



HAMILTON WEST HARBOUR INVESTMENT GUIDE

For Landowners + Builders + Land Developers

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 Five Big Ideas

3

The City needs to **Co-invest in the Public Realm** and Greenspace

The Five Big Ideas

4

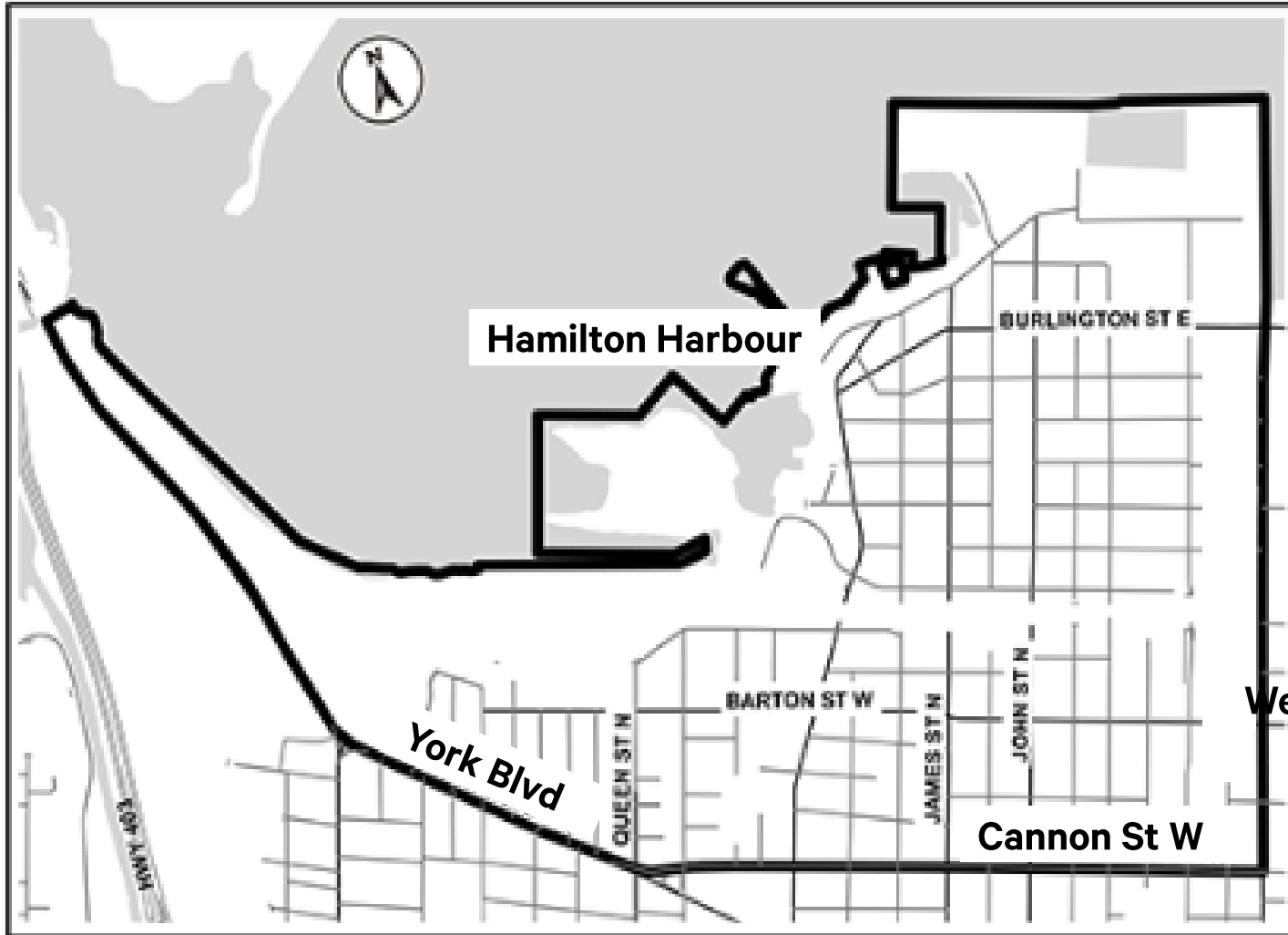
The Guide ensures that **increasing land values** resulting from public investment are **captured by both** those coming to invest in the West Harbour and those already living here

The Five Big Ideas

5

Facilitative and accessible **Zoning** is required for All Properties

Hamilton's West Harbour



Hamilton's West Harbour



West Harbour Precinct Looking South-East

Presentation Outline

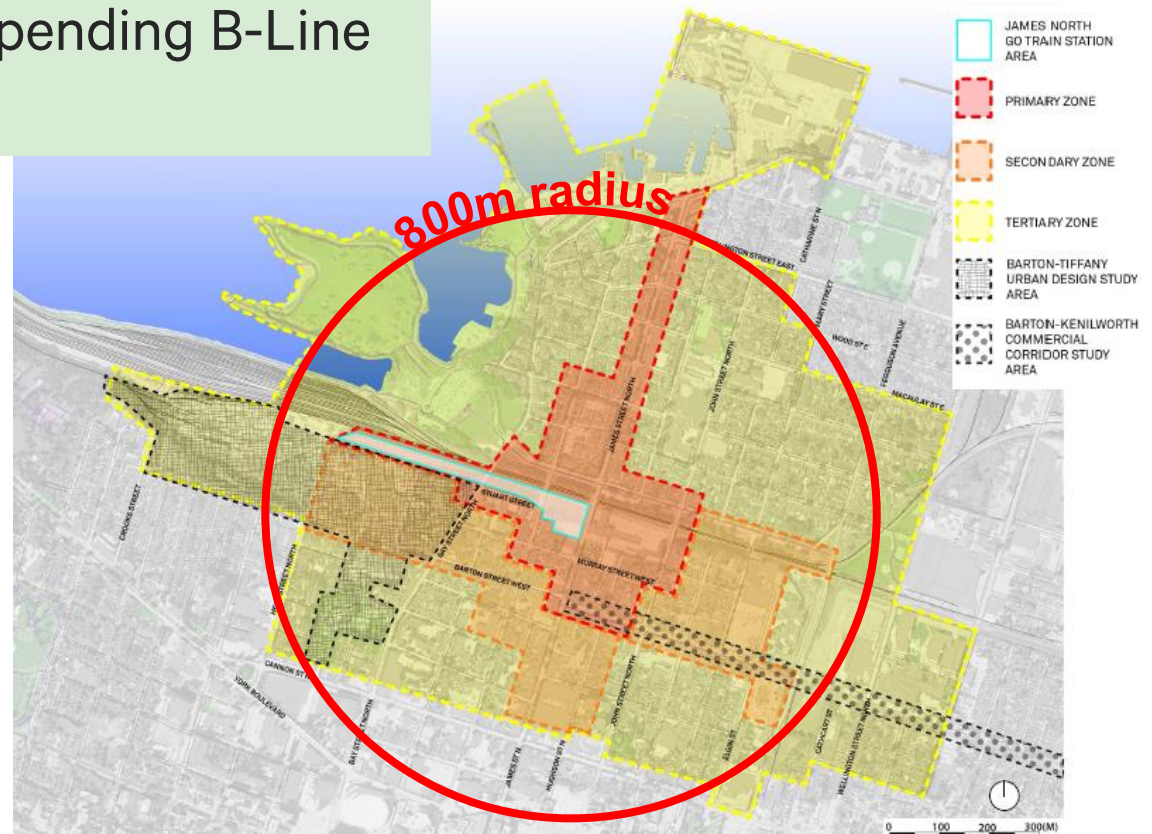
- **Why an Investment Guide?**
- **West Harbour Heritage**
- **Opportunities & Challenges**
- **Planning & Zoning Frameworks**
- **Where to Invest?**
- **How to Invest?**
- **Next Steps**



