



Hamilton

# INFORMATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	October 4, 2018
<b>SUBJECT/REPORT NO:</b>	Update on the Potential Acquisition of the Former Hamilton Psychiatric Hospital Lands – Affordable Housing Initiative
<b>WARD(S) AFFECTED:</b>	Wards 2 and 8
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

On May 2, 2018, Council approved an affordable housing partnership initiative with the Province of Ontario whereby the Province invests the net proceeds of the sale of the Provincially-owned former St. Joseph's Psychiatric Hospital residual lands (Residual Lands) into a City-led affordable housing development project at the City-owned property at 191 York Boulevard, under the Provincial Affordable Housing Lands Program. As a part of that initiative, Mohawk College would become the owners of the Residual Lands (with the exception of the environmentally sensitive lands along the brow that are to be dedicated to the City) and would develop those lands in a manner consistent with the City's land use vision while setting aside funds to repurpose the heritage building known as Century Manor.

Following the Provincial election, City staff has been in dialogue with various Provincial staff respecting this initiative, and most recently the Interim City Manager received correspondence from the Ministry of Municipal Affairs and Housing on September 28, 2018, indicating that the Province will not proceed with the Provincial Affordable Housing Lands Program at the Hamilton site (191 York Boulevard), including the disposition plan for the Residual Lands. At this time the Province has not indicated its plans for the disposition of the Residual Lands.

Currently, the Residual Lands are identified as part of a Major Activity Centre in the Urban Hamilton Official Plan (UHOP), and is designated for major employment generators in the health care and education sectors. The function of a Major Activity Centre is to accommodate major institutional uses that also can take advantage of its location upon a Primary Urban Corridor, arterial roads and future higher order transit lines. The associated Institutional land use policies provide for institutional and cultural facilities, and ancillary office, residential and recreation uses. In addition, UHOP policy would allow low density residential uses, parks and open space, and community facilities / services where institutional uses cease on lands designated Institutional.

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Century Manor, a key heritage building located on the subject property, was designated under Part IV of the *Ontario Heritage Act* in 1997 by Municipal By-Law No. 97-198. Although it is not binding on the Crown, it would apply to anyone purchasing the property. Any adaptive reuse of the building would require a Cultural Heritage Impact Assessment and Heritage Impact Assessment to be completed to the satisfaction of the City, in consideration of the cultural heritage landscape and significant built heritage resources on the subject property.

Through a stakeholder and community engagement process, the City's vision for the area was confirmed, and the importance of the adaptive re-use of Century Manor, as well as the preservation and access to the existing natural heritage features, reinforced. Examples of various market-tested development options were outlined in Appendix "F" to PED16254(b) that was considered by Council on September 13, 2018. In support of that vision, Mohawk College had demonstrated a commitment to acquiring the whole of the properties, and expressed a desire to work with the City to do just that.

It is the City's understanding that Mohawk College remains interested in acquiring the developable portion of the Residual Lands and is committed to using the property in a manner consistent with the City's vision, including public access to the brow lands, the creative repurposing of the historic Century Manor, and in shaping the future of these lands in a manner beneficial to all Hamiltonians. Staff has received communication from Mohawk College that while they have received similar communication regarding the status of the initiative from the Province, Mohawk College is committed to working with the City on the acquisition of these lands (correspondence as attached).

Staff will continue to engage in dialogue with Mohawk College and Provincial Ministries/Infrastructure Ontario to monitor the situation, determine next steps, and report to Council.

Respecting the 191 York Boulevard site, on January 24, 2018 Council approved Item 8.13, GIC Report 18-002, being a report of the Affordable Housing Site Selection Sub-Committee in which properties, including 191 York Street, were declared surplus to the requirements of the City and approved for disposition for purposes of affordable housing, including a requirement to report back with a recommended approach. Given the recent position of the Province, staff will continue to pursue an affordable housing initiative on the site, including consideration of Community Living Hamilton needs, as had been communicated in the Spring. Staff will report to the Sub-committee a proposed strategy in 2019.

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Attach. (1)