

longer required for municipal programs and/or surplus to the requirements of the City". If that is the case here, then the lands should not be in our CIPA nor be eligible for municipal revitalization programs. In addition, the one part every Council seems to agree on is that the lot is needed for the requirements of the City.

The community has also come forward with their opinions on the value of the land to them personally. Irrespective of agreement/disagreement to those opinions, presently the land is providing a municipal service. Has Council declared that they no longer wish to be in the service of providing municipal parking lots city-wide? That is completely your choice and if that is what Council has approved so be it. But it would be way more efficient to rip that band-aid off than what has been happening these last few months. A concrete plan/process for dealing with municipal car parks is needed otherwise the outcome will continue to result in division/fear-mongering tactics/intimidation tactics which is not helpful to the overall discussion here or on future deliberations.

The Staff vision for the land at 5 Lake Avenue South is a three-storey building with a footprint of approximately 4,736 square feet, yielding 24 self-contained studio-units, tenant amenity area, and eight parking spaces (that appear to be *?underground? Good grief! I think we can all agree to dispense with the notion that 8 underground parking spaces will materialize when the goal is deeply affordable / supportive housing)*

However for clarity, what is before you is NOT about the eventual form of development. There have been no amendments proposed directing Staff for anything other than "to use an open process to select a non-profit housing provider and negotiate an agreement for the disposition of 5 Lake Avenue South, Stoney Creek for net nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval" after Council declares the land surplus. Note, surplus is not the same as underutilized nor is it the same as 'best use'. If it is the will of Council to declare all municipal parking lots outside of the Hamilton downtown (where direction has already been provided) as "no longer needed for municipal programs" then that is another separate discussion that in my respectful opinion should take place ahead of what is before you.

Yes, Staff were directed to look at underutilized municipally owned lands. I couldn't find where Staff were provided with a definition although a good many *feel* surface parking is underutilized and is the low-hanging fruit. How one feels though is not good governance. Good governance is putting it down in policy & following through on that policy. That lot, based on the consultant's report / Municipal Parking Plan conducted in 2019, was at a utilization rate of 91%. That I believe was the last analysis done and yes, it does differ from 'observations' conducted in January after the initial Staff Recommendation from December. Regardless, if Council wishes to define underutilized (which would certainly provide Staff and the Public with clarity on how it's defined as well as a better understanding on why this particular lot was selected), then you should do that. Presently, it appears there are very different opinions around the table but as far as I could determine, zero written processes/definitions for Staff to use in evaluating city-owned lands against a definition for: *underutilized*. *Has Council come to an understanding & put policy in place for a definition of underutilized?*

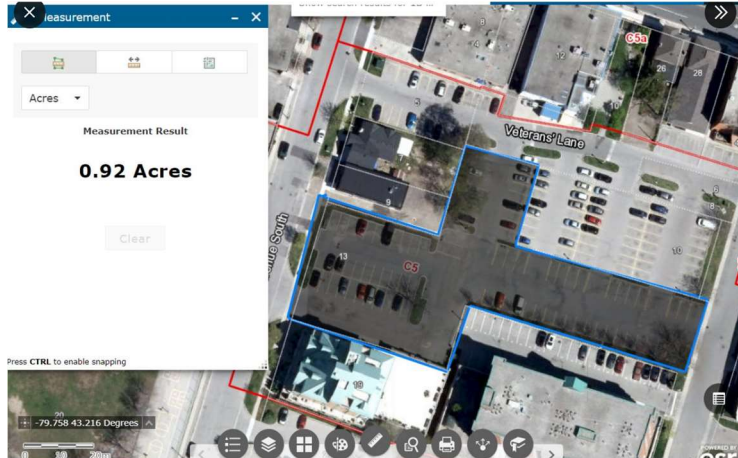
With respect to 13 Lake Avenue, which also forms part of Municipal Car Park #3, the recommendation is:

- (e) **That staff be directed to use an open process to select a non-profit housing provider and negotiate an agreement for the disposition of 13 Lake Avenue South, Stoney Creek for net nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval;**

Presumably this means that 13 Lake Avenue was already declared 'surplus' by a previous term of Council since the wording for a declaration at this time is not included in the Staff Recommendation. It would be helpful to know if this is the case and when that occurred, please? I could find that sometime in 2017, the whole of 'Municipal Car Park #3' (which is inclusive of 10 Mountain Avenue as well) was on a list* for Affordable Housing purposes but discussions were subsequently held in camera. Did a previous term of Council determine that a chunk of Car Park #3, specifically 13 Lake Avenue, was surplus and subsequently deemed surplus with direction to Staff to come back with a disposition strategy? Is the rest of the lot, specifically 10 Mountain Avenue, also on a non-public 'surplus lands' list unbeknownst to the community? These are questions that have surfaced and are aside from what is before you at the present time but would be helpful, I think, to have answers to when dealing with parts of the whole Car Park.

The major concern with the wording in the recommendation is the lack of clarity surrounding 13 Lake Avenue (the biggest chunk). As per the Staff Report, 13 Lake Avenue is .92 acres. There have been renderings floating around depicting 13 Lake less than 1/2 that size as well as talk that the land will be severed.

