

CITY OF HAMILTON'S RESPONSE TO AFFORDABLE HOUSING CRISIS

- Housing and Homelessness Action Plan (January 2020) has identified a stretch target of developing 350 new affordable rental units annually.
- City of Hamilton's Economic Development Action Plan (2021-2025) has an Action to "Prepare a strategy to re-develop City-owned assets with the objective of creating shovel-ready projects for the purposes of affordable housing."
- The City is taking a "Whole of Hamilton" response to the current housing crisis through the adoption of the Housing Sustainability and Investment Roadmap (adopted by Council in April 2023). The Roadmap contains 4 pillars of focus to support the overarching goal of creating and maintaining affordable housing. An action identified in the Roadmap is to use surplus public lands to build affordable housing.

FOUR PILLARS OF THE ROADMAP

New construction



- Build affordable units
- Identify land and integrated developments
- New financing strategies

Acquisition of at-risk affordable housing



- Strategic purchase of "at-risk" affordable market units
- Business cases analysis for land and/or under-utilized buildings
- Create Acquisition Assistance Fund

Preservation of existing affordable housing

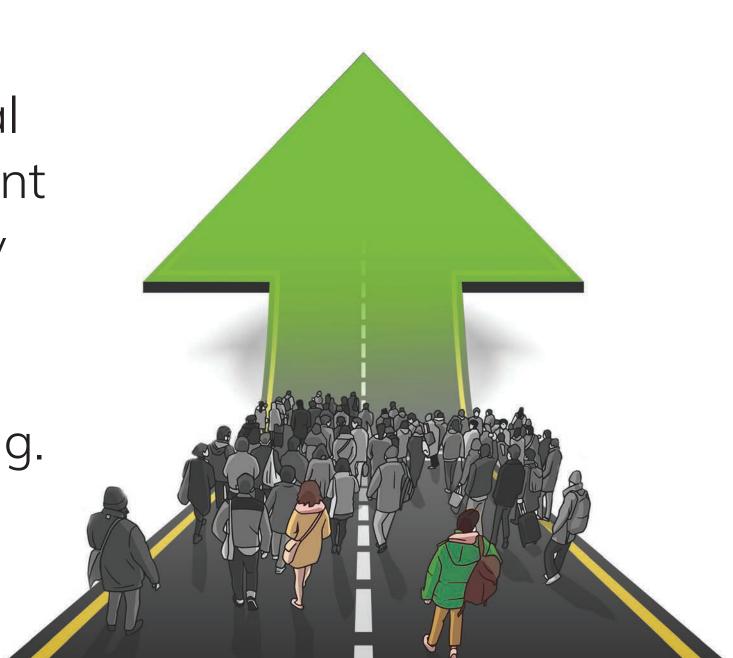


- Repair existing RGI units
- Create Portable Housing Allowances
- Policies to protect market rental units

