

WELCOME

TO THE

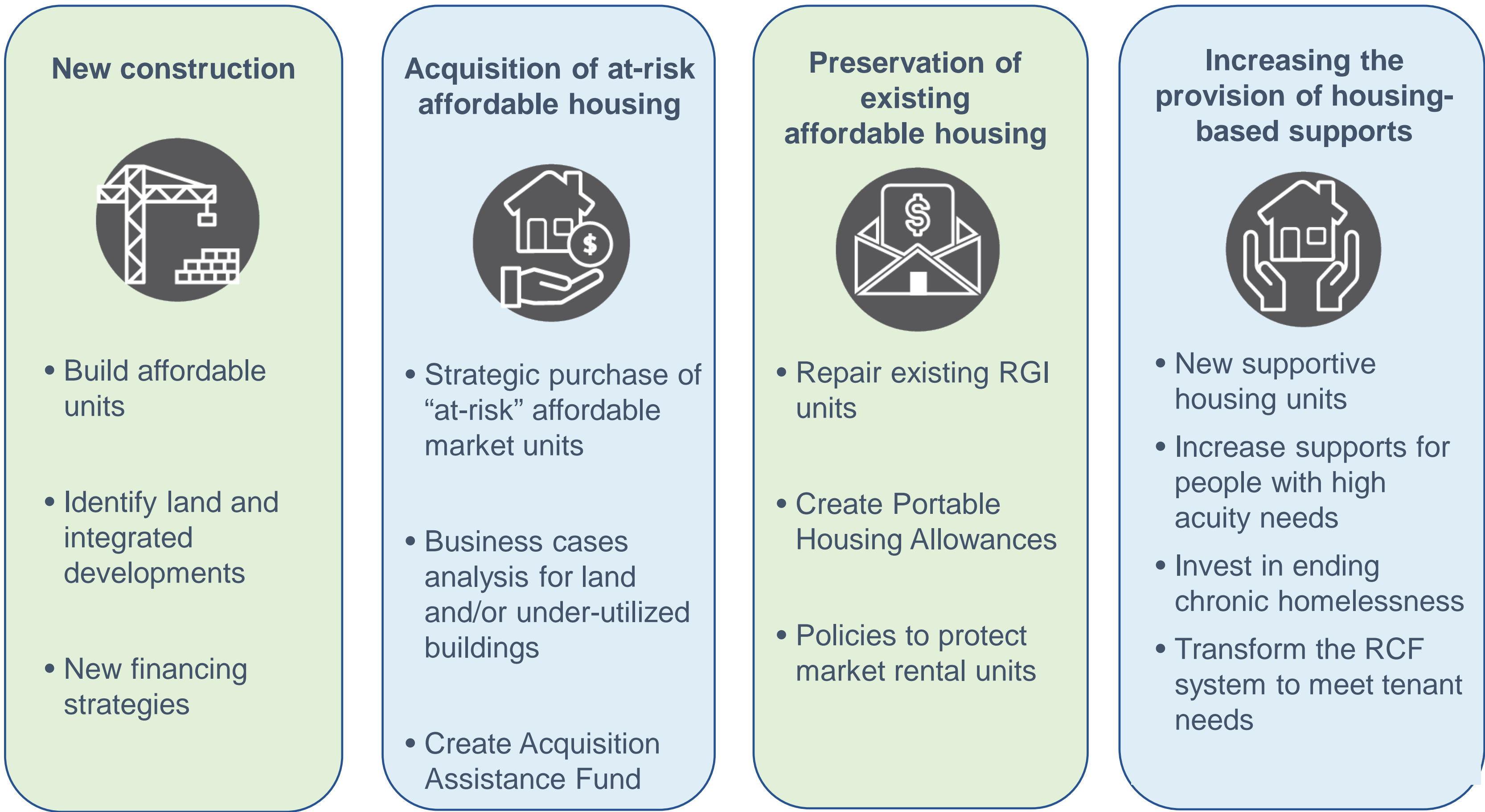
NEIGHBOURHOOD MEETING

on the proposed residential
development, including affordable
units, at **70 Hope Avenue**

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

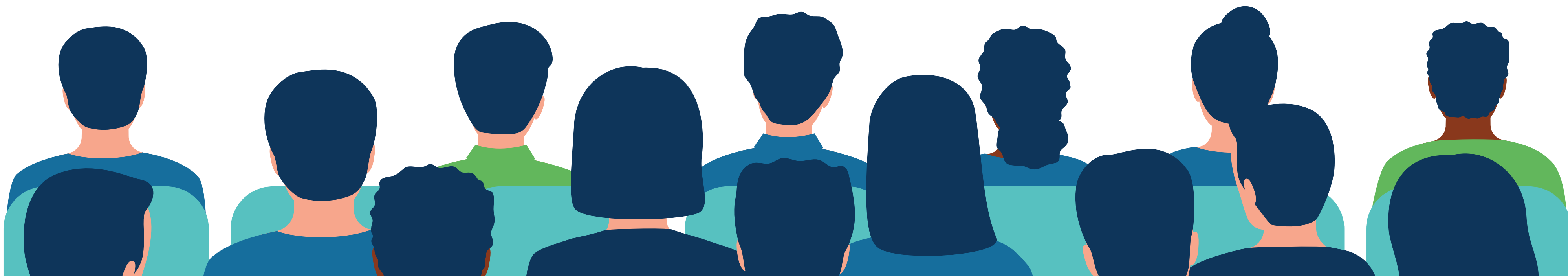
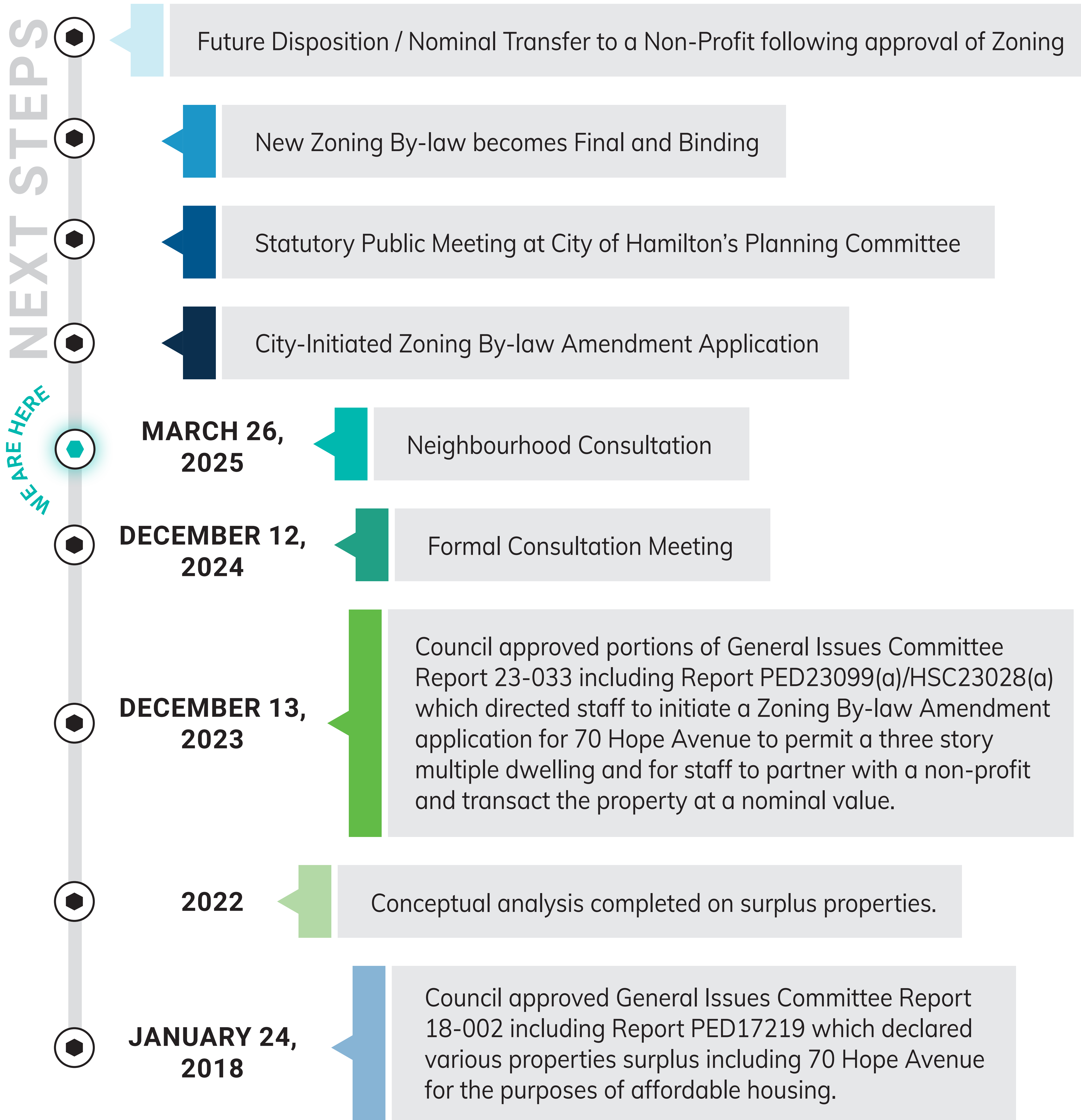


