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**Date** September 27, 2022 **Report No.** 2022-530

**To** Chair and Members  
Committee of the Whole – Planning and Administration

**From** Nicole Wilmot, MCIP, RPP  
Chief Planner and Director of Planning and Development Services  
People, Legislated Services and Planning

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## 1.0 Type of Report

Consent Item ☐  
Item For Consideration ☒

## 2.0 Topic Mohawk Lake District Plan Implementation Update [Financial Impact – None]

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## 3.0 Recommendation

THAT Report 2022-530, titled “Mohawk Lake District Plan Implementation Update”, BE RECEIVED.

## 4.0 Executive Summary

This Report provides Council with an update on the implementation of the Mohawk Lake District Plan and outlines next steps in the project. The District encompasses the former Greenwich Mohawk Brownfield site, Mohawk Park, and Mohawk Lake, and includes lands adjacent to Mohawk Canal from Shallow Creek Park to the Alfred Watts Hydro Generating Station Ruins.

Implementing the Mohawk Lake District Plan requires amending the Official Plan to establish the policy framework to guide how land in the District will be used and developed. Planning and Development Services Staff is preparing an

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Official Plan Amendment application and Staff plan to bring forward the application for Council's consideration in December 2022.

Development of the former Greenwich Mohawk Brownfield site is a key component of implementing the Mohawk Lake District Plan which necessitates consideration for the requirements of the Certificates of Property Use (CPUs) registered on title of each of the properties comprising the former Brownfield (22 Mohawk Street, 66 Mohawk Street, and 347 Greenwich Street). In particular, the CPUs require the property owner to complete a Groundwater Monitoring Program for a minimum of two years. The City's consultant, Jacobs Engineering Group, has completed the required program, with no concerns identified, and has now applied to the Ministry of the Environment, Conservation and Parks to discontinue the program. If approved, potential purchasers of parcels within the former Brownfield will no longer need to consider the groundwater monitoring requirements and associated costs in their proposals which would facilitate the future disposition of land and subsequent development in accordance with the vision of the Mohawk Lake District Plan.

The CPUs also include specific construction requirements for new buildings and require that a cap feature be installed for all areas of the former Brownfield that are not covered by buildings. The ultimate cost to implement the required capping will depend on the size and type of capping required to facilitate the final development plans for each parcel within the Greenwich Mohawk Brownfield.

The City has entered into an agreement with the Canadian Industrial Heritage Centre (CIHC) to lease a 2 acre portion of 66 Mohawk Street. The CIHC has partnered with Brant Theatre Workshops (BTW) and the two groups plan to use the site for both indoor and outdoor museum and performance space. In accordance with the lease agreement, the City must prepare the site for development as per the requirements of the CPU, including capping the site, and the City must also prepare a Zoning By-law Amendment (ZBA) application to permit the proposed use. To ensure the efficient use of municipal resources, more information is required before proceeding with capping the site and amending the Zoning By-law. In particular, a development phasing plan and dimensioned site plan is required from CIHC/BTW as well as confirmation on whether the CIHC's site will become the site of a potential Community Heritage and Cultural Space instead of the CIHC/BTW proposal. Staff will continue to work with both groups to understand their building needs and design plans to inform the future ZBA and capping plan.

Staff is working to determine the amount of land that the City needs to retain within the former Greenwich Mohawk Brownfield site to implement the Mohawk Lake District Plan and to address previous direction from Council. This includes investigating the potential for an affordable housing development in the District and determining the extent and location of land needed to facilitate municipal infrastructure projects, such as a proposed new “main street” and park and event spaces in the District. In addition, the Community Heritage and Cultural Space Task Force is investigating the feasibility of a Community Heritage and Cultural Space, which could be located within the District, either on the CIHC site as noted above, or on a portion of 347 Greenwich Street. These matters should be addressed before initiating the Expression of Interest process for lands earmarked for private development. The extent and location of land needed for municipal infrastructure should also be determined before completing survey work to facilitate the disposition of land to the Lansdowne Children’s Centre and the De dwa da dehs nye>s Aboriginal Centre.

Finally, the Mohawk Lake District is included in the Survivors’ Secretariat search area for potential unmarked graves surrounding the former Mohawk Institute Residential School. City Staff is in regular communication with representatives of the Survivors’ Secretariat and, where possible, Staff is avoiding activities that require soil disturbance on properties within the search area. Therefore the timing of activities associated with implementing the Mohawk Lake District Plan that require soil disturbance may be impacted, such as capping and municipal infrastructure projects.

