



Hamilton

Reasons for By-law Proposed pursuant to 284.11.1(2) of the *Municipal Act, 2001*

DATE: April 24, 2024
TO: Members of City Council
AND TO: Janet Pilon, Acting City Clerk

WHEREAS pursuant to 284.11.1(2) of the *Municipal Act, 2001* (the “Act”), if the Mayor is of the opinion that a by-law could potentially advance a prescribed provincial priority, the Mayor may propose a by-law to the council and require the council to consider and vote on the proposed by-law at a meeting; and

WHEREAS pursuant to 284.11.1(3) of the Act, the Mayor shall provide a copy of any by-law proposed under 284.11.1(2) of the Act, together with the Mayor’s reasons for the proposal, to the clerk and to each member of council;

THEREFORE, in accordance with 284.11.1(3) of the Act, I, Andrea Horwath, Mayor of the City of Hamilton, provide the following reasons for the proposal of a By-law to authorize the declaration of 5 Lake Avenue South, Stoney Creek as surplus to the requirements of the City of Hamilton and to authorize the disposition of 5 Lake Avenue South, Stoney Creek and 13 Lake Avenue South, Stoney Creek (the “By-law”).

The reasons for the proposal of the By-law are as follows:

1. 5 Lake Avenue South, Stoney Creek, could accommodate 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;
2. 13 Lake Avenue South, Stoney Creek, could accommodate 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;
3. 5 and 13 Lake Avenue South, Stoney Creek have direct access to transit and other amenities;

4. 5 and 13 Lake Avenue South, Stoney Creek have C5-Mixed-use Medium Density zoning in place, permitting the residential use and building form proposed;
5. 13 Lake Avenue South, Stoney Creek was declared surplus in 2018 and has been identified as a site for affordable housing since that time; and
6. making 5 and 13 Lake Avenue South, Stoney Creek available for the development of affordable housing will advance the provincial priority set out in paragraph 1 of section 1 of O. Reg. 580/22 of “building 1.5 million new residential units by December 31, 2031”.

Andrea Horwath
Mayor, City of Hamilton