

BALMORAL & GROSVENOR

299, 302 BALMORAL AVE N | 309 GROSVENOR AVE N

Hamilton, ON

CITY OF HAMILTON CORPORATE REAL ESTATE OFFICE



The City of Hamilton is working in partnership with a not-for-profit housing provider for a nominal ground lease opportunity at **299, 302 Balmoral Avenue North and 309 Grosvenor Avenue North, Hamilton.**

The development sites include **299 Balmoral Avenue North (0.11 acres), 302 Balmoral Avenue North (0.08 acres) and 309 Grosvenor Avenue North (0.08 acres).** The properties are located just off Barton Street East, offering convenient access to public transit, retail amenities, schools, parks, and a recreation centre. Currently functioning as municipal parking lots and adjacent to City-owned alleyways, the sites present 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 sites are 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 and a fourplex.

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 & Fourplex



**299, 302 Balmoral Avenue North
& 309 Grosvenor Avenue North**

Area Amenities Within 2km



Elementary School



Public Transportation



Bernie Morelli Recreation Centre



Belview Park



Grocery Store

- 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)

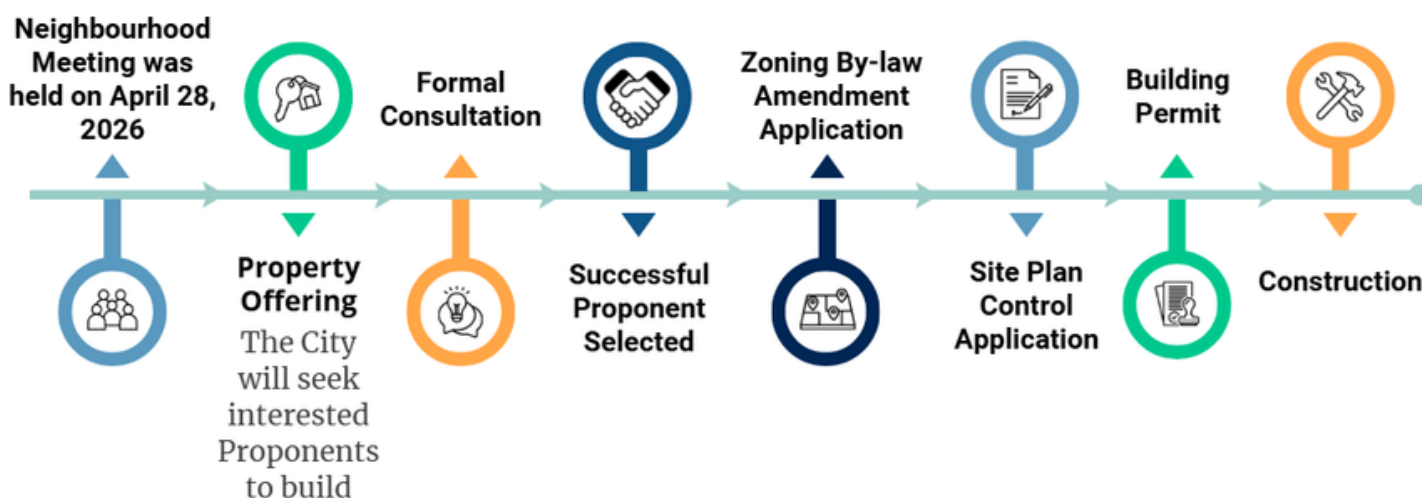
- On October 10, 2023, the City received \$93.5 million from the Housing Accelerator Fund (Federal funding) to support initiatives, including the strategy to re-develop City-owned assets with the objective of creating shovel-ready projects for the purposes of affordable housing.
- Through the Housing 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 development process for these properties will involve several stages, including community engagement, municipal approvals, and detailed design review. Following the selection of a not-for-profit development partner, the project will proceed through consultation, planning approvals, and site plan review before advancing to permitting and construction, subject to all required approvals.



PROCESS & SUBMISSION GUIDELINES

If there are any questions about the housing opportunity, please contact the City of Hamilton Corporate Real Estate Office at the contact details provided.

STAFF CONTACT

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