Planning and Development Services Staff will continue to meet with the staff-led Mohawk Lake District Implementation Team to move forward with implementing the Mohawk Lake District Plan and will update and seek direction from the Mohawk Lake District Working Group and Council as required.

## **5.0 Purpose and Overview**

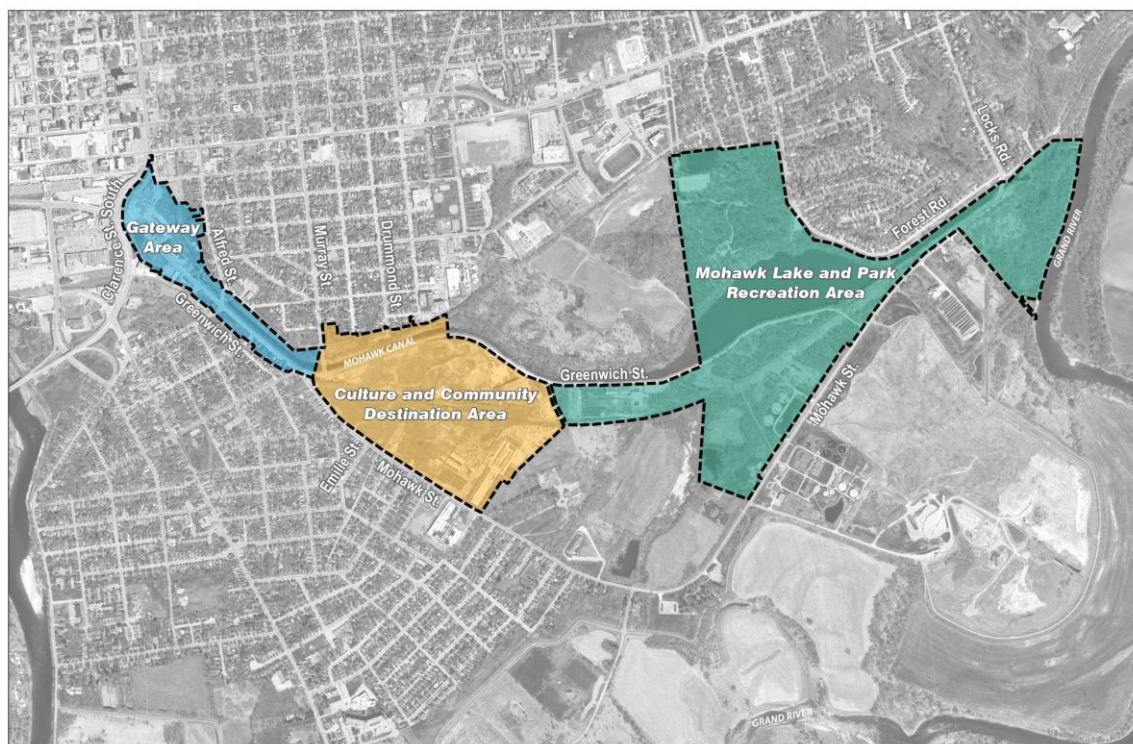
This Report provides Council with an update on the implementation of the Mohawk Lake District Plan and outlines next steps in the project.

## **6.0 Background**

On November 24, 2020, Council approved the Mohawk Lake District Plan, attached as **Appendix A**, which provides a vision and conceptual land use structure for the District (refer to [Report 2020-345](#)). The District encompasses the former Greenwich Mohawk Brownfield site, Mohawk Park, and Mohawk

Lake, and includes lands adjacent to Mohawk Canal from Shallow Creek Park to the Alfred Watts Hydro Generating Station Ruins.

There are three main areas in the Mohawk Lake District Plan, as shown in Figure 1 below: the Gateway Area, the Culture and Community Destination Area, and the Mohawk Lake and Park Recreational Area.



**Figure 1 - Three Areas of the Mohawk Lake District Plan**

The Gateway Area is envisioned to be a welcoming entrance and transition to the Mohawk Lake District from the Downtown Urban Growth Centre. It is planned to develop with mid-rise and high-rise buildings with a minimum building height of 6 storeys at the intersection of Greenwich Street and Clarence Street South, and building heights ranging from 4 to 6 storeys in the remainder of the Gateway Area. A range of uses is encouraged including mixed-use residential, office and commercial, and institutional uses, with particular attention to urban design. The Gateway Area will be supported by an enhanced streetscape along Greenwich Street that facilitates active transportation.

