

CITY OF HAMILTON INITIATED ZONING BY-LAW AMENDMENT 70 Hope Avenue, Hamilton, ON

Open House Feedback Report Pre-Application Neighbourhood Meeting held March 26, 2025

Prepared by:
Public Engagement Consultant and Independent Facilitator
Sue Cumming, Cumming+Company



This Open House Feedback Report has been prepared by the Independent Facilitator. It includes the verbatim input that was heard through the Open House held on March 26, 2025. The City of Hamilton is preparing to rezone a surface parking lot, municipally known as 70 Hope Avenue, that has been deemed surplus to create new housing with new affordable housing units in the community. The purpose of the Open House was to provide information about the proposed residential use and to receive input on the preliminary concepts and site design. For more information on this project, please contact Jennifer Roth, RPP MCIP, Senior Development Consultant, Municipal Land Development Office, City of Hamilton at Jennifer.Roth@hamilton.ca or 289-439-6012.

CITY OF HAMILTON INITIATED ZONING BY-LAW AMENDMENT
70 Hope Avenue, Hamilton, ON
OPEN HOUSE FEEDBACK REPORT
Pre-Application Neighbourhood Meeting held March 26, 2025

About This Report

The City of Hamilton is preparing to rezone a surface parking lot, municipally known as 70 Hope Avenue, that has been deemed surplus to create new housing (including affordable units) in the community. The City hosted a drop in Open House on March 26, 2025, from 6:00 PM to 8:00 PM at the former Royal Hamilton Light Infantry Veterans Association at 1353 Barton Street East. The purpose of the Open House was to provide information about the proposed residential use and to receive input on the preliminary concepts and site design. A key aim of the Open House was to provide members of the public, area residents and businesses with the opportunity to ask questions of City staff and to provide comments on the proposed residential development.

This report, prepared by Public Engagement Consultant and Independent Facilitator Sue Cumming, MCIP RPP, Cumming Company is intended as a record of “what was heard” at the March 26, 2025, Open House. Comments received are included verbatim in this feedback report. Personal identifying information i.e., the name of the individuals and addresses are omitted. The Feedback Report is a record of the public consultation that occurred and public input received.

Table of Contents

1. How the Open House was organized	2
2. What Was Heard – Frequently Noted Key Messages	4
3. What Was Heard – Written Comments Provided at Each Station	5
4. What Was Heard – Written Comments Forms Organized By Question	6
Appendices	
1. Notice for Drop-In Open House	13
2. Verbatim Comment Forms Received	15

CITY OF HAMILTON INITIATED ZONING BY-LAW AMENDMENT
70 Hope Avenue, Hamilton, ON
OPEN HOUSE FEEDBACK REPORT
Pre-Application Neighbourhood Meeting held March 26, 2025

1. HOW THE OPEN HOUSE WAS ORGANIZED

The public were invited to a Drop In Open House on March 26, 2025. The purpose of the Open House was to provide information about the proposed residential use (including affordable housing units) and to receive input on the preliminary concepts and site design. The public could drop in anytime from 6:00 PM to 8:00 PM. to review information and learn about the City’s efforts to support the development of affordable housing, the reasons why this site is being considered, the potential project design of the proposed housing, as well as gain insights into the studies and processes involved. There was no formal presentation. The Public was able to ask questions and provide feedback through discussion with City staff.

The format included visiting four information stations which included displays, plans and neighbourhood maps. Members of the public could visit these at their own pace to learn more about the project proposal and development concepts. The information was organized in four station topics as shown on **Figure 1**.

Figure 1 - Information Station Topics

STATION	INFORMATION TOPIC
STATION 1	City of Hamilton’s Response to the Affordable Housing Crisis and Housing Continuum
STATION 2	Neighbourhood Context
STATION 3	70 Hope Avenue Background and Disposition Process, Zoning Amendment Application Process and Public Consultation Opportunities
STATION 4	Residential Concepts Concept 1 – Multiple Dwelling Concept 2 – Townhouse Dwellings

Upon arriving at the Open House, individuals were provided with information on what to expect, where different stations were located and how they could provide their input.

At the Welcome Table, individuals were presented with an optional consent form allowing the City to collect opinions and comments on this initiative. Responses will remain anonymous. Subject to the choice to opt-out, the City of Hamilton collected personal information under the Notice of Collection Policy including the full name and email address to provide updates on this initiative. The total number of attendees at the Open House was 96. The Open House was attended by Ward 4 Councillor, Tammy Hwang

The customized approach for the Open House meant that individuals were able to speak for some time with City staff to pose questions, review issues, pose follow-up questions and comments. The Open House was well attended and at times each station was relatively busy. The following are photos taken of the Open House layout.



The following City of Hamilton staff and consultant hired by the City were available to answer questions and hear input:

- Andrea Smith, Acting Manager, Municipal Land Development Office
- Jennifer Roth, Senior Development Consultant, Municipal Land Development Office
- Melanie Pham, Acting Manager, Sustainable Communities
- Adam Wendland, Senior Planner, Sustainable Communities
- Alexandra Rigby, Manager, Infrastructure Planning and Development, Housing Secretariat
- Leah Macnamara, Senior Real Estate Consultant
- Meaghan Palynchuk, Real Estate Consultant, Affordable Housing
- Alex Manojlovich, Real Estate Consultant, Affordable Housing
- Joanne Starr, Manager, Parking Operations
- Sue Cumming, Public Engagement Consultant, Cumming+Company

Recognizing that individuals participate in different ways, there were several public input mechanisms provided to ensure that comments could be gathered. The public could provide comments as follows:

- By filling out the Comment Form and returning it to the Welcome Station.
- By sharing input at each station with City staff and by writing comments on flip chart paper available at each station.
- By writing comments on sticky notes and placing these on the large concept plans and Neighbourhood Context Map available on tables.
- By providing comments to the City by April 9, 2025, for inclusion in this report. Comments can continue to be forwarded to City staff for consideration on the project.

Notice for the Open House was provided as follows:

- Notice delivered by Canada Post to all properties within 240 metres of the perimeter of the site on March 5, 2025.
- Notice to the Ward 4 Councillors office by email on Feb 12, 2025.
- Notice to City of Hamilton Development Review Staff by email on February 18, 2025.
- Notice on City of Hamilton social media channels LinkedIn and X on March 19, 24, and 26, 2025.
- Notice to Hamilton is Home (non-profit housing providers) on March 12, 2025, at their monthly standing meeting.