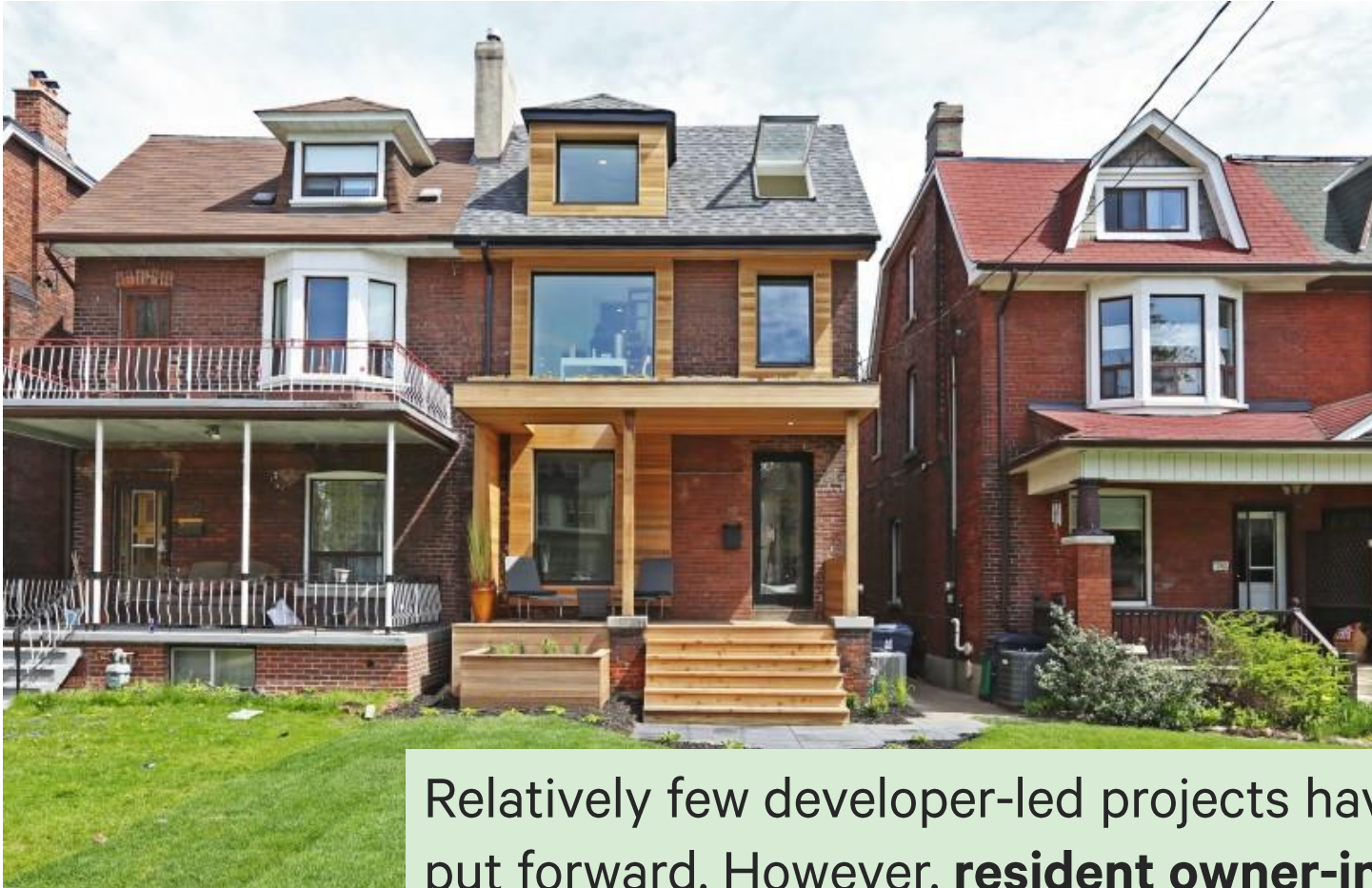
**Why an investment
guide?**

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.



Hamilton Long Term Rapid Transit System "B.L.A.S.T" (Conceptual Only)



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?



DEVELOPERS



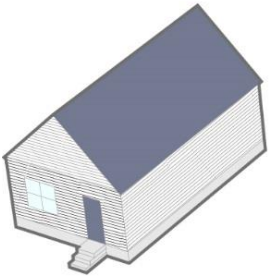
BUILDERS



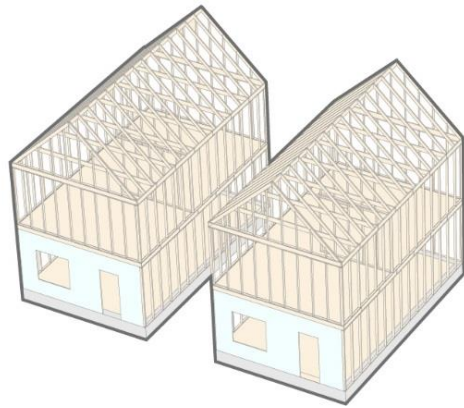
LANDOWNERS

Why an investment guide?

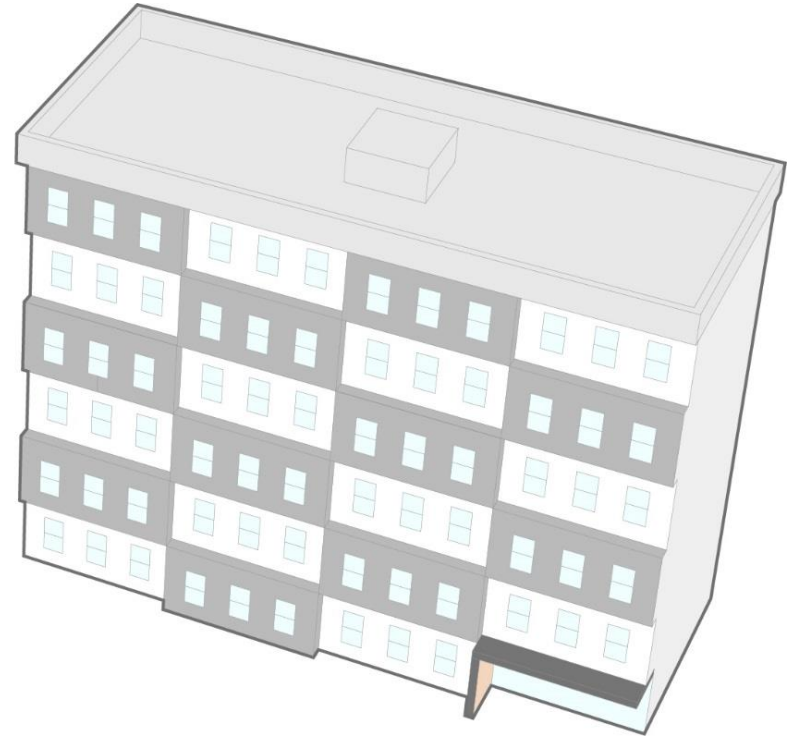
What do they build?



Landowners



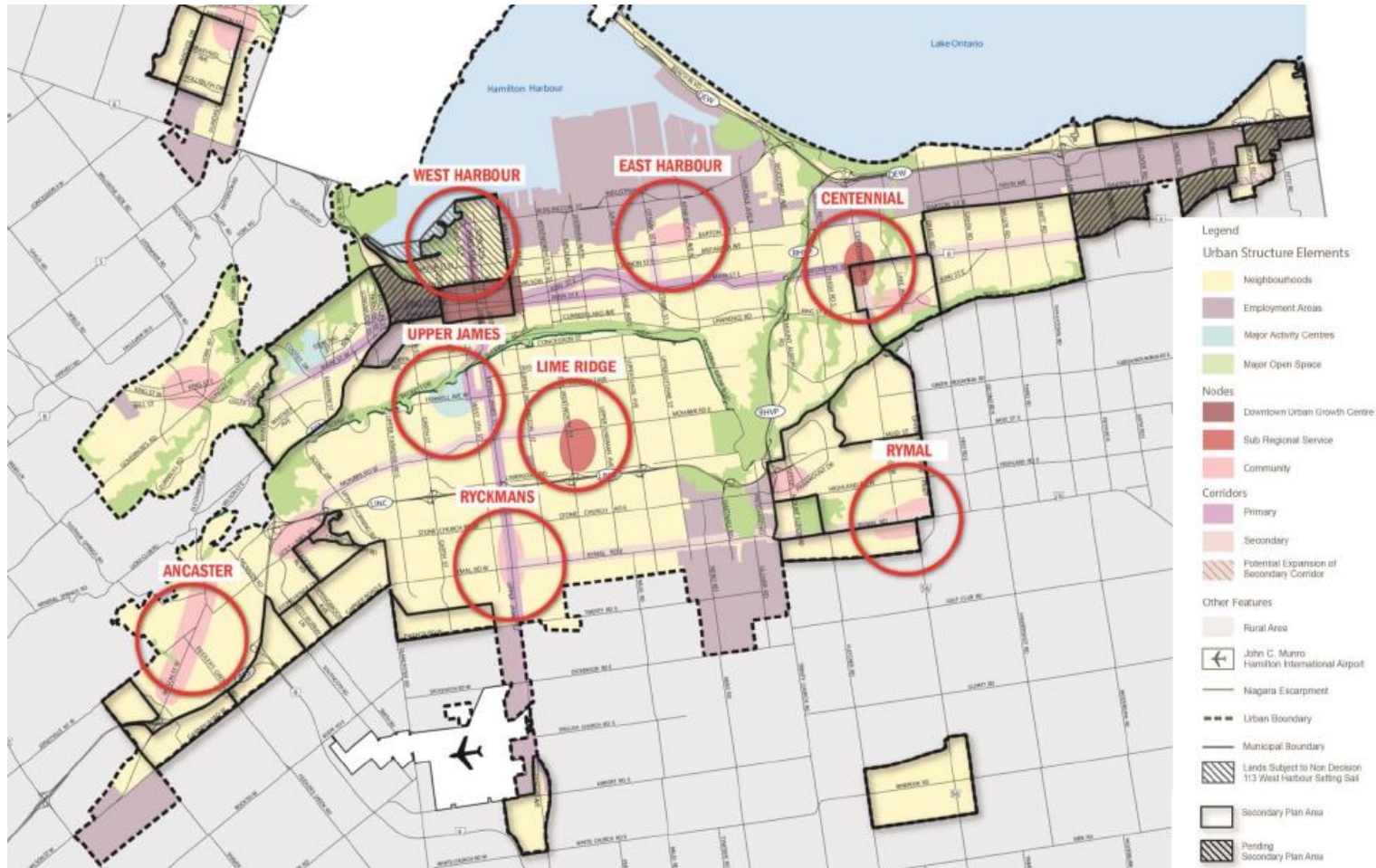
Builders



Developers

Why an investment guide?