The Culture and Community Destination Area includes the former Greenwich Mohawk Brownfield site consisting of 22 Mohawk Street, 66 Mohawk Street, and 347 Greenwich Street. It is envisioned to be the heart of the Mohawk Lake District that provides local neighbourhood amenities while also establishing the

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District as a vibrant cultural destination for the entire Brantford community. The Culture and Community Destination Area is planned to develop with mid-rise buildings of 3 to 6 storeys in height for a range of uses including mixed-use residential, office and commercial, and institutional uses, as well as parks and trails. The establishment of a new “main street”, aligned with Emilie Street to the south and the Drummond Street pedestrian bridge to the north is a key feature in this area, providing pedestrian, bicycle, and vehicle connectivity and building heights of up to 8 storeys. Future investment in the restoration of the Drummond Street pedestrian bridge will provide a crossing of Mohawk Canal to facilitate direct pedestrian access from existing residential neighbourhoods to the new main street and amenities within the Mohawk Lake District. The main street will cross the existing rail spur line that services Ingenia Polymers Corporation, an existing industrial use in the District, and collaboration with Ingenia will be required to enable this crossing and implement safety measures. A 15 metre setback from the spur line for new residential development will be required, however other uses are permitted in the setback area including surface parking lots, parking structures, and outdoor recreational space. If the spur line ceases function in the future, it is envisioned that the City would seek to acquire the land and introduce a trail connection along this corridor to create a linear park in the Culture and Community Destination Area.

The Culture and Community Destination Area also includes space for the creation of a large park that could be used to host major events like Canada Day and other similar-sized community-led celebrations. **Appendix B** provides the conceptual land use framework for the City-owned properties in this area. In keeping with the vision illustrated in **Appendix B**, the following is a list of Council direction and actions taken regarding the sale, leasing, and retention of portions of these properties:

- The City has leased a 2.0 acre (0.8 ha) portion of 66 Mohawk Street to the Canadian Industrial Heritage Centre (CIHC) (identified as ‘Museum’ in **Appendix B**).
- The City has entered into a Memorandum of Understanding with the Lansdowne Children’s Centre for the purposes of working towards an Agreement of Purchase and Sale for a 6.5 acre (2.6 ha) portion of 66 Mohawk Street (identified as ‘Institutional Mixed Use’).
- Staff is working with the De dwa da dehs nye>s Aboriginal Health Centre to prepare a Memorandum of Understanding between the City and the Aboriginal Health Centre for the purposes of working

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towards an Agreement of Purchase and Sale for a 3.2 acre (1.3 ha) portion of 66 Mohawk Street (identified as 'Institutional Mixed Use').

- Council has directed Staff to commence an Expression of Interest process for a 2.7 acre (1.1 ha) portion of 347 Greenwich Street and a 6.5 acre (2.6 ha) portion of 22 Mohawk Street (both identified as 'Mixed Use Residential/Commercial').
- The City has leased a 4.4 acre (1.8 ha) portion of 347 Greenwich Street to the Canadian Military Heritage Museum (identified as 'Museum').
- Council has provided direction to reserve a 3.1 acre (1.3 ha) portion of 347 Greenwich Street (identified as 'Transitional Mixed Use Institutional') for future development and/or expansion of one or more or a combination of the following uses: a cultural centre, museum, and community centre.
- Council has directed Staff to identify an appropriate location for an affordable housing development on the former Greenwich Mohawk Brownfield site subject to neighbourhood acceptance at a Ward Meeting and to bring forward recommendations to retain a parcel of land for affordable housing.

The Mohawk Lake and Park Recreational Area is envisioned to remain as a park and recreational area that will be enhanced by trail improvements, canal crossings, new public open space, and other improvements to provide additional opportunities for recreation. A waterfront promenade along the south side of Mohawk Canal is proposed to provide a green street edge for pedestrian and cycling connectivity that complements the existing natural areas along the canal and establishes the Mohawk Lake District as a destination. The vision for this area will be supported by the City's ongoing Mohawk Lake and Mohawk Canal Rehabilitation and Cleanup Project which is focused on addressing accumulated sediment and improving the environmental quality of Mohawk Lake and Mohawk Canal.

This Report provides an update on the implementation of the Mohawk Lake District Plan and outlines next steps in the project.

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## **7.0 Corporate Policy Context**

### **7.1 2021-2022 Council Priorities**

Implementation of the Mohawk Lake District Plan will support the following desired outcomes in City Council's priorities for 2021-2022:

- Desired Outcome 7: The City is mitigating its environmental footprint and adapting to climate change.
  - Tier 1 Priority – c) Redevelop brownfield lands in conjunction with private sector and non-profit organizations which includes community consultation.
- Desired Outcome 8: The full potential and community benefits of the Grand River are realized.
  - Tier 2 Priority – b) Continue to advance the Mohawk Lake District in collaboration with the People of the Six Nations of the Grand River.
- Desired Outcome 9: Dedicated, sustainable spaces are provided for heritage, arts, and culture.
  - Tier 1 Priority – c) Continue to explore cultural opportunities within the Mohawk Lake District.

