

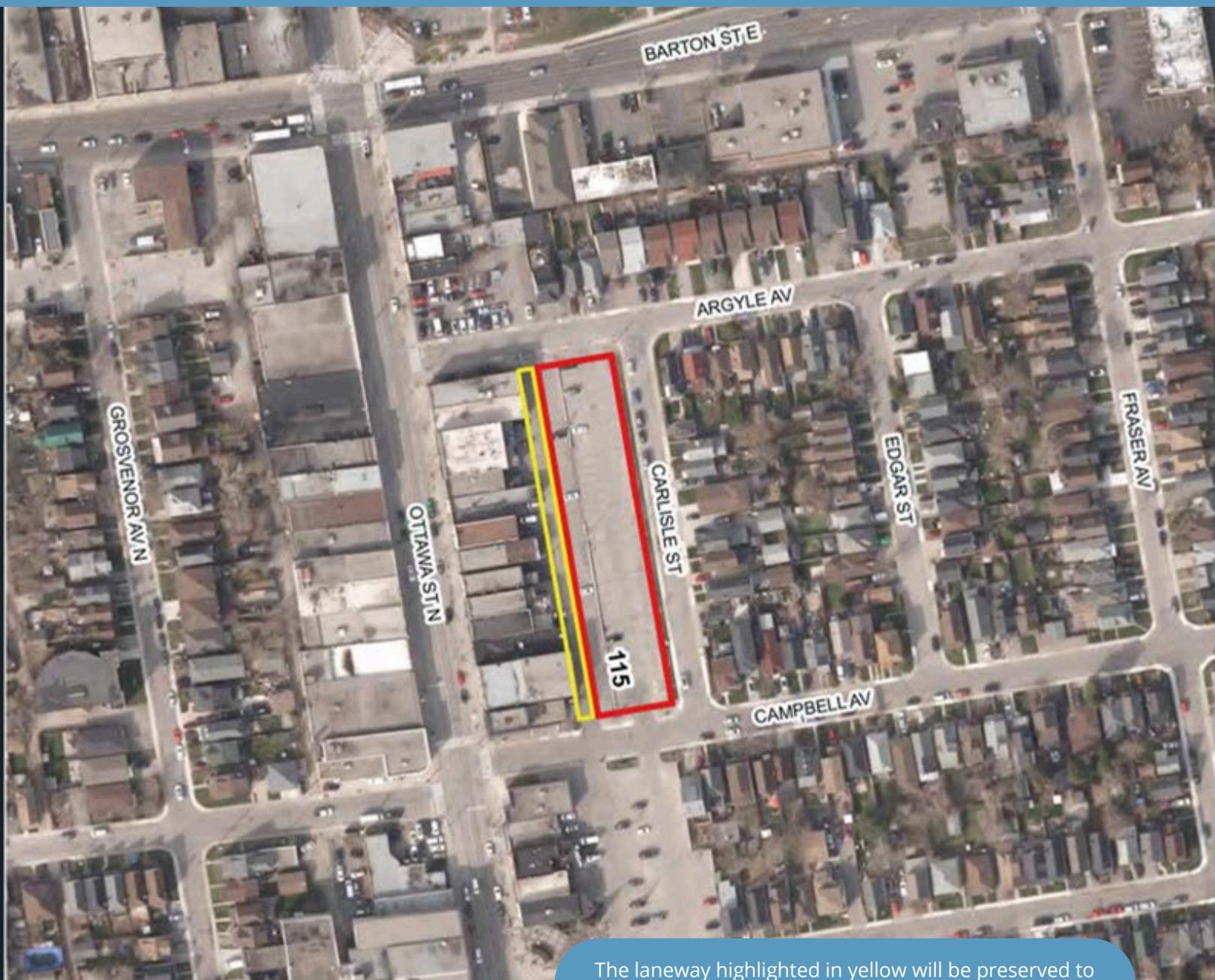
115

HOUSING
OPPORTUNITY

CAMPBELL AVENUE

Hamilton, ON

CITY OF HAMILTON CORPORATE REAL ESTATE OFFICE



The laneway highlighted in yellow will be preserved to maintain access.

The City of Hamilton is preparing to seek interested parties to enter into a long-term ground lease for the development and operation of an affordable, mixed-use residential development on municipally owned land located at **115 Campbell Avenue**.

The proposed site is approximately **0.73 acres (2,954 square metres)** and is located just off Ottawa Street North, offering convenient access to public transit, retail amenities, schools, parks, and community centres. Currently functioning as a municipal parking lot and adjacent to a City-owned alleyway, the site presents a strong opportunity to advance development in a well-connected urban setting. Where feasible, additional community or municipal amenities may be incorporated into the development.

The existing laneway will be retained to provide access to properties fronting Ottawa Street North, and a portion of the current municipal parking is expected to remain on site.

The site is currently zoned **U3 – Parking**, and will require both a rezoning and an amendment to the Neighbourhood Plan to support residential use. The proposed rezoning to a Mixed Use Medium Density (C5) zone would permit a building height of up to 22 metres or, approximately six storeys. Located within a proposed **Major Transit Station Area**, the site is well-suited for intensification.

A 40-year land lease opportunity is being offered to support the delivery of affordable, high-quality housing for residents.

Submission guidelines and process details can be found on the final page of this brochure.

