

207

HOUSING
OPPORTUNITY

PARKSIDE DRIVE

Hamilton, ON

CITY OF HAMILTON CORPORATE REAL ESTATE OFFICE



Black dot is the proposed area to be developed. Boundaries will be defined once a proponent is selected.

The City of Hamilton is preparing to seek interested parties to enter into a long-term ground lease for the development and operation of a portion of **207 Parkside Drive**, featuring an affordable Long Term Care (LTC) Home.

The proposed development site is approximately **0.43 acres (1,740 square metres)** of land at the southeast corner of the overall land holding (final dimensions subject to change as a proponent is selected). Located just off Parkside Drive in Waterdown, the location offers excellent access to public transit, enhancing accessibility for future residents and visitors. The site is immediately adjacent to the Flamborough Family YMCA, Waterdown District High School and Allan A. Greenleaf Elementary School, placing it within a well-established and family-oriented neighbourhood. As the site is municipally owned land, the City is well-positioned to support the expansion of Long Term Care services at this location.

The site is currently zoned **Institutional**, which permits the development of a Nursing Home or Long Term Care facility, subject to the following regulations:

- **Minimum Lot Area:** 1,500 square metres
- **Height (Max):** 11 metres (approximately 2.5-3 storeys)

This zoning presents a valuable opportunity, allowing for a time-efficient development process with minimal pre-development requirements.

The development area may be adjusted based on suitable rationale.

A 29-year lease opportunity is being offered to support the delivery of long-term, high-quality housing for residents. Details regarding the submission process and guidelines are available on the final page of this brochure.

Site Size	Approx. 0.43 acres (0.174 hectares)
Plans	<ul style="list-style-type: none">• Urban Hamilton Official Plan - Institutional• Waterdown North Secondary Plan - Institutional
Zoning	I - Institutional in Zoning By-law 90-145-Z
Max Height	11 metres (approx. 2.5-3 storeys)

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



Area Amenities Within 1km



Allan A. Greenleaf Elementary School & Waterdown District High School



Public Transportation



Flamborough Family YMCA



Waterdown Memorial Park



Retail:

- Fortinos Grocery Store
- Tim Hortons
- McDonalds
- Other restaurants and takeout

- 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's housing and Homelessness Action Plan (January 2020) has identified a stretch target of developing 350 new affordable rental units annually.
- 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.
- On October 10, 2023, the City of Hamilton received \$93.5 million from the Housing Accelerator Fund (Federal funding) to support initiatives, including the strategy to redevelop City-owned assets with the objective of creating shovel-ready projects for the purposes of affordable housing.

LONG-TERM CARE CAPITAL FUNDING PROGRAM (CFP)

The Long-Term Care Capital Funding Program (CFP) is an Ontario government initiative launched in July 2025 to fund the construction and redevelopment of long-term care (LTC) beds to modern design standards and meet the growing demand. The goal is to accelerate the building of safe, comfortable, and modern LTC homes across Ontario, supporting the government's commitment to create 58,000 new and upgraded LTC beds.

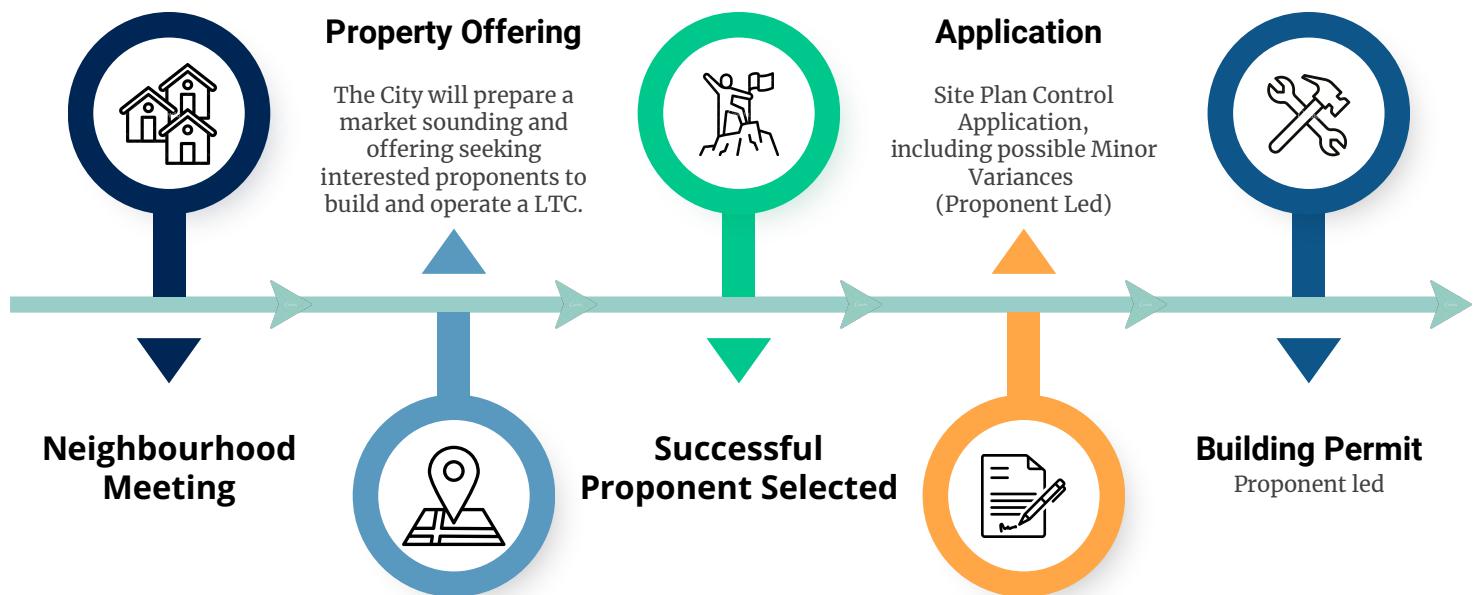
- The CFP provides funding for new and redeveloped beds, with provincial funding covering up to 85% of eligible project costs.
- Due to higher costs, projects in the Greater Toronto and Hamilton Area (GTHA) receive greater maximum funding per bed than other regions. The maximum CFP funding for a project in the GTHA is \$637,500 per bed, based on maximum eligible costs of \$750,000 per bed.

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 site is zoned with a minimum lot area of 1,500 square metres (16,145 square feet) with a maximum building height of 11 metres (approx. 2.5 – 3 storeys). The expected development concept demonstrates an at grade 3-storey building. Notably, there is no requirement for underground parking, enhancing design and construction efficiency.



PROCESS & SUBMISSION GUIDELINES

The Offering Document is available for download via the website linked below. Interest parties are invited to submit proposals, and submissions will be reviewed on an ongoing basis. For 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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