HAMILTON WEST HARBOUR INVESTMENT GUIDE

For Landowners + Builders + Land Developers

Presented by John van Nostrand
29 November 2016
The Five Big Ideas

1

The Guide is for all Investors - including Current Landowners, Builders and Land Developers
The Five Big Ideas

2 Planning for Growth and Change (intensification) should be based on Zero Displacement of existing populations (except by their choice)
The City needs to Co-invest in the Public Realm and Greenspace
The Guide ensures that increasing land values resulting from public investment are captured by both those coming to invest in the West Harbour and those already living here.
Facilitative and accessible **Zoning** is required for All Properties
Hamilton’s West Harbour

Map showing the location of Hamilton Harbour with major roads labeled: York Blvd, Cannon St W, and Wellington St W.
West Harbour Precinct Looking South-East
Presentation Outline

• Why an Investment Guide?
• West Harbour Heritage
• Opportunities & Challenges
• Planning & Zoning Frameworks
• Where to Invest?
• How to Invest?
• Next Steps
Why an investment guide?
The West Harbour Precinct is *poised for Major Growth and Change* since the West Harbour Go-Station opened in 2015 and the pending B-Line LRT in 2022.
Why an investment guide?

Relatively few developer-led projects have been put forward. However, resident owner-investors continue to renovate, expand or replace their properties.
Why an investment guide?

Growth + Change is already taking place with the opening of the West Harbour GO-Station.
Why an investment guide?

This will increase with the opening of the proposed Hamilton LRT in 2022, linking West Harbour with the surrounding Region.
Why an investment guide?

The purpose of the Guide is to make potential investors aware of opportunities and to direct them to sources of information and contacts in the City of Hamilton.

Who are the investors?

HAMILTON WEST HARBOUR INVESTMENT GUIDE

DEVELOPERS
BUILDERS
LANDOWNERS
Why an investment guide?

What do they build?

Landowners  Builders  Developers
Why an investment guide?

A Model For Investment Elsewhere in Hamilton
West Harbour Heritage
Hamilton’s West Harbour is steeped in history.
West Harbour Heritage

The development of Hamilton began in the West Harbour, where a large stream flowed into the Bay.
Early industries were established close to the Port and new Rail Facilities and provided the roots for the Hamilton’s growth as a major Industrial Centre.
West Harbour Heritage

Much of the West Harbour was “developed” over the last 200 years largely by individual Owner-Builders
Opportunities & Challenges
The Opportunity

1. Hamilton is located in the centre of the most densely populated corridor of economic activity in Canada.
Hamilton has a highly skilled, well educated and productive labour force of over 1 million people.
Acres of employment lands are available.
Hamilton is a Transportation Hub for the Goods Movement Industry.
Hamilton’s Agricultural sector generates $1.26 billion a year for the local economy.
McMaster University consistently ranks as one of Canada’s top 3 most research-intensive universities. Mohawk College is the largest trainer of apprentices in Ontario.
The Opportunity

Hamilton Health Sciences employs nearly 10,000 people and is comprised of six unique hospitals and a Cancer Centre.
Hamilton has one of the strongest young professional networks in Canada (Hamilton Hive).
The opening of the West Harbour Go-Transit Hub and the proposed new LRT Service (2022) has raised, and will continue to raise, land values in the Jamesville and Beasley Neighbourhoods.
The Opportunity

Access to Metrolinx Service is likely to encourage significant new investment in development - especially within walking distance of the Go-Station + LRT B-Line
The Investment Guide is intended to ensure that increased land values may be captured by both those coming to invest in the West Harbour and those already living in these Neighbourhoods.
The Challenge

The West Harbour combines the need to plan for:

Not only the rapid growth and intensification associated with the new West Harbour Go-Transit Hub and LRT B-Line

But also the socio-economic and housing needs of adjacent neighbourhoods in order to reduce their displacement through gentrification
The West Harbour was already designated as a “Priority Neighbourhood”- one trending towards increasing poverty
The Opportunity

Beasley Neighbourhood
The socio-economic and housing needs of adjacent neighbourhoods

Population by Sex and Age Group
- There are slightly more females than males residing in Ward 1.
- Since 2006, the largest increase in population is seen in age bracket 20 to 24 (325) and the largest decrease in population is seen in age bracket 35 to 39 (475) in Ward 1.