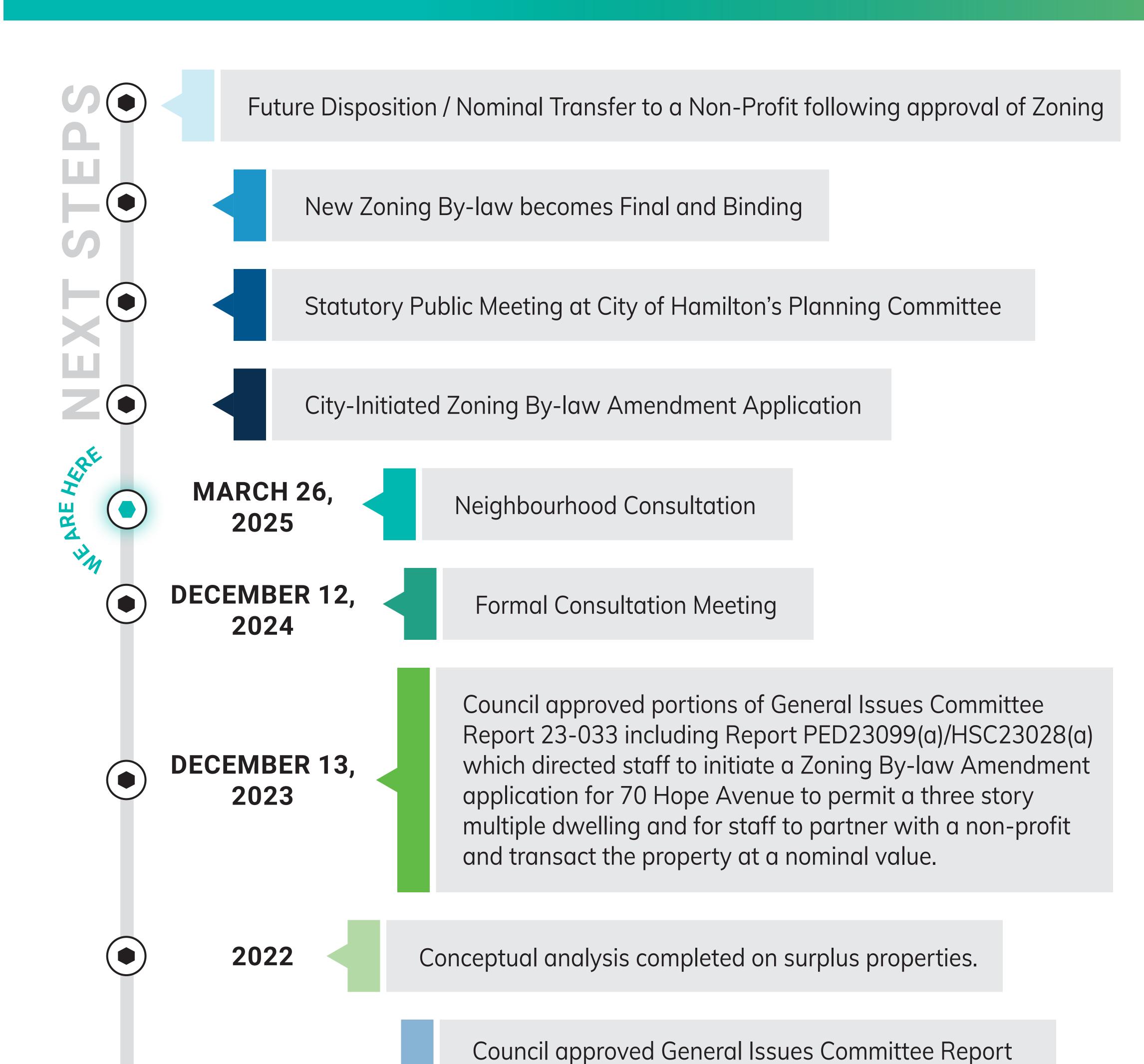
Increasing the provision of housing-based supports

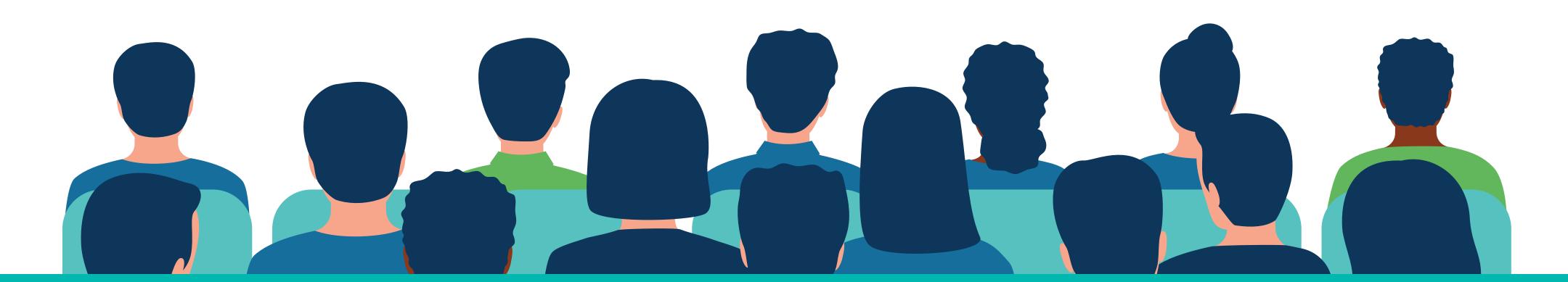


- New supportive housing units
- Increase supports for people with high acuity needs
- Invest in ending chronic homelessness
- Transform the RCF system to meet tenant needs
- On October 10, 2023, the City of Hamilton received \$93.5 million from the Housing Accelerator Fund (Federal funding) to support initiatives focused on the development and retention of housing, including a "Land and Property Disposition* Program." This "Program" is focused on preparing sites for development before partnering with non-profit groups to build and operate affordable housing.
 - * Disposition may mean sale and / or lease of surplus municipal land.