### **7.2 Municipal Cultural Plan**

Implementation of the Mohawk Lake District Plan will support the following goals of the City's Municipal Cultural Plan:

- Goal 2 – Encourage capacity building by supporting the growth and development of local not-for-profit cultural organizations.
- Goal 3 – Provide and develop space for cultural and artistic activities.
- Goal 5 – Create an environment where arts, culture and heritage flourish, enhance civic pride, and function as an economic driver for the community.

### **7.3 Economic Development Strategy**

Implementation of the Mohawk Lake District Plan will also support the objectives of the City's Economic Development Strategy. The transformation of the District into a mixed-use community that is a city-wide and regional destination will contribute to developing Brantford's arts and culture sector, bring more people living and working in close proximity



to the downtown, and create tourism-related opportunities that leverage trails, Mohawk Canal and Lake and heritage resources in the area.

## **8.0 Input From Other Sources**

The Mohawk Lake District Plan Implementation Team has been meeting regularly and consists of City Staff in the following departments: Planning and Development Services, Parks and Facilities Services, Engineering Services, Economic Development and Tourism, and Housing and Homelessness Services.

Staff has also been communicating regularly with representatives from the CIHC and BTW and from the Survivors' Secretariat as discussed further in Section 9.8 of this Report.

## **9.0 Analysis**

### **9.1 Official Plan Amendment**

The Mohawk Lake District is currently subject to Modified Policy Area 4 in the Official Plan which notes that the Mohawk Lake District Plan must be implemented through an Official Plan Amendment. The Mohawk Lake District Plan illustrates a conceptual land use structure for the area, and in order to achieve that vision, the City's Official Plan needs to include specific land use policies to guide how land in the District may develop and be used in the future. For example, policies should be included to:

- Permit major institutional uses in the District that are not currently permitted by existing Official Plan policies;
- Establish minimum and maximum building heights for the different areas in the District;
- Support the creation of key features in the District including a large park, new "main street", and Waterfront Promenade; and
- Address the recommendations of the D-6 Land Use Compatibility Assessment that was prepared to inform the final plan by requiring future technical studies (e.g., noise study) to support the development of new sensitive land uses in the District.

Council has directed Staff to proceed with the Official Plan Amendment application and Planning and Development Services Staff is currently preparing the application and will be consulting with the Six Nations



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Consultation and Accommodation Process (CAP) Team and the Survivors' Secretariat before bringing forward the application for Council's consideration in December 2022.

## **9.2 Greenwich Mohawk Brownfield CPU Considerations**

A Certificate of Property Use (CPU) is registered on the property title of each of the properties comprising the former Greenwich Mohawk Brownfield (22 Mohawk Street, 66 Mohawk Street and 347 Greenwich Street) located within the Culture and Community Destination Area of the Mohawk Lake District Plan. A CPU is a control document issued by the Ministry of Environment, Conservation and Parks (MECP) that outlines mandatory risk management measures that the property owner is required to implement to ensure that future development and use of remediated brownfield sites occurs safely. The CPUs for the Greenwich Mohawk Brownfield include requirements for a Groundwater Monitoring Program and outline requirements for future buildings and capping, as discussed in the Sub-sections below.

### **9.2.1 Groundwater Monitoring Program**

Each of the CPUs require the City, as the property owner, to implement a Groundwater Monitoring Program for a minimum of two years, consisting of measuring groundwater levels, monitoring for residual contaminants, sampling from the proposed groundwater monitoring network, assessing the potential for off-property migration of impacted groundwater, and annual reporting to the MECP. The Groundwater Monitoring Program must continue until written approval to discontinue it is provided from the MECP. The City's consultant, Jacobs Engineering Group (Jacobs), initiated the Groundwater Monitoring Program for all three properties in 2020 and has now carried out the program for the minimum two year requirement. No concerns were identified in the results of the monitoring program. Accordingly, in June 2022 Jacobs submitted a request to the MECP to discontinue the program and is currently awaiting a response from the Ministry. If approved, the CPUs will be updated to remove the requirements for groundwater monitoring which will be beneficial for future partners and property owners such as the CIHC, Lansdowne Children's Centre, and De dwa da dehs nye>s Aboriginal Health Centre. Discontinuing the program will also benefit the Expression

of Interest process for private development, as discussed in Section 9.6, as potential purchasers will no longer need to consider groundwater monitoring requirements and associated costs in their proposals.

