




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	April 11, 2025
SUBJECT:	Release of Affordable Housing Sites For Development (Wards 5 and 14)
WARD(S) AFFECTED:	Wards 5 and 14
SUBMITTED BY:	Raymond Kessler Chief, Corporate Real Estate Office Economic Development Division Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to share the continued advancement of the City's priorities in addressing the affordable housing crisis through the disposition and ultimate development of three City owned properties – 5 and 13 Lake Avenue South, Stoney Creek (Ward 5) and 1126 Garth Street, Hamilton (Ward 14) – for affordable housing.

In December 2023, Council directed that staff implement the recommended strategies to realize affordable housing on the three sites through nominal disposition to non-profit housing providers. The disposition of 5 and 13 Lake Avenue South was further directed in May 2024 via By-law No. 24-057. City-led predevelopment work has now been completed, with the sites ready to be offered for development with affordability secured through long-term land leases.

The offering documents and site information will be available on the Corporate Real Estate webpage. Non-profit housing providers who have applied through the Affordable Housing Development Project Stream and need land will be given priority. However, the process is open to all non-profit housing providers in the City of Hamilton. They will be invited to express their interest in developing the sites for affordable housing by Monday, April 14. Responses to the first step of the offering process are due by Monday, April 28.

Proponents that meet the minimum criteria laid out in the offering documents will be invited to proceed to step two of the disposition process. The proposals will be

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: Release of Affordable Housing Sites For Development (Wards 5 and 14) - Page 2 of 2

assessed based on their ability to deliver the City's minimum affordability requirements, with preference given to proposals that advance the Housing Sustainability and Investment Roadmap and address identified target population(s).

If you have any questions respecting this communication, please contact Danielle Sbeiti, Manager, Real Estate Services by email at danielle.sbeiti@hamilton.ca or by phone at (905) 546-2424 Ext. 4140.

APPENDICES AND SCHEDULES ATTACHED

Not applicable.