- On October 10, 2023, the City of Hamilton received \$93.5 million from the Housing Accelerator Fund (Federal funding) to support initiatives focused on the development and retention of housing, including a “Land and Property Disposition* Program.” This “Program” is focused on preparing sites for development before partnering with non-profit groups to build and operate affordable housing.

* Disposition may mean sale and / or lease of surplus municipal land.

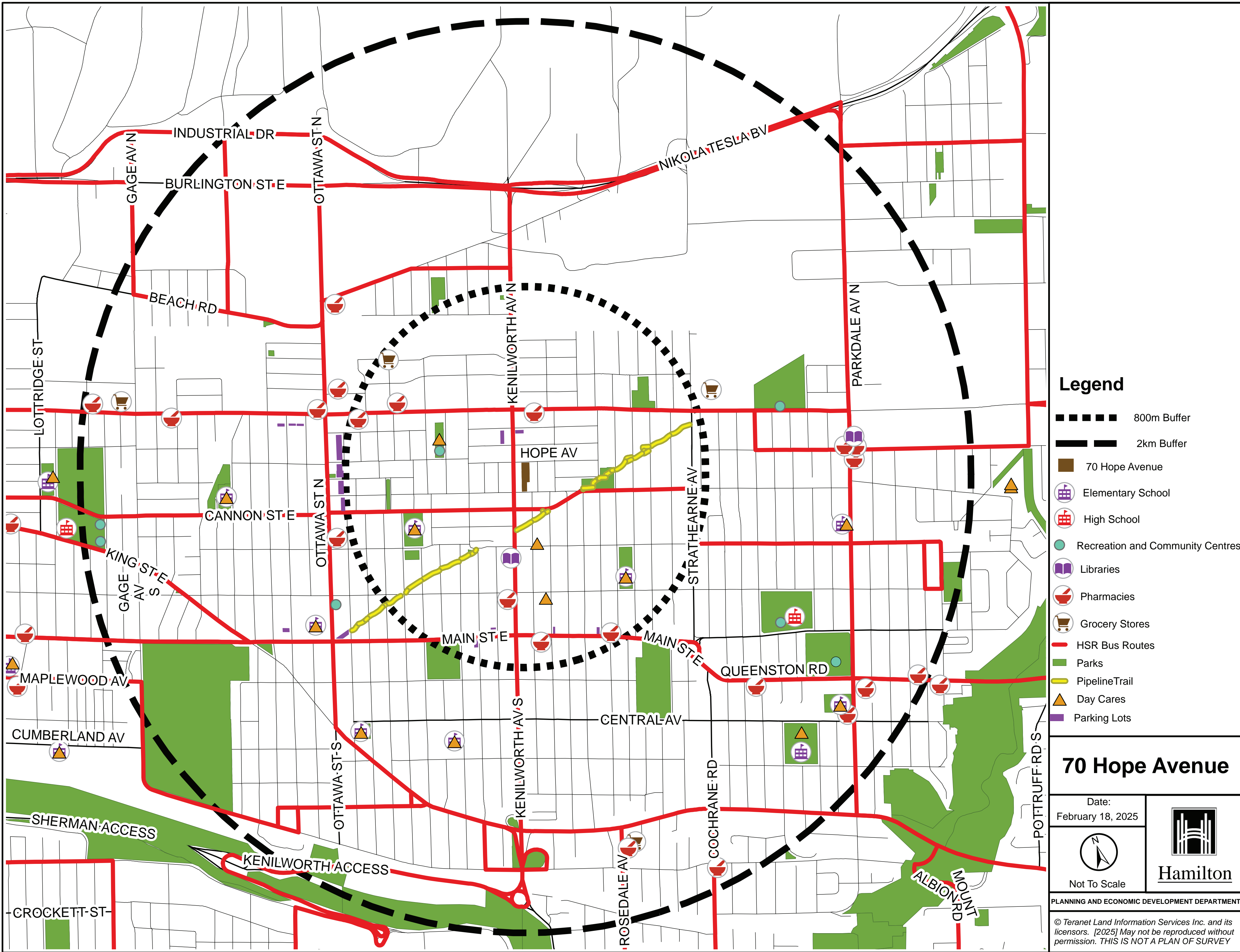


70 HOPE AVENUE BACKGROUND AND DISPOSITION PROCESS



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).