25 Year GRIDS Population Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Ward 1 Population</th>
<th>Ward 1 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>34,409</td>
<td>14,790</td>
</tr>
<tr>
<td>2011</td>
<td>34,562</td>
<td>15,390</td>
</tr>
<tr>
<td>2016</td>
<td>33,734</td>
<td>15,390</td>
</tr>
<tr>
<td>2021</td>
<td>36,149</td>
<td>16,848</td>
</tr>
<tr>
<td>2026</td>
<td>36,073</td>
<td>16,848</td>
</tr>
<tr>
<td>2031</td>
<td>38,575</td>
<td>18,401</td>
</tr>
</tbody>
</table>

25 Year GRIDS Population Projections - Ward 1

![Population pyramid and bar chart showing trends over 25 years]
The Opportunity

Jamesville Neighbourhood

The socio-economic and housing needs of adjacent neighbourhoods

Population by Sex and Age Group
- There are slightly more females than males residing in Ward 2, a change from 2006.
- The population in the 35 to 64 age group increased the most between 2006 and 2011.

### 25 Year GRIDS Population Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Ward 2 Population</th>
<th>Ward 2 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>39,924</td>
<td>19,711</td>
</tr>
<tr>
<td>2011</td>
<td>41,156</td>
<td>20,625</td>
</tr>
<tr>
<td>2016</td>
<td>40,505</td>
<td>20,896</td>
</tr>
<tr>
<td>2021</td>
<td>45,444</td>
<td>23,798</td>
</tr>
<tr>
<td>2026</td>
<td>45,408</td>
<td>23,758</td>
</tr>
<tr>
<td>2031</td>
<td>53,670</td>
<td>28,096</td>
</tr>
</tbody>
</table>
The Challenge

Throughout, the City has supported Local Neighbourhoods in preparing and planning for growth in advance
The Challenge

Beasley Neighbourhood

6 in 10
Residents living below poverty line

3x
Higher than City’s average poverty rate

14%
Newcomer immigrants in the area

5%
Residents with Aboriginal ancestry

4 in 10
Residents identify as a visible minority
The Challenge

**Neighbourhood Profile: Beasley**

**Income and Housing**

**Housing and Mobility**

- Renters: 40%
- Owners: 21%
- Apartment building with 5 or more stories: 17%
- Renters spending 30% or more on shelter costs: 6%
- Owners spending 30% or more on shelter costs: 6%
- Changed address in last year: 22%
- Changed address in last 5 years: 17%

**Poverty Rates**

- Total population: 57%
- Children under age 6: 76%
- Seniors: 56%

**Key Findings**

The vast majority of homes in Beasley are rented (79%) compared to 32% for the city as a whole.

Half of Beasley dwellings are in apartment buildings with five or more stories.

There are higher rates of people living in unaffordable housing in Beasley, both for renters and owners.

Beasley residents are more mobile than the average for the city. Almost 6 in 10 Beasley residents stay in their homes for less than five years.

Poverty rates in Beasley are three times higher than the average for the city. Almost 6 in 10 Beasley residents live on incomes below the poverty line.
The Challenge

Jamesville Neighbourhood

More than 1/3
Residents living in poverty

49%
Young children living in poverty

About 1/3
Seniors living in poverty

Over 53%
Residents rent

Renters ≈ Homeowners
The Challenge

NEIGHBOURHOOD PROFILE
JAMESVILLE

INCOME AND HOUSING
HOUSING AND MOBILITY

<table>
<thead>
<tr>
<th>Neighbourhood Profile</th>
<th>Jamesville</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renters</td>
<td>52%</td>
<td>47%</td>
</tr>
<tr>
<td>Owners</td>
<td>48%</td>
<td>53%</td>
</tr>
<tr>
<td>Total number of persons</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Apartment building with 5 or more stories</td>
<td>12%</td>
<td>15%</td>
</tr>
<tr>
<td>Renters spending 30% or more on shelter costs</td>
<td>49%</td>
<td>48%</td>
</tr>
<tr>
<td>Owners spending 30% or more on shelter costs</td>
<td>48%</td>
<td>49%</td>
</tr>
<tr>
<td>Moved in last year</td>
<td>41%</td>
<td>43%</td>
</tr>
<tr>
<td>Moved in last 5 years</td>
<td>42%</td>
<td>43%</td>
</tr>
</tbody>
</table>

KEY FINDINGS

Jamesville has an almost equal proportion of renters and homeowners: 53% Jamesville residents are renters compared to just under one third of the city’s overall population (32%).