However, that is NOT what is before you. What is before you is a disposition of 13 Lake Avenue/.92 acres which encompasses 84 parking spots:



Another rendering indicating a severance application is contemplated is also being circulated and is being used by several as factual information. It appears this rendering was initiated by Staff and used during a presentation to the public. It is not before Council however it seems votes are being cast based on this conceptual vision. Hence, please note that a Land severance at 13 Lake in this rendering below is about .4 acres and 35 parking spaces and matches up with the size of the building Staff are conceptual illustrating and would go through a Public process as per the Planning Act.



This conceptual rendering, however, does not align with the Recommendation that is before you. **There is no mention of severing the land within the Staff Recommendation.** The recommendation, based on the wording, is to dispose of 13 Lake which is a .92 acre lot

The *vision* is for a five-storey building with a footprint of approximately 6,351 square feet, yielding 43 self-contained one-bedroom units, tenant amenity area, common area, and 22 parking spaces (*? that all appear to be surface spaces? Another Good Grief. Surely if the lot has to go through a severance application process, the lot size could be discussed? Again though, the recommendation isn't to dispose of only .4 acres. The Recommendation is to dispose of the whole .92 acres*)

I also noted that disposition strategies for nominal value within the Recommendation (as highlighted below) are for high priority areas. That wording is misleading if the intent of Council is to designate the whole city as a high priority area? Or has downtown Stoney Creek been identified somewhere as a 'high priority area' over other areas of the city?

Typical disposition strategy approaches include:

- Market Offering – typically a highest and best use sales. Properties may not be suitable for a focused affordable housing development, but net proceeds from sale could be deposited in the Affordable Housing Reserve and used to provide funding affordable housing initiatives and projects;
- Covenant Sale – properties appropriate for housing development that are identified as best suited for development with a provision of an affordable housing component through the long-term commitment/covenant and offered to the market expecting a lower return;
- Nominal Value Contribution – sale of property at nominal value, to ensure feasibility of affordable housing **in high-priority areas;** and,

Using the Ward 5 Profile data as a guide, the 60th percent incomes and the current rental rates provided to the public during the recent meeting, do not support this area as being a 'high priority' Is there other information that was used to make this determination or was a more holistic approach taken?

With respect to the whole of Municipal Car Park #3 , it's parts and the "List" from 2017:

The whole lot is located in a Community Improvement Planning Area and is governed by the City of Hamilton's Revitalizing Hamilton's Commercial Districts Community Improvement Plan and its applicable programs. One of the municipal programs, Commercial District Housing Opportunities (CDHO), within that Council approved plan is financial assistance in the form of low-interest loans & grants to promote new dwelling units on privately owned surface parking lots within CIPA.

For the future owner (non-profit organizations), the loans/grants would be capped at \$600,000 per property (or \$20,000 / unit). This is an extra benefit that seems inequitable to other purchasers who are provided with municipal lands located outside of a CIPA. It seems a bit counter-productive when the goal is to build mixed income communities throughout the city and we have programs in place that make affordable housing more costly to build in areas without decent walkability/transit scores.

It also appears that this program already in place would qualify as "municipal backing" in order to line up senior level of governments co-investment funds.

**Regarding that list of surplus properties which first surfaced in November 2017 and the 6 properties in the Year 1 Progress report, I also gained a greater appreciation for the frustration you as a Council are feeling on the lack of results and delays in reducing the wait list/addressing the homelessness crisis. In November of 2017 a list of 19 sites was provided to the Affordable Housing Site Selection Committee.*

From what I could piece together 5 sites (150 Macklin Rd N, 70 Hope Ave, 3 Locano, 288 Fruitland Road and 1400 Baseline Rd) received immediate Council authorization and Staff direction to sell with proceeds going to reserves to fund affordable housing. That was 2 terms ago and yet 1 of those properties (70 Hope Avenue) has resurfaced requesting direction yet again in December 2023 and I don't believe any of the other ones have resulted in sales/revenue during that period of time.

The balance of the list, 14 sites, are difficult to track since discussions were held in camera but it appears, direction was given to declare all of them surplus with direction to staff to report back on disposition strategies. Again, that was 6 years ago, but we seem to have restarted the process based on the fact that only 1 of the other 5 of the 6 properties in the December 2023 was a new addition to the Nov 2017 list. In other words, it appears that 4 of the 6 were earmarked for a disposition strategy report back to Council 6 years ago

*It also appears that the broad Actions in the new Roadmap is inclusive of some, if not all of whatever properties were identified back in 2017 ... unless this is in reference to the ones that were made public such as Parking Lot 73 at 253 King William, and Parking Lot 66 at 106 Bay St. N for example? It is also interesting to note, that the selling of City surplus lands with proceeds allocated to funding affordable housing is only applicable to surplus lands "that are not suitable for housing". It appears Council approved a Housing Crisis Roadmap whereby **if** the land is suitable for housing, it is made available for the building or funding of affordable housing only. Pointing this out for several obvious reasons, not the least of which is the feeling that for some reason Council should rubber-stamp the first Recommendation from the Housing Secretariat for the 6 properties disposition strategies. Yet the same December recommendation for the land on Main St, Council didn't approve the recommendation. Of note, Main St lot appears to be land suitable for housing but the Recommendation was to sell it on the open market which doesn't appear to align with the broad Actions in the Roadmap.*

national level.

- Make publicly-owned lands available for the building or funding of affordable housing, including the continued development of parcels already identified by the City's affordable housing **site selection** subcommittee, an updated review of City-owned properties and/or provincial or federal lands for potential affordable housing development, and the selling of City surplus lands that are not suitable for housing with the proceeds allocated to funding affordable housing.