This report is intended as a record of “what was heard” at the March 26, 2025, Open House. All comments received are presented as submitted in this feedback report. Personal identifying information, such as names and addresses, has been excluded. The Feedback Report is being submitted to the City of Hamilton as a record of the public consultation that occurred and public input received. The City of Hamilton will review this feedback as part of the zoning by-law amendment application process.

2. WHAT WAS HEARD – FREQUENTLY NOTED KEY MESSAGES

There are a number of key messages that were frequently noted about the proposed rezoning, and these have been synthesized by the independent facilitator in **Figure 2**. The key message are numbered for reference purposes only and are in random order. The key messages should be reviewed in the context of the detailed verbatim input included in this report.

Figure 2 – Frequently Noted Key Messages Heard

Frequently Noted Key Messages	
1. Loss of Parking:	A big issue for the businesses and local community is the removal of the Municipal Parking Lot. The proposed residential use of 70 Hope Avenue raises concerns for businesses and residents. It may negatively affect Kenilworth Avenue's businesses, which already face parking constraints, making customer access difficult. The loss could also hinder Kenilworth's revitalization efforts. Residents on Archibald, Hope, and Britannia streets already struggle with parking due to small driveways and narrow lot frontages reducing on street parking opportunities. Additionally, a further issue raised is the impact to charitable fundraising activities which are occurring in the parking lot hosted by Prime Time Sports Bar & Grill and organized by the Green Knight Military Motorcycle Club (a veterans group).
2. Proposed residential density and parking concerns:	Both concepts are too dense, with questions about future resident parking. Concept 1 has too many one-bedroom units. Larger 2- and 3-bedroom townhouse units, suitable for families, are preferred.
3. Proposed Multiple Dwelling Concept 1 is out of character with the surrounding neighbourhood:	There are too many units, seems to be cramming too many people in, has too many one-bedroom units (54) which is seen as attracting undesirable transient individuals to the neighbourhood. It has too few parking spaces and lacks green space. It is unappealing in that the three-storey building will look into the adjacent backyards and it seems out of character with the surrounding area.
4. Proposed Townhouse Dwellings Concept is preferred with 2 to 3 bedroom family units over the multiple unit building:	The townhouses fit better with the surrounding family neighbourhood and community parks and amenities. Some still feel there should be fewer units, more green space and that the density doesn't seem proportional with the existing neighbourhood. Parking for new residents is of concern.

Frequently Noted Key Messages

- 5. Affordable housing in this location is not supported by many who attended the Open House:** The prospect of including affordable housing units is not well received by the community and businesses who feel that the units, particularly the one-bedroom multiple dwelling concept, could attract “the “wrong kind of people”, would not fit with the surrounding family-oriented community, could increase drug use, transient population in area, and safety concerns. Concerns about how the project design and affordable housing could impact property values.
- 6. Others do support the use of the city-owned land at 70 Hope Avenue for providing affordable housing:** This includes people in the community and other members of the public who note that the site location is proximate to public transit, grocery, retail and community amenities, that there is a high need for attainable and affordable housing and that the city-should use city owned assets to provide needed affordable housing.
- 7. Choose another site and keep 70 Hope Avenue for parking noting that there are other privately owned lots that could be used for affordable housing.** While some identify other sites that the city could buy for housing, others feel that city owned surplus lands should be used. Some in the community question when studies were done that lead to the city’s decision to have this lot made surplus.
- 8. Increased city support is needed for revitalizing Kenilworth Avenue North to become more of a destination and addressing community issues.** Issues noted include:
 - Drug activity and safety concerns in Andrew Warburton Park.
 - Need for additional green space.
 - Traffic along Kenilworth Avenue and throughout the area.

3. WHAT WAS HEARD – WRITTEN COMMENTS PROVIDED AT EACH STATION

This report section includes the public input that was heard through written comments at each of the four stations. At each station, blank flipchart paper and markers were placed on tables for members of the public to write comments and provide input. Copies of the concept plans and the Neighbourhood Context Plan were also available. The following includes the verbatim comments that were written by attendees on flip chart paper or on sticky-notes. Each bullet point is a different individual’s comment.

Figure 3 – Input Received At The Stations and On Plans

Comments noted on flipchart paper and Neighbourhood Context Plan.

- Save the local businesses. There are multiple areas throughout the city that this could be relocated to.
- Acorn’s East End Chapter enthusiastically supports Hamilton’s innovative solution to the affordable housing crisis!
- This is a democracy, and we should all vote on this and not do it behind closed doors.
- Affordable housing impacts Kenilworth.
- Kenilworth needs alternatives to current illegal boarding houses! Build more affordable housing developments.
- No, we do not want this.
- Yes, we do want this.
- Are there any plans to upgrade the local infrastructure? With this much density, what is the plan for noise pollution?
- Save Kenilworth!
- More attainable housing

Comments noted on flipchart paper and Neighbourhood Context Plan.

- Stop the big trucks going through this area – too much pollution.
- Community Centre needed in area.

4. WHAT WAS HEARD – WRITTEN COMMENT FORMS ORGANIZED BY QUESTION

A comment form was provided for the public to submit written feedback at the Open House. These forms were located at the Welcome Table and each station. The form contained the following questions:

1. Do you have comments about the proposed residential use (including affordable units) that you feel are important for the City to consider?
2. Do you have ideas to improve the project design and function of Concept 1 – Multiple Dwelling for 70 Hope Avenue?
3. Do you have any ideas to improve the project design and site function of Concept 2 - Townhouse Dwellings for 70 Hope Avenue?
4. Please share any other comments that you have about the project.

This report section includes the verbatim feedback received on the 40 comment forms returned at the meeting. It is organized by question with each bullet point representing a different individual’s comment. In addition, 3 emails were received and these along with the original fully transcribed comment forms are included in their entirety in **Appendix 2**.

Figure 4 – Responses To Question 1 About The Proposed Residential Use (Including Affordable Units)

Theme	Verbatim individual comments about the proposed residential use
<p>Neighbourhood concerns about the removal of the municipal parking lot at 70 Hope Avenue</p>	<ul style="list-style-type: none"> • If you listen to the community, residents, business owners, everyone is extremely upset and does not want this to happen. Parking will be an issue. Adding more housing units will only add more stress to the streets around 70 Hope. • Destroying the current parking lot will affect the residents in the area and the current businesses who rely on the lot every day. Without this parking lot residents who cannot park in front of their homes will be left with nowhere to park. Customers will not want to visit the local businesses if there is nowhere convenient to leave their vehicle while shopping/eating. • Need full transparency regarding analysis of “underutilized parking lots”. Need full transparency on parking concerns of families, and seniors. Need full analysis of parking issues. Our ward councilor should hold public meetings to ensure questions are answered to constituents that could not make it. • It’s unfortunate that this location is being chosen. There are “Mom & Pop” shops on this street that just get by. Yes, there is a need ‘but’ keep it away from people’s homes. This falls into homeowners’ backyards. Consider other spots. Please. • Further city provided analysis needed. • Where are the residents going to park if the municipal parking lot is demolished? Local streets and sides streets barely have parking as it is; no more cars can be added.