Close to half the proportion of renters (43%) live in unaffordable housing and spend 30% or more of their income on shelter costs, but this is slightly lower than the proportion for the city as a whole (45%).

Residents in Jamesville change addresses more often than the average for the city.

More than a third of Jamesville residents (35%) are living in poverty, compared to 18% for the city. Almost half (49%) of young children in Jamesville are living in poverty. Close to a third of Jamesville’s seniors are living in poverty (29%).

POVERTY RATES

- Total population: 33% (Jamesville), 49% (City)
- Children under 6: 26% (Jamesville), 18% (City)
- Seniors: 29% (Jamesville), 17% (City)
# The Challenge

## West Harbour Population & Dwelling Units

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Dwelling Units</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>15,000</td>
<td>3,500</td>
<td>72 UPHa</td>
</tr>
<tr>
<td>2041</td>
<td>30,000</td>
<td>6,000</td>
<td>150 UPHa</td>
</tr>
</tbody>
</table>

## Potential Unit Mix

<table>
<thead>
<tr>
<th></th>
<th>Own</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• High / Mid-Rise Apartment</td>
<td>• High / Mid-Rise Apartment</td>
</tr>
<tr>
<td></td>
<td>• Low-Rise</td>
<td>• Low-Rise</td>
</tr>
</tbody>
</table>
The Challenge

Zero Displacement

City needs to consider a new Planning + Development Guideline requiring that existing owners, tenants and key workers cannot be displaced unless:

- They Elect to Move
- They Remain in their Existing House
- They are Rehoused in Comparable Housing within The Site or Neighbourhood
The Challenge

Planning without Zoning

The City has prepared a wide range of plans for the West Harbour over the last 10 years but few have been fully implemented through complementary Zoning (excluding Barton Tiffany and Piers 7+8)
Key Plans for Investors

Click on a link to learn more.

Setting Sail: West Harbour Secondary Plan
West Harbour Recreational Master Plan
Urban Design Study for Piers 7 and 8
Urban Design Study for Barton-Tiffany
Light Rail Transit Study
Transportation and Parking Study – Piers 5-8
James Street North GO Station Study
Residential and Business Development on Pier 8
Business & Residential Land Uses for Barton-Tiffany
Deloitte West Harbour Draft Report
Setting Sail is the Secondary Land Use Plan that establishes the framework for public improvements and investment.
**Setting Sail** is the Coordinating Plan for the West Harbour, prepared in 2005-12 before The Go-Hub and New LRT were announced.

**Hamilton West Harbour Secondary Plan (Setting Sail)**
Setting Sail: West Harbour Secondary Plan

Zoning – which guides investment – is still in the process of being put into place (except in Barton Tiffany and on Piers 7 and 8)

Current Hamilton West Harbour Zoning Plan
The 3D Model

This three-dimensional digital base model allows all investors and residents to “see” their neighbourhoods and how they are changing.
The 3D Model
The 3D Model
Where to invest?
Three Types of Land-Use

1. Public Realm
   - streets + walks
   - parks + open spaces
   - transportation corridors
   - municipal services

2. Private Realm
   - areas of major reinvestment
   - corridors of gradual change
   - stable areas

3. Areas of Special Identity + Heritage sites
   - designated properties (OHA)
The Planning Zones

- Stable Residential Neighbourhoods (Landowners): 46%
- The Public Realm (City of Hamilton): 30%
- Areas of Major Reinvestment (Land Developers): 17%
- Corridors of Incremental Change (Landowners + Builders): 7%
Public Realm Investments

Public Realm Investments by the City

[Map of the area showing open space framework and other investments]
Public Realm Investments

HARBOUR WEST CONCEPT PLAN

Working together with the Waterfront Trust and continuing upon their work, the West Harbour Waterfront Recreation Master Plan is to enhance and balance the recreational, ecological and marine functions of the West Harbour. Many of the approved recommendations, including retaining the existing shoreline configuration where possible, the reuse of existing buildings and permitting boat clubs to continue operations in their existing facilities stems from the work previously done by the Hamilton Waterfront Trust.
Public Realm Investments

Parks & Open Space

STREETS + SIDEWALKS

TRANSPORT CORRIDORS
• Vehicular/Transit
• Bicycles/Pedestrian

MUNICIPAL SERVICES
• Water
• Wastewater
• Energy
• Fiber-optic
• Telecommunications

Key Connection Points
- West Harbour Boundary
- Major Connections
- Secondary Connections
- Parks and Open Spaces
Where to Invest?