### **9.2.2 Future Buildings and Capping**

The CPUs require that access to the properties be restricted until new buildings are constructed and/or a “cap” feature is installed covering all areas of the properties not covered by new buildings. Accordingly, a chain link fence currently restricts access to the properties. In addition, a health and safety plan and soil and groundwater management plan must be prepared in advance of any intrusive activities that may result in contact with the remediated soil.

All new buildings must meet specific construction requirements outlined in the CPUs. In particular, basements are not permitted and specialized ventilation systems and foundation barriers will be necessary. Prior to the construction of any new buildings, a soil vapour intrusion assessment must be completed by a qualified professional, and reviewed and approved by the MECP.

For areas not covered by buildings, the requirement for a cap provides a physical barrier to the remediated soil. Each of the CPUs specify the required thickness for areas of hard cap (e.g., hard-surfaced areas such as parking areas or walkways constructed of asphalt or concrete with compacted aggregate underneath) and for areas of fill cap barrier or soft cap (e.g., landscaped areas consisting of soil with grass or trees and other plantings above). For areas of hard cap, standard asphalt paving is expected to meet the CPU requirements; however, areas of soft cap will require significantly more soil than what is typically used for landscaped areas to meet the CPU requirements. Therefore landscaped areas will have “premium environmental costs” beyond the standard costs for a typical site redevelopment. The ultimate cost to implement the required capping will depend on the size and type of capping required to facilitate the final development plans for each parcel within the Greenwich Mohawk Brownfield.

As discussed further in Sub-section 9.3.1, the City is responsible for the cap on the CIHC site at 66 Mohawk Street, but the CIHC is responsible for constructing future buildings. For other lands that the City may retain, the City will be responsible for ensuring buildings are constructed to meet the CPU specifications and for capping those portions not covered by buildings (e.g. parks and open space). The future ownership and development plans for parcels within the Greenwich Mohawk Brownfield site should be considered before implementing capping in order to determine the most cost effective way for the City to proceed.

For lands that will be sold to private developers or community groups such as the Lansdowne Children's Centre and the Aboriginal Health Centre, the new property owners will be responsible for constructing buildings to meet the CPU specifications and for capping those portions not covered by buildings. Staff have advised the Lansdowne Children's Centre and Aboriginal Health Centre to obtain their own cost estimates for implementing the capping and other risk management measures required by the CPU based on their final building design plans, so that these costs can be incorporated into their development pro formas.

### **9.3 Canadian Industrial Heritage Centre (66 Mohawk Street)**

On November 24, 2020, the City entered into an agreement to lease a 2 acre (0.8 hectare) portion of 66 Mohawk Street to the Canadian Industrial Heritage Centre (CIHC), as noted in Section 6.0 of this Report. The site includes the façade of the Time Keeper's Building and the portico of the Cockshutt Office which are remnant heritage structures designated under the *Ontario Heritage Act*. The CIHC is a non-profit organization focused on honouring and promoting Canada's industrial heritage through public education and the preservation of historical data, resources, and artefacts and planned to use the property for a museum/outdoor education and interpretive centre.

The CIHC has partnered with Brant Theatre Workshops (BTW) and the vision for the site has evolved into a more intensive use with both indoor and outdoor space for museum exhibitions and performing arts. The CIHC and BTW have prepared a revised concept plan, attached as **Appendix C**, which includes the following elements:

- A large building connected to the Time Keeper's Building façade. The new building would provide museum exhibition space as well as a space for theatre performances and other presentations;
- A second smaller detached "barn" building for uses like summer camps and workshops;
- An "outdoor room" or courtyard behind the portico with a hardscaped surface, open steel frame structure, and stage adjacent to the portico. This space would be used for outdoor exhibitions, outdoor theatre performances, outdoor markets, or other special events;
- Open space with grass, trees, and other plantings, hardscaped walkways, and areas for the outdoor display of industrial artefacts; and
- A parking area at the rear of the property, accessed from the proposed new main street.

### **9.3.1 Capping and Zoning By-law Amendment Application**

The lease agreement with the CIHC requires the City to prepare the site for redevelopment and implement the requirements of the Certificate of Property Use, which includes installing the cap feature. Since capping is only required in areas not covered by buildings, the phasing of the development will have implications on the dimensions and type of cap required, which will affect the cost to the municipality to implement the cap. The CIHC and BTW are currently preparing a phasing plan for the proposed development. It is expected that the initial phase of the development will be limited to site improvements on approximately 1/3 of the site that will facilitate the outdoor display of artefacts and outdoor theatre performances and a small parking area, with subsequent phases focused on the construction of two new buildings and a larger parking area. Based on this anticipated phasing schedule, there are two options under consideration for installing the cap feature to facilitate the first phase of the development, as follows:

#### **1. Cap the entire site.**

This option has greater costs to the municipality compared to Option 2, however in the interim before subsequent phases of development are complete, it would allow for the entire use of the site and be more aesthetically pleasing than Option 2.