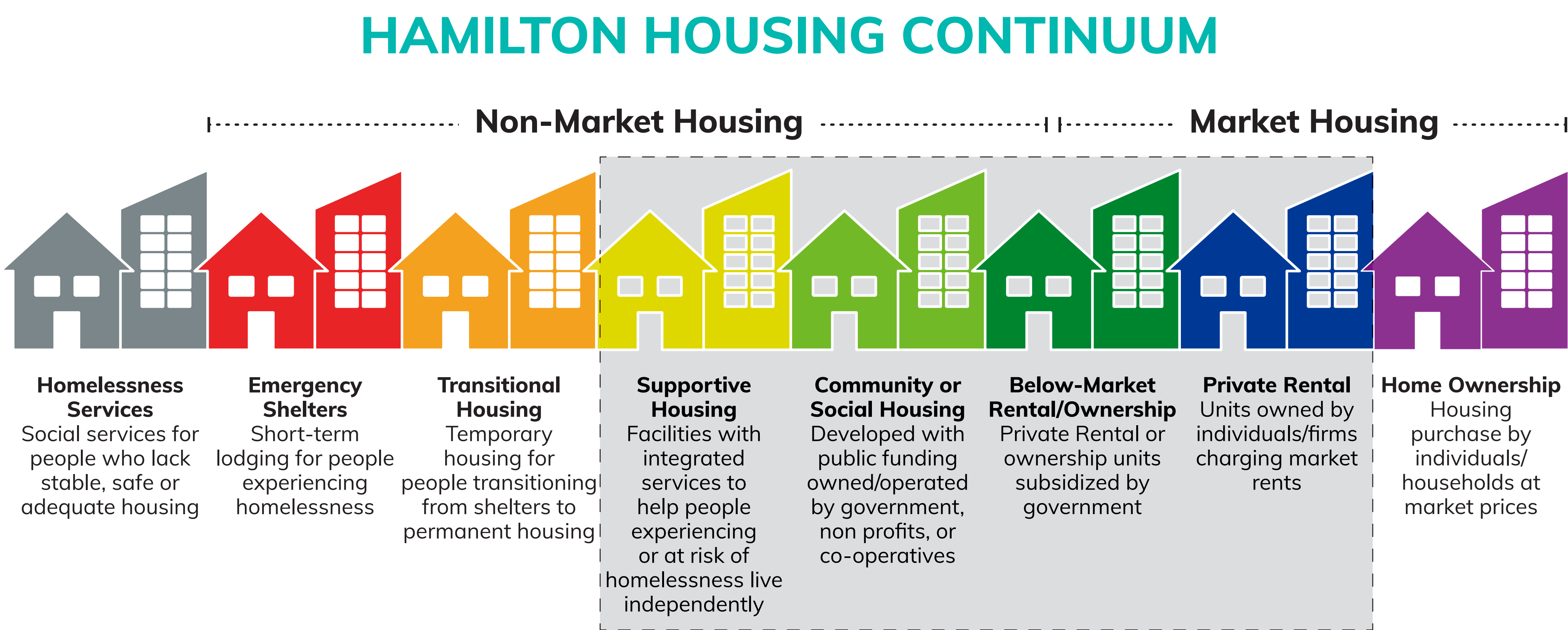


257 King William Street was a surface parking that has been developed into a 3 storey rental building containing 24 studio unit with 100% of units deeply affordable rent geared to income.



HOUSING CONTINUUM

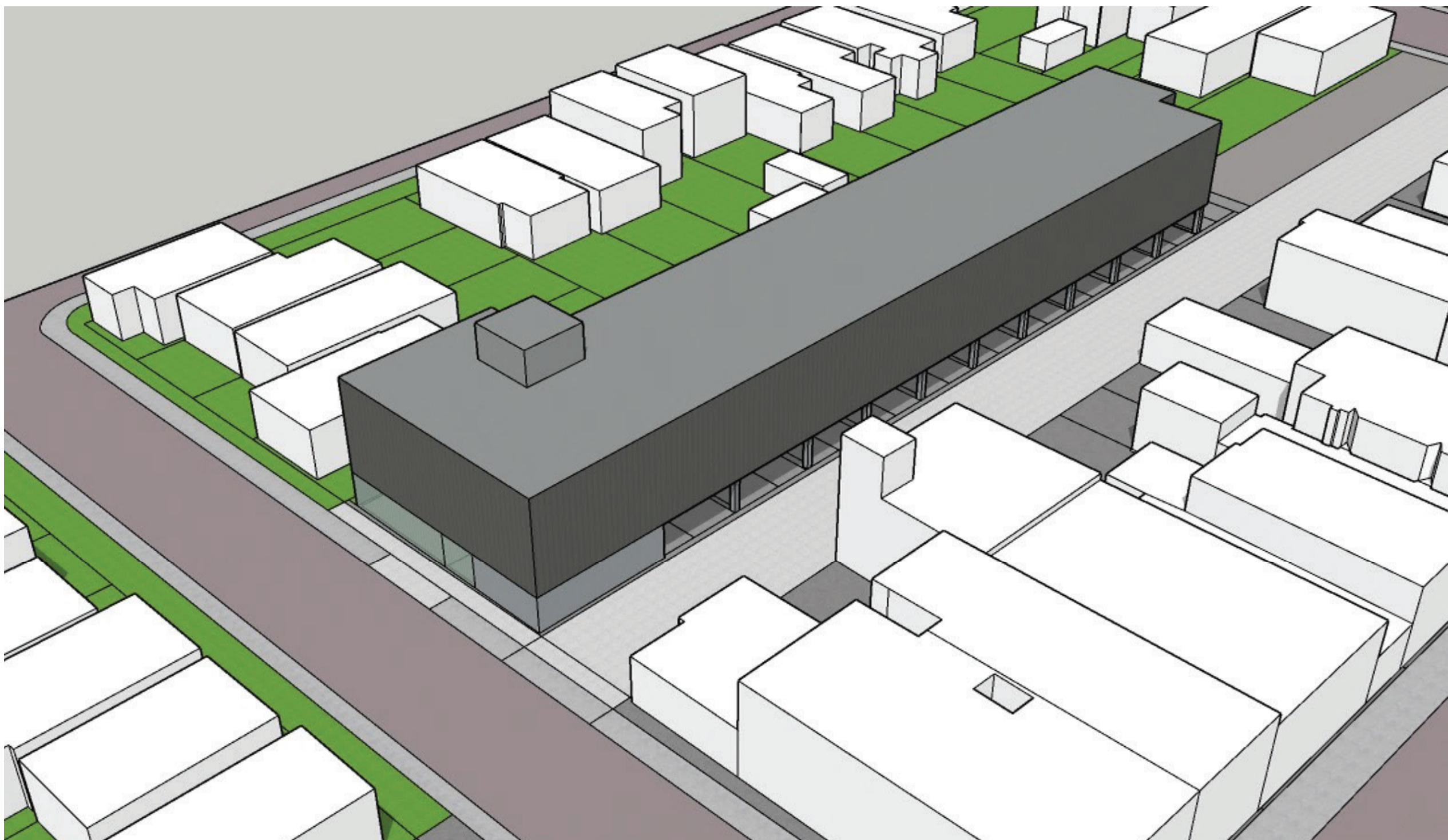
City of Hamilton’s Housing Needs Assessment has categorized the types of housing into a Housing Continuum. The grey shaded area below shows the target types of housing that could be considered for 70 Hope Avenue.