A Model For Investment Elsewhere in Hamilton





West Harbour Heritage

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.



West Harbour Heritage

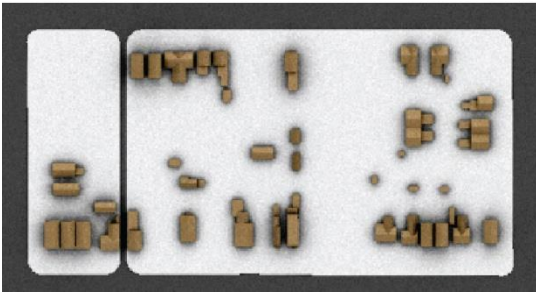
Early industries were established close to the Port and new Rail Facilities and provided the roots for the Hamilton's growth as a major Industrial Centre.



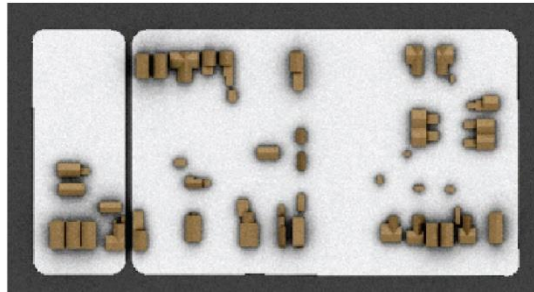
West Harbour Heritage

Much of the West Harbour was “developed” over the last 200 years largely by individual Owner-Builders

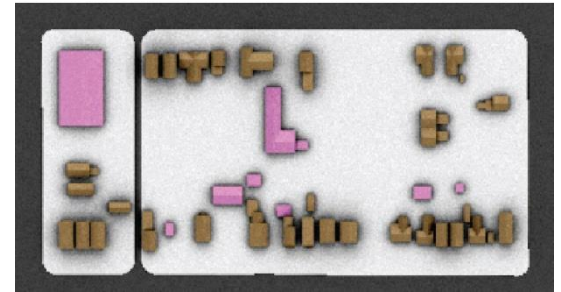
1889



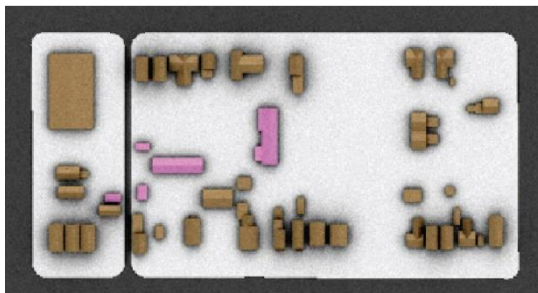
1911



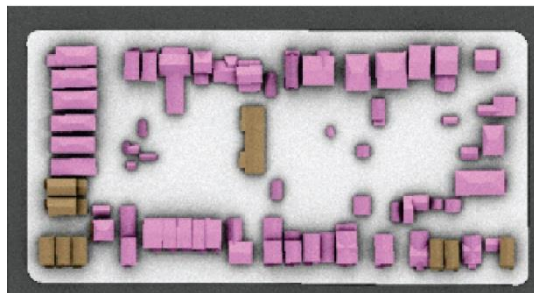
1947



1964



2015



2041





Opportunities & Challenges

The Opportunity

1

Hamilton is located in the centre of the most densely populated corridor of economic activity in Canada.

The Opportunity

2

Hamilton has a highly skilled, well educated and productive labour force of over 1 million people.

The Opportunity

3

**Acres of employment lands
are available.**

The Opportunity

4

**Hamilton is a Transportation Hub
for the Goods Movement
Industry.**

The Opportunity

5

Hamilton's Agricultural sector generates \$1.26 billion a year for the local economy.

The Opportunity

6

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

7

Hamilton Health Sciences employs nearly 10,000 people and is comprised of six unique hospitals and a Cancer Centre.

The Opportunity

8

Hamilton has one of the strongest young professional networks in Canada (**Hamilton Hive**).

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 Opportunity

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

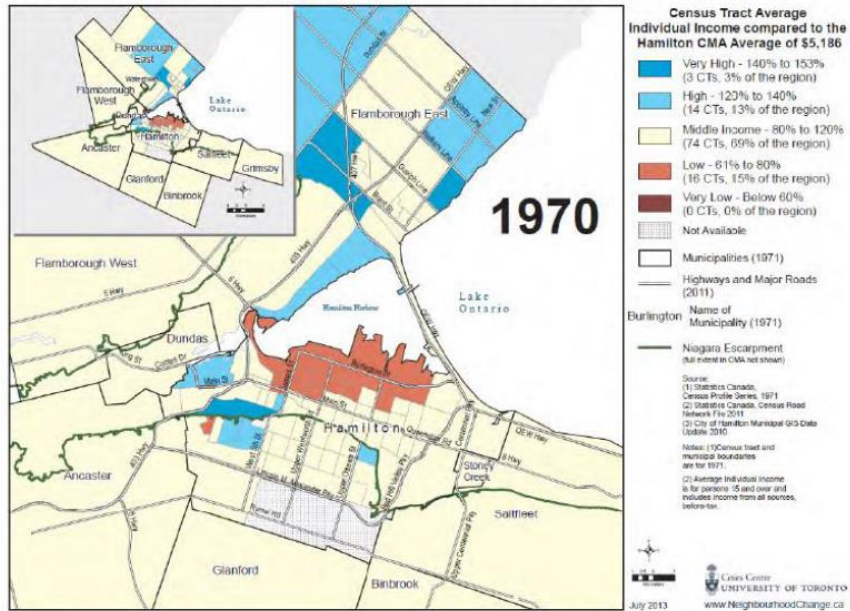
But also the socio-economic and housing needs of adjacent neighbourhoods in order to reduce their displacement through gentrification



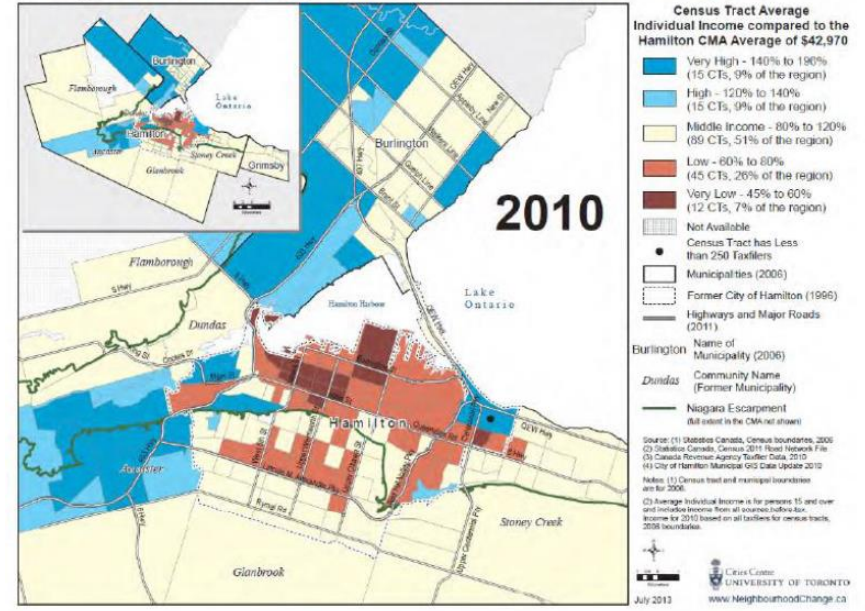
The Challenge

The West Harbour was already designated as a “Priority Neighbourhood”- one trending towards increasing poverty

Average Individual Income, Hamilton Census Metropolitan Area, 1970



Average Individual Income, Hamilton Census Metropolitan Area, 2010



The Opportunity

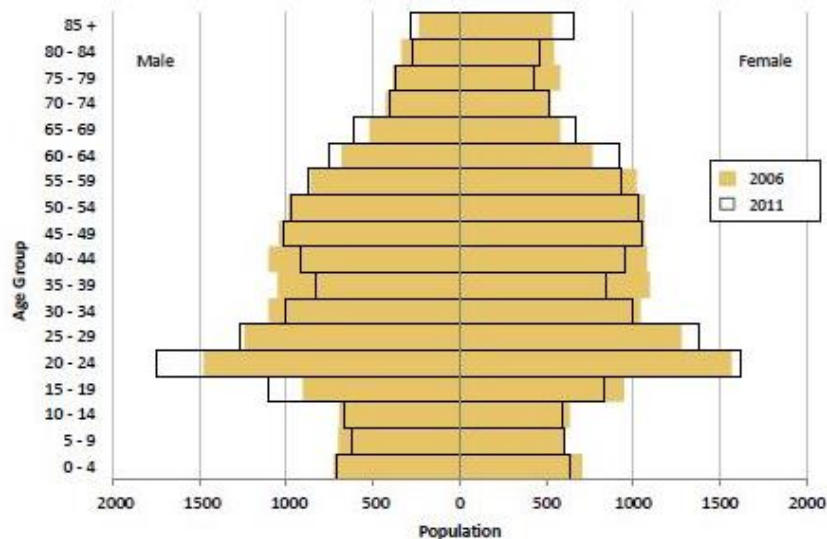
Beasley Neighbourhood

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.