## 2. Cap 1/3 of the site.

This option has reduced costs to the municipality compared to Option 1, however, only the capped portion of the site would be accessible and fencing would be required to restrict access to the uncapped 2/3 of the site until subsequent phases of the development are complete.

Once the phasing plan and detailed site plan are finalized, Staff will work with Jacobs Engineering Group in consultation with the CIHC/BTW to determine the full costing for each option and will then report to Council to seek direction on implementing the recommended option for capping the site.

In addition to installing the cap, the lease agreement also indicates that the City will apply for an amendment to the Zoning By-law to permit the proposed use on the site, and Council has directed Planning and Development Services Staff to initiate this application. In order to proceed with the application, a dimensioned site plan for the proposed development is required to confirm zoning standards such as building setbacks, lot coverage, etc. The CIHC and BTW are currently preparing the required plan.

Staff also note that the outstanding Community Heritage and Cultural Space matter, as discussed further in Section 9.4 of this Report, may impact the capping considerations and Zoning By-law Amendment application for the CIHC site at 66 Mohawk Street. To ensure the efficient use of municipal resources, Staff plan to seek direction from Council on the capping and bring forward the Zoning By-law Amendment application for Council's consideration once this matter is resolved and once the required phasing plan and site plan are provided by the CIHC/BTW.

### **9.3.2 Time Keeper's Building and Cockshutt Office Portico**

The City retained Cion Corporation to complete Building Condition Assessment Reports for the Time Keeper's Building façade and the Cockshutt Office Portico. The Reports identify the work required to repair and restore these heritage structures and prevent further degradation. Through the 2023 budget process,

Parks and Facilities Services Staff will be seeking funding to complete the necessary work.

The CIHC would be responsible for implementing future improvements to permit occupancy of the structures and/or to expand the structures in accordance with the requirements of the CPU. Approval of a Heritage Permit application would also be required.

## **9.4 Community Heritage and Cultural Space**

On October 26, 2021, Council created the Community Heritage and Cultural Space Task Force with a mandate to determine the desire for and feasibility of developing a Community Heritage and Cultural Space. At this time the specific details about this space (e.g., which organizations would use the space, the size of land and/or building that would be needed, or the location of the space, etc.) have not been determined; however, the Task Force's mandate includes consideration for a space that may include a consolidated museum facility, space for performances, the Brantford Farmers' Market, and/or community space for charitable events such as the Brantford Symphony Orchestra's Annual Book Fair or Community Resource Service's (Brantford Food Bank) Christmas Baskets program. A Sub-Committee of the Task Force undertook a visioning workshop on September 16, 2022 to consider further details about the potential Community Heritage and Cultural Space.

While a location has not yet been identified for this space, Planning and Development Services Staff is of the understanding that representatives of the CIHC are interested in using this space and consider their 2 acre (0.8 ha) site in the Mohawk Lake District (66 Mohawk Street) to be a potential site of interest. In addition, the 3.1 acre (1.3 hectare) Transitional Mixed Use Institutional block in the Mohawk Lake District (347 Greenwich Street) (refer to **Appendix B**) is also a potential site of interest given Council's direction, as previously noted in Section 6.0 of this Report, to reserve these lands for the future development or expansion of a cultural centre, museum, and/or community centre. It should be noted that if the Transitional Mixed Use Institutional block is not the site of the Community Heritage and Cultural Space, or if it is determined that such a space is not desirable or feasible, this block could be a potential location to address Council's direction regarding affordable housing as discussed in Section

9.5 of this Report, or could be included in the Expression of Interest process for future private development as discussed in Section 9.6.

If the CIHC site becomes the site of the Community Heritage and Cultural Space, the details of that development may impact the capping requirements (i.e., the extent and location of the areas of hard cap, soft cap, and future buildings) and the Zoning By-law Amendment (ZBA) application details (e.g., provisions for building setbacks, lot coverage, parking, etc.). Therefore, as previously noted, it is prudent to wait to move forward with the capping and Zoning By-law Amendment until more details about the Community Heritage and Cultural Space are confirmed. Staff will continue to work with both groups to understand their building needs and design plans to inform the future ZBA and capping plan.