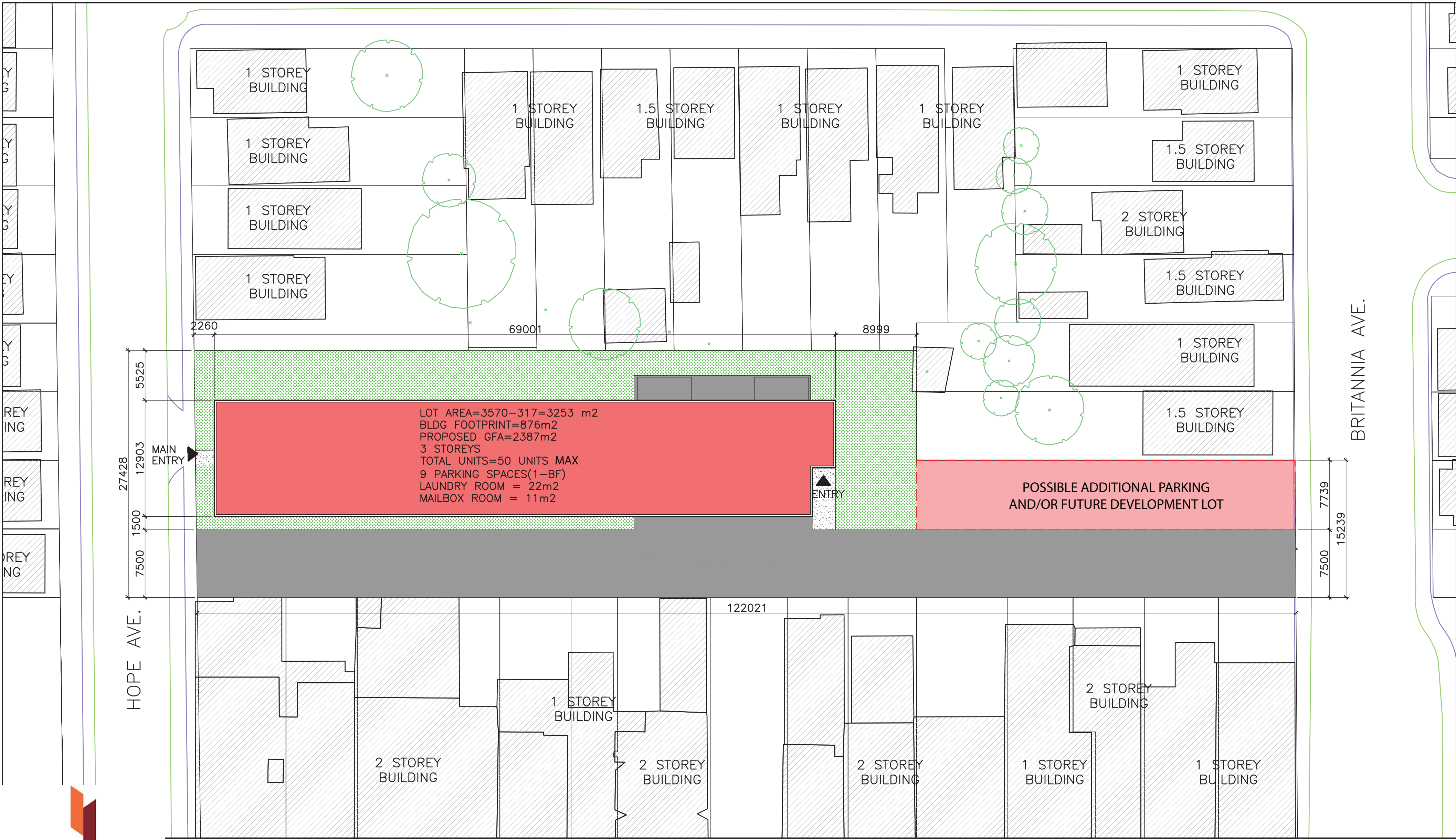
Until a non-profit development partner is selected to develop the site, the specifics around the final number of units, type of units and affordability range has not been finalized. The City is proposing a maximum of 50 one bedroom units in a three storey building or a maximum of 20 stacked townhouses 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.



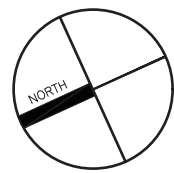
This 3D model is for illustrative purposes.



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PROPOSED SITE PLAN
SCALE 1:400



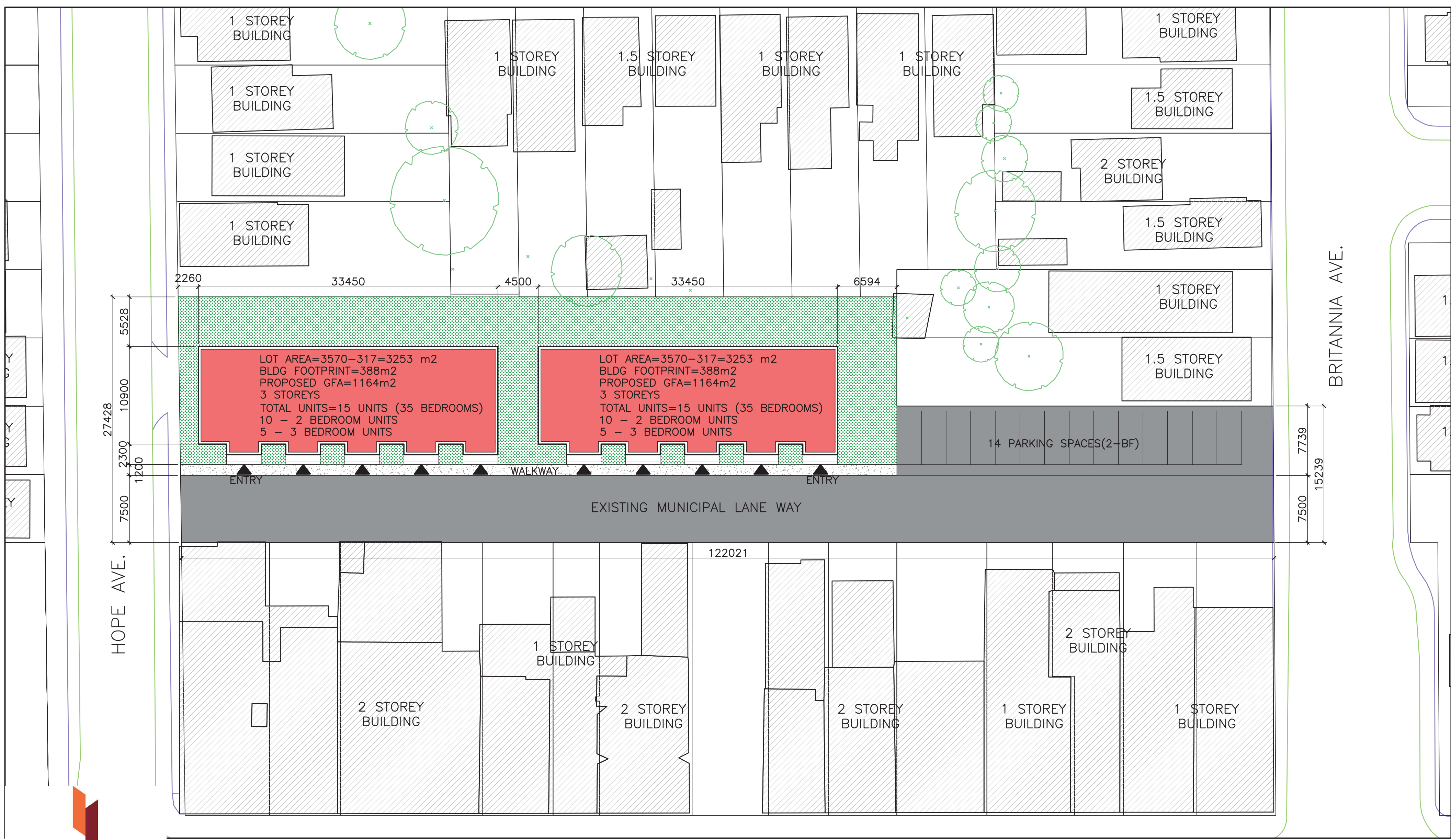
CoH AFFORDABLE HOUSING CONCEPT STUDIES
70 HOPE AVENUE, HAMILTON
Feb 28, 2025