Areas for Major Reinvestment (AMR)
Areas Of Major Reinvestment

There are three primary Areas of Major Reinvestment within the West Harbour Precinct:

- Barton-Tiffany
- Piers 7 and 8
- Ferguson-Wellington Corridor
Areas Of Major Reinvestment

Barton-Tiffany

Piers 7 & 8

Ferguson-Wellington Corridor
AMR 1. Barton-Tiffany

Preferred Design Concept Plan (Barton-Tiffany Urban Design Study)
AMR 1. Barton-Tiffany

**FIGURE 1:** Preferred Urban Design Concept

**FIGURE 2:** City-owned properties within the Barton-Tiffany area

- **Commercial**
- **Residential (up to 4 storeys)**
- **Residential (up to 3 storeys)**
AMR 1. Barton-Tiffany

Total Area
26 ha (64 ac)

Permitted Uses
Residential & Commercial

Permitted Height
3-16 (varies by block)

Total Projected Residential Units
1,161 (2,025 people)

Total Commercial GFA
58,367 sq.m.
AMR 1. Barton-Tiffany

Current Status

Asset description
The vacant Barton-Tiffany lands are situated in the north end of Hamilton, bounded by Stuart Street, Barton Street West, Tiffany Street and Hess Street. Approximately two thirds of the land are designated for commercial use, however the remaining area is designated for medium density residential, with the lands off Stuart street intended to provide retail and commercial uses to the immediate neighborhood.

Proposed options
- Development of 200 residential units with 36,900sf of retail space at grade
- Development of 400 residential units with 36,900sf of retail space at grade
- Property is sold to private sector for development

Key considerations
- Affordable housing policy
- Access to funding
- Environmental considerations
- City building aspirations

Required action items
- Environmental and property condition report to determine feasibility

Potential outcomes
- Development of 200 residential units with 36,900sf of retail space at grade
- Development of 400 residential units with 36,900sf of retail space at grade
- Property is sold to private sector for development

Required action items
A full environmental and property condition report for the Barton Tiffany lands needs to be completed to confirm viability of this property

Key considerations
Is there a policy desire to redevelop the property into an affordable housing project or is the property better served as part of the “city building” required for the advancement of the West Harbour neighborhood?
AMR 2. Piers 7 and 8

The Piers 7 and 8 Urban Design Study will be used to guide and evaluate future development applications, infrastructure and public space improvements on Piers 7 and 8.

Proposed Community Structure
1. Waterfront Park (Future Corridor)
2. Waterfront Park (Existing)
3. Gateway Park
4. The Greenway (Storm Water Garden and pedestrian walkway)
5. Green Roofs (Throughout as shown)
6. Marina Expansion
7. Institutional Building
8. Residential Building
9. Mixed-Use Building with Central Public Parking Structure
10. Mixed-Use Building with Flex-Rental Above
11. Community Plaza
12. Continuous Waterfront Sidewalk and Pedestrian Trail (along Pier with)
13. Mid-block Connection
14. Pump Station and Park Pavilion

Future Programming Considerations
15. Sunset Amphitheater
16. Sunrise Gathering Circle
17. View Terminus Promenade
18. Programmable Park Areas (Throughout)
19. Beach Area
20. Grill Park
21. Retail Park Pavilions
22. Cultural Piece
23. Splash Paddling/Water Feature
24. Playground

Existing Area Features
25. Skating Rink
26. William’s Coffee Pub
27. Hamilton Waterfront Trust Centre
AMR 2. Piers 7 and 8

Open Space Network

Blocks + Centralized Parking

Cross-Section
AMR 2. Piers 7 and 8

Development Objectives:
> Promote a healthy harbour
> Provide a safe and continuous public access along the water’s edge
> Create a diverse, animated and balanced waterfront
> Celebrate the City’s heritage

3D Demonstration Plan Option One (Piers 7 & 8 Urban Design Study)
AMR 2. Piers 7 and 8