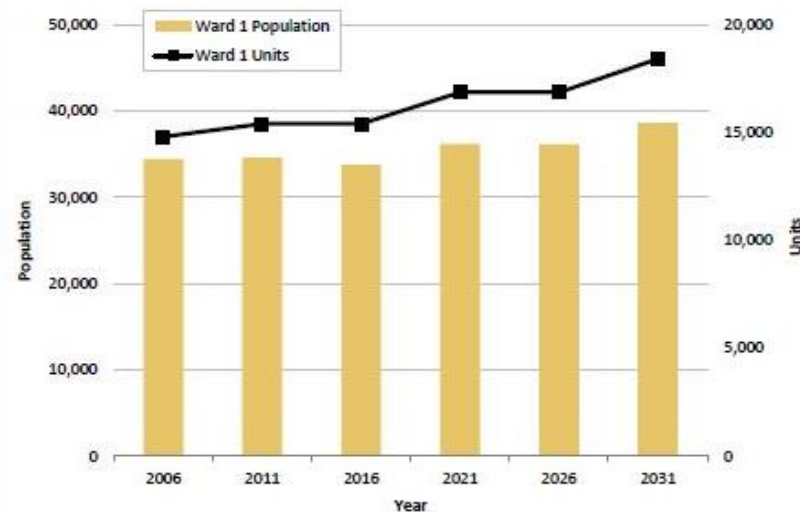
Population by Sex and Age Group, Ward 1, 2006 and 2011 Census



25 Year GRIDS Population Projections

	Ward 1 Population	Ward 1 Units
2006	34,409	14,790
2011	34,562	15,390
2016	33,734	15,390
2021	36,149	16,848
2026	36,073	16,848
2031	38,575	18,401

25 Year GRIDS Population Projections - Ward 1



The Opportunity

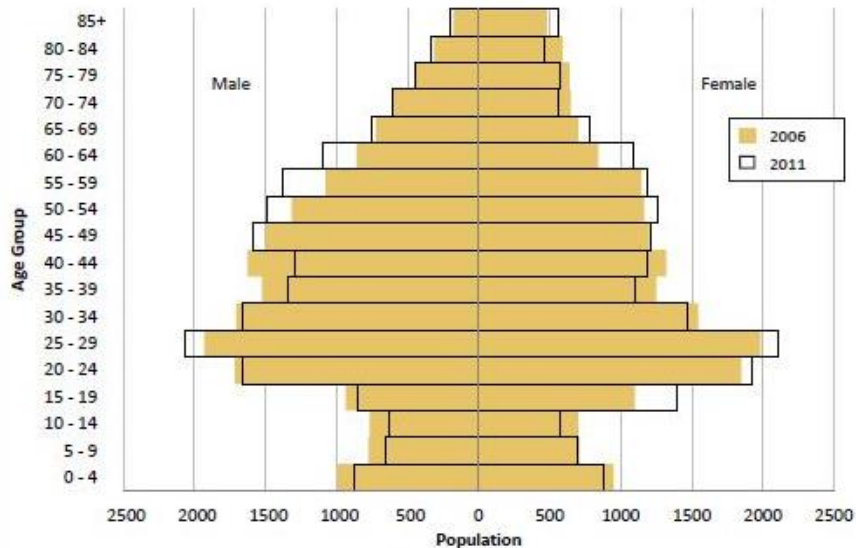
Jamesville Neighbourhood

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.

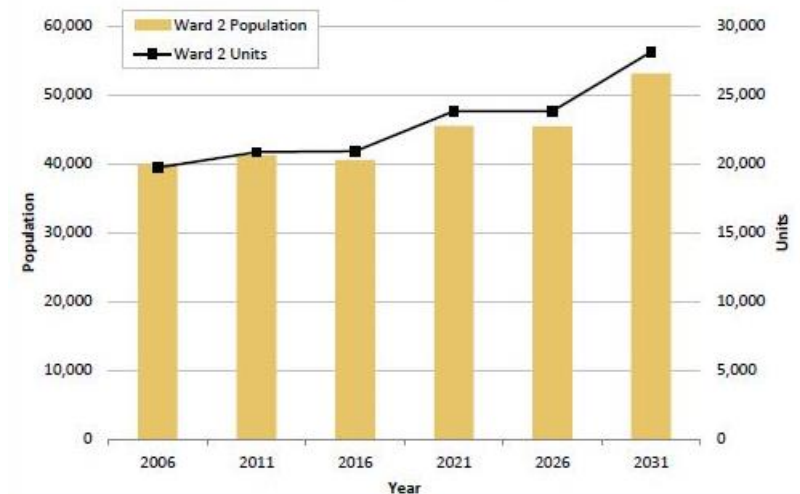
Population by Sex and Age Group - Ward 2, 2006 and 2011



25 Year GRIDS Population Projections

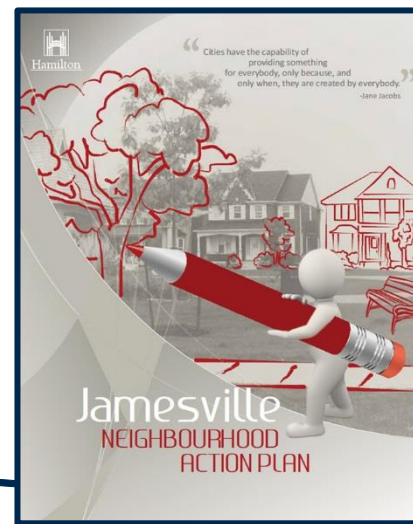
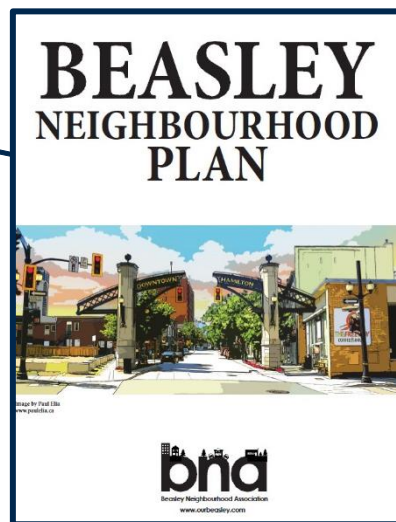
	Ward 2 Population	Ward 2 Units
2006	39,934	19,711
2011	41,256	20,825
2016	40,505	20,896
2021	45,444	23,798
2026	45,408	23,798
2031	53,070	28,096