Theme	Verbatim individual comments about the proposed residential use
	<ul style="list-style-type: none"> • This parking lot is needed in our neighbourhood. There is not enough street parking for the existing businesses. The overflow will pour onto the other streets which already do not have enough parking. • Please consider parking for the neighbourhood. Street parking is poor. • No homes in our parking lot. Anywhere else yes but not there. • Trucks and environmental concerns.
Concerns about impact of removal of parking lot on Kenilworth businesses	<ul style="list-style-type: none"> • Taking away the parking lot will be a huge detriment to existing businesses. • Eliminate a parking lot that “supports” local business. How does that make sense? Today’s community meeting could do more to accommodate people to come voice their opinions tonight, think about that. • My family owns and operates a business on Kenilworth Ave North. This business has been there for over 35 years. That back parking lot is a necessity for us and the neighbourhood! We and others will go out of business. It will be crammed in back there. • How do you people sleep at night when you are taking my way of making bread and all the other businesses on this block. • I feel that instead of putting all this money into more housing, why not build back up the businesses in Kenilworth. This idea could be moved to another area of the city. There are businesses and families that need to be considered. What about all the people living in the apartments above the stores? Why should they have to have their parking re-located to make room for others? They were here first. • Yes, we do need the parking lot for our business and everyone else that is on this block. I am sure you have some other spot for this project. We need to build Kenilworth to upgrade it for the better not to take the parking spot that all of us are using it. Instead of bringing business to survive you are taking it away from us, putting us to close indefinitely. • Prime-Time Sports has been doing great events for the community for many years. All summer long they run events with the Green Knight Motorcycle Club, a veteran bike group. They raise money for many charitable events. • As a military veteran and a member of the Green Knights Motorcycle Club, we run events throughout spring, summer, and fall to raise money for many charitable programs. Like helping heroes heal, cancer research, and sick kids. We run it in that parking lot through Prime-Time Bar that is one of our main sponsors. • Taking away the parking lot would take away from many events. The Green Knights have bike nights to raise money for veterans and first responders and other important charities and fill the parking lot. • As a member of the Green Knight Military Motorcycle Club, we hold bike nights every other week at Prime-Time Bar to raise money to donate to veterans, first responders and vets with PTSD. This will impact us huge in being able to hold these events as well as reducing our donatable fundraiser for veterans. Will also hurt Prime Time Pub’s business in a huge way!! • After looking over the proposal, I believe this will negatively impact the immediate neighbourhood. I am part of a veteran’s motorcycle club, and we utilize this parking lot for charity fundraisers throughout the summer. The businesses in the area need this space to shop. Furthermore. We

Theme	Verbatim individual comments about the proposed residential use
Concerns about impact of removal of parking lot on businesses (continued)	<p>are always at Prime-Time Sports Bar with motorcycles. The new owners/tenants who will reside in the building may be upset with noise volumes during our charity events. Please do not take this lot away!</p> <ul style="list-style-type: none"> • I feel that the parking lot should remain. Being part of Green Knights Military Motorcycle Club, we have bike nights two times a month supporting veterans and first responders. Losing this location would hurt Prime Time the bar we hold bike nights and will in turn hurt our club from raising money for Canadian veterans. • Yes, this project must be cancelled as it will negatively affect the neighbourhood as well as the businesses. • I am wondering if perhaps there can be a compromise reached that takes into consideration the needs of the businesses, patrons of those businesses, as well as the housing crisis needs.
Comments supportive of the proposed residential use (including affordable units) in this location	<ul style="list-style-type: none"> • I support the concept of developing these lands. I think that it could go up to 4 storeys so you can see the new investment happening in the neighborhood. • Housing is more important than parking. People need roofs over their heads. • Much like the affordable housing development in Stoney Creek, ACORN's East End chapter enthusiastically and supports the 70 Hope Ave affordable housing project. We welcome the city's efforts to find innovative solutions for addressing the problem of Hamilton's ever-growing affordable housing waitlist. • I support housing. Parking lots do not shop and do not pay taxes, people do. People support our communities. People need affordable and attainable housing. Kenilworth Ave, in principle, is a walkable street. It has been depressed for decades, long before the road diet Kenilworth received. We need housing both affordable and attainable, for people who can't qualify for mortgages over \$350,000. Families need housing. The businesses are struggling as it is right now with a parking lot that currently facilitates drug deals and loitering and is underutilized. • Given the current extreme need for affordable housing and the amount of homelessness we have witnessed in our city parks, sidewalks, and street medians these past few years, the sooner new affordable units are built, the better. The choosing of this site is both suitable and I believe beneficial for prospective residents in terms of its convenient proximity to public transit, grocery and convenience stores and other retail services. Also of merit is the promise of increased foot traffic to a depressed area that may be of benefit to those businesses and services that will cater to the needs of more residential customers. Kenilworth needs just that. • City-owned land should be used for city-owned housing during a housing crisis! • Very bad idea, no parking as it is. Senior buildings would be acceptable
Comments opposed to the proposed residential use (including affordable units) in this location	<ul style="list-style-type: none"> • It is not a good idea to build affordable housing in this area because of the following reasons 1.) Our neighbourhood, which is a quiet peaceful area, will now be chaotic, dirty, and not safe anymore. Why? Well people who will stay there if it's subsidized housing expect they are undisciplined, unruly individuals. 2) House pricing in our neighbourhood will decrease because of this. 3) There is a vacant area at Kenilworth where the Ukrainian bank that burned. It is an empty space, why don't you build there instead of in our neighbourhood. 4) The construction will

