





## INFORMATION REPORT

<b>TO:</b>	Mayor and Members City Council
<b>COMMITTEE DATE:</b>	February 14, 2024
<b>SUBJECT/REPORT NO:</b>	41 South Street West Dundas Disposition Strategy – Update (PED23151(a)) (Ward 13)
<b>WARD(S) AFFECTED:</b>	Ward 13
<b>PREPARED BY:</b>	Van Hua (905) 546-2424 Ext. 1751
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Ray Kessler Chief Corporate Real Estate Officer Planning and Economic Development Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

General Issues Committee at its meeting of July 10, 2023, and City Council at its meeting of July 14, 2023, approved the following:

- (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 City of Hamilton Staff work with the Ward Councillor's office to host two public consultations; one in the Fall of 2023 and the second in 2024 prior to staff reporting back to the General Issues Committee;

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.

- (c) That staff be authorized and directed to negotiate requisite agreements and work with Dr Bob Kemp Hospice 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;
- (d) 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 costs of consultant(s) retained by Dr Bob Kemp Hospice for the site design work and site due diligence, be approved;
- (e) That staff report back to General Issues Committee by end of Q2 2024 on the outcomes of the negotiations with Dr Bob Kemp Hospice, the outcomes of the public consultations, potential site design options satisfactory to all parties, and the terms and conditions for further consideration and approval.

## **INFORMATION**

The purpose of this Information Report is to provide Council with a status update in the actions taken to date with respect to the July 2023 Council direction.

Since July 2023, staff have completed multiple steps in accordance with the Council direction and staff are on target to report back by Q2 2024.

On October 19, 2023, the Ward Councillor, together with city staff hosted the first of two public consultations. At the fall 2023 public consultation, a brief history, overview of the real estate process, feedback received to date, and next steps were presented to those in attendance. This was followed by a question-and-answer period. It is anticipated that the second public consultation will occur in the upcoming month, following completion of additional site analysis.

In accordance with Council direction, City staff and Kemp Care Network staff and consultants have initiated certain research and due diligence, including a transportation impact assessment, site layout review, and a site survey. It is anticipated that the results will be available in the upcoming months.

Staff and Kemp Care Network have also been in discussion with regards to proposed major terms and conditions for the sale or lease of the subject property. On February 7, 2024, Kemp Care Network presented at General Issues Committee, speaking to the need for a children's hospice, the search for the right location and provincial funding available, among other things. Their request to Council is for a 49-year land lease, at a

below-market net rental rate of \$25 K per year. The City's Sale of Land Policy By-Law 14-204 requires disposition of land at fair market value. Should Council be supportive of a less than market value lease, such as the notional value lease proposed by Kemp Care Network, staff would require Council direction to undertake the negotiations on that basis, in order to facilitate an efficient negotiation process towards the completion of the lease agreement. Staff's intention is to report back by Q2 2024 with the terms and conditions of an agreement for Council's approval.

**APPENDICES AND SCHEDULES ATTACHED**

Not Applicable.