25 Year GRIDS Population Projections - Ward 2



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

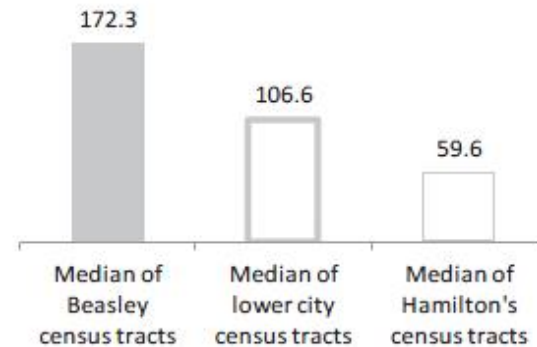
4 in 10

Residents identify as a visible minority

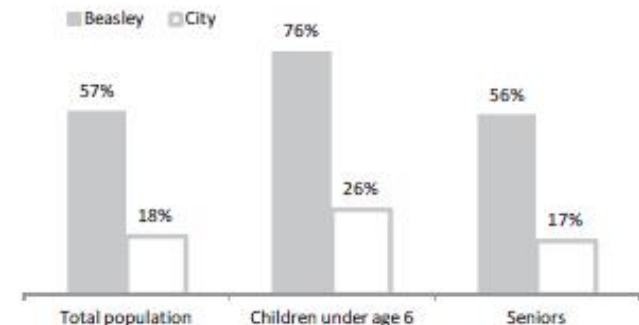
HOUSING AND MOBILITY



HIGH SCHOOL NON-COMPLETION RATE PER 1,000 STUDENTS



POVERTY RATES

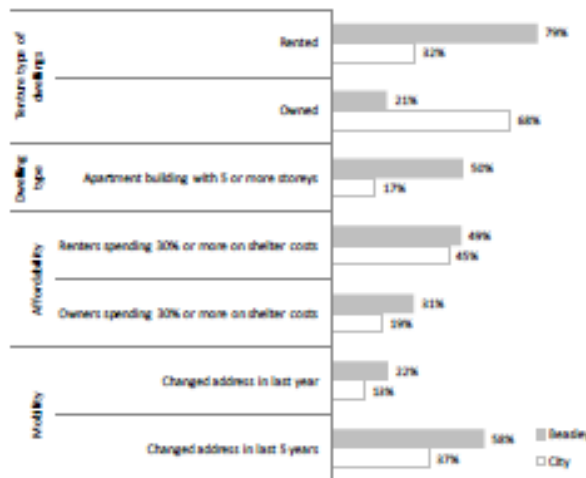


The Challenge

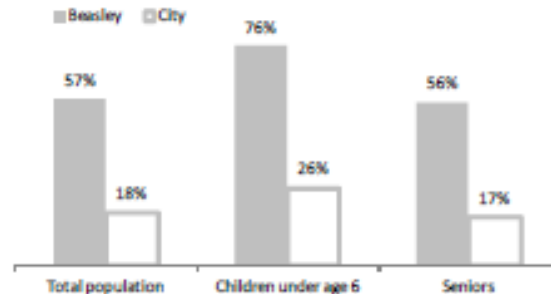
NEIGHBOURHOOD PROFILE BEASLEY

INCOME AND HOUSING

HOUSING AND MOBILITY



POVERTY RATES



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%

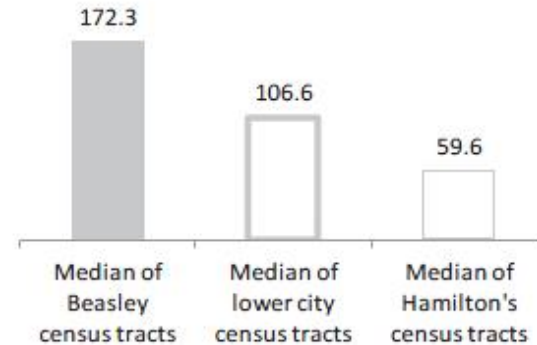
Residents rent

Renters
|||
Homeowners

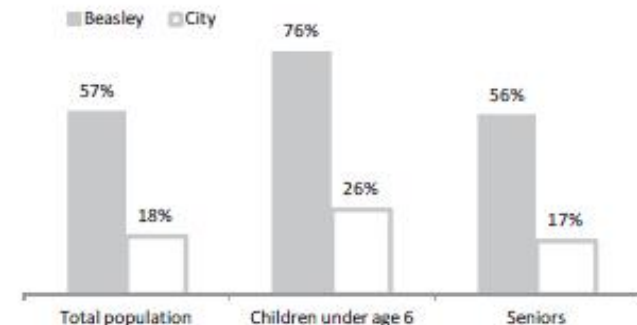
HOUSING AND MOBILITY



HIGH SCHOOL NON-COMPLETION RATE PER 1,000 STUDENTS



POVERTY RATES

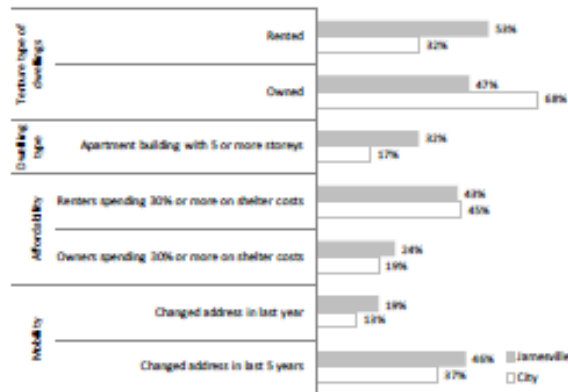


The Challenge

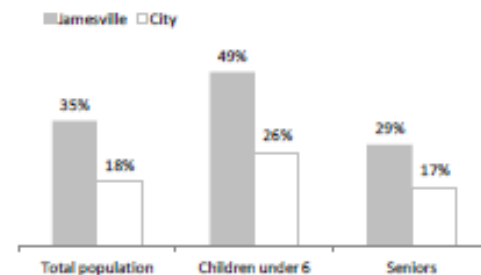
NEIGHBOURHOOD PROFILE JAMESVILLE

INCOME AND HOUSING

HOUSING AND MOBILITY



POVERTY RATES



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%).

The Challenge

West Harbour Population & Dwelling Units

2006

15,000 persons

3,500 dwelling units

72 UPHa density

2041

30,000 persons

6,000 new units

150 UPHa density (Hub Plan)

Potential Unit Mix

Own

- High / Mid-Rise Apartment
- Low-Rise

Rent

- High / Mid-Rise Apartment
- Low-Rise

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

or

They Remain in their Existing House

or

They are Rehoused in Comparable Housing within The Site or Neighbourhood



Planning & Zoning Frameworks

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](#)

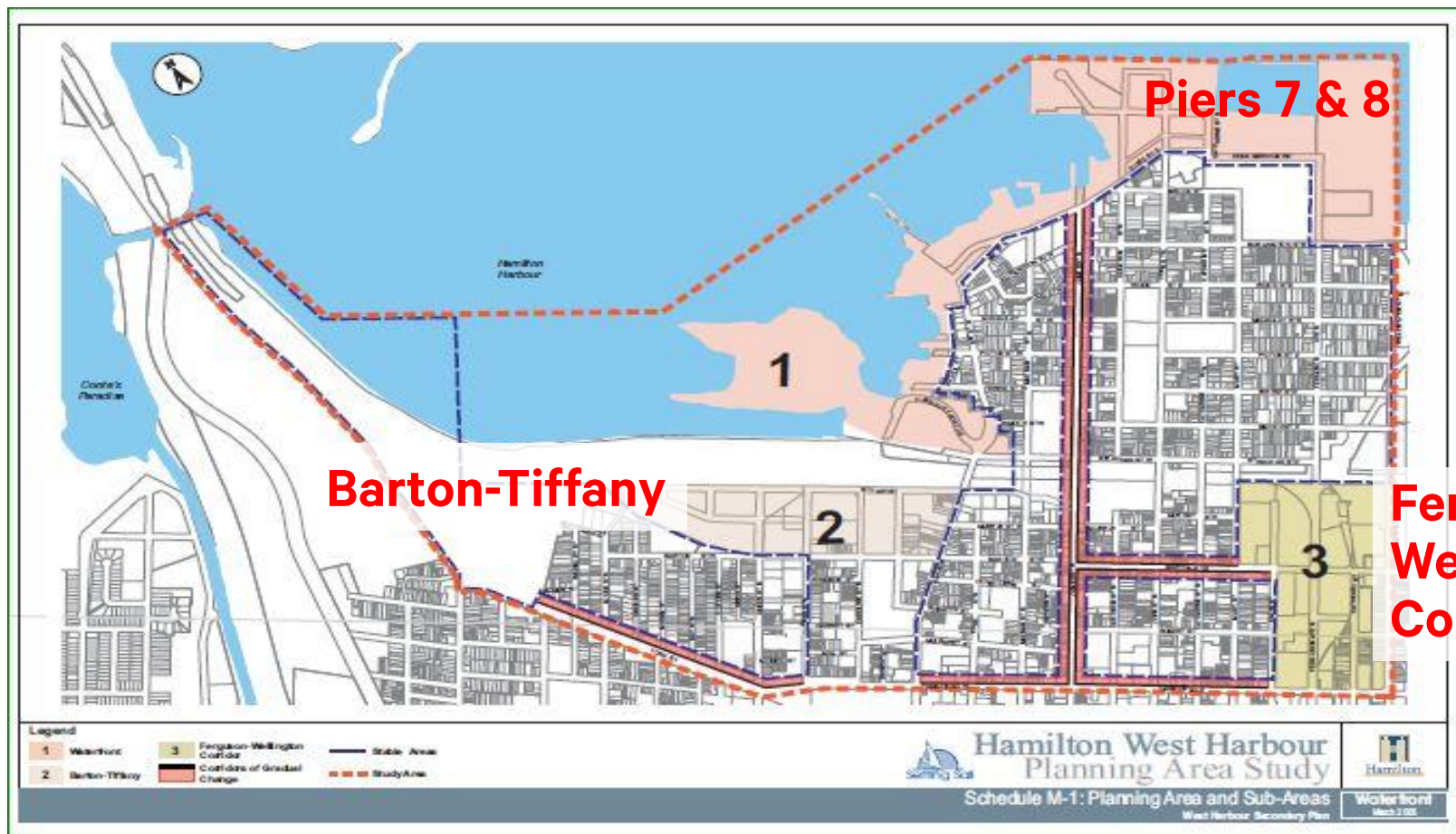
[Residential and Business Development on Pier 8](#)

[Business & Residential Land Uses for Barton-Tiffany](#)

[Deloitte West Harbour Draft Report](#)

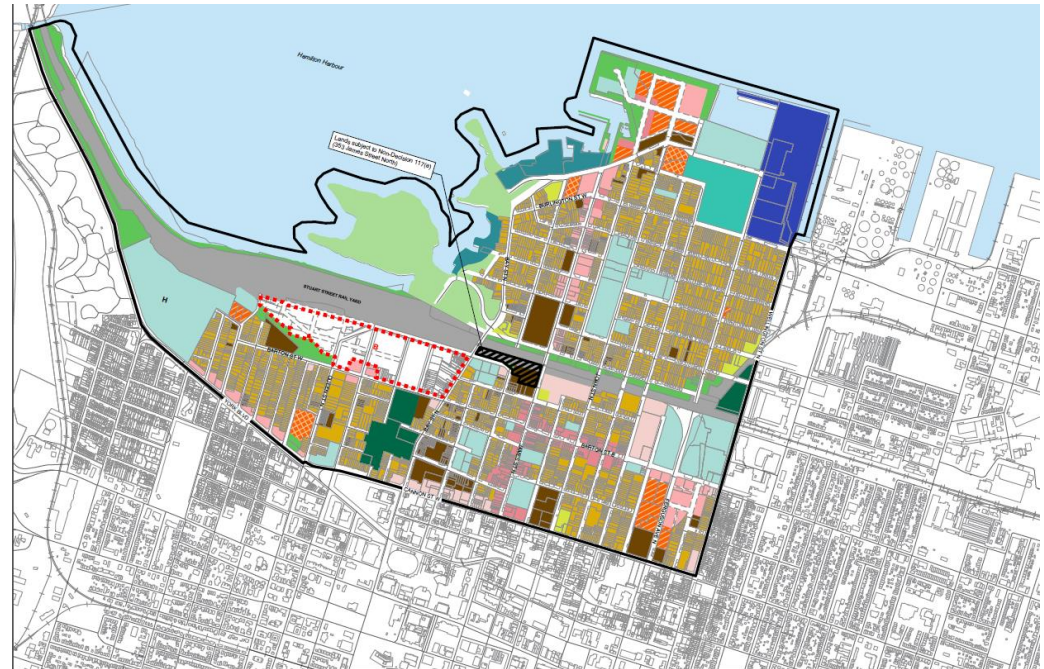
Setting Sail: West Harbour Secondary Plan

Setting Sail is the Secondary Land Use Plan that establishes the framework for public improvements and investment.