70 HOPE AVENUE BACKGROUND AND DISPOSITION PROCESS





18-002 including Report PED17219 which declared

various properties surplus including 70 Hope Avenue

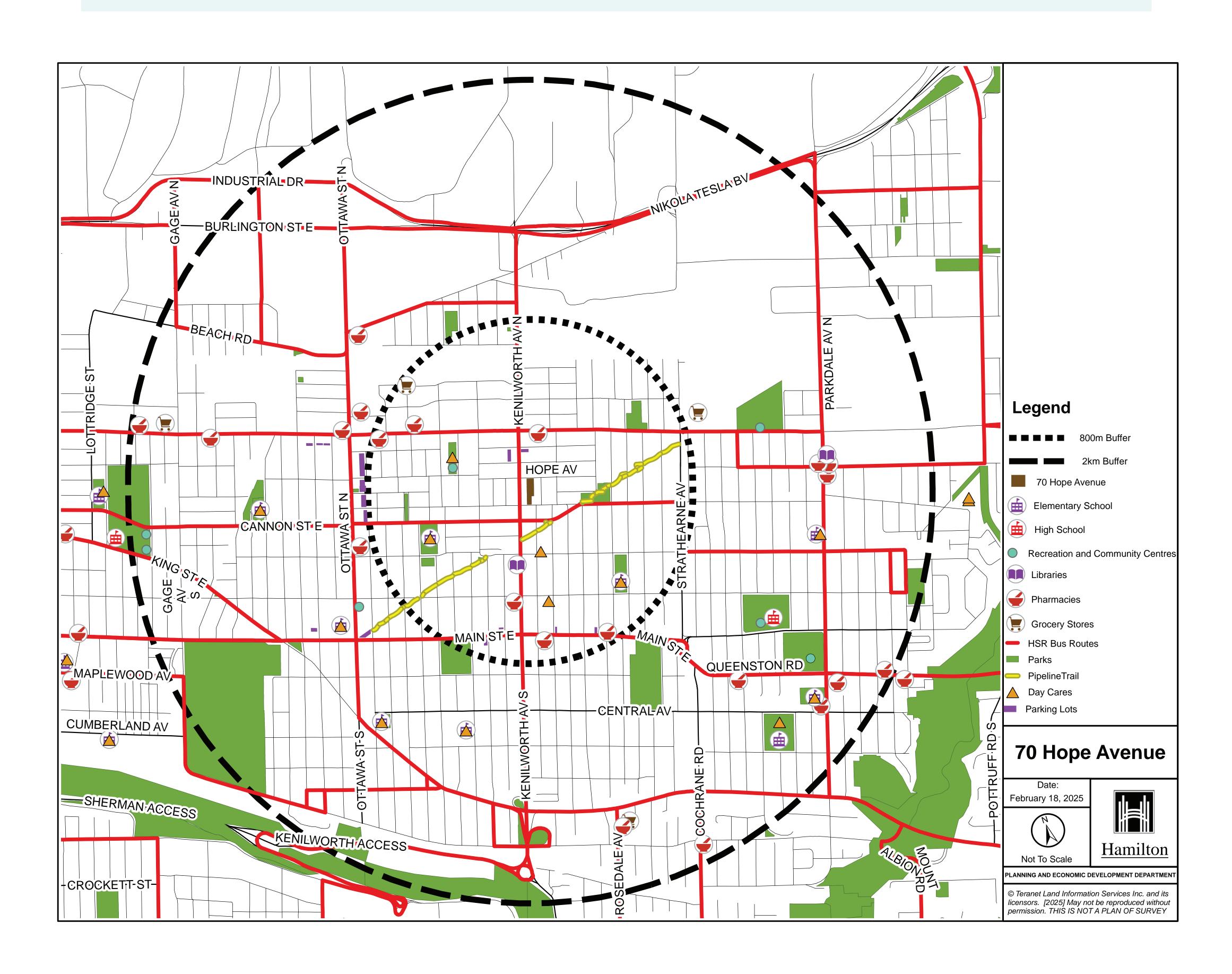
for the purposes of affordable housing.

JANUARY 24,

2018

NEIGHBOURHOOD CONTEXT

70 Hope Avenue has excellent access to transit and is in close proximity to many community services and facilities.



SUCCESS STORIES

The City of Hamilton in partnership with CityHousing Hamilton has recently celebrated the opening of two affordable housing developments that used to be underutilized municipal surface parking lots.

106 Bay Street North

was a surface parking lot that has now been developed with a total of 55 units in a 6 storey rental building. 82% of the units are deeply affordable rent geared-to-income and 18% of units are moderately affordable (half market rent).