**Zoning Checklist for “D6” Properties**

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>“D6” – Downtown Multiple Residential.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>2 storeys (7.5m) min.</td>
</tr>
<tr>
<td></td>
<td>15.0m max.</td>
</tr>
<tr>
<td>Front Yard</td>
<td>3.0m min.</td>
</tr>
<tr>
<td></td>
<td>4.5m max.</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>6.0m min.</td>
</tr>
<tr>
<td>Side Yard</td>
<td>3.0m min.</td>
</tr>
<tr>
<td>Density</td>
<td>150 units/ha max.</td>
</tr>
<tr>
<td>Max. Floor Area Ratio</td>
<td>0.6x the area</td>
</tr>
</tbody>
</table>

**DEVELOPERS**
A developer would be highly interested in development opportunities within Areas of Major Reinvestment. These areas are unique sites that anticipate greater densities compared to other areas in the City. Developers can profit the most with investment in this type of area, whether it is for residential, commercial, or office uses.

**BUILDERS**
A builder would also be interested in the potential opportunities within Areas of Major Reinvestment. As they are complex sites with many investment opportunities, a builder may benefit from the flexibility and variability of uses intended for the site.

**LANDOWNERS**
A landowner may not find investing within an Area of Major Change feasible, as these areas will be highly sought after by bigger developers. In rare cases, there may be opportunities for partnerships between landowners.
AMR 2. Piers 7 and 8

Total Area
13.9 ha (34 ac)

Permitted Uses
Residential, Commercial, Institutional

Permitted Height
3-8 (varies by block)

Total Projected Residential Units
1071-1531

Total Commercial GFA
7,740 sq.m.
AMR 2. Piers 7 and 8

Current Status – Urban Design Study Approved
AMR 3. Ferguson-Wellington

Urban Design Study (Pending)
CityHousing Hamilton (CHH) has recently determined that it will renovate its existing tower located in the West Harbour Area. CHH will spend $6.5 million to renovate — not sell — its 500 MacNab St Tower. Currently most of the 146 units are bachelor and studio apartments.

The estimate to fix MacNab was lower than expected. The high-rise will need about $10.6 million in repairs to last the next 30 years.

As reported on CBC Hamilton
CityHousing Hamilton (CHH) — the city's largest social housing agency — will redevelop its Jamesville townhouse complex to accommodate the area's social housing needs.

As reported on CBC Hamilton
Where to Invest?

Corridors of Incremental Change (CIC)
2. Corridors of Incremental Change

A Corridor of Incremental Change includes established mixed use neighbourhoods that have residential and commercial uses. Investment along the main Corridors is strongly encouraged as development would help activate the public realm and contribute to a greater sense of identity for priority streets within West Harbour.

Corridors of Incremental Change can accommodate higher densities than Stable Areas, and are located on arterials that support higher order transit.

Within the selected study block at James and Barton, the zoning designation permits a variety of uses including one-two dwelling units within the same building, commercial uses, shelters, retirement homes, institutional uses, and more. Corridors anticipate change that is gradual over time and blends in with the existing built form.

There is an opportunity to maximize the mixed use designation to provide more housing opportunities within West Harbour.
Corridors of Incremental Change
Prime Retail Streets represent the traditional commercial districts of Downtown Hamilton. Buildings along streets like James Street North and parts of King Street are typically 3-4 stories tall and house a variety of shops that support a vibrant street life. Preserving and improving this street life will be critical in these areas.
Corridors of Incremental Change

Zoning: Mid-Rise Streets

St. Clair West
Corridors of Incremental Change

Zoning: Mid-Rise Blocks

Yonge + St. Clair
Corridors of Incremental Change

Zoning: Mid-Rise Blocks

Yonge + St. Clair
Corridors of Incremental Change

James Street Corridor: Mid-Rise

Rear Transition to Neighbourhood

- 45-degree angular plane taken from the property line at-grade
- Plus a minimum 7.5 metre setback – includes laneway
Corridors of Incremental Change

Encourage Mid-Rise Buildings through As-of-Right Zoning
CIC 1. James Street from Barton-Murray
CIC 1. James Street from Barton-Murray
CIC 1. James Street from Barton-Murray

As-of-Right Zoning

Existing Buildings
CIC 1. James Street from Barton-Murray

As-of-Right Zoning
Existing Buildings

Properties With 4 Storeys (17m)

Properties With 8 Storeys (26m)
Corridors of Incremental Change

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<tr>
<td>Rear Yard</td>
<td>6.0m min.</td>
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LANDOWNERS
A landowner may not find investing within an Area of Major Change feasible, as these areas will be highly sought after by bigger developers. In rare cases, there may be opportunities for partnerships between landowners.
Where to Invest?