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.



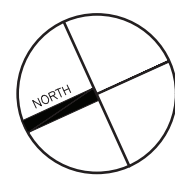
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Existing easements for access will be retained and may impact parking rates shown.

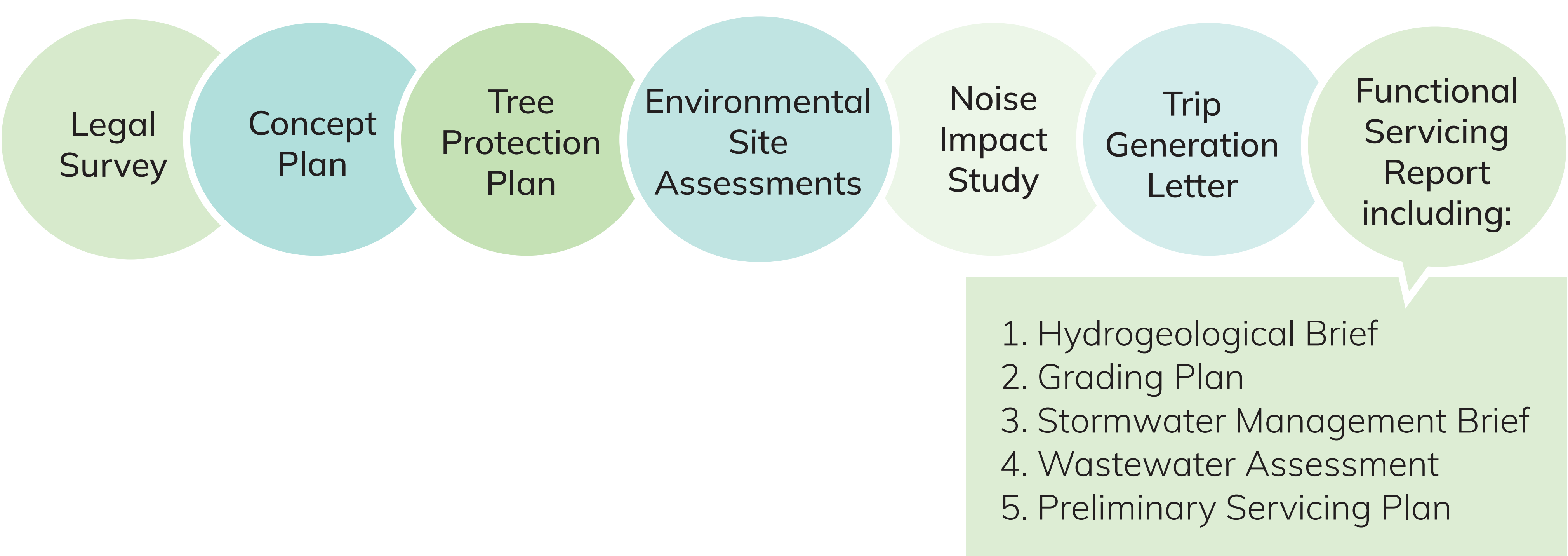
70 HOPE ZONING BY-LAW AMENDMENT APPLICATION

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.

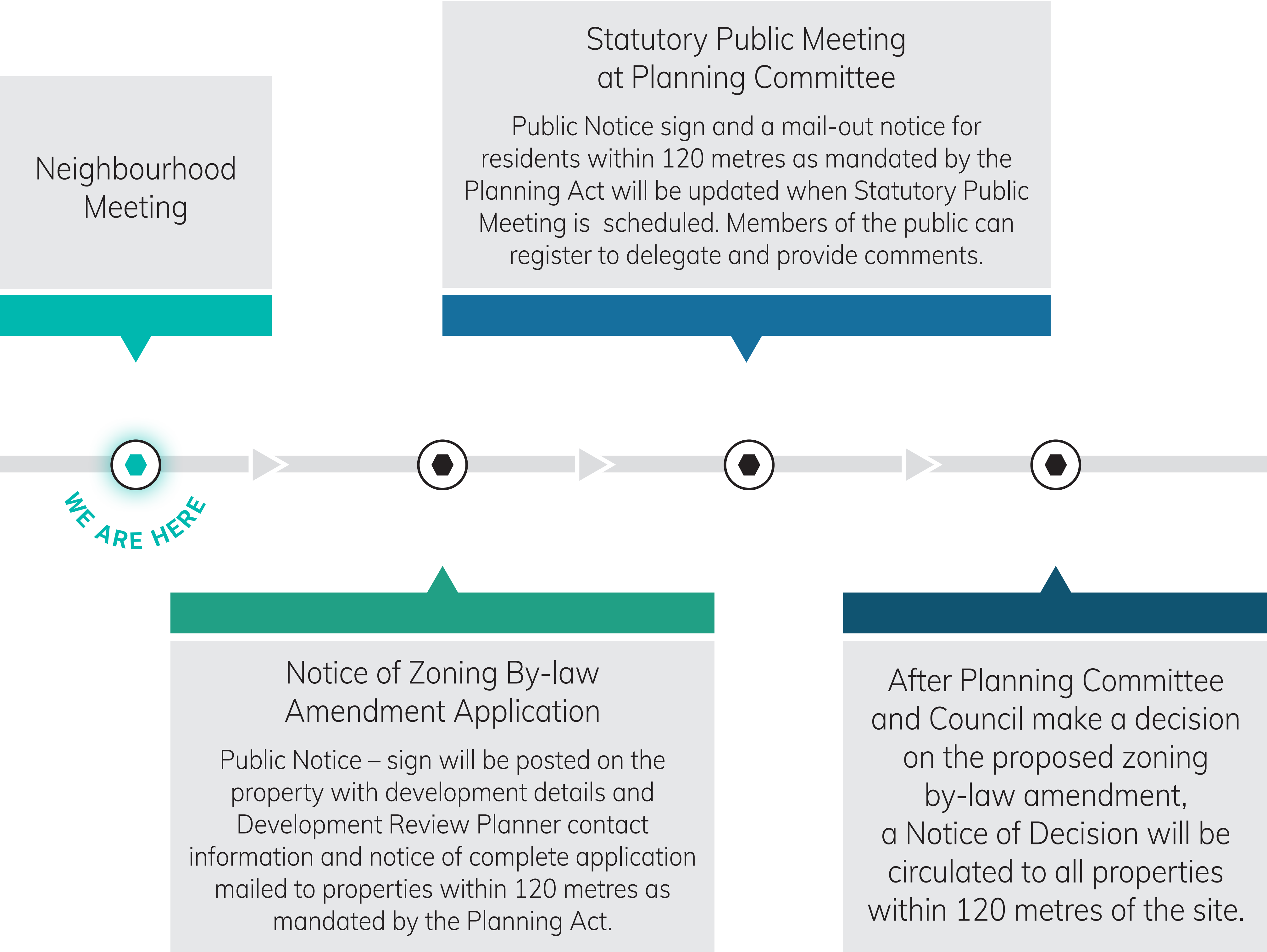
Policy / Regulation	Current	Change
Urban Hamilton Official Plan	Mixed Use – Medium Density Designation	No change proposed
Zoning By-law No. 05-200	Parking (U3) Zone	Mixed Use – Medium Density (C5) Zone

