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**Date** November 14, 2023 **Report No.** 2023-676  
**To** Chair and Members  
Committee of the Whole- Planning and Administration  
**From** Michael Bradley, Commissioner of Community Development

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### 1.0 Type of Report

Consent Item  [ X ]  
Item For Consideration  [ ]

### 2.0 Topic Memorandum of Understanding with Lansdowne Children's Centre

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### 3.0 Recommendation

- A. THAT Report No. 2023-676 regarding a Memorandum of Understanding with Lansdowne Children's Centre BE RECEIVED;
- B. THAT the Manager of Real Estate BE DELEGATED authority to enter into a Memorandum of Understanding between The Corporation of the City of Brantford and Lansdowne Children's Centre for the purposes of working towards an Agreement of Purchase and Sale to effect the disposition of land within the Mohawk Lake District, which Agreement of Purchase and Sale shall be subject to Council approval.

### 4.0 Executive Summary

The City owns the former industrial lands 22 Mohawk Street, 66 Mohawk Street, and 347 Greenwich Street, which are known as the Mohawk Greenwich lands, within the Mohawk Lake District. In 2018, The Mohawk Lake District Working Group issued a Request for Expressions of Interest (REI) from community

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groups who had interest in occupying a portion of the Mohawk Greenwich lands for community service purposes. After reviewing 9 submissions made through the REI, the Mohawk Lake District Working Group made a recommendation to Council in 2021 that the City enter into Memorandum of Understandings (MOUs) with De dwa da dehs nye>s Aboriginal Health Centre and Lansdowne Children's Centre (Lansdowne). These MOUs would outline the principles on which future Agreements of Purchase and Sale would be negotiated between these groups and the City for portions of the Mohawk Greenwich lands.

Lansdowne provides rehabilitation, respite, and recreation services for children with physical, communication or developmental disabilities. The organization has outgrown their existing Mount Pleasant Street facility and the Mohawk Greenwich lands would be an appropriate location for them to build a new facility that would be adequate for their future needs. The City and Lansdowne entered into an MOU in 2021 which has recently expired, and this MOU outlines that the MOU can be extended upon agreement between the parties. Lansdowne has indicated interest in renewing the MOU for an additional 2-year period to allow them to continue to seek funding for their new facility, and to also allow the Survivors' Secretariat to undertake and complete their review of the area. Lansdowne's proposal to build a new facility on the Mohawk Greenwich lands is consistent with the Guiding Principles outlined in the Mohawk Lake District Plan, and accordingly Staff are recommending that Council approve that the City enter into a renewed MOU with Lansdowne.

## **5.0 Purpose and Overview**

The purpose of this report is to seek City Council's authorization to enter into a renewed MOU with Lansdowne which outlines the principles upon which the City would enter into an Agreement of Purchase and Sale with Lansdowne for the sale of City owned lands within the Mohawk Lake District.

## **6.0 Background**

The Mohawk Lake District is located in the southeast part of Brantford and includes Mohawk Park, Mohawk Canal, and approximately 50-acres of City owned vacant lands. These City-owned lands formerly housed a variety of historic industrial uses and are known locally as the Mohawk Greenwich lands. These lands received an extensive environmental remediation in recent years. In November of 2020, Council approved the Mohawk Lake District Plan which outlined a high-level land use framework for the Mohawk Lake District including the Mohawk Greenwich lands. To assist with implementing the Mohawk Lake

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District Plan, the Mohawk Lake District Plan Working Group (Working Group) was formed to guide the development of the Mohawk Greenwich lands.

In 2018, the Working Group issued a REI in order to identify community groups who could potentially utilize portions of the Mohawk Greenwich lands. A response from nine community groups was received, and after further review and discussions with these community groups; the Working Group recommended to Council that MOUs be entered into with De dwa d dehs nye>s Aboriginal Health Centre and Lansdowne Children's Centre (Lansdowne).

Lansdowne provides services that include rehabilitation, respite, and recreation for children with physical, communication or developmental disabilities. Lansdowne's current location on Mount Pleasant Street in Brantford is inadequate to meet the future needs of the community, and accordingly this group submitted a proposal through the REI process noted above to obtain lands that would be adequate to develop a 40,000 square foot building. Lansdowne and the City entered into an MOU on November 3, 2021 which outlined that the parties would work together to enter into an Agreement of Purchase and Sale to transfer a 6.5 acre parcel to Lansdowne for their project. The MOU between Lansdowne and the City was for a 2-year term.