Stable Residential Areas (SRA)
3. Stable Residential Areas

A Stable Residential Area encompasses established neighbourhoods that have an existing, older housing stock with varied housing typologies. These areas are walkable, close to transit services, and suitable for limited new growth.

This guide will review the zoning permissions for three Stable Area blocks: Mary-Simcoe, Park-Barton and Mary-Cannon. The "D" designation applies for the majority of properties in these areas.

The as-of-right zoning permissions within each selected study block will determine the build-up potential for properties eligible for conversions.

It is important to note that while residential blocks are stable, they are not static. There is an opportunity to expand development, and to maximize the built form within stable neighbourhoods to increase density and optimize land uses.
Stable Residential Areas (SRA)
Stable Residential Areas (SRA)
Block 1: Mary-Simcoe

The Mary-Simcoe block is zoned “D” (Urban Protected Residential - One and Two Family Dwellings, Etc.), which permits uses for a day nursery, a district yard of a municipal corporation, or a college or university. Six properties along Mary are zoned “D/S-1385,” which specifies a specific site modification to permit smaller side yards, lot width, and lot area (see below).
SRA 1. Mary-Simcoe
### Existing Zoning

#### Zoning Checklist for “D” Properties

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>“D” - Urban Protected Residential - One and Two Family Dwellings</th>
<th>✓</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>3 storeys or 14.0m</td>
<td>✓</td>
</tr>
<tr>
<td>Min. Frontage</td>
<td>• Single family or lodging house: 12.0m*</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>• Two family dwelling: 18.0m*</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>• Elderly home: 27.0m</td>
<td>✓</td>
</tr>
<tr>
<td>Min. Lot Area</td>
<td>• Single family or lodging house: 360m²**</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>• Two family dwelling: 540m²**</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>• Elderly home: 810m² (and 140m² per dwelling unit)</td>
<td>✓</td>
</tr>
<tr>
<td>Front Yard</td>
<td>6.0m</td>
<td>✓</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>7.5m</td>
<td>✓</td>
</tr>
<tr>
<td>Side Yard</td>
<td>• 1.2m for buildings 2.5 storeys or 11m and under</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>• 2.7m for buildings higher than 2.5 storeys or 11m</td>
<td>✓</td>
</tr>
</tbody>
</table>

* An existing lot is permitted to maintain its width if less than 12.0m without requiring variances under Section 19(1)

** Conversion can maintain a lot area of 270m² under Section 19CD(6)

For further information, refer to By-Law 6593

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**DEVELOPERS**

A developer is less likely to intervene within a stable residential block. There may be opportunities to purchase multiple lots for consolidation and redevelopment if a developer chose to invest within a Stable Area.

**BUILDERS**

A builder would be interested in working with clients within Stable Residential Areas to maximize development opportunities. Builders can help realize the investment potential on properties within Stable Areas.

**LANDOWNERS**

A landowner would find Stable Areas appropriate for residential development within an existing lot in an established neighbourhood. Landowners may benefit from a small scale conversion to their home, which can then be rented or sold.
Stable Residential Areas (SRA)

Properties With 1.2m Setbacks
Full Build-Out Potential
Stable Residential Areas (SRA)

Properties With 2.7m Setbacks
Full Build-Out Potential
Stable Residential Areas (SRA)

Mary-Simcoe Case Study #1
Stable Residential Areas (SRA)

As-of-Right Home Alteration Option 1
- where lot width is greater than 12.0m*
- property area is at least 360m**
- side yard setbacks are 1.2m
- building height is not over 2.5 storeys, or 11m
- ground floor area can increase from 133m² to 413m², and 3.3m height can be added

As-of-Right Home Alteration Option 2
- where lot width is greater than 12.0m*
- property area is at least 360m**
- side yard setbacks are 2.7m
- building height is not over 3 storeys, or 14m
- ground floor area can increase from 133m² to 333m², and 6.5m height can be added