Theme	Verbatim individual comments about the proposed residential use
<p>Comments opposed to the proposed residential use (including affordable units) in this location (continued)</p>	<p>disturb our quiet place; It is totally not favourable, and I am not it favour. Be considerate of our neighbourhood. Again, do not do it I am not in favour</p> <ul style="list-style-type: none"> • Not in favour of any residential units being built in this area. Parking is already a major issue on all streets in this area. With the recent sales of homes, many single-family homes have been converted to 2 and 3 apartments. On Britannia for example in a short space of four homes, three have been converted to 2 and 3 unit apartments. 14 parking spots for these alone. • Just do not do it. Already crowded enough. Adding in this area is going to screw with the already existing businesses. This is only going to add to the drug issues. It is just going to add an area for drug dens. Which is going to cause an issue for the elderly and the families already living here • This is going to add more crowding. People who have previously lived here are going to be displaced which is not fair. • Concerned about overcrowding, increased traffic, lowering of property values, increased unhoused individuals congregating in the area. Concerned about how the construction is done, proper materials, well done and managed? • A concern is overcrowding with cars, especially if each unit has 1 or more cars. Another concern is property value. Having more rentable units could affect the value of neighbouring privately owned homes. • Concerns include density issues, parking, displacement of seniors and people with disabilities, absent ward councilor with no hope for Kenilworth.
<p>Comments about keeping the parking lot and building housing on other sites</p>	<ul style="list-style-type: none"> • There are many vacant areas throughout the city this can be created on. Local businesses will be affected. • There are plenty of parking lots in residential areas that will be better to build on. Such as Lincoln Street parking lot. To take away parking from local businesses and an area frequently used for fundraisers and other social events is nothing less than irresponsible. • Lincoln St parking lot is only used for snow removal by Dofasco. It could be better utilized as housing. • Try Birch Ave near Gibson. • Change locations. • We have abandoned buildings. Bring them back to life as housing.

Figure 5 – Responses To Question 2 About Ideas For Improving The Project Design And Function Of Concept 1 (Multiple Dwelling)

Theme	Verbatim individual comments about the Multiple Dwelling Concept
<p>Type of housing, size and number of Units</p>	<ul style="list-style-type: none"> • Too many storeys and units. Trying to pack too many people in to fit a quota. • Limit the units to 2 or 3 bedrooms. Single bedroom units are a downtown option not in the suburban area. We need more family-oriented dwellings. I would be very concerned as to the target population if it is for single units only or primarily. • 54 one-unit buildings will not uplift our neighbourhood. It will bring the wrong kind of people.

Theme	Verbatim individual comments about the Multiple Dwelling Concept
Type of housing, size and number of Units(continued)	<ul style="list-style-type: none"> • Adding fifty units with more people and taking away the car park will destroy Kenilworth, Hope Ave, Britannia and Archibald! Businesses will go under! What happened to the revitalization of Kenilworth! Kick out all the illegal units to make business viable the parking lot will be used. • Absolutely against the 1-bedroom units. These units will be filled with numerous “friends”. This area is finally building itself back up with homeowners taking pride in their homes again. Kenilworth businesses need to be brought back up again- find another area in the city to place 1-bedroom units that will attract these undesirables. • At the present time there are a lot of one-bedroom apartments in the city. Town houses would be the best use of this land. I am very opposed to one-bedroom units. Strathearne and Barton are a perfect example of how one-bedroom units degrade the area! • This makes the greatest number of units ready to go for bringing down the waitlist but there should be green space for kids and pets on the property. • Stick to 50 - 1-bedroom units. This concept is best as it maximizes the amount of unit availability. The other proposal (concept 2) will not only decrease affordability for those most in need but will require space for prospective residents’ car parking given that units will be bigger to accommodate more people per unit.
Design	<ul style="list-style-type: none"> • It is obviously not appealing to have a 3-storey building overlooking my backyard. I do appreciate the need for this type of development, but this is a major consideration to relocate my family. • Design is not appropriate for neighbourhood. Not enough parking. • Why can’t they keep the municipal lot and build on top of it? The biggest issue is parking and this way the lot can still be utilized. • Isn’t there a height restriction?
Other comments	<ul style="list-style-type: none"> • At this point I have no confidence this will be good for the current or future residents of “70 Hope”. No hope!

Figure 6 – Responses To Question 3 About Ideas For Improving The Project Design And Function Of Concept 2 (Townhouse Dwelling)

Theme	Verbatim individual comments about the Townhouse Dwelling Concept
Type of housing, size and number of units	<ul style="list-style-type: none"> • As a resident/ homeowner on Archibald St with my backyard facing the proposed development I feel that the town house design, with a focus on family dwellings is much more appealing. There are many young families with small children in the neighbourhood and it would be a better fit. • Town houses would be much better for our area. I would like Kenilworth Ave to be a destination point like Ottawa St. Single bedroom units would not fit in with this concept. • Townhouse units are better- this is a family neighbourhood with access to a great park for families nearby, schools, and active community. This should be fostered. There are plenty of basement units, apartments etc. Focus on ways to support families that need affordable space in this community. Townhouses are better with backyards/ green spaces between them and the adjoining properties. Help make this development fit into the community rather than clash.

Theme	Verbatim individual comments about the Townhouse Dwelling Concept
	<ul style="list-style-type: none"> • This is too tight to have 20ish units. This would be the preferred concept if we reduced it to 10 or 15 units at most. We need to ensure family-oriented homes. I like concept #2 more but think they could also be stacked. • Townhouse units are the same. Too many units with too little parking spaces offered. The overflow to homeowners and parking issues are already strained Is this for families? Or will this be used to pack more people into the building. Do not overcrowd. Why not just build town homes for a family, single family dwelling, 5-8 buildings top.
Design	<ul style="list-style-type: none"> • Great design, more parking, neighbourhood appropriate. • Convert the laneway to one-way. This is the better option for the neighbourhood and community, including culturally and for infrastructure. • Add green space, keep municipal parking lot. • Double available townhome spaces using “maisonette” style construction similar to 20 Glen Echo Drive.
Other Comments	<ul style="list-style-type: none"> • This project will introduce an element of people into a community that will not help out financially or ethically. • Andrew Warburton Park is within this area. Perfect for families to utilize.

Figure 7 – Responses To Question 4 About Any Other Comments On The Project.