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:

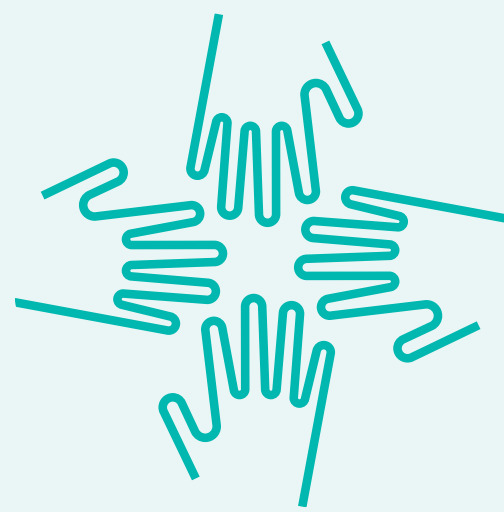


PUBLIC ENGAGEMENT OPPORTUNITIES



HOW CAN I STAY INVOLVED?

STAFF CONTACT:
Jennifer Roth, Senior Development Consultant
Municipal Land Development Office
jennifer.roth@hamilton.ca; 289-439-6012

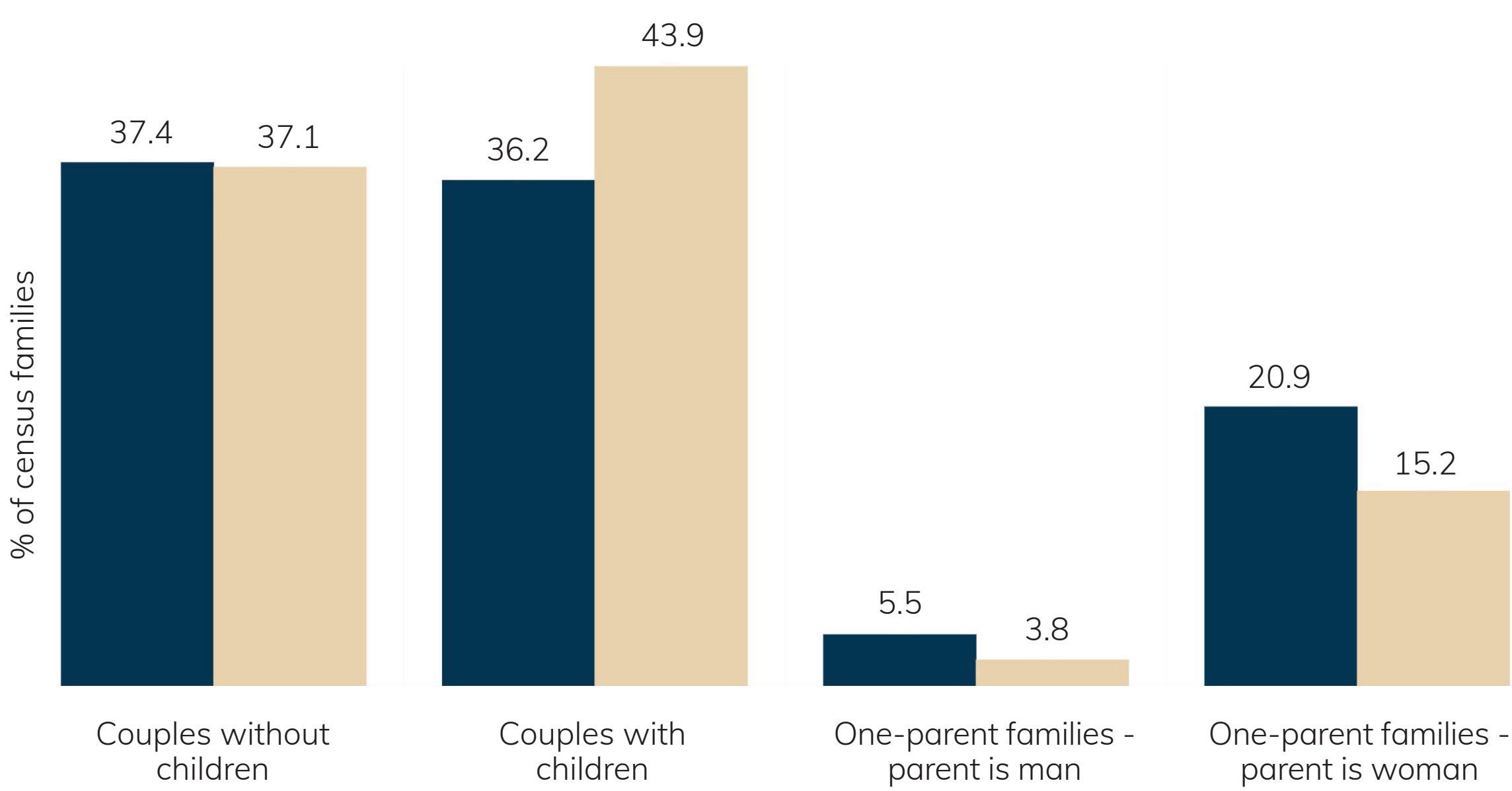


NEIGHBOURHOOD PROFILE

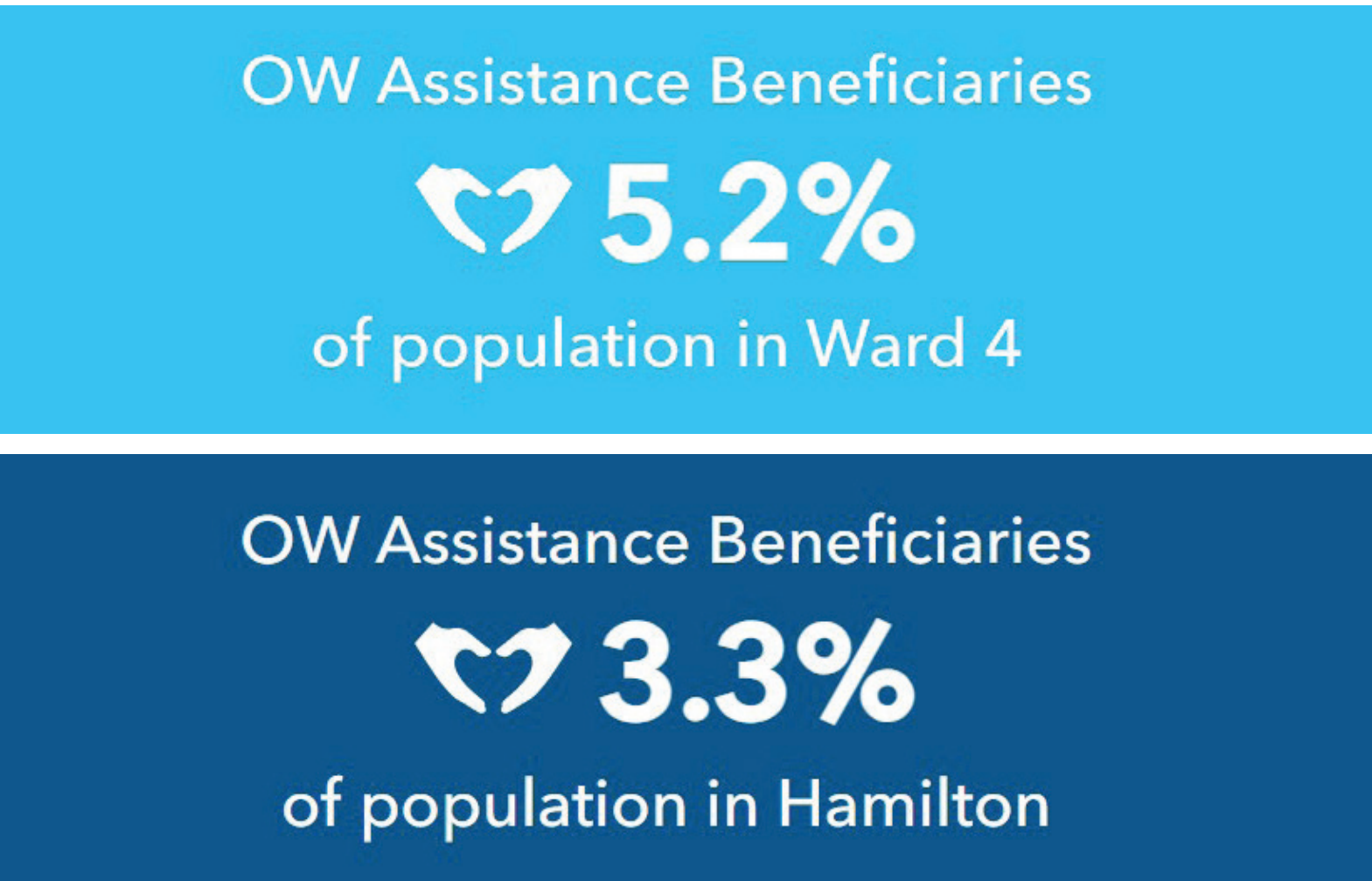
POPULATION – 39,330

FAMILY STRUCTURE

Census Family Types, 2021

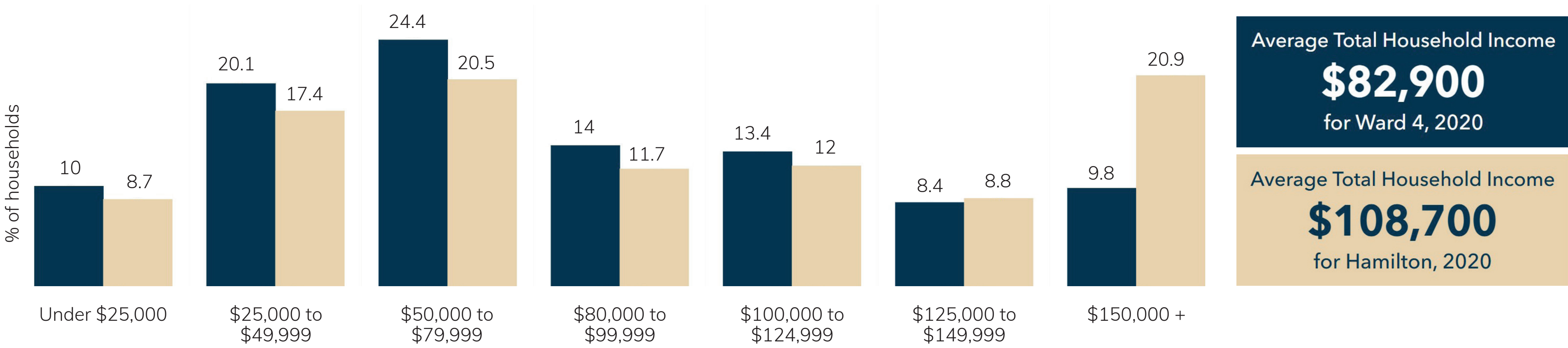