Setting Sail: West Harbour Secondary Plan

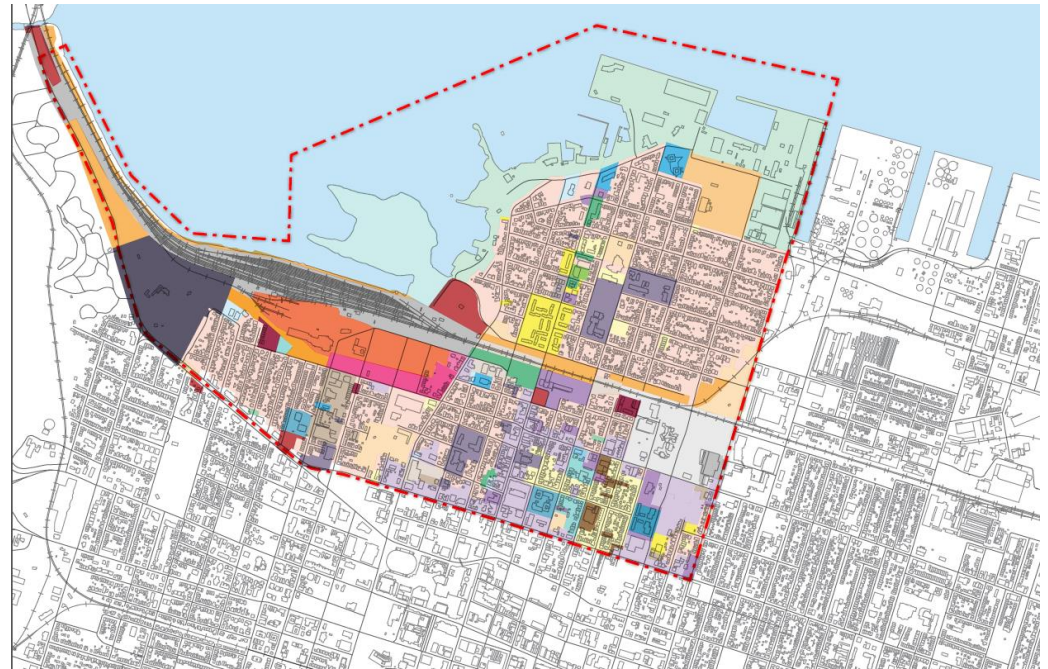
Setting Sail is the Coordinating Plan for the West Harbour, prepared in 2005-12 before The Go-Hub and New LRT were announced.