Theme	Verbatim Other Comments
About affordable housing	<ul style="list-style-type: none"> • How will it work, if it is done? How will the construction impact the community (noise, traffic, debris) What will the ripple effects be on property prices, overcrowding, traffic. We need projects that will improve the area and improve Hamilton’s community life, not just dwelling units to fit a quota. • Ideally, we would like to see less rental and more ownership. • Agree that middle density is needed but please consider who you are partnering with and supporting in terms of building a community here. Residents in the area have worked hard to create safe places for families, build up businesses and local resources (church, library) and more family oriented housing would be much more preferable for this area, especially given other existing developments and properties that are currently available (traffic circle, Strathearne & Barton etc.). • Lincoln St parking lot is only used for snow removal by Dofasco. It could be better utilized as housing. • Do you think this area is the best solution to the homeless crisis? How are we going to revitalize Kenilworth Ave if there is no parking, how will patrons access? We already have to get people to move so we can get our cars out of our driveways. • Just please consider adding more parking. We need affordable homes, but we need parking. • This is a good thing. Low income does not equal criminals or drug dealers; if it did my entire family would be in jail but we aren’t. We pay taxes, we support our local communities, and we are not rich.
About neighbourhood impacts	<ul style="list-style-type: none"> • Absolutely not in favour! Please concentrate on cleaning storefronts from the mess they are in and allowing businesses or encouraging businesses to come back to the area. We want a safe area for older families, young families, and children. Bad enough the parks in this area are overrun with dangerous undesirables. • We are very upset and worried about the proposed project. We live in the neighbourhood and are concerned re: lowering of property values, the

Theme	Verbatim Other Comments
	<p>clientele who will be living there (increase in crimes, drugs etc.), existing old infrastructure, increased traffic in the area. Against this proposal at 70 Hope Ave & Kenilworth.</p>
<p>About impacts on businesses</p>	<ul style="list-style-type: none"> • More business in Kenilworth will increase the use of the parking lot. Adding houses will destroy the community and kill Kenilworth. • Bad idea, I have a business I do not want to go bankrupt. Senior citizen home maybe. • Also, where is the grant to help revitalize Kenilworth Ave businesses and make it like Ottawa Street? • Put money in the city to help local businesses not make them suffer or close.
<p>About parking</p>	<ul style="list-style-type: none"> • I do deal with constant issues regarding street parking in my area already. I certainly hope there is adequate consideration for added vehicles. • I am concerned about the overflow of parking this project is going to add. There is already a parking problem where I live on Britannia Ave due to the filming at Holy Family. What would be done about that? There isn't enough space for this design. It is going to add more crowding to an already crowded community. • Realize the need for more housing but what will happen once Kenilworth gets revitalized (if that ever happens)? Where will people from out-of-town park to be able to shop and eat on this street? How are seniors who need to use their vehicles to shop in the neighbourhood? Parking will be a nightmare for everyone in the neighborhood. Senior housing would be a much more acceptable idea. • Where are the people that go to the businesses on Kenilworth supposed to park? There is no extra parking on Archibald or Hope and on Britannia Ave it is only parking with a permit. • Would there be a full release of the feasibility study to the small businesses to explain the benefits?
<p>Traffic and condition of area roads and local infrastructure needs</p>	<ul style="list-style-type: none"> • Traffic on Harmony has increased and speed has increased since Kenilworth has gone down to 1 lane. The Councillor has been notified multiple times, traffic surveys have been requested and not completed. Andrew Warburton Park is already a spot for homeless and drug users. The city cannot keep it clean let alone more green space. Lack of parking spaces already in the area. • Put the money into fixing the potholes and cleaning up Hamilton instead of introducing more people who will end up unhappy with city conditions. • Make the laneway 1-way access. Traffic flow here with Kenilworth is already terrible and traffic should funnel in a way that doesn't create additional backups. Ideally, this location is close to several transit routes, so consider if parking is really necessary?? Find ways in the neighborhood to encourage transit and use of existing bike routes rather than adding traffic, especially considering proximity to major shopping areas that shouldn't need cars to access. • Are there any plans to upgrade local infrastructure to support that many new housing units? Is there any research showing how this will affect house prices in the area? Who are the target residents to be living there? Are there any plans to incorporate green space? What is the city's plan for noise control and light pollution?
<p>General Comments</p>	<ul style="list-style-type: none"> • Have a good day. • The city has no idea what the community does down there! • Stop this project.

APPENDIX 1 – Copy of Drop In Open House Notice



DROP-IN OPEN HOUSE RE: UPCOMING CITY INITATED ZONING BY-LAW AMENDMENT FOR LANDS LOCATED AT 70 HOPE AVENUE

The City of Hamilton is preparing to rezone a surface parking lot, municipally known as 70 Hope Avenue, that has been deemed surplus to create new housing with new affordable housing units in the community. The purpose of the rezoning is to change the lands from a parking lot to a residential development in the form of a three-storey multiple dwelling containing up to 54 one bedroom units. The proposal maintains the existing laneway connecting between Hope Avenue and Britannia Avenue. The City invites you to a Drop In Open House to learn about the proposed use and share your ideas and opinions on the preliminary concept plan and site design.



DATE: March 26, 2025

TIME: 6:00 PM – 8:00 PM

OPEN HOUSE LOCATION: 1353 Barton St. E (formerly the Royal Hamilton Light Infantry Veterans Association)