All inquiries and submissions should be directed to **Meaghan Palynchuk** at
Meaghan.Palynchuk@hamilton.ca.

Official Plan	Mixed-Use Medium Density
Neighbourhood Plan	Crown Point East Neighbourhood Plan - Parking
Current Zoning	U3 – Parking in Zoning By-law 05-200
Proposed Zoning	C5 - Mixed Use Medium Density
Max Height	22 metres (6 storeys)

This property has been identified as a strong candidate for housing development due to its close proximity to key neighbourhood amenities.



CITY INITIATIVES AND SUPPORT

- The City's Economic Development Action Plan (2021-2025) has an Action to "Prepare a strategy to re-develop City-owned assets to create shovel-ready projects for the purposes of affordable housing."
- Hamilton City Council committed \$4 million annually for affordable housing and \$10.3 million for supportive housing over three years, as part of the 2024 tax budget.

AFFORDABLE HOUSING DEVELOPMENT PROJECT STREAM

- The City's Affordable Housing Development Project Stream (Project Stream) is an annual funding process that provides financial support to non-profit organizations for the creation and retention of affordable and supportive housing for low-to-moderate income households.
- Interested housing providers will have the opportunity to submit an application through the Housing Secretariat's intake process, which will be accessible on the Housing Secretariat's website
- For more information, please visit the Housing Secretariat website [here](#).

HOUSING ACCELERATOR FUND (HAF)

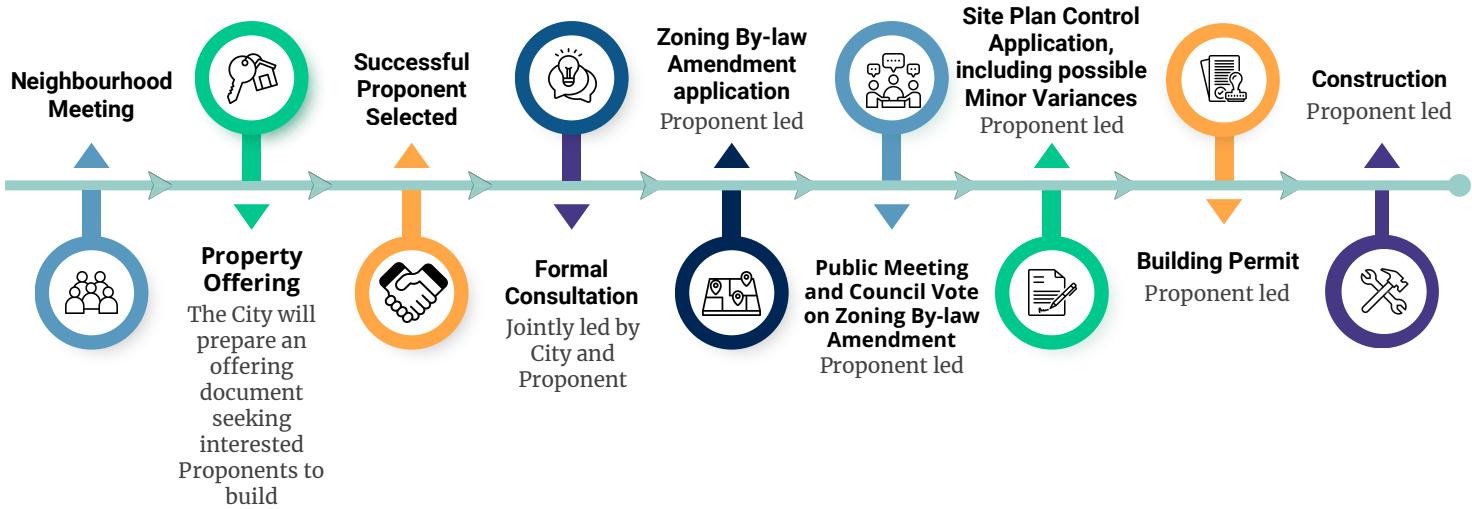
- On October 10, 2023, the City received \$93.5 million from the Housing Accelerator Fund (Federal funding) to support initiatives, including the strategy to re-develop City-owned assets with the objective of creating shovel-ready projects for the purposes of affordable housing.
- Through the Housing Accelerator Fund investment, the City of Hamilton is geared up to surpass its previous records. Aiming high, the City has set a target to add a remarkable 2,675 net new residential units over the next three years.
- For more information, please visit the Housing Secretariat website [here](#).

There is no commitment or guarantee of funding from the City or other levels of government as part of the offering process. Any capital or operational funding would be subject to separate applications initiated by the successful proponent.

DEVELOPMENT ROADMAP



The successful proponent will be responsible for obtaining all required planning and development approvals, including amendments to the neighbourhood plan and zoning by-law, minor variances, site plan approvals and building permits. The City's ability to support these applications will be discussed with proponents during the offering process.



PROCESS & SUBMISSION GUIDELINES

The Offering Document is available for download via the website linked below. Interest parties are invited to submit proposals no later than **3:00 PM EST on Monday, February 23rd, 2026**. Please note that all proposals will be reviewed only after the submission deadline has passed.

If there are any questions about the proposal submission or process, please contact the City of Hamilton Corporate Real Estate Office at the contact details provided.

STAFF CONTACT

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[Website Link](#)