257 King William

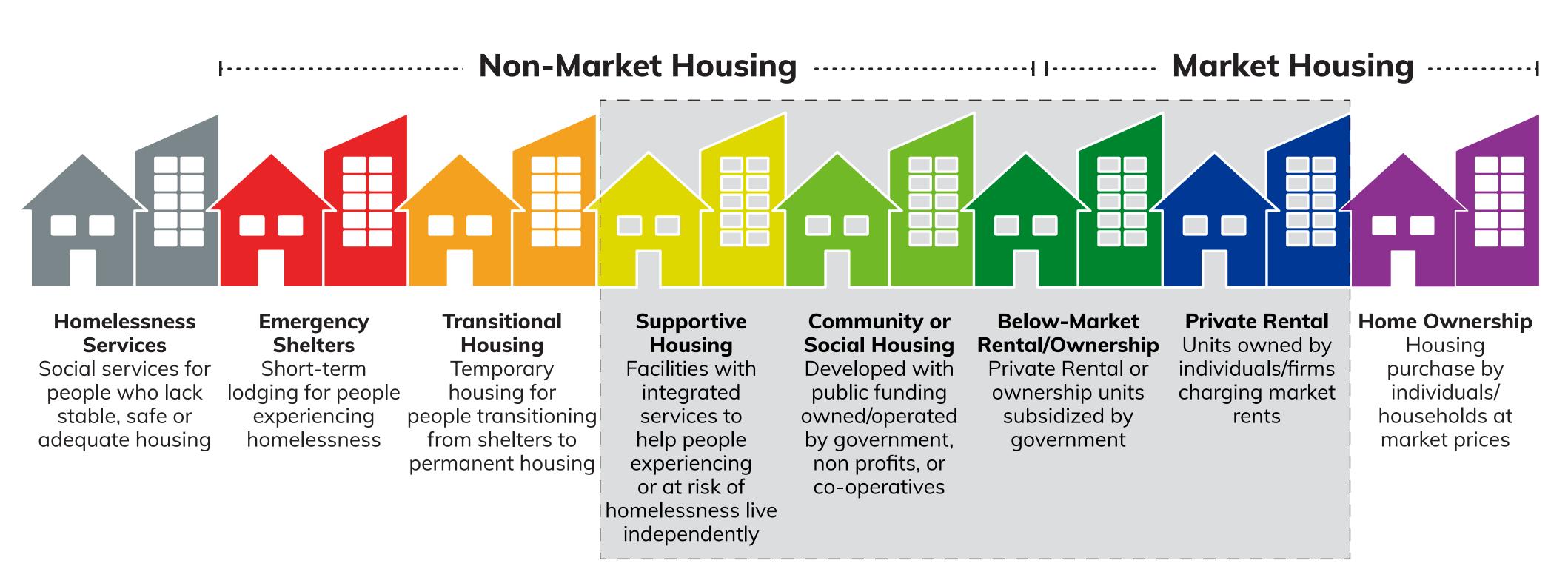
Street was a surface parking that has been developed into a 3 storey rental building containing 24 studio unit with 100% of units deeply affordable rent geared to income.



HOUSING CONTINUUM

City of Hamilton's Housing Needs Assessment has categorized the types of housing into a Housing Continuum. The grey shaded area below shows the target types of housing that could be considered for 70 Hope Avenue.