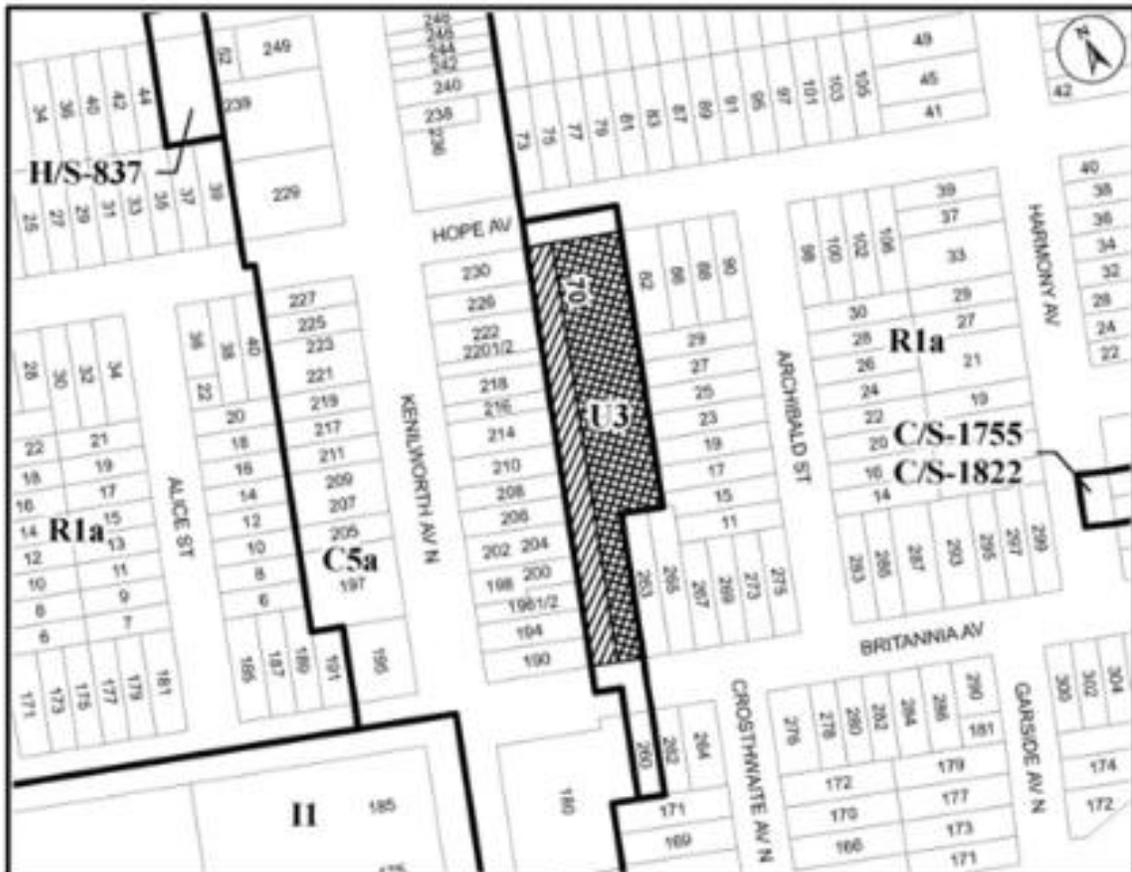
FORMAT: Drop-in anytime during the hours shown. Upon arrival, you will have the opportunity to review information and learn about the City's efforts to support the development of affordable housing, the reasons why this site is being considered, the potential project design of the proposed housing, as well as gain insights into the studies and processes involved. There is no formal presentation. You will have the opportunity to ask questions and provide feedback through discussion with staff. You will be presented with an optional consent form allowing the City to collect your opinions and comments on this initiative. Your responses will remain anonymous. Subject to your choice to opt-out, the City of Hamilton will collect your personal information including your full name and your email address to provide you with updates on this initiative.

HOW CAN I GET MORE INFORMATION?

If you have any accessibility requirements or for more information, please contact:

Jennifer Roth, MCIP, RPP
Senior Development Consultant,
Municipal Land Development Office
Economic Development Division
City of Hamilton
289-439-6012
Jennifer.Roth@hamilton.ca

Mailed on March 5, 2025



● Site Location



Key Map - Ward 4

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
70 Hope Av

Date:
February 13, 2025

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
JR/AL

Subject Property

70 Hope Avenue, Hamilton



Block 1 - 7.62m wide laneway to remain



Block 2 – Proposed redevelopment of municipal land that has been declared surplus by Council to permit residential development. Change in Zoning from Parking (U3) Zone to Mixed Use Medium Density (C5, x) Zone

APPENDIX 2 – Verbatim Responses Written On Comment Forms

Each number here represents a different individual. All comments are verbatim, and personal identifying information has been omitted.

1. I feel that instead of putting all this money into more housing, why not build back up the businesses in Kenilworth. This idea could be moved to another area of the city. There are businesses and families that need to be considered. What about all the people living in the apartments above stores? Why should they have to have their parking re-located to make more room for others? They were here first. Just don't. Already crowded enough. Adding in this area is going to screw with the already existing businesses. This is only going to add to the drug issues. It's just going to add an area for drug dens which is going to cause an issue for the elderly and the families already living here. This is going to add more crowding. People who have previously lived here are going to be displaced which is not fair. I am concerned about the overflow of parking this project is going to add. There is already a parking problem where I live on Britannia Ave due to the filming at Holy Family. What would be done about that? There isn't nearly enough space for this design. It is going to add more crowding to an already crowded community.
2. Where are the people that go to the businesses in Kenilworth supposed to park? There is no extra parking on Archibald or Hope and on Britannia Ave it is only parking with a permit.
3. I support the concept of developing their lands. I think that it could go up to 4 stories so you can see as new investment happening in the neighborhood. I like concept #2 more but think they could also be stacked.
4. Taking away the parking lot would take away from many events ex. The Green Knight MMC have bike nights to raise money for veterans and first responders and other important charities and fill the parking lot.
5. Destroying the current parking lot will affect the residents in the area and the current businesses who rely on the lot every day. Without this parking lot residents who cannot park in front of their homes will be left with nowhere to park. Customers will not want to visit the local businesses if there is nowhere convenient to leave their vehicle while shopping/eating. Put the money into fixing the potholes and cleaning up Hamilton instead of introducing more people who will be unhappy with city conditions.
6. My family owns and operates a business on Kenilworth Ave North. This business has been there for over 35 years. That back parking lot is a necessity for us and the neighborhood. We and others will go out of business. It will be crammed in back there. Try Birch Ave near Gibson. Also, where is our grant to help revitalize Kenilworth Ave business and make it like Ottawa Street!
7. If you listen to the community, residents, business owners, everyone is extremely upset and does not want this to happen. Parking will be an issue, Adding more housing units will only add more stress to the streets around 70 Hope. Adding 50 units more people and no parking will destroy Kenilworth Hope Ave, Britannia, Archibald! Businesses will go under! What happened to the revitalization of Kenilworth! Kicking out all the illegal units make businesses viable and the parking lot will be used. More business in Kenilworth will increase the use of the parking lot. Adding housing will destroy the community and kill Kenilworth.

