

MEDIA RELEASE

March 25, 2024

Councillors Put Forward Amendments to Gain Majority Council Support for Affordable Housing on Stoney Creek Parking Lots

At the Council meeting this Wednesday, March 27, I will be asking my colleagues to consider the attached amending motions in addition to the City staff recommendations to enable affordable housing to be built on parking lots at 5 and 13 Lake Avenue South in Stoney Creek.

At the General Issues Committee on February 21, 2024, City staff's recommendation to build affordable housing on two City-owned pre-zoned parking lots failed on a tie vote (8-8).

Before, during, and after the GIC meeting, Council heard concerns from some members of the Stoney Creek community about the loss of 57 spots in the municipal parking lot and the construction of housing on a portion of Veteran's Lane.

I've listened carefully to the feedback, taken time to digest it, and have worked with City staff to develop 10 amendments to allow staff's affordable housing proposal to proceed while addressing the community's need to ensure the best use of the remaining 105 parking spaces.

I believe these amendments are practical solutions and a good compromise. I also believe each of my colleagues is genuinely invested in our Housing Sustainability and Investment Roadmap (HSIR) and they'll welcome these good-faith solutions.

They include directing staff to (1) enhance how Veterans are recognized at the site; (2) work with local organizations to dedicate parking spots in the municipal lot to meet community needs; (3) add 36 parking spots in the immediate area; and (4) investigate further opportunities to create additional parking capacity before the affordable housing project has been completed.

I don't believe this needs to be a black and white issue and I'm determined to find a way to address the concerns raised while still enabling affordable housing at this site. I am looking forward to deliberating the proposed amendments and collaborating with everyone around the table to deliver on our term of Council priorities.

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CITY OF HAMILTON

AMENDING MOTION

City Council - March 27, 2024

MOVED BY COUNCILLOR C. CASSAR

SECONDED BY COUNCILLOR C. KROETSCH

5 and 13 Lake Avenue South (Ward 5)

WHEREAS at the February 21, 2024 General Issues Committee, recommendations (d) and (e) of the report entitled Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies (PED23099(a) / HSC23028(a)) with respect to the disposition of City-owned and pre-zoned land at 5 and 13 Lake Avenue South to enable future development of affordable housing were defeated in a tie vote of 8-8;

WHEREAS honouring Veterans has been raised as a priority by some members of the local community and a housing development on the site provides additional opportunities to enhance how Veterans are honoured;

WHEREAS both the Stoney Creek Business Improvement Area (BIA) and some members of the broader community have expressed concerns about the removal of 57 parking spots from the municipal parking lots at 5 and 13 Lake Avenue South;

WHEREAS some members of the local community have expressed the need to ensure convenient parking for individuals with mobility challenges when accessing local physiotherapy and medical services;

WHEREAS there are opportunities to increase on-street and off-street public parking in areas adjacent to the subject sites; and

WHEREAS there are potential opportunities to lease private parking lots to add additional public parking capacity within the BIA.

THEREFORE BE IT RESOLVED:

That Item (g)(ii) respecting Sub-Sections (d) and (e) of Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies (PED23099(a) / HSC23028(a)) (City Wide), **be lifted from the Information Section and added as Item 12 of the General Issues Committee Report 24-004, as follows:**

12. Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies (PED23099(a) / HSC23028(a)) (City Wide) (Item 10.1)

- (d) That the property known as 5 Lake Avenue South, Stoney Creek 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. 14-204, for the purposes of achieving the city’s affordable housing objectives, and that staff be directed to use an open process to select a non-profit housing provider and negotiate an agreement for the disposition of 5 Lake Avenue South, Stoney Creek for net nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval;
- (e) That staff be directed to use an open process to select a non- profit housing provider and negotiate an agreement for the disposition of 13 Lake Avenue South, Stoney Creek for net nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval;

That it be amended, by adding the following Sub-Sections:

- (h) That the disposition strategy include a process for the naming of any affordable housing development by the successful proponent to honour Veterans;**
- (i) That City Staff engage Royal Canadian Legion Branch 622 to review opportunities to upgrade the “parkette” adjacent to 12 King Street East and name it in honour of Veterans;**
- (j) That the disposition strategy include a process and an allowance or budget for a mural or other public art by the successful proponent to honour Veterans as part of the building design and redesign of the parkette;**

- (k) That City staff be directed to meet with the Accessibility Committee for Persons with Disabilities (ACPD) to determine how many of the remaining 105 parking spaces could be allocated for use by persons with disabilities;**
- (l) That City staff be directed to meet with the owners of the nearby medical facility to determine how many of the remaining 105 parking spaces could be allocated for use by those accessing the medical building;**
- (m) That City staff be directed to meet with the Royal Canadian Legion Branch 622 to determine how many of the remaining 105 parking spaces could be allocated for their use;**
- (n) That City staff be directed to meet with Stoney Creek Business Improvement Area to determine how many of the remaining 105 parking spaces could be allocated for their use;**
- (o) That the City-owned parking lot at 20 Lake Avenue South (the former Hamilton-Wentworth District School Board parking lot directly across from 13 Lake Avenue South) be converted to a municipal lot for use by the public (approximately 23 additional parking spaces) on an interim basis pending future park design;**
- (p) That street parking on Lake Avenue South that was formerly used by the Hamilton-Wentworth District School Board as a school bus parking zone but no longer required be converted to on-street municipal time-limited parking (approximately 13 additional parking spaces) through a Routine By-law Amendment Memo (RAM); and**
- (q) That City staff investigate the potential to lease parking from nearby underutilized parking lots and also further optimize on-street parking in the Stoney Creek Business Improvement Area (BIA) to increase public parking capacity.**