HAMILTON HOUSING CONTINUUM



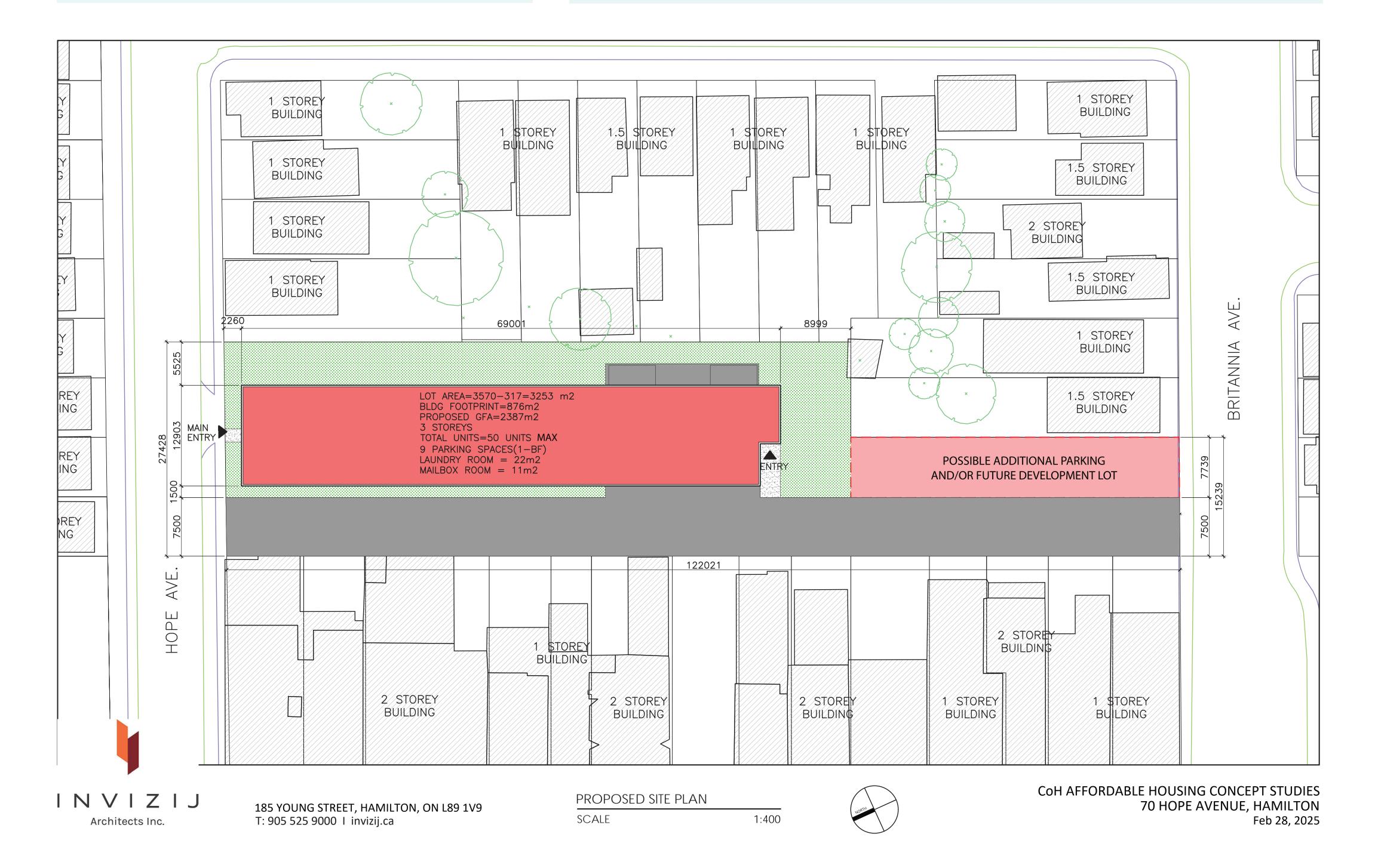
Until a non-profit development partner is selected to develop the site, the specifics around the final number of units, type of units and affordability range has not been finalized. The City is proposing a maximum of 50 one bedroom units in a three storey building or a maximum of 20 stacked townhouses containing up to 70 bedrooms, which could be a combination of the 4 types of housing affordability identified in the grey shaded area.

CONCEPT 1 - MULTIPLE DWELLING ON 70 HOPE AVENUE

The city is proposing housing in the form of a 3 storey multiple dwelling comprising a maximum of 50 one bedroom units. The unit count may be lower if there are two and three bedroom units. The future non-profit developer will determine the final unit mix and number of parking spaces provided.



This 3D model is for illustrative purposes.



CONCEPT 2 - TOWNHOUSE DWELLINGS ON 70 HOPE AVENUE

The City is proposing housing in a 2.5 or 3 storey stacked townhouse dwelling form with a mix of two and three bedroom units that could accommodate up to a maximum of 70 bedrooms. The future non-profit developer will determine the final number of units, bedrooms and parking spaces.



1 STOREY 1 STOREY BUILDING BUILDING 1,5 STOREY 1 STOREY BUILDING 1/\$TOREY STOREY BUILDING BUILDING BUILDING 1/STOREY 1.5 STOREY BUILDING BUILDING 1 STOREY 2 STORE BUILDING BUILDING 1.5 STOREY 1 STOREY BUILDING BUILDING AVE 2260 33450 33450 1/STOREY **BRITANNIA** BUILDING LOT AREA=3570-317=3253 m2 1.5 STOREY LOT AREA=3570-317=3253 m2 BLDG FOOTPRINT=388m2 BLDG FOOTPRINT=388m2 BUILDING PROPOSED GFA=1164m2 PROPOSED GFA=1164m2 TOTAL UNITS=15 UNITS (35 BEDROOMS) TOTAL UNITS=15 UNITS (35 BEDROOMS) 10 - 2 BEDROOM UNITS 10 - 2 BEDROOM UNITS 5 - 3 BEDROOM UNITS 5 - 3 BEDROOM UNITS 14 PARKING SPACES(2+BF) EXISTING MUNICIPAL LANE WAY AVE. HOPE 2 STORES BUILDING BUILDING 2 STOREY 1 STOREY 2 STOREY 2 STOREY 1/STOREY BUILDING BUILDING BUILDING BUILDING BUILDING COH AFFORDABLE HOUSING CONCEPT STUDIES NVIZIJ PROPOSED SITE PLAN 70 HOPE AVENUE, HAMILTON 185 YOUNG STREET, HAMILTON, ON L89 1V9 1:400 SCALE T: 905 525 9000 I invizij.ca Feb 28, 2025 Architects Inc.

Existing easements for access will be retained and may impact parking rates shown.