8. As a resident/ homeowner on Archibald St with my backyard facing the proposed development I feel that the town house design, with a focus on family dwellings is much more appealing. There are many young families with small children in the neighborhood and it would be a better fit. It is obviously not appealing to have a 3-story building overlooking my backyard. I do appreciate the need for this type of development but ultimately this is a major consideration to relocate my family. I do deal with constant issues regarding street parking in my area already. I certainly hope there is adequate consideration for added vehicles.
9. Concerns:
- Need full transparency regarding analysis of “under used parking lots”
 - Need full transparency on parking concerns of families, and seniors
 - Need full analysis of density issues
 - Our ward councilor should have more public meetings to ensure questions are answered by constituents that could not make it.
 - Density issues
 - Parking
 - Displacement of seniors and people with disabilities.
 - Absent ward councilor with no hope for Kenilworth.
 - At this point I have no confidence this will be good for the current or future residents of “70 Hope”. No Hope! No. Future city provided analysis needed.
10. Bad idea. I have a business I don't want to go bankrupt. Senior citizen home maybe.
11. AS a member of the Green Knight Military Motorcycle Club, we hold bike nights every other week at Prime-Time Bar to raise money to Donate to veterans, first responders and vets with PTSD. This will impact us huge in being able to hold these events as well as reducing our donatable fund-raise for veterans. Will also hurt Prime Time pubs business in a huge way!!
12. It is not a good idea to build that affordable housing in this area because of the following reasons.
1. Our neighborhood which is a quiet and peaceful area will now be a chaotic, dirty, and not safe anymore. Why well people who will stay there is it's a subsidized housing expect they are undisciplined, unruly individuals.
 2. House pricing in our neighborhood will decrease because of this.
 3. There is a vacant area at Kenilworth the Ukrainian bank that's burned it's an empty space why don't you use it and place that building there not in our neighborhood.
 4. The construction will disturb our quiet place it's totally not favorable and I am not in favor, be considerate to our neighborhood.
13. It's unfortunate that this location is being chosen. There are “Mom & Pop” shops on this street that just get by. Yes, there is a need “but” keep it away from people's homes. This falls into homeowners' backyards. Consider other spots please. Aren't there height restrictions? Height restrictions. Would there be a full release of the feasibility study to the small businesses to explain the benefits?
14. We are very upset and worried about the proposed projects- we live in neighborhood and are concerned re: lowering of property values, the clientele who be living there (increase in crime, drugs, etc.), existing old infrastructure, increased traffic in the area. Against this proposal at 70 Hope Ave & Kenilworth.

15. Housing is more important than parking. People need roofs over their heads. Have a good day.
16. Taking away the parking lot will be a huge detriment to existing businesses
17. Yes, we do need the parking lot for our business and everyone else that is on this block, I'm sure you have some other space for this project. We need to build Kenilworth to upgrade it for the better not to take the parking spot that all of us are using it. Instead of bringing businesses to survive you are taking it away from us by walking us too close (close) out indefinitely. How do you people sleep at night when you are taking my way of making bread and all the other businesses on this block.
18. Where are the residents going to park if the municipal parking lot will be demolished? Local streets and side streets barely have parking as it is; no more cars can be added. Why can't they keep the municipal lot and build on top of it. The biggest issue is parking and this way the lot can still be utilized. Add green space. Keep municipal lot. Are there any plans to upgrade local infrastructure to support that many new housing? Is there any research showing how this will affect house prices in the area? Who are the target residents to be living there? Are there any plans to incorporate green space? What is the city's plan for noise control and light pollution?
19. Prime-Time Sports has been doing great events for the community for many years. All summer long they run the event with the Green Knight Motorcycle Club, a veteran bike group. They raise money for many charitable events. Change locations. The city has no idea what the community does down there!
20. After looking over the proposal I believe this will negatively impact the immediate neighborhood. I am part of a veteran's motorcycle club, and we utilize this parking lot for charity fundraisers throughout the summer. The businesses in the area need this space to shop. Furthermore, we are always at Prime-Time Sports Bar with motorcycles. The new owners/tenants who will reside in the building may be upset with noise volumes during our charity events. Please don't take this lot away!
21. Realize the need for more housing. But what will happen once Kenilworth gets revitalized (if it ever happens) where will people from out-of-town park to be able to shop and eat on this street? How are seniors who need to use their vehicles to shop in the neighbourhood? Parking will be a nightmare for everyone in the neighbourhood. Senior housing would be a much more acceptable idea.
22. Eliminate a parking lot that "supports" LOCAL businesses. How does that make sense. Today's community meeting should accommodate people to come voice their opinions tonight. Think about that. We have abandoned buildings that bring them back to life and turn them into housing.
23. There are many vacant areas throughout the city this can be created on. Local businesses will be affected. Put \$ in the city to help local businesses not make them suffer or close.
24. As a military veteran and a member of the Green Knights Motorcycle Club. We run events throughout the spring, summer, and fall to raise money for many charitable programs like helping heroes heal, cancer research, and sick kids. We run it in that parking lot through Prime-Time Bar that is one of our main sponsors.

25. Much like the affordable housing development in Stoney Creek, ACORN's East End chapter enthusiastically and firmly supports the 70 Hope Ave affordable housing project. We welcome the city's efforts to find innovative solutions for addressing the problem of Hamilton's ever-growing affordable housing waitlist. This makes the greatest number of units ready to go for bringing down the waitlist but there should be green space for kids and pets on the property. Double available townhome spaces using "maisonette" style construction similar to 20 Glen Echo Dr. City-owned land should be used for city-owned housing during a housing crisis!
26. I feel that the parking lot should remain, being part of Green Knight Military Motorcycle club we have bike nights two times a month supporting veterans and first responders. Losing this location would hurt Prime Time the bar we hold bike nights and will in turn hurt our club from raising money for Canadian veterans.
27. Yes, this project must be cancelled as it will negatively affect the neighborhood as well as the businesses. Stop this project.
28. Town houses would be much better for our area. I would like Kenilworth Ave to be a destination point similar to Ottawa St. Single bedroom units would not fit in with this concept.
29. Very bad idea, no parking as it is. Senior building would be acceptable as a lot parking. Do you think this area is the best solution to the homeless crisis? How are we going to revitalize Kenilworth Ave if there is no parking? How will patrons access? We already have to get people to move so we can get our cars out of drives.
30. Concerned about overcrowding, increased traffic, lowering of property values, increased unhoused individuals congregating in the area. How the construction is done - proper materials, well done & managed. Too many storeys and units. You are trying to pack too many people in to fit a quota. Is this for families? Or will this be to pack more people into the building do not overcrowd. Why not just build townhomes for a family, single family dwelling 5-8 buildings top. How will the work, if it is done, be handled. How will the construction impact the community (noise, traffic, debris) What will the ripple effects be- property prices, overcrowding, traffic. We need projects that will improve the area & improve Hamilton's community life, not just dwelling units to fit a quota.
31. A concern is overcrowding with cars, especially if each unit has 1 or more cars. Another concern is property value. Having more rentable units could affect the value of neighboring privately owned homes. Limit the units to 2 or 3 bedrooms. Single bedroom units are a downtown option not in the suburban area. We need more family-oriented dwellings. I would be very concerned as to the target population if it's for single units only or primarily. This is too tight to have 20ish units. This would be the preferred concept if we reduced it to 10 or 15 units at most. We need to ensure family-oriented homes. Ideally, we would like to see less rental and more ownership.
32. Townhouses/ multiple bed units are better- this is a family neighborhood with access to a great park for families nearby, schools, and active community. This should be fostered- there are plenty of basement units, apartments etc. Focus on ways to support families that need affordable space in this community. Townhouses are better with backyards/ green space between them and the adjoining properties. Help make this development fit into the community rather than clash. Making the laneway 1-way access- traffic flow here with Kenilworth is already terrible and traffic should funnel in a way that doesn't create additional backups. Ideally, this location is close to several transit routes, so consider if parking is really necessary?? Find ways in the neighborhood to

encourage transit + use of existing bikes routes rather than adding traffic, especially considering proximity to major shopping areas that SHOULDN'T need cars to access. Same as previous- 1-way laneway, or less parking. This is the better option for the neighborhood + community, including culturally and for infrastructure. Agree that middle density is needed but please consider who you are partnering with and supporting in terms of building a community here. Residents in the area have worked hard to create safe spaces for families, build up businesses and local resources (church, library) and more family oriented housing would be much more preferable for this area, especially given other existing developments and properties that are currently available (traffic circle, Strathearne+ barton etc.)

