

309

HOUSING
OPPORTUNITY

GROSVENOR AVENUE NORTH

Hamilton, ON

CITY OF HAMILTON CORPORATE REAL ESTATE OFFICE



The City of Hamilton is seeking not-for-profit development partners for a nominal ground lease opportunity at **309 Grosvenor Avenue North, Hamilton**.

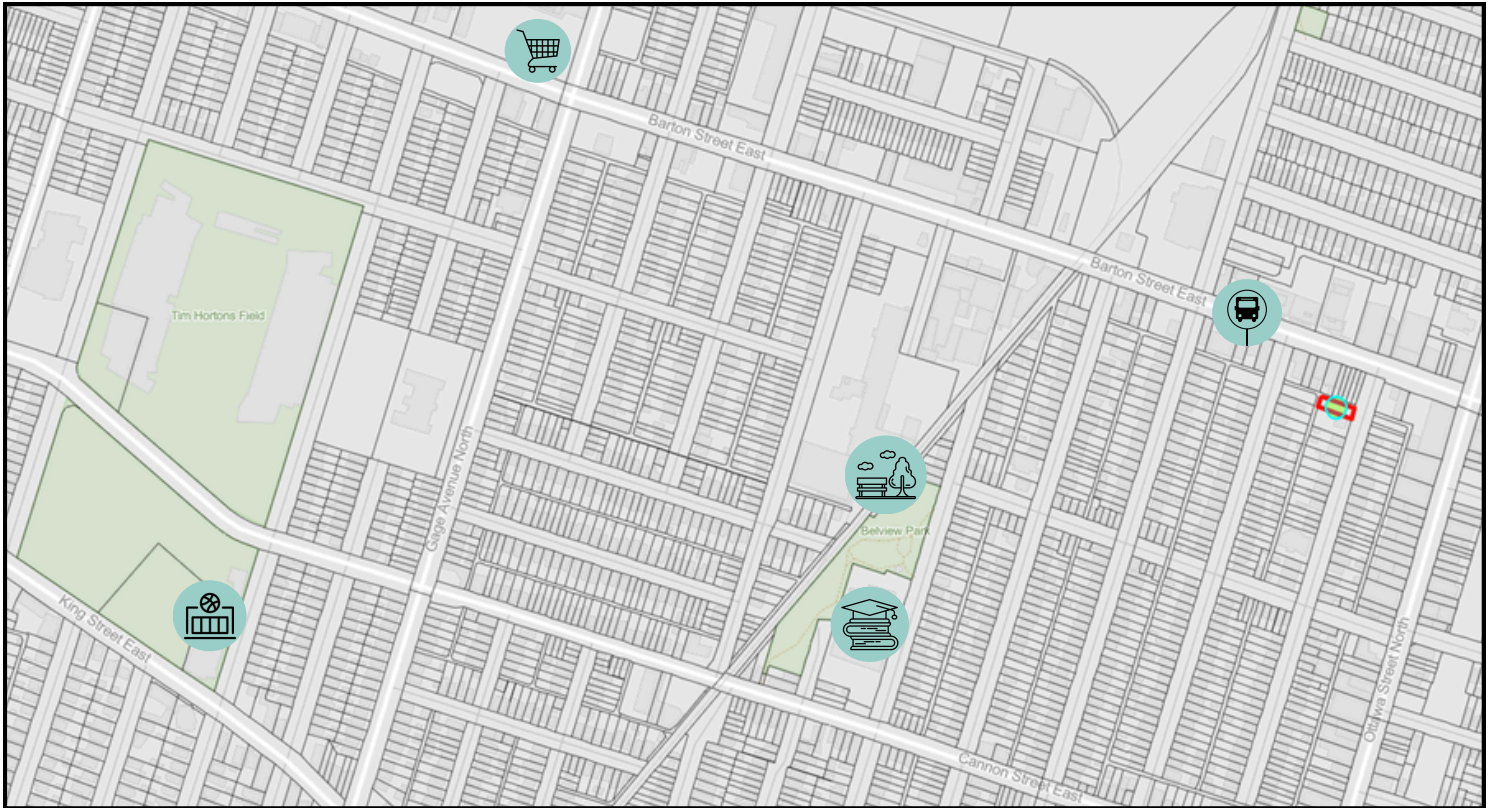
The proposed development site is approximately **0.08 acres (324 square metres)** and is located just off Barton Street East, offering convenient access to public transit, retail amenities, schools, parks, and a recreation centre. Currently functioning as a municipal parking lot and adjacent to a City-owned alleyway, the site presents a strong opportunity to advance development in a well-connected urban setting. Laneway access to the rear of the properties fronting on Barton Street East is to be maintained and not included in the property offering. A small portion of the side and rear yard may need to be maintained as part of the laneway to provide adequate width for emergency vehicles.

