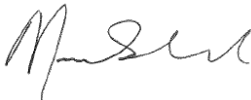





CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	July 10, 2023
SUBJECT/REPORT NO:	41 South Street West, Dundas, Disposition Strategy (PED23151) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Van Hua (905) 546-2424 Ext. 1751
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	
SUBMITTED BY:	Raymond Kessler Chief Corporate Real Estate Officer Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the use of a portion of the City-owned property at 41 South Street West by the Dr Bob Kemp Hospice, toward the creation of a paediatric hospice be approved;
- (b) That staff be authorized and directed to negotiate requisite agreements and work with Dr Bob Kemp Hospice (DBKH) to achieve a site design that explores the feasibility of both a Paediatric Hospice and additional housing for seniors to be located at 41 South Street West, Dundas, and to evaluate the feasibility of an ambulance station also being located there;
- (c) That an allocation of up to \$100 K from Property Purchases and Sales Account No. 3561850200, to be used for joint site design work and site due diligence of 41 South Street West, Dundas, including but not limited to contributing toward shared

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

costs of consultant(s) retained by Dr Bob Kemp Hospice for the site design work and site due diligence, be approved;

- (d) That staff report back to General Issues Committee by end of Q2 2024 on the outcome of the negotiations with Dr Bob Kemp Hospice (DBKH), potential site design options satisfactory to all parties, and the terms and conditions for further consideration and approval.

EXECUTIVE SUMMARY

This Report provides a strategic approach for the use of city-owned lands at 41 South Street West, Dundas ("Subject Site"). Since 2017, the rear portion of the Subject Site has been identified as surplus, with a development yet to be approved. Previous direction from Council includes using the rear lands for affordable housing purposes and more recently city staff have been directed by Council to consider incorporating other uses on the Subject Site. Working with multiple city divisions and keeping in mind the priority of municipal program needs, while accommodating other desirable services for the public, a recommendation to support Dr Bob Kemp Hospice (DBKH) usage and to simultaneously explore multiple uses is being brought forward. Looking at an expanded area within the Subject Site has increased the development potential, allowing progression towards building facilities to serve program needs such as housing for seniors, and potentially paramedic services, while continuing to support DBKH in their stated request for the site as a paediatric hospice.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Up to a maximum of \$100 K be used towards joint site design and/or site due diligence.

Staffing: None.

Legal: None.

HISTORICAL BACKGROUND

On February 22, 2017, Council approved Report CM17003 that identified a portion of the Subject Site as surplus to the operational requirement of Wentworth Lodge.

On January 24, 2018 (in approving General Issues Committee (GIC) Report 18-002), a number of properties, including a portion of the Subject Site, were declared surplus for disposition for affordable housing purposes. Additionally, staff were authorized to

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undertake suitable consultation with private, not-for-profit, and public organizations to determine appropriate consideration of the properties.

On August 12, 2019, GIC deferred consideration of a report entitled “Disposition Strategy – Portion of the Wentworth Lodge Lands (PED19138)” and on December 15, 2021, Council received the report.

The DBKH have approached the City with the objective of securing property on which to build a Paediatric Campus of Care and in January 2023 submitted a written request to explore the possibility of an acquisition of the rear lands (identified as Area 1 in Appendix “A” to PED23151) at the Subject Site.

GIC at its meeting of January 18, 2023 considered the following Motion, which was approved by Council at its meeting of January 25, 2023, with amendment.

- (a) That Dr Bob Kemp Hospice be granted permission to explore the possibility of acquiring the vacant surplus lands at 41 South St. W (rear) Dundas (the “Subject Site”), including conducting due diligence on the viability and development potential for the proposed “Campus of Care”, and be required to undertake public engagement and consultation toward the potential opportunity, all at its sole cost and expense;
- (b) That staff be directed to undertake the due diligence required to determine the feasibility of the proposed disposition of the Subject Site to the Dr Bob Kemp Hospice, including but not limited to valuation, tenure, land use, and maximization of site utilization;
- (c) That the General Manager, Planning and Economic Development Department or designate, acting on behalf of the City as property owner, be authorized to provide any consents, approvals, and notices that may be required for any due diligence activities conducted by Dr Bob Kemp Hospice;
- (d) That staff report back to the General Issues Committee with recommendations respecting a land disposition strategy for the Subject Site; and,
- (e) That as part of staff’s due diligence, they consult with Wentworth Lodge on their potential space or expansion needs, and that as part of the consideration of maximizing site utilization, they consider options or opportunities for including integrating other uses on the site.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

In accordance with the city's Portfolio Management Strategy and City of Hamilton Sale of Land Policy, By-law 14-204, property no longer required for municipal programs is declared surplus by Council and disposed of in accordance with the Policy.