33. There are plenty of parking lots in residential areas that will be better to build on. Such as Lincoln St. parking lot. To take away parking lot from local businesses + an area frequently used for fundraisers and other social events is nothing less than irresponsible. This project will introduce an element of people into a community that will not help out financially or ethically. Lincoln St parking lot is only used for snow removal by Dofasco. It could be better utilized as housing.
34. This parking lot is needed in our neighborhood. There is not enough street parking for the existing businesses. The overflow will pour onto the other streets which already do not have enough parking. 54 one-unit buildings will not uplift our neighborhood. It will bring the wrong kind of people.
35. Please consider parking for the neighborhoods the street parking is poor. Design is not appropriate for the neighborhood and there is not enough parking. Great design. More parking, neighborhood appropriate. Just please consider adding more parking. We need affordable homes, but we need parking.
36. I support housing. Parking lots don't shop & don't pay taxes, people do. People support our communities; People need affordable and attainable housing. Kenilworth Ave, in principle, is a walkable street. It has been depressed for decades, long before the road diet Kenilworth received. We need affordable + attainable housing, for people who can't qualify for mortgages over \$350,000. Families need housing. The businesses are struggling as it is right now with a parking lot that currently facilitates drug deals and loitering and is underutilized. This is a good thing. Low income does not equal criminals or drug dealers; is it did my entire family would be in jail, but we aren't. We pay taxes, we support our local communities, and we are not rich.
37. Concern:
 - Trucks
 - Enviro concerns
38. Given the current extreme need for affordable housing and the amount of homelessness we've witnessed in our city parks, sidewalks, and street medians these past few years, the sooner new affordable units can be built, the better. The choosing of this site is both suitable and I believe beneficial for prospective residents in terms of its convenient proximity to public transit, grocery and convenience stores and other retail services. Also of merit is the promise of increased foot traffic to a depressed area that may be of benefit to those businesses and services that will cater to the needs of more residential customers. Kenilworth is in need of just that! Stick to 50- 1-bedroom units. I believe this concept is best as it maximizes the amount of availability. The other proposal (concept 2) will not only decrease affordability for those most in need but will require space for prospective residents' car parking given that units will be bigger to accommodate more people per unit. No need to comment #3 or #4 as I believe my comments on #1 and #2 are clear.

39. Concerns:

- Traffic on Harmony has increased and speed has increased since Kenilworth has gone down to 1 lane. Tammy Hwang has been notified multiple times, traffic survey has been requested and NOT completed
- Andrew Warburton Park is already a spot for homeless and drug users. The city can't keep it clean let alone more green space
- Lack of parking spaces already in the area

40. Not in favor of any residential units being built in this area. Parking is already a major issue on all streets in this area. With the recent sales of homes, a lot have been changed from a 1 family home to 2 and 3 apartment "homes: on my block alone (Britannia) are 4 homes mine is the only single family. 2 of the others are 3 apartments and the last is a 2-apartment home- 14 parking spaces. Absolutely against the 1-bedroom units- it will be filled with numerous "friends" at these units. This area is finally building itself back up with homeowners taking pride in their homes again. Kenilworth businesses need to be brought back up again- find another area in this city to place 1-bedroom units that will attract these undesirables. Townhouse units are the same- too many units with too little parking spaces offered. The overflow to homeowners parking use is already strained. Absolutely not in favor! Please concentrate on clearing storefronts from the mess they are in and allowing businesses or encouraging businesses to come back to the area. We want a safe area for older families, young families & children. Bad enough, the parks in this area are overrun with dangerous, undesirables.

41. I have a family that lives in the area, who frequent the Great Wall restaurant and utilize that lot. I also have my business located on a main street in Ward 4, so I have an understanding of the impact of overflow parking into neighbourhoods. I am wondering if perhaps there can be a compromise reached that takes into consideration the needs of the businesses, patrons of those businesses, as well as the housing crisis needs. I note that there is a section of the lot (highlighted in green below), where:

- An accessible parking space was added in the last few years,
- Those spaces primarily serve the businesses facing Kenilworth close to Britannia
- Those same businesses have lost storefront parking with a new design and/or require parking that exceeds the available on-street parking, and
- That is shown as "separate dwelling area" in the conceptual drawing, which leads me to believe the non-profit housing provider will likely sever & sell that piece off since it's not needed for the purposes of implementing the proposed development.

Hence, I'm wondering if you have considered proposing a land severance prior to rezoning 100% of the lot in order to retain that portion of land for municipal parking since it will have zero impact on the number of units proposed to be provided. Also, I'm not positive, but it is possible that previous minor variances were granted to some of those businesses along Kenilworth in regard to parking on-site with the justification being there's a municipal parking lot adjacent and/or on-street parking; which has been decreased. I also note that when the Council approved a change in Staff direction for this land, the Staff report back in December 2023 stated the lands are zoned Mixed Use residential/commercial, they are not zoned as such. They are zoned Utility - U3 Parking. And lastly, I couldn't help but notice that the concrete Municipal ROW being retained is 8 m wide. We have streets where I live with no sidewalks that are less than 8 m wide, and they accommodate parking for vehicles. It's my opinion then, based on experience, that if down the road there was a justified need, some additional parking spaces could be provided for within the retained ROW. I hope I've given you some food for thought and you'll consider that this doesn't need to be an all or nothing use of a city asset. It can be a 'yes



42. I am a resident and homeowner in Ward 4. I'm writing to voice my support for the 70 Hope Ave proposed affordable housing project. I think it's a great idea to build on land that the city already owns. I also frequently pass by that parking lot and there are only ever four or five cars parked there. I am also in support of prioritizing housing over parking. Thank you for your efforts in this project.

43. No homes at our parking lot. Anywhere else yes but not there.