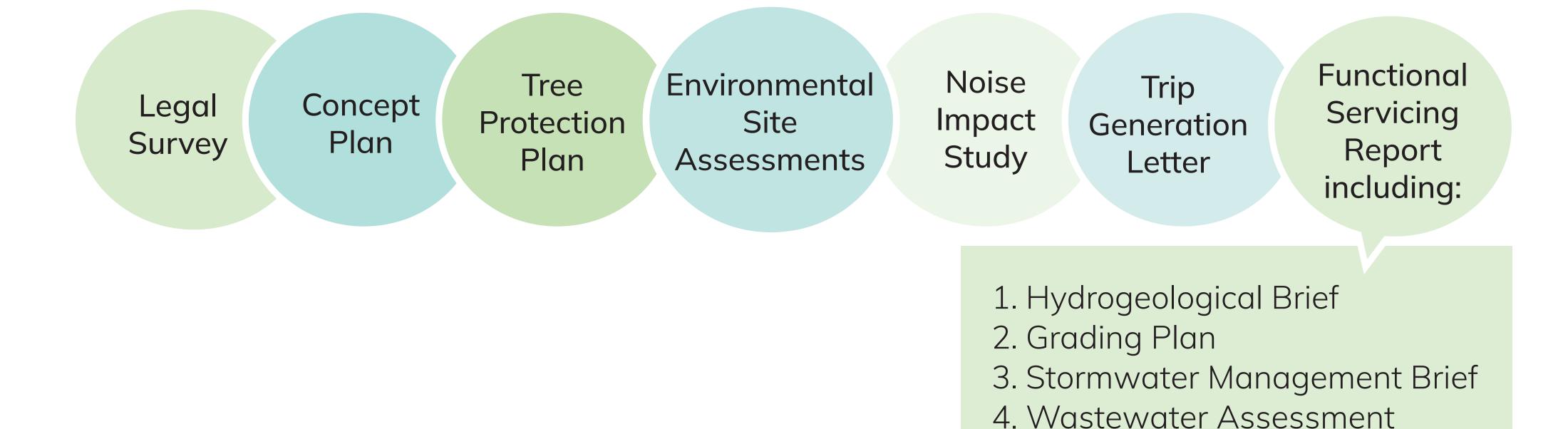
70 HOPE ZONING BY-LAW AMENDMENT APPLICATION

The City of Hamilton is proposing a change in zoning to permit residential development on surplus municipal land located at 70 Hope Avenue. The current Urban Hamilton Official Plan designation permits residential development but the current zoning needs to be changed to permit residential development.

| Policy / Regulation | Current | Change |
|------------------------------|---|---|
| Urban Hamilton Official Plan | Mixed Use – Medium Density Designation | No change proposed |
| Zoning By-law No. 05-200 | Parking (U3) Zone | Mixed Use – Medium Density (C5) Zone |

Site Specific modifications are anticipated to the Mixed Use - Medium Density (C5) Zone to reflect the property's site configuration.

Studies being completed to support the Zoning By-law Amendment application to demonstrate land use compatibility:



5. Preliminary Servicing Plan

PUBLIC ENGAGEMENT OPPORTUNITIES

Neighbourhood Meeting

Statutory Public Meeting at Planning Committee

Public Notice sign and a mail-out notice for residents within 120 metres as mandated by the Planning Act will be updated when Statutory Public Meeting is scheduled. Members of the public can register to delegate and provide comments.



Notice of Zoning By-law Amendment Application

Public Notice – sign will be posted on the property with development details and Development Review Planner contact information and notice of complete application mailed to properties within 120 metres as mandated by the Planning Act.

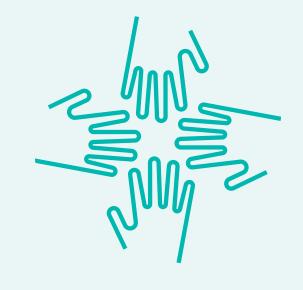
After Planning Committee and Council make a decision on the proposed zoning by-law amendment, a Notice of Decision will be circulated to all properties within 120 metres of the site.

HOW CAN I STAY INVOLVED?