* An existing lot is permitted to maintain its width if less than 12.0m without requiring variances under Section 19(i)
** Conversion can maintain a lot area of 270m² under Section 19(i)(i)

As-of-Right Build Out
Stable Residential Areas (SRA)

Potential Build-out Envelope

100% Build – Out Potential

Option 1

Option 2

75% Build – Out Potential

50% Build – Out Potential
Stable Residential Areas (SRA)

Conversion Options

- Full Floor
- Half Floor
- Rear Addition
- Separate Unit
SRA 2. Mary-Simcoe
SRA 2. Mary-Simcoe

As-of-Right Home Alteration

Option 1
- where lot width is greater than 12.0m
- property area is at least 360m²
- side yard setbacks are 1.2m
- building height is not over 2.5 storeys, or 11m
- ground floor area can increase from 133m² to 413m², and 3.3m height can be added

Option 2
- where lot width is greater than 12.0m
- property area is at least 360m²
- side yard setbacks are 2.7m
- building height is not over 3 storeys, or 14m
- ground floor area can increase from 133m² to 333m², and 6.6m height can be added

Build-Out Envelope Potential

- 100% Build-Out Potential
- 75% Build-Out Potential
- 50% Build-Out Potential

As-of-Right Build Out

* An existing lot is permitted to maintain its width if less than 12.0m without requiring variances under Section 19(k)
** Conversion can maintain a lot area of 270m² under Section 19(k)(k)
SRA 2. Mary-Simcoe
SRA 3. Mary-Simcoe

Mary-Simcoe Case Study #3
SRA 3. Mary-Simcoe

As-of-Right Home Alteration Option 1
- where lot width is greater than 12.0m*
- property area is at least 360m***
- side yard setbacks are 1.2m
- building height is not over 2.5 storeys, or 11m
- ground floor area can increase from 133m² to 413m², and 3.2m height can be added

As-of-Right Home Alteration Option 2
- where lot width is greater than 12.0m*
- property area is at least 360m***
- side yard setbacks are 2.7m
- building height is not over 3 storeys, or 14m
- ground floor area can increase from 133m² to 333m², and 6.6m height can be added

As-of-Right Build Out
* An existing lot is permitted to maintain its width if less than 12.0m without requiring variance under Section 19(1).
** Conversion can maintain a lot area of 270m² under Section 19(10).

Build-Out Envelope Potential
100% Build-Out Potential
75% Build-Out Potential
50% Build-Out Potential
Conversion Options

Full Floor

Half Floor

Rear Addition

Separate Unit
SRA 4. Murray-MacNab
SRA 4. Murray-MacNab
Properties With 1.2m Setbacks
Full Build-Out Potential
Properties With 2.7m Setbacks
Full Build-Out Potential
What Growth Could Look Like

Existing Land-Use Breakdown

- **Public Realm (City of Hamilton)**: 30%
- **Stable Residential Neighbourhoods (Landowners)**: 46%
- **Corridors of Incremental Change (Landowners + Builders)**: 7%
- **Areas of Major Reinvestment (Land Developers)**: 17.5%

**Existing Breakdown**

- **Public Realm (30%)**
- **Stable Residential (45.5%)**
- **Corridors (7%)**
- **Areas of Major Investment (17.5%)**
What Growth Could Look Like

100% Growth in Areas of Major Investment

EXISTING
PUBLIC REALM 35%
STABLE RESIDENTIAL 40%
CORRIDORS 10%
AREAS OF MAJOR INVESTMENT 15%

PROPOSED
FORM OF GROWTH
100% GROWTH
x 14 TOWERS 24 STOREYS
OR x 28 TOWERS 12 STOREYS
What Growth Could Look Like

75% Growth in Areas of Major Investment
25% Growth in Corridors

PROPOSED
FORM OF GROWTH

PUBLIC REALM 35%
STABLE RESIDENTIAL 40%
CORRIDORS 10%
AREAS OF MAJOR INVESTMENT 15%

EXISTING

25% GROWTH
x 13 BLOCKS
4 - 8 STOREYS

75% GROWTH
x 11 TOWERS 24 STOREYS
x 7 TOWERS 12 STOREYS
What Growth Could Look Like