As noted above, an MOU with De dwa da dehs nye>s Aboriginal Health was also recommended and approved for the Mohawk Greenwich lands. This MOU was signed in May of 2023 for a 2-year term which will expire in 2025.

## **7.0 Corporate Policy Context**

This report addresses the following Priority Action Areas found within the 2023-2026 Council Priorities:

- Focus on productive and collaborative partnerships

In addition, this report is consistent with the vision and guiding principles outlined in the Mohawk District Plan.

## **8.0 Input From Other Sources**

Input into this report was received by the Planning, Real Estate, and the Legal Services departments.

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## 9.0 Analysis

The MOU between the City and Lansdowne that outlines the principles of a future Agreement of Purchase and Sale for a 6.5 acre portion of the Mohawk Greenwich lands expired on November 3, 2023. The MOU indicated that it could be extended upon mutual agreement between the parties. In discussion with Lansdowne representatives, there is interest in extending the MOU for an additional 2-year period to allow Lansdowne the opportunity to continue to explore the feasibility of their project.

Lansdowne representatives have noted that their ability to finalize plans for their new facility have been slowed by a range of issues including the current economic climate which has constrained the availability of the funds that would be required to complete this project. In addition, the Mohawk Greenwich lands fall into the “Survivor’s Secretariat Area” which are lands in proximity to the former Mohawk Institute where the Survivors’ Secretariat has an interest in investigating for unmarked burials of Indigenous children. At the present time, activities that require soil disturbance on properties within the search area are being postponed 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). Lansdowne has proposed to enter into a new MOU for an additional 2-year period, which will allow Lansdowne further time to obtain funds for their project and will also allow additional time for the Survivors’ Secretariat to complete their investigations of this area.

A draft amended MOU between the City and Lansdowne, which is attached to this report as Appendix 1, outlines the same terms and conditions as the initial MOU that was signed by the parties in 2021. The MOU, among other matters, outlines:

- That the City and Lansdowne will work together to finalize an Agreement of Purchase and Sale for a 6.5 acre parcel of land;
- That the City is concurrently working with another party (this being De dwa da dehs nye>s Aboriginal Health) to transfer adjoining lands for a community use;
- That Lansdowne acknowledges that the site is part of a remediated brownfield and that development will need to comply with the Record of Site Condition and Certificate of Property Use for the site;

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- That Lansdowne acknowledges that the transfer of the lands will happen on an “as is, where is” basis; and,
  - That the MOU is not legally binding upon the parties.

The Mohawk District Plan adopts six guiding principles, which include that the area would be “Holistic and Connected”, and that the area would be a “Sustainable Community”. Lansdowne’s new facility, which would provide vitally needed support to children with disabilities and their families and caregivers, would adhere to these guiding principles and be an appropriate addition to the Mohawk Lake District.

## **10.0 Financial Implications**

There are no financial implications to this report.

## **11.0 Climate and Environmental Implications**

The context of this report will not have a direct climatic or environmental impact. The creation of a new third party facility on the Mohawk Greenwich lands will have environmental impacts related to new building construction, groundwater recharge, and energy consumption. However, the rehabilitation and sustainable reuse of the Mohawk Greenwich Lands has removed long-term historic contamination from the landscape which will have lasting positive impacts on the groundwater, surface water, ecology, and biodiversity within the Mohawk Lake District.

## **12.0 Conclusion**

The renewal of the MOU between the City and Lansdowne, which outlines the principles of a future Agreement of Purchase and Sale for Lansdowne’s acquisition of a portion of the Mohawk Greenwich lands, would be consistent with the Vision and Guiding Principles of the Mohawk Lake District Plan.



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Michael Bradley  
Commissioner, Community Development

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Prepared By:

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Tara Tran, Long-Range Planner

Devin Santos, Legal Counsel

Attachments (if applicable)

Appendix A – Draft Memorandum of Understanding between the Corporation of the City of Brantford and the Lansdowne Children’s Centre

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