STAFF CONTACT:

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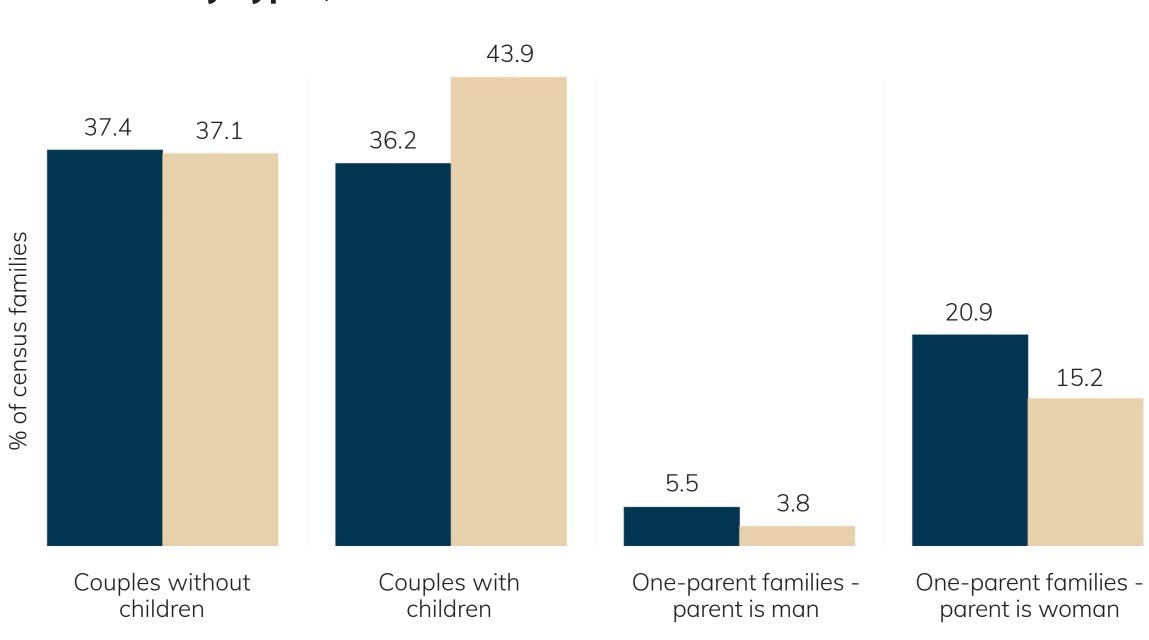