SOCIAL ASSISTANCE RATES



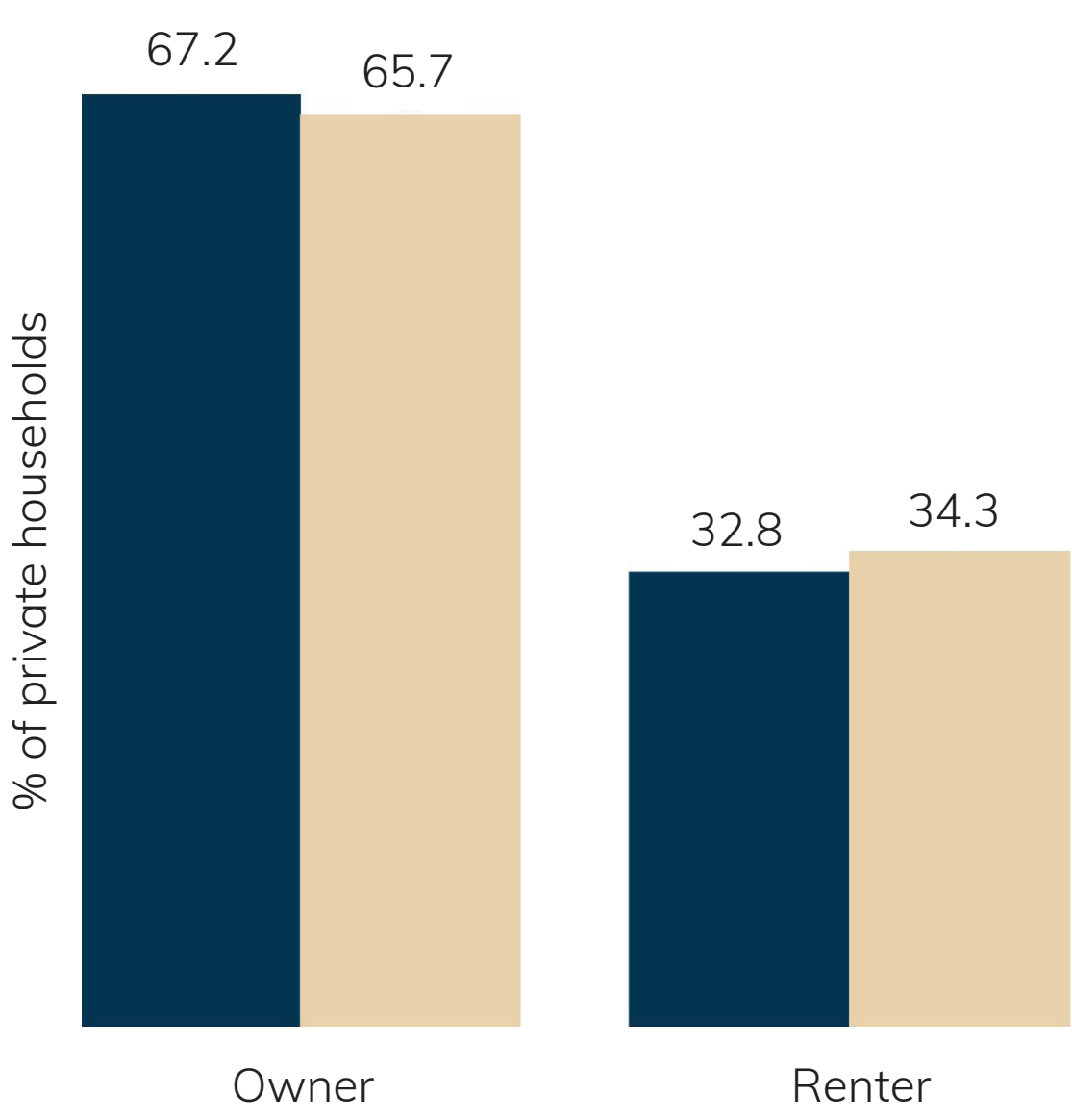
HOUSEHOLD INCOMES

Total Household Income, 2020

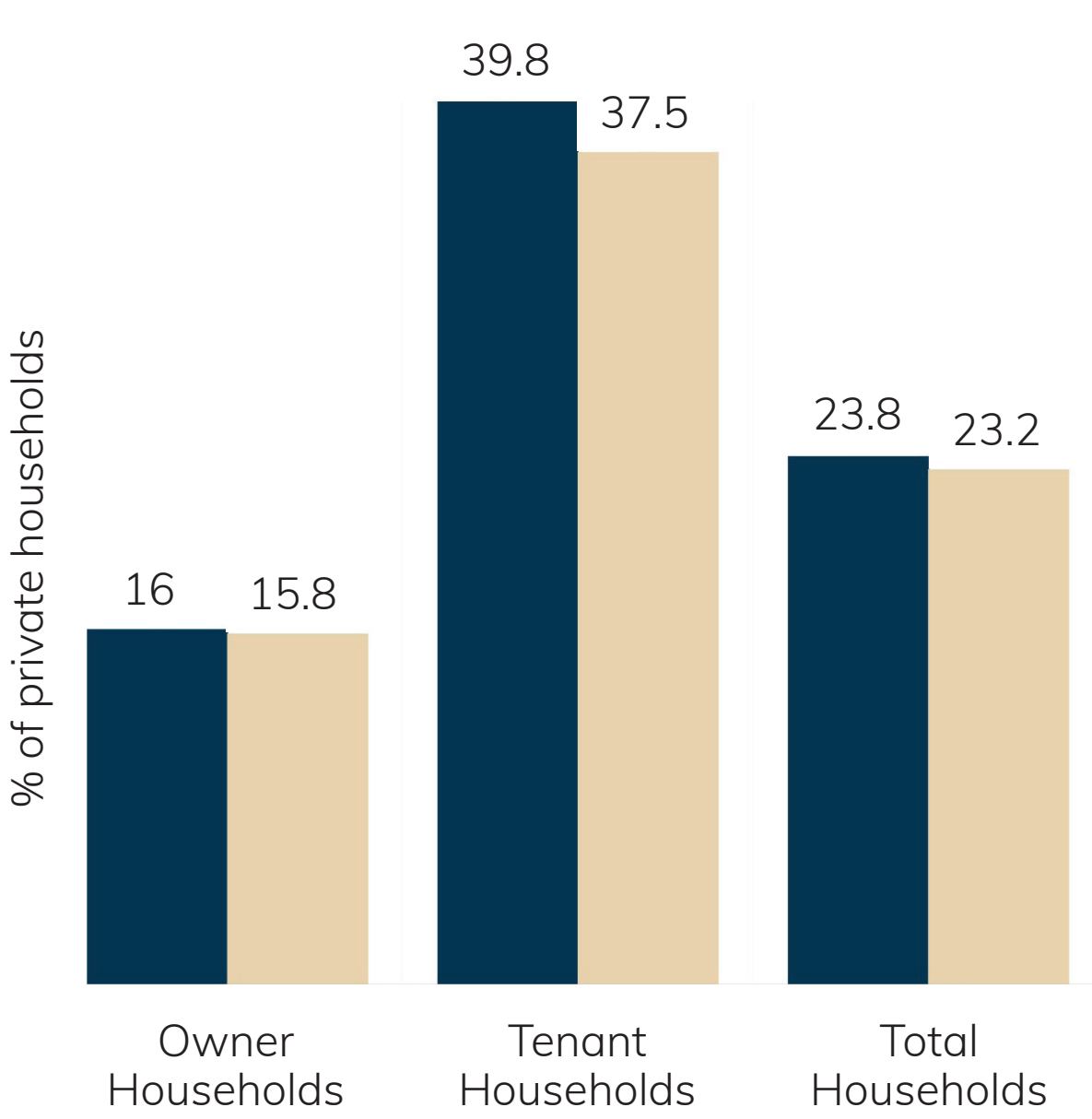


HOUSING TENURE

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.

Ward 4
Hamilton