## **9.5 Affordable Housing**

On July 14, 2020, Council directed Staff to identify an appropriate location for an affordable housing development on the former Greenwich Mohawk Brownfield site subject to neighbourhood acceptance at a Ward Meeting and to bring forward recommendations to retain a parcel of land for affordable housing. The Housing and Homelessness Services Department will be retaining a consultant to investigate opportunities for an affordable housing development on the Greenwich Mohawk Brownfield site. Housing and Homelessness Services Staff will provide an update to Council upon completion of the consultant's investigation. An affordable housing development at this site would likely consist of mixed income housing (i.e., a mix of units that are affordable at different income levels) rather than supportive housing (i.e., housing that includes on-site support services).

Options for retaining land for affordable housing could include the Transitional Mixed Use Institutional block if it is not the site of the Community Heritage and Cultural Space, as noted in Section 9.4. Similarly, land within the Mixed Use Residential/Commercial blocks that will be the subject of an Expression of Interest process could also be retained by the City for a potential location for affordable housing, as discussed in Section 9.6.

## **9.6 Expression of Interest Process for Private Development**

As noted in Section 6.0 of this Report, Council has directed Staff to commence an Expression of Interest (EOI) process for the Mixed Use Residential/Commercial lands shown in **Appendix B** consisting of a 2.7



acre (1.1 ha) portion of 347 Greenwich Street and a 6.5 acre (2.6 ha) portion of 22 Mohawk Street. This process has not been initiated yet as there are a number of outstanding matters that may impact the EOI process and therefore should be addressed first. This includes the affordable housing matter, as discussed in Section 9.5 of this Report, and determining the extent of land that is needed for municipal infrastructure, such as the proposed new main street, as discussed in Section 9.7. Addressing these matters first will ensure that any land that should be retained by the City is excluded from the EOI process. In addition, as noted in Section 9.4, if the Transitional Mixed Use Institutional block is not the site of a future Community Heritage and Cultural Space, this block could be also included in the EOI process and therefore it is recommended that this matter also be addressed before the EOI process is initiated.

It would also be beneficial to initiate the EOI process once the Official Plan Amendment, as discussed in Section 9.1, has been approved so that potential purchasers are aware of the policy framework intended to guide the use and development of the lands. In addition, as noted in Sub-section 9.2.1, the City is awaiting approval from the Ministry of the Environment, Conservation and Parks to discontinue the Groundwater Monitoring Program required by the CPU for the former Greenwich Mohawk Brownfield site. It would be beneficial to initiate the EOI process once approval has been granted by the Ministry so that potential purchasers do not need to consider that requirement and associated costs in their proposals.

## **9.7 Municipal Infrastructure Land Needs and Lot Creation**

As noted in Section 6.0 of this Report, the City has entered into a Memorandum of Understanding (MOU) with the Lansdowne Children's Centre to work towards the purchase and sale of a portion of 66 Mohawk Street. Staff is also working with the Aboriginal Health Centre to prepare another MOU for the purposes of working towards the purchase and sale of a separate portion of 66 Mohawk Street. Council also directed Staff to initiate survey work of these lands to prepare two parcels for disposition to these community groups. Before conducting survey work to create the two parcels, it is necessary to confirm the amount of land that must be retained by the City to accommodate future infrastructure projects needed to achieve the vision of the Mohawk Lake District Plan. In particular, the City must retain land from 66 Mohawk Street and other properties to

create the proposed new “main street” including any safety measures needed to enable the main street to cross the rail spur line (e.g., barriers, signals, and signage). The exact location and area of land required for this project, as well as for other municipal infrastructure projects, should be known before the parcels for Lansdowne Children’s Centre and the Aboriginal Health Centre are surveyed. This information should also be known before the Expression of Interest process for private development is initiated, as discussed in Section 9.6.

Using available funds in the department’s 2022 budget for professional services, Planning and Development Services Staff is working to retain a consultant to determine the land needs for municipal infrastructure in the Mohawk Lake District. The consultant will prepare a plan to inform the survey work to divide the Greenwich Mohawk Brownfield site into several parcels consistent with the Mohawk Lake District Plan. The consultant will also prepare a high level cost estimate for the future municipal infrastructure projects which will be presented to Council for consideration and direction.