NEIGHBOURHOOD PROFILE

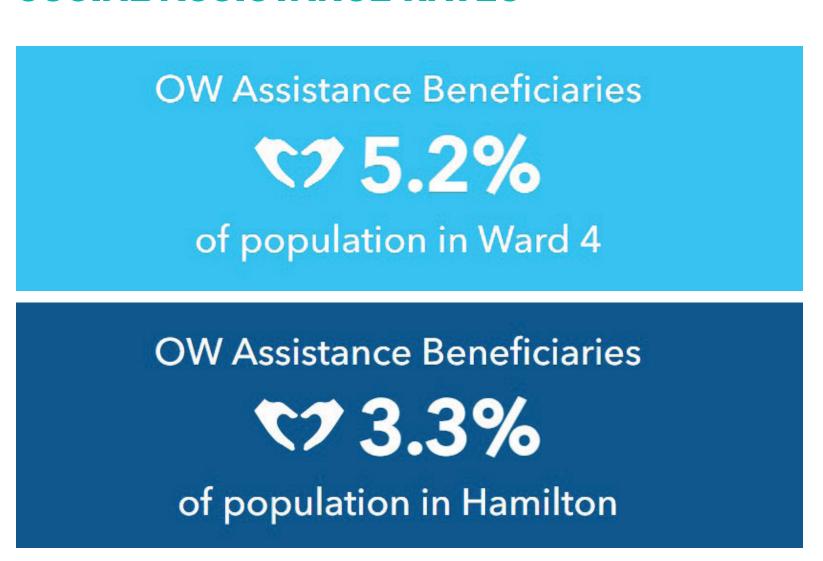
POPULATION – **39,330**

FAMILY STRUCTURE

Census Family Types, 2021

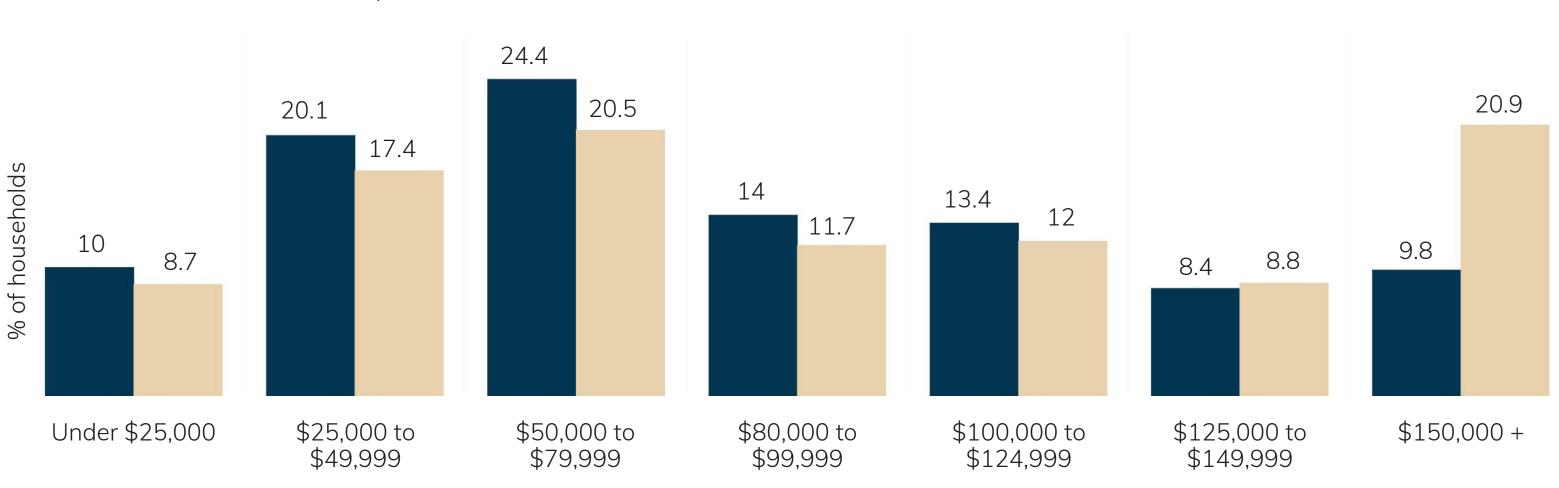


SOCIAL ASSISTANCE RATES



HOUSEHOLD INCOMES

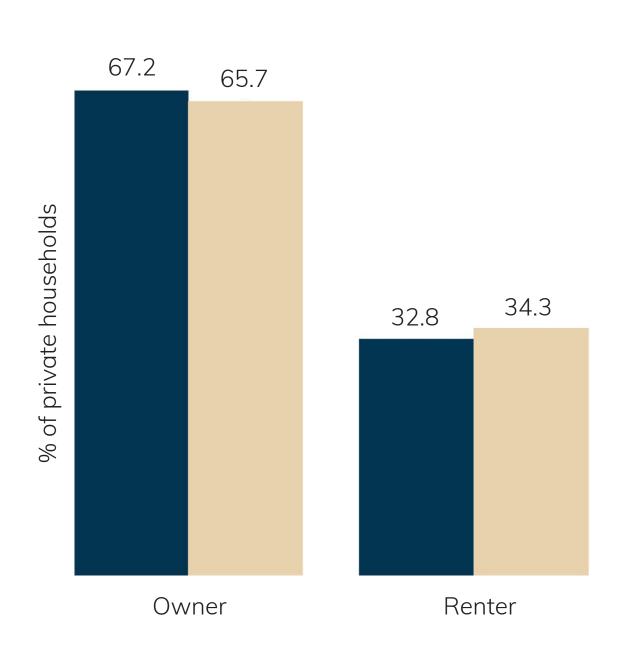
Total Household Income, 2020



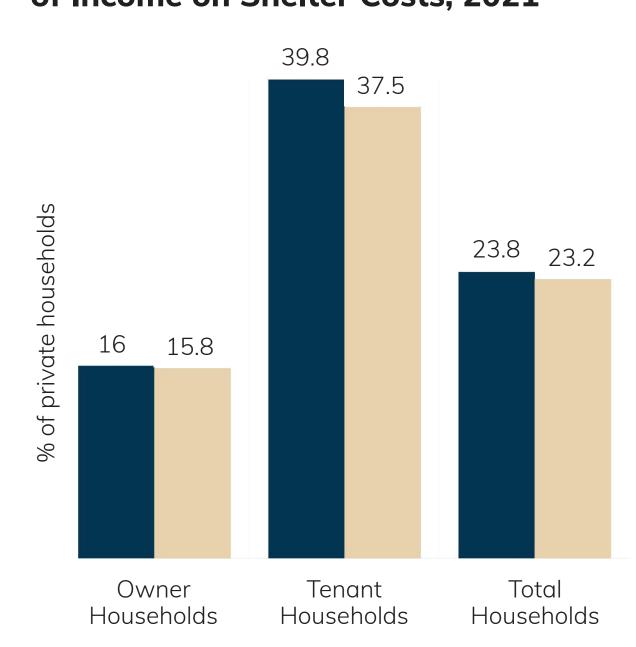
\$82,900 for Ward 4, 2020 Average Total Household Income \$108,700 for Hamilton, 2020

HOUSING TENURE

Housing Tenure, 2021



Households Spending 30% or more of Income on Shelter Costs, 2021



SOURCES:

- Statistics Canada, 2021
- Data is based on data provided by the Ministry of Community and Social Services, Social Assistance and Municipal Operations Branch and data derived from the City of Hamilton's Social Assistance Management System (SAMS) extracts SQL database.

