



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 10, 2024
SUBJECT:	41 South Street West, Dundas, Disposition Strategy Update (Ward 13)
WARD(S) AFFECTED:	Ward 13
SUBMITTED BY:	Raymond Kessler Chief Corporate Real Estate Officer Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to provide Council and the public with context to the upcoming May 15, 2024, General Issues Committee closed session report related to 41 South Street West, Dundas, Disposition Strategy – Ground Lease Agreement.

Kemp Care Network (formerly Dr Bob Kemp Hospice) approached the City with the objective of securing property on which to build a Paediatric Campus of Care, and in January 2023, submitted a written request to explore the possibility of an acquisition of the surplus lands at the Subject Site.

At General Issues Committee meeting of January 18, 2023, and City Council meeting of January 25, 2023, Kemp Care Network were granted permission to explore the possibility of acquiring the surplus lands, including conducting site due diligence and staff were directed to undertake the due diligence required to determine the feasibility of the proposed disposition to Kemp Care Network, including consideration of maximizing site utilization.

At General Issues Committee meeting of July 10, 2023, staff brought forward a Report that included among other things, a recommendation for use of a portion of 41 South Street West by Kemp Care Network toward the creation of a paediatric hospice and that staff report back to General Issues Committee by end of Q2 2024 on the outcome of negotiations with Kemp Care Network, potential site design options satisfactory to all parties, and the terms and conditions for further consideration and approval.

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.

**SUBJECT: 41 South Street West, Dundas Disposition Strategy Update (Ward 13)
- Page 2 of 2**

On February 7, 2024, Kemp Care Network presented at General Issues Committee, speaking to the need for a paediatric hospice in the Hamilton area near a Children's Hospital and speaking to their request for a land lease at a below market net rental rate.

At City Council meeting of February 14, 2024, staff brought forward an Information Report providing an update on the actions taken to date with respect to the July 14, 2023, Council direction. The Information Report can be found at the following link (item 6.7(a)):

<https://pub-hamilton.escribemeetings.com/FileStream.ashx?DocumentId=396458>

Council on February 14, 2024, further directed that the disposition strategy for the vacant surplus lands at 41 South St. W (rear), consider certain terms and conditions. The Motion can be found at the following link (item 7.2):

<https://pub-hamilton.escribemeetings.com/FileStream.ashx?DocumentId=399839>

The May 15, 2024, General Issues Committee Report (item 14.2) – 41 South Street West Dundas, Disposition Strategy – Ground Lease Agreement (PED23151(b) is in response to the above-mentioned direction.

If you require any further information on the above matter, please contact Van Hua, Real Estate Consultant by e-mail at Van.Hua@hamilton.ca or at (905) 546-2424 Ext. 1751.

APPENDICES AND SCHEDULES ATTACHED

Not applicable.