



Date: June 8, 2022

Report to: Board of Directors
CityHousing Hamilton Corporation

Submitted by: Ed VanderWindt,
(Acting) Chief
Executive
Officer/Secretary

Prepared by: Chris Phillips
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Subject: Jamesville Redevelopment Report #17007(e)

RECOMMENDATION:

That Report #17007(e) be received for information.

A handwritten signature in black ink, appearing to read "Ed VanderWindt", written over a horizontal line.

Ed VanderWindt
(Acting) Chief Executive Officer/Secretary

EXECUTIVE SUMMARY:

The Master Development Agreement (MDA) was executed December 10, 2021 between CityHousing Hamilton (CHH) and CHH's approved Successful Proponent, the Jamesville Redevelopment Limited Partnership (JRLP), and includes various terms and conditions under which the Successful Proponent will complete the redevelopment project.



The condition relating to the ERASE Redevelopment Grant requires a City of Hamilton staff report to General Issues Committee (GIC) of City Council. CHH has been working in partnership with the City's Municipal Land Development Office on the Jamesville re-development, and this team will be taking the report to GIC.

On Thursday May 26, CHH received confirmation that the Staff Report to GIC was prepared and scheduled for June 15, 2022. Given the timing between CHH Board meetings, CHH is presenting this information report to brief Board members ahead of the GIC meeting.

The Staff Report will seek Council approval of the established CHH/JRLP applications under the existing program, but also seek approval to modify the timing and some conditions of the program, based on the unique circumstances of this specific application.

These adjustments being sought have a direct implication for both CHH and JRLP, with respect to the timing and the financial deal structure of the redevelopment.

BACKGROUND:

In May 2017 CHH released a Request for Expressions of Interest (RFEOI) to identify development concepts that would allow CHH the opportunity to maximize the social benefit of the Jamesville lands while also contributing to the financial sustainability of the organization.

After subsequent market and financial feasibility analysis, a competitive Request for Proposals (RFP) process (City of Hamilton RFP C18-07-19) was issued in April 2019 and closed in June 2019, resulting in JRLP, a private development consortium, selected as the Preferred Proponent.

On October 27, 2020, CHH's Board of Directors approved the authorization to enter into an MDA with JRLP to redevelop and intensify the Jamesville property known as 405 James Street North, as well as, City-owned lands at 38 Strachan Street West and 344 Bay Street North. The MDA was formally executed with JRLP on December 10, 2021.

The proposed redevelopment of the site, as presented by CHH and JRLP and for which necessary Planning approvals, including Urban Hamilton Official Plan (UHOP) and Zoning By-law amendments have not yet been obtained, is planned to consist of a 46-unit CHH building and up to 120 affordable rental housing units



owned by Indwell Community Homes which are to be integrated within 287 market-priced stacked townhouses.

On August 19, 2019 and March 3, 2020, separate ERASE Redevelopment Grant (ERG) Program applications were submitted to the City by CHH for the two non-contiguous sites. The applications anticipate costs for the abatement / removal of designated substances and hazardous materials from and demolition of the existing vacant 91 townhouses, as well as, remediation costs related to soil / groundwater contamination.

At this time, only estimated eligible costs respecting the removal / abatement of designated substances and hazardous materials and building demolition for the existing townhouses located on 405 James Street North (application ERG-19-06) are known. On-going work by JRLP may identify additional estimated remediation costs that will be required prior to redevelopment of the sites. Once these estimated costs are known, the existing ERG Program applications will be revised with the City and further approval under the program will be sought.

DISCUSSION:

The June 15, 2022 report to GIC will seek approval of the demolition portion of the ERASE grant for the CHH owned Jamesville site. The approach was determined through a series of discussions and negotiations between CHH Staff, JRLP, as well as City Staff from Economic Development, Finance, and Legal.

City Council's approval of the Staff Report would alleviate the general CHH liability for the demolition of the existing site and would facilitate the practical application of the ERASE program to the specific situation of the Jamesville lands.

CONCLUSION:

The redevelopment of Jamesville addresses several planning and housing policies and strategic goals through providing residential intensification that achieves a mixed income, mixed tenure community, and one which enhances affordability system-wide in a financially sustainable way.

The approval of the CHH/JRLP ERASE grant applications, and the modifications to the program regarding assignment and timing, would allow a key set of conditions in the MDA between CHH and the JRLP to be fulfilled, further advancing the executed agreement towards completion and thus providing support to the



notable City-building and affordable housing focused initiative that is the Jamesville redevelopment.

ALIGNMENT TO THE 2017-2021 STRATEGIC PLAN:

This report implements:

Healthy and Strong Communities

CityHousing Hamilton believes that housing is a key influential determinant of health and is strongly tied to the quality of life as it impacts the physical, social, emotional and mental health of all persons.

Built Environment and Social Infrastructure

CityHousing Hamilton is committed to finding new ways to be innovative that will contribute to a dynamic City characterized by unique infrastructure, buildings, and public spaces. The maintenance, renewal and new development of our housing stock will ensure that the quality of life, well-being and enjoyment of our residents', influences the design and planning of our homes.

APPENDICES:

Mission: We provide affordable housing that is safe, well maintained and cost effective and that supports the diverse needs of our many communities.