65% Growth in Areas of Major Investment
25% Growth in Corridors
10% Growth in Stable Residential Areas
What Growth Could Look Like

50% Growth in **Areas of Major Investment**
25% Growth in **Corridors**
25% Growth in **Stable Residential Areas**
What Growth Could Look Like

34% Growth in Areas of Major Investment
33% in Corridors
33% in Residential Areas

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUBLIC REALM 35%</td>
<td>FORM OF GROWTH</td>
</tr>
<tr>
<td>STABLE RESIDENTIAL 40%</td>
<td>33% GROWTH</td>
</tr>
<tr>
<td></td>
<td>1584 SINGLE UNIT ADDITION OR 528 NEW BUILDINGS &lt; 4 STOREY</td>
</tr>
<tr>
<td></td>
<td>33% GROWTH</td>
</tr>
<tr>
<td></td>
<td>x 18 BLOCKS 4 - 8 STOREYS</td>
</tr>
<tr>
<td></td>
<td>AREAS OF MAJOR INVESTMENT 15%</td>
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<tr>
<td></td>
<td>x 5 TOWERS 24 STOREYS</td>
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<tr>
<td></td>
<td>or x 10 TOWERS 12 STOREYS</td>
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</table>
What Growth Could Look Like

10% Growth in Areas of Major Investment
25% in Corridors
65% in Residential Areas

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>STABLE RESIDENTIAL</th>
<th>CORRIDORS</th>
<th>AREAS OF MAJOR INVESTMENT</th>
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<tbody>
<tr>
<td>PUBLIC REALM 35%</td>
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<th>PROPOSED</th>
<th>65% GROWTH</th>
<th>25% GROWTH</th>
<th>10% GROWTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>FORM OF GROWTH</td>
<td>3168 SINGLE UNIT ADDITION OR 1048 NEW BUILDINGS 4 or 6 STOREY</td>
<td>x 13 BLOCKS 4 - 8 STOREYS</td>
<td>x 4 TOWERS 12 STOREYS</td>
</tr>
</tbody>
</table>
How to Invest

STEP 1. LOCATE PROPERTY
- Stable Residential Areas
- Corridors of Incremental Change
- Areas of Major Reinvestment

STEP 2. REVIEW LAND USE
- Official Plan, Secondary Plan
- Review Zoning Permissions, As-of-Right

- Compliant
  - Approval
  - Official Plan Amendment
- Non Compliant
  - Approval
  - Minor Variance / Zoning by Law Amendment

STEP 3. OBTAIN BUILDING PERMIT

STEP 4. BUILD
Investment Tools

Options For Increasing Investment as a Landowner
What could an Online Guide look like?
What could an Online Guide look like?
What could an Online Guide look like?
What could an Online Guide look like?
What could an Online Guide look like?
What could an Online Guide look like?
Investment Websites

Click on a link to learn more.

City of Hamilton Priority Projects
A Prime Waterfront Investment Opportunity
West Harbour Waterfront Projects Update
Concept Overview - Pier 8
Next Steps

The West Harbour Specifically:

• Reports to Hamilton Community Foundation + City Council
• City to Set up Web Site that shows Residents what is possible on their properties
• Work with Community and City to update Zoning
• Setting up a “Store” in The Storefront to provide consultation to local Landowners + Builders on their development potentials
• Potential Financial Incentives from the City’s Economic Development
• As-of-Right Zoning

The Larger City/Region:

• Prepare a Similar Investment Guide for another City Precinct or Precincts that delineates and gives form to a “Civic Common” (as defined in collaboration with Evergreen)
Next Steps

A City Commons

• A Evergreen / SvN initiative that seeks to counter economic and social fragmentation in our cities by **revitalizing and connecting public spaces** such as parks, plazas, trails and libraries.

• A demonstration of how a **connected set of civic assets** – a civic commons – can connect people of all backgrounds and yield increased and more equitably shared prosperity for cities and neighborhoods.

• **Intended to foster community, social mobility, economic opportunity and cultural vitality** by creating experiences and spaces where people of all backgrounds can exchange ideas and address common problems.

• **A National Civic Commons Learning Network will coordinate a learning agenda, impact assessment and storytelling** across the demonstration Site (in Hamilton). It will host cross-city learning opportunities and generate a series of toolkits to act as how-to resources for civic asset and city leaders in demonstration cities and beyond.