**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



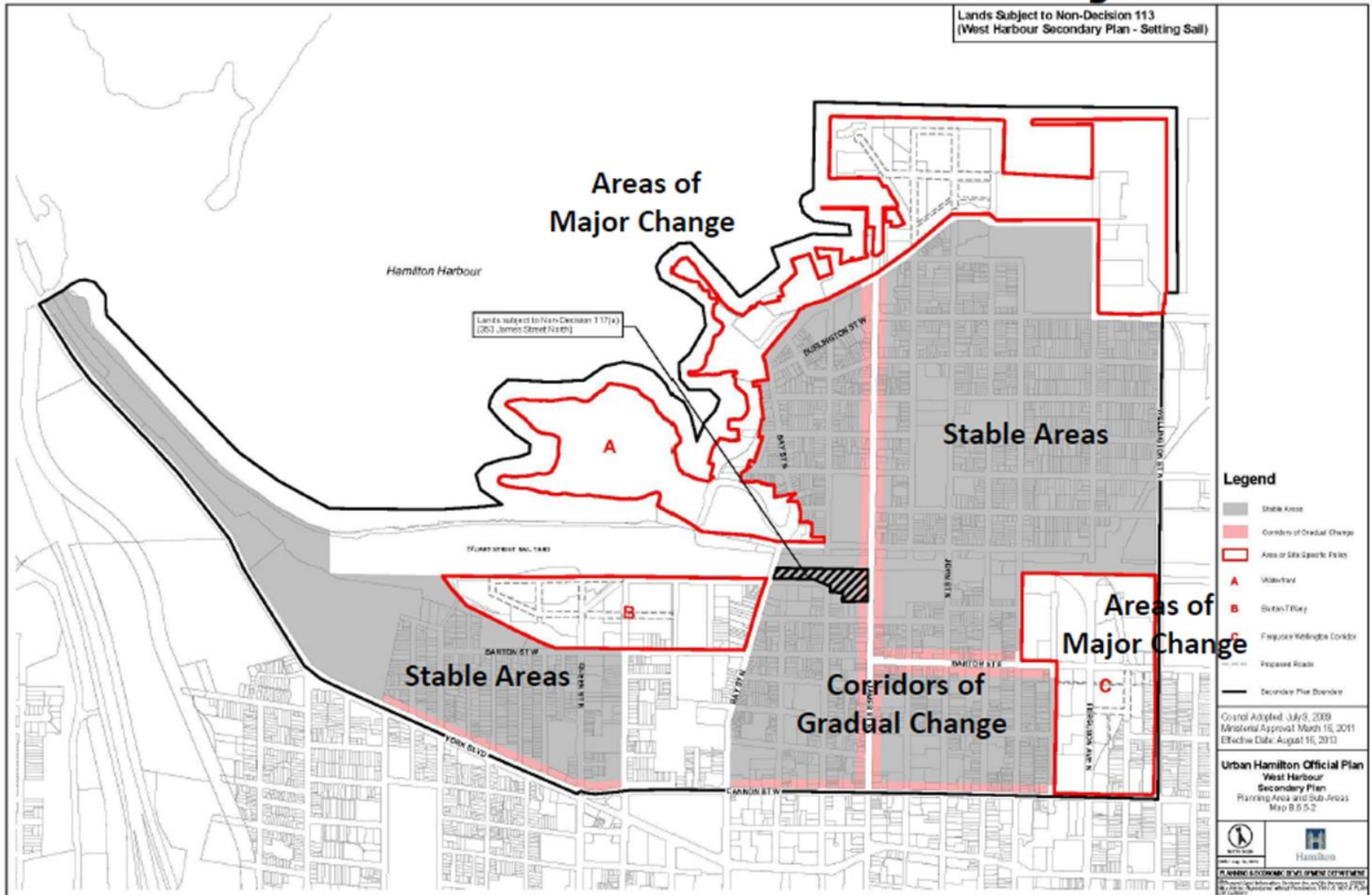
The 3D Model



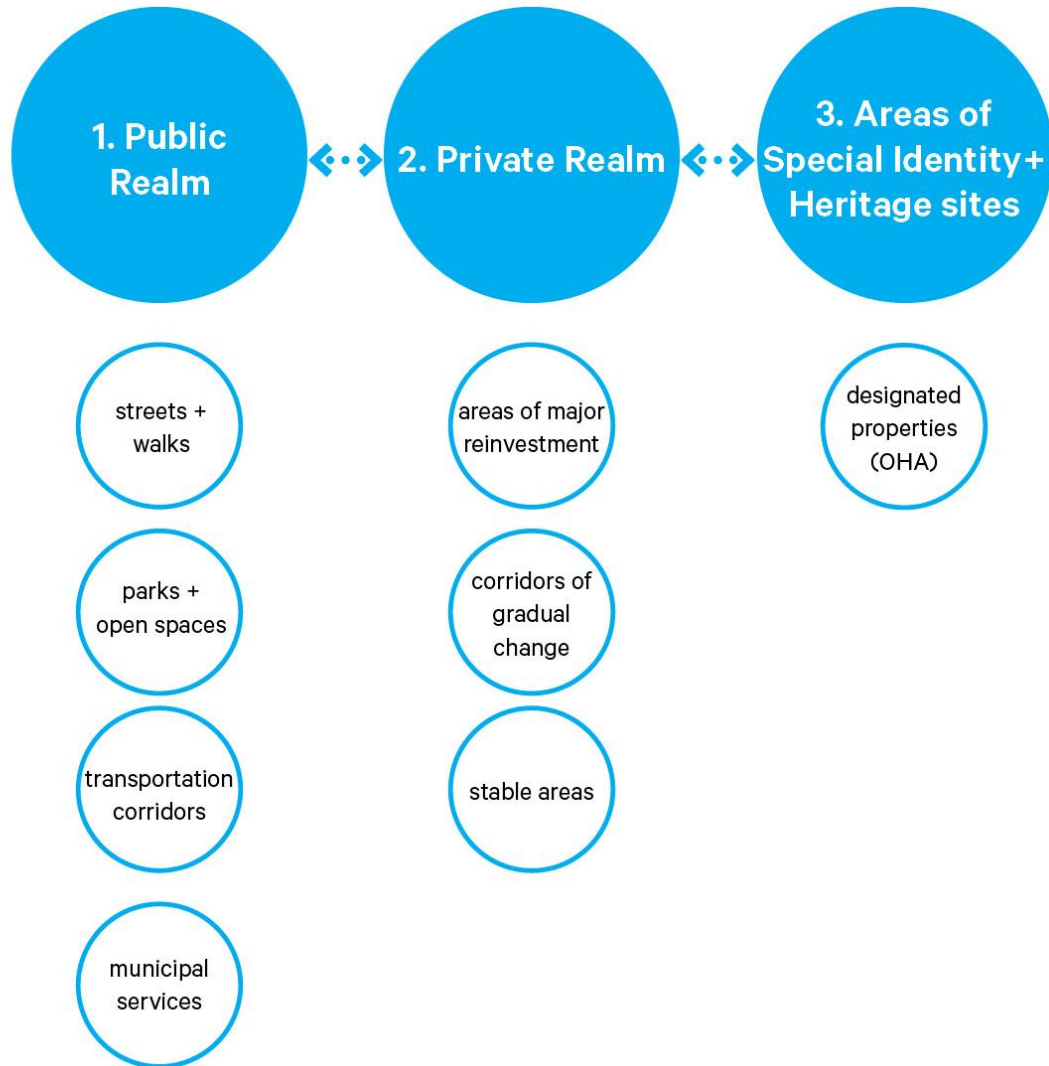


**Where to
Invest?**

Where to invest?



Three Types of Land-Use



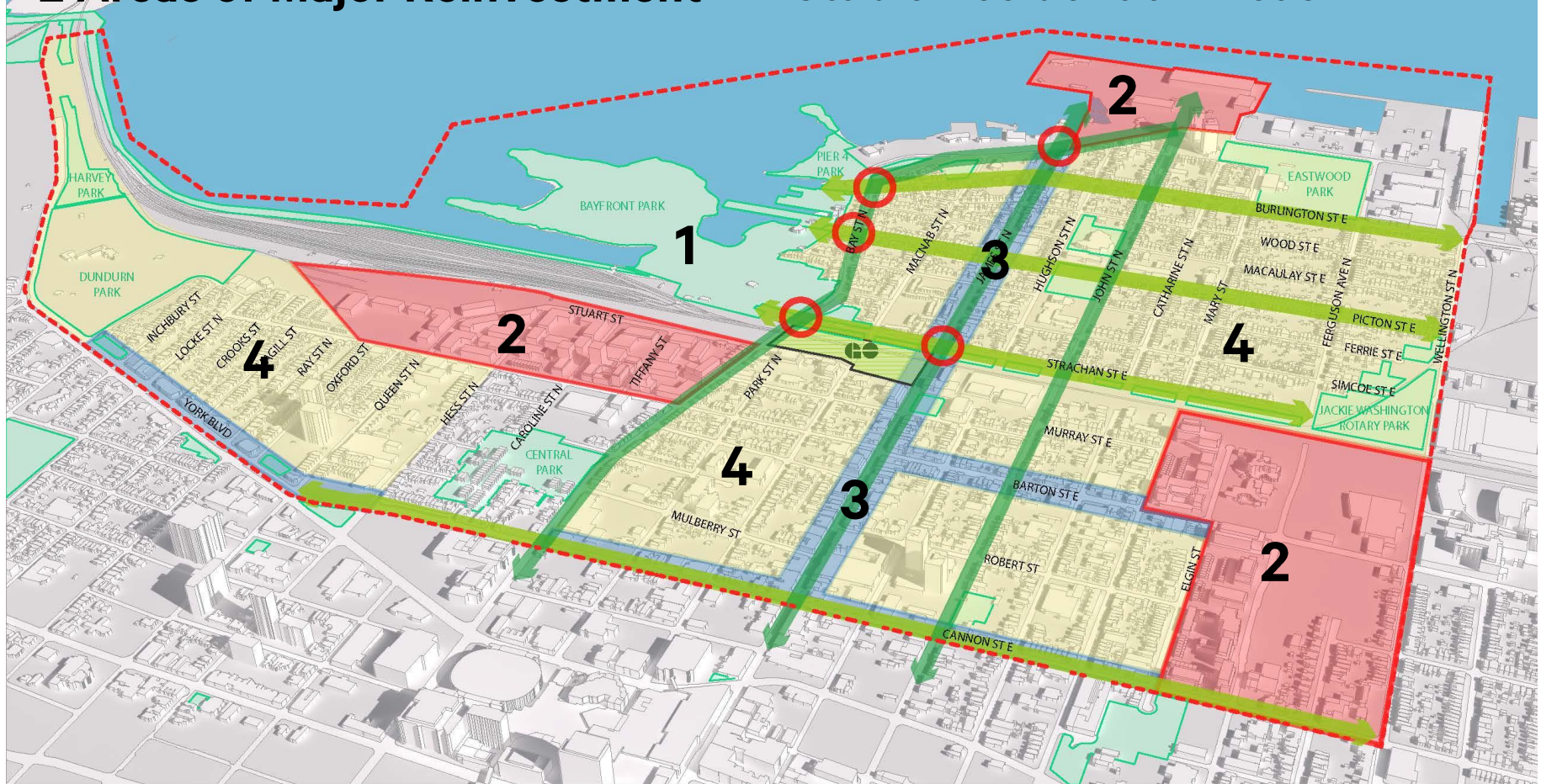
Investment Areas

1 Public Realm

2 Areas of Major Reinvestment

3 Corridors of Incremental Change

4 Stable Residential Areas



LEGEND

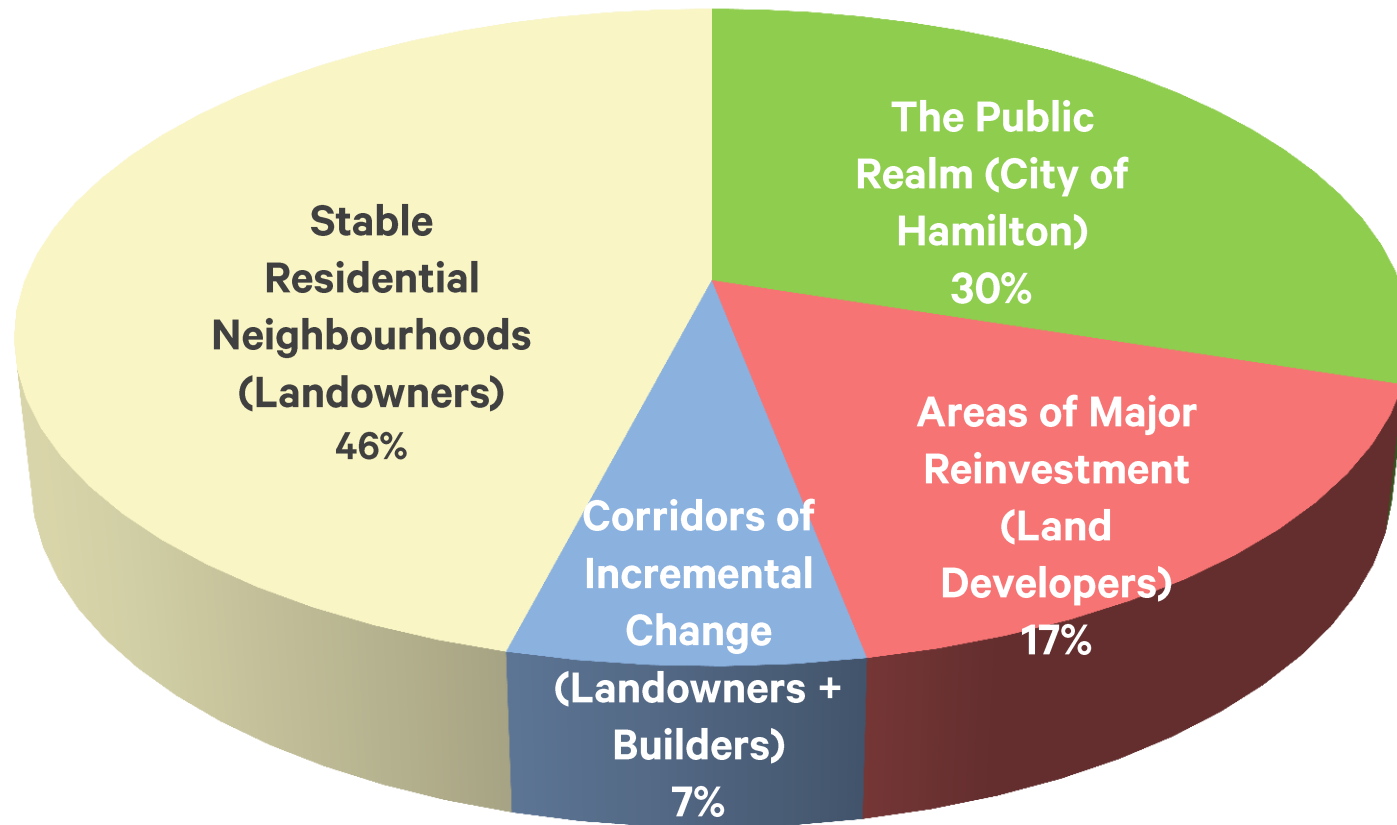
WEST HARBOUR BOUNDARY
 STABLE RESIDENTIAL AREAS