## **9.8 Survivors’ Secretariat**

The Survivors’ Secretariat is a survivor-led task force focused on the investigation of potential unmarked graves surrounding the former Mohawk Institute Residential School, among other things. The investigation includes the use of ground-penetrating radar to search the former residential school grounds and surrounding area, which is estimated to be approximately 500 acres of land. The Mohawk Lake District is located within the search area and is in close proximity to the former Mohawk Institute. City Staff are in regular communication with representatives of the Survivors’ Secretariat and have, with the Survivors’ Secretariat, developed a notification protocol to advise the Secretariat of any emergency work or proposed projects in the area. Where possible, Staff is avoiding activities that require soil disturbance on properties within the search area until the Survivors’ Secretariat has completed searching a property or it is satisfied that a property does not need to be searched (e.g., as the result of historical research or interviews with Survivors). Therefore the timing of activities associated with implementing the Mohawk Lake District Plan that require soil disturbance may be impacted, such as capping and municipal infrastructure projects. Staff have focused efforts on desk-top work that can be completed in the interim, such as the Official Plan Amendment, heritage building condition assessments, site

plans and phasing plans, engineering analysis, and other non-invasive work that can be completed without soil disturbance to ensure that the implementation of this plan does not negatively impact the search efforts of the Survivors' Secretariat.

## **9.9 Next Steps**

The following is a summary of the next steps in the implementation of the Mohawk Lake District Plan:

- Planning and Development Services Staff is preparing an Official Plan Amendment application to establish the policy framework for the Mohawk Lake District Plan. Staff plan to bring forward the application for Council's consideration in December 2022.
- The CIHC and BTW are preparing a dimensioned site plan and phasing plan for the proposed development at 66 Mohawk Street. Once completed, Planning and Development Services Staff will work with Jacobs Engineering Group to determine the full costing for options to cap the site to facilitate the first phase of development and will then report to Council to seek direction on implementing the recommended option for capping the site. Staff will also prepare the Zoning By-law Amendment application to permit the proposed use for Council's consideration at this time.
- Parks and Facilities Services Staff will be seeking funding through the 2023 budget process to complete work required to repair and restore the Time Keeper's Building façade and the Cockshutt Office Portico at 66 Mohawk Street.
- Housing and Homelessness Services Staff is in the process of retaining a consultant to investigate opportunities for an affordable housing development in the Mohawk Lake District and will provide an update to Council upon completion of the consultant's investigation.
- The Community Heritage and Cultural Space Task Force, with the support of Economic Development and Tourism Department Staff and Communications, Community Engagement and Customer Service Department Staff, will continue their work to determine the desire for and feasibility of developing a Community Heritage and Cultural Space which may be located within the Mohawk Lake District.
- Legal Services Staff and Economic Development and Tourism Department Staff are working with the De dwa da dehs nye>s

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Aboriginal Health Centre to prepare an MOU for the purposes of working towards the purchase and sale of a portion of 66 Mohawk Street.

- Planning and Development Services Staff is in the process of retaining a consultant to determine the land needs for municipal infrastructure in the Mohawk Lake District. The consultant will prepare a plan to inform the survey work to divide the Greenwich Mohawk Brownfield site into several parcels consistent with the Mohawk Lake District Plan. The consultant will also prepare a high level cost estimate for the future municipal infrastructure projects which will be presented to Council for consideration and direction. After this work is complete, survey work can begin to facilitate the disposition of land to the Lansdowne Children's Centre and the Aboriginal Health Centre.
- Staff will initiate the Expression of Interest process for lands earmarked for private development in the District once the extent and location of land needed for municipal infrastructure is determined and once the matters related to affordable housing and a potential Community Heritage and Cultural Space are addressed.
- Senior Management is considering the feasibility of retaining a Project Manager to lead the implementation of the Mohawk Lake District Plan given the cross-departmental nature and complexities of this project. In the meantime, Planning and Development Services Staff will continue to meet with the staff-led Mohawk Lake District Implementation Team to move forward with implementing the Mohawk Lake District Plan and will update and seek direction from the Mohawk Lake District Working Group and Council as required. Staff will also maintain regular communication with the Survivors' Secretariat regarding the implementation of the Plan.

## **10.0 Financial Implications**

There are no financial implications to the City arising from this Report.

## **11.0 Climate and Environmental Implications**

There are no negative climate or environmental implications arising from this Report. The City has demonstrated environmental leadership by remediating the Greenwich Mohawk Brownfield site and supporting its redevelopment into a mixed-use community that is transit-supportive and cycling and pedestrian friendly as part of the implementation of the Mohawk Lake District Plan.

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## 12.0 Conclusion

This Report provides an update on the implementation of the Mohawk Lake District Plan and outlines next steps in the project. Planning and Development Services Staff will continue to meet with the staff-led Mohawk Lake District Implementation Team to move forward with other implementation activities and will update and seek direction from the Mohawk Lake District Working Group and Council as required.



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Attachments

Appendix A – Approved Mohawk Lake District Plan

Appendix B – Culture and Community Destination Area Conceptual Land Use Framework

Appendix C – CIHC/BTW Concept Plan

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☐ yes ☒ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☐ yes ☒ no