RELEVANT CONSULTATION

- Healthy and Safe Communities (Wentworth Lodge, Housing Services, Hamilton Paramedic Service);
- Planning and Economic Development (Economic Development);
- Financial Planning Administration;
- Legal Services; and,
- Portfolio Management Committee.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The Subject Site is 9.57 acres and is zoned Major Institutional (I3). The maximum building height, depending on the use, ranges from 32 ft to 59 ft. Wentworth Lodge, a long-term care facility owned and operated by the City of Hamilton sits on the northern portion of the property. Area 1, currently vacant land, is located at the southern end and is approximately 3.42 acres. Area 2, currently consisting of a parking lot and vacant land, is located in the centre portion of the property and is approximately 2 acres.

City staff have maintained regular dialogue with DBKH staff as they have been progressing with their due diligence on the viability and development potential for a Paediatric Campus of Care on the property. The proposal is for a two-storey building with 10 beds, space for grief and bereavement support services, day programs, play, gathering, dining, garden, clinical and therapy spaces. Additional information on DBKH and their proposal is provided in Appendix "B" to Report PED23151. To date, two public consultations hosted by DBKH for neighbouring residences have been held on February 6, 2023 and March 28, 2023. An Environmental Assessment, Archaeological Assessment, Arborist Assessment, and Civil Capacity Review are underway as well as overall preliminary site design, funded by DBKH. DBKH have expressed an interest for discussion of acquisition, when appropriate.

In continued due diligence toward establishing a disposition strategy for the site, notwithstanding that the rear portion was declared surplus in 2018 for affordable housing purposes, an internal re-circulation was completed in March 2023 and two potential municipal uses were identified for additional consideration.

Firstly, with the aging population on the rise and declared housing crisis, staff have identified an urgent need to develop more housing for seniors. In Hamilton, it is

projected that older adults 55+ will double in the next 20 years. Ward 13 has a significantly higher number of seniors in each five-year age bracket over 50 (e.g. 50-54, 55-59, 60-64...90-94) than the City of Hamilton overall and there is less rental housing (apartments in duplexes, buildings less than five stories and buildings greater than five stories) available in Dundas than the City overall. Older adults are living longer, and the goal is to support people with wrap around services to assist with “aging in place”. Given the proximity to Wentworth Lodge, one of the City’s two municipally operated long-term care homes, there is an opportunity to build units for independent senior residents on the vacant portions of the Subject Site. This would align with an “aging in place” concept for seniors, enabling transition to long-term care should this level of care and services be required to meet the care needs, as per the Fixing Long-Term Care Act (2021), while maintaining their community. This usage of land could in turn provide opportunity to create a small seniors’ campus of care, which are increasingly being developed in other municipalities as a best practice and to optimize quality of life for residents. Seniors’ Campus Continuums are models of care that seek to broaden and create ease of access to an array of services and housing options to meet growing health and social needs of aging populations. The expansion of housing types of the site improves the opportunity for “aging in place” whereby significant locational changes for residents are offset.

Secondly, the location of the property aligns with the Hamilton Paramedic Service Master Plan (HPSMP), which identified a need for five additional ambulance stations, each with at least two ambulance bays, crew quarters and staff parking over the next 10 years. This location is in one of the areas identified as being of an opportunity to improve current response time challenges and service performance gaps. Hamilton Paramedic Services has confirmed ability to co-locate with other program areas or projects, provided adequate physical space is available. The HPSMP was completed and approved by Council in 2022 and includes a facilities study in 2023. The study will assist with recommending station types and locations for optimal functioning and response time performance.

The Senior Administrator of Long Term Care and Chief of Hamilton Paramedic Service are supportive of the site usage by DBKH and have also identified potential for the property to serve an integrated purpose and function both as a campus of care operated by a third party provider and ambulance station. Combining Areas 1 and 2, gives a total of 5.42 acres, increasing the development potential and possibility of incorporating multiple uses on the Subject Site, achieving maximization of site utilization. With the HPSMP approved in 2022 and facility needs assessment underway, Hamilton Paramedic Service continue to explore alternate sites and would not want to prioritize usage of the site for a paramedic facility over usage by the hospice.

Additionally, this property fits with the review of city owned lands which is part of the Housing Sustainability and Investment Roadmap (HSIR) direction that was approved by

Council on April 26, 2023. Included in the year one program of work within HSIR, is a full assessment of city owned properties to identify the suitability of potential sites for affordable housing development. The above uses will be further explored through this direction.

ALTERNATIVES FOR CONSIDERATION – Not Applicable

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent, and accessible approach to city government that engages with and empowers all citizens to be involved in their community.

Healthy and Safe Communities

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23151 – Location Map

Appendix “B” to Report PED23151 – Dr Bob Kemp Hospice, Additional Information