



City of Hamilton Report for Recommendation

To: Chair and Members
General Issues Committee

Date: April 9, 2025

Report No: PED25116

Subject/Title: Rescind Direction to Sell 38 Strachan Street West and 344 Bay Street North and Parts A and B of the Road Allowance Abutting the West Side of 38 Strachan Street West

Ward(s) Affected: Ward 2

Recommendations

- 1) That the decisions to declare surplus and sell the lands known as 38 Strachan Street West and 344 Bay Street North, and to sell Parts A and B of the allowance abutting the west side of 38 Strachan Street West, as shown in Appendix A to Report PED25116, BE RECINDED;
- 2) That staff be directed to prepare the necessary draft amendments to the Official Plan and Secondary Plan and schedule a Statutory Public Meeting for Council's consideration at a future Planning Committee meeting to remove the residential land use permissions and recognize the existing park use;
- 3) That 38 Strachan Street West, 344 Bay Street North and Parts A and B of the road allowance be recognized as part of the parkland dedication requirements for the redevelopment of 405 James Street North (Jamesville) in advance of the proposed updates to the Official Plan and Secondary Plan;
- 4) That the General Manager of Planning and Economic Development, or designate, be authorized, and directed to execute any agreements necessary to accept 38 Strachan Street West, 344 Bay Street North and

Parts A and B of the road allowance as off-site parkland dedication for the redevelopment of 405 James Street North, in a form satisfactory to the City Solicitor.

Key Facts

- On March 29, 2017, Council approved a motion that directed that 38 Strachan Street West and 344 Bay Street North be declared surplus and that CityHousing Hamilton carry out the planning process for this parcel.
- Report PED17219, following the direction of the Affordable Housing Site Selection Sub Committee, approved at Council on June 28, 2017, as part of GIC Report 17-014, identified 38 Strachan Street West as a suitable site for facilitating an affordable housing development.
- On June 9, 2021, Council approved Public Works Committee Report 21-008 that directed the permanent closure and sale of a portion of road allowance abutting the west side of 38 Strachan Street West.
- On March 5, 2025, CityHousing Hamilton advised the Acting General Manager of the Planning and Economic Development Department that they have no interest nor intent in developing the subject lands and that CityHousing Hamilton intends to continue the Jamesville development without intensifying this parcel.
- The purpose of this report is to rescind the directions to declare surplus and sell the lands known as 38 Strachan Street West and 344 Bay Street North and to sell part of the road allowance abutting the west side of 38 Strachan Street West (Parts A and B), as shown in Appendix A to Report PED25116, to recognize these lands as part of the parkland dedication requirements for the redevelopment of 405 James Street North, and to undertake the necessary Official Plan and Secondary Plan amendment to recognize the park.

Considerations

Not applicable.

Background

On March 29, 2017, Council passed the following motion as it relates to the lands at 38 Strachan Street West and 344 Bay Street North

- (a) That the lands municipally known as 38 Strachan Street West and 344 Bay Street North, in the City of Hamilton be declared surplus to the requirements of the City of Hamilton in accordance with the “Procedural By-law for the Sale of Land”, being By-law No. 04-299;
- (b) That City Housing Hamilton carry out the planning process for this Low Density Residential parcel with an emphasis on tying in these lands with current residents’ needs respecting the Mixed Income Jamesville CHH property redevelopment;

- (c) That the manager of the Neighbourhood Action Strategy be requested to meet with representatives of the community garden and assist with, and in conjunction with any other City of Hamilton staff as needed, the relocation of the community garden to an area of similar size at the entrance of Bayfront Park to the west;
- (d) That any proceeds after Legal and Real Estate fees from the sale of 38 Strachan West and 344 Bay Street North be allocated toward road and sidewalk rehabilitation in the North End neighbourhood;
- (e) That should the garden club agree to continue to care for a garden at the new location to the immediate west at Bayfront Park, that the garden should not be maintained as a food garden;
- (f) That a portion of the parcel to the South West be maintained as green space.”

Report PED17219, following the direction of the Affordable Housing Site Selection Sub Committee, approved at Council on June 28, 2017, as part of GIC Report 17-014, identified 38 Strachan Street West as a suitable site for facilitating an affordable housing development.

Report PW21034 recommended that the application of the City of Hamilton’s Real Estate Section on behalf of CityHousing Hamilton Corporation to permanently close and sell a portion of road allowance abutting the west side of 38 Strachan Street West be approved, subject to conditions. The report also recommended that this portion of the road allowance be sold.

Analysis

The subject lands are valued by the neighbourhood and broader community for park and open space uses and are currently used as a community garden. The original intent going back to 2017 was to sell the subject lands to facilitate the development of affordable housing. At that time, CityHousing Hamilton was to carry out the planning process for this parcel with an emphasis on tying in these lands with current residents’ needs respecting the redevelopment of CityHousing Hamilton’s Jamesville property at 405 James Street North.

In April 2024, the City of Hamilton released the revised Jamesville redevelopment concept that included the transfer of the development potential of the subject lands to 405 James Street North. In addition, on March 5, 2025, CityHousing Hamilton advised the Acting General Manager of the Planning and Economic Development Department that they have no interest nor intent in developing the subject lands and that they intend to continue the Jamesville development without intensifying these lands.

As a result, these lands are no longer required for affordable housing purposes and this report recommends that the previous directions to sell the Bay-Strachan parcel, and the

abutting road allowance, be rescinded. The intent is for the lands to remain as parkland (community garden).

To ensure this occurs, the report directs staff to prepare the necessary Official Plan and Secondary Plan amendments and schedule a Statutory Public meeting for Council's consideration to remove any residential land use permissions and ensure the lands are designated for park purposes.

As the development potential of the subject lands was transferred to 405 James Street North with the Council endorsement of the revised concept for the Jamesville redevelopment, the report also directs that staff recognize 38 Strachan Street West, 344 Bay Street North and Parts A and B of the road allowance as part of the parkland dedication requirements for the redevelopment of 405 James Street North (Jamesville) in advance of the proposed updates to the Official Plan and Secondary Plan.

Alternatives

Council could direct that staff not rescind the direction to sell the lands and the adjacent road allowance, and not proceed with the necessary Official Plan and Secondary Plan Amendments, however staff do not recommend this alternative as the lands are no longer required for affordable housing as the development potential of these lands has been transferred to 405 James Street North through the revised concept for Jamesville and they should remain as a community garden.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Protect green space and waterways
2. Safe & Thriving Neighbourhoods
 - 2.1. Provide vibrant parks, recreation and public space

Previous Reports Submitted

- Properties and Process for Disposition of Lands for Affordable Housing ([PED17219](#))
- Proposed Permanent Closure and Sale of a Portion of Road Allowance Abutting 38 Strachan Street West, Hamilton ([PW21034](#)) (Ward 2)

Consultation

- CityHousing Hamilton
- Planning & Economic Development Department, Corporate Real Estate Office
- Finance and Corporate Services Department, Legal Services

Appendices and Schedules Attached

Appendix A: Location Map

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**Submitted and
recommended by:** Steve Robichaud, Acting General Manager
Planning and Economic Development