The site is currently zoned **U3 - Parking**, and will require a rezoning to support residential use. The successful proponent will lead the rezoning, supported by City staff, with the maximum permitted built form identified as a triplex.

Property Attributes	Property Summary
Official Plan	Neighbourhoods
Current Zoning	U3 – Parking in Zoning By-law 05-200
Proposed Zoning	Low Density Residential Zone
Development Concept	Triplex

Other similar City owned market offerings in the area include 299 Balmoral Avenue North and 302 Balmoral Avenue North. **Proponents may submit an offering for any individual lot or multiple lots.** A ground 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.

All inquiries and submissions should be directed to **Catherine Parsons** at housing.realestate@hamilton.ca.



309 Grosvenor Avenue North

Area Amenities Within 2km



Elementary School



Public Transportation



Bernie Morelli Recreation Centre



Belview Park



FreshCo Grocery Store

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](#).

HOUSING ACCELERATOR FUND (HAF)

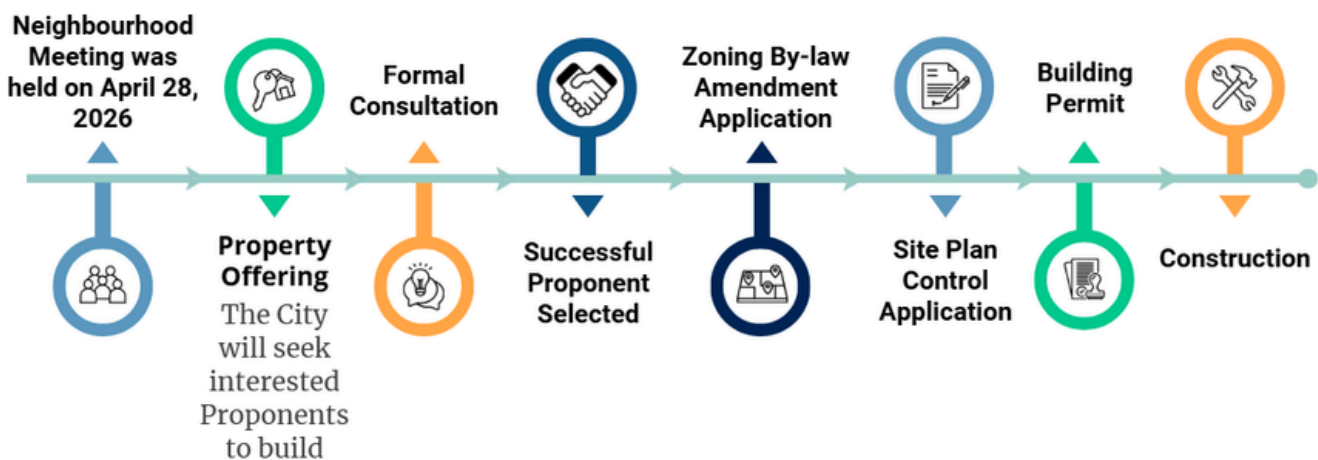
- On October 10, 2023, the City received \$93.5 million from the Housing Accelerator Fund (Federal funding) to support initiatives, including the strategy to re-develop City-owned assets with the objective of creating shovel-ready projects for the purposes of affordable housing.
- Through the Housing 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](#).

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 shall be responsible for meeting all applicable regulatory requirements imposed by any level of government or conservation authority. The proponent is responsible for all zoning amendment, minor variance, site plan and building permit applications and approval processes required to implement its development plan. The City's ability to support these applications will be discussed with proponents during the offering process.



PROCESS & SUBMISSION GUIDELINES

The Offering Document for 309 Grosvenor Avenue North is available for download on [Hamilton.ca/real-estate](https://hamilton.ca/real-estate). Interest parties are invited to submit proposals no later than **3 PM EST on June 30th, 2026**. Proponents may submit an offering for **any or all of the three properties**. 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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