CORRIDORS OF INCREMENTAL CHANGE
 AREAS OF MAJOR REINVESTMENT

MAJOR CONNECTIONS
 SECONDARY CONNECTIONS

KEY CONNECTION POINTS

The Planning Zones



Public Realm Investments

Public Realm Investments by the City



Public Realm Investments

Parks & Open Space

STREETS + SIDEWALKS


TRANSPORT CORRIDORS


- Vehicular/Transit
- Bicycles/Pedestrian

MUNICIPAL SERVICES


- Water
- Wastewater
- Energy
- Fiber-optic
- Telecommunications




 West Harbour Boundary

 Major Connections

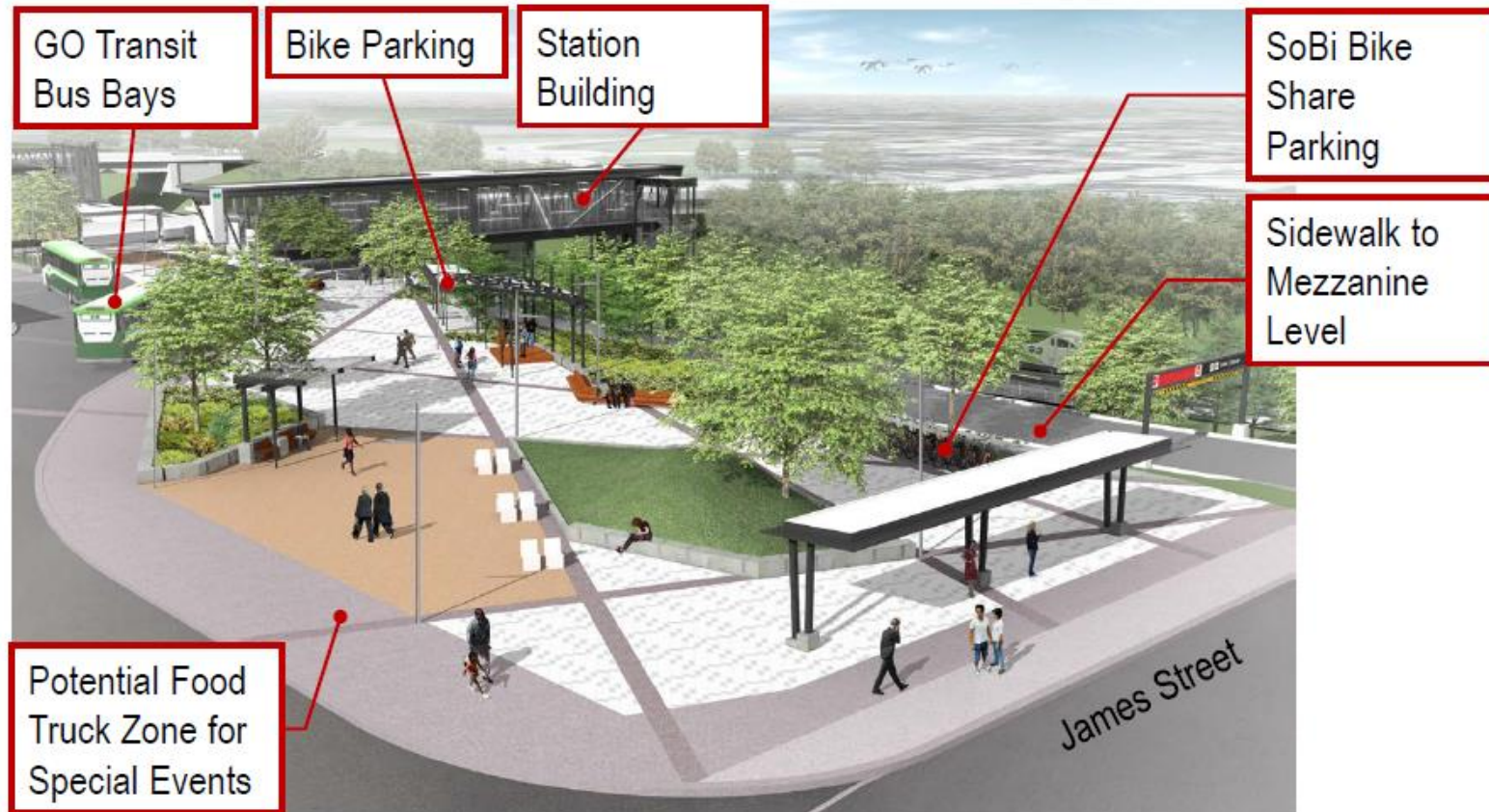
 Parks and Open Spaces

 Key Connection Points

 Secondary Connections

Public Realm Investments

Plaza Aerial View



Looking northwest from James St



Where to Invest?

Areas for Major Reinvestment (AMR)

Areas Of Major Reinvestment

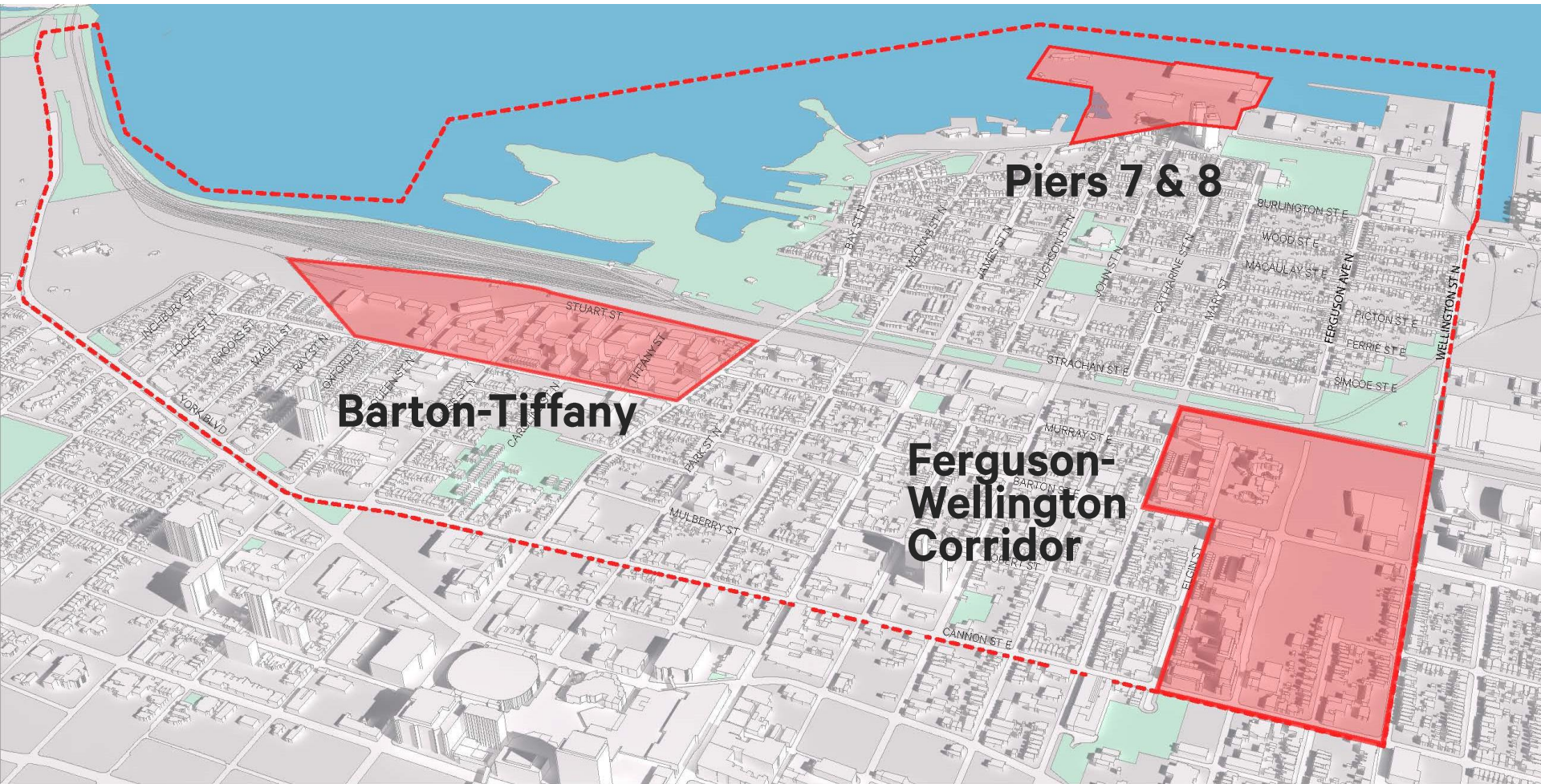
There are three primary Areas of Major Reinvestment within the West Harbour Precinct:

**Barton-
Tiffany**

**Piers 7
and 8**

**Ferguson-
Wellington
Corridor**

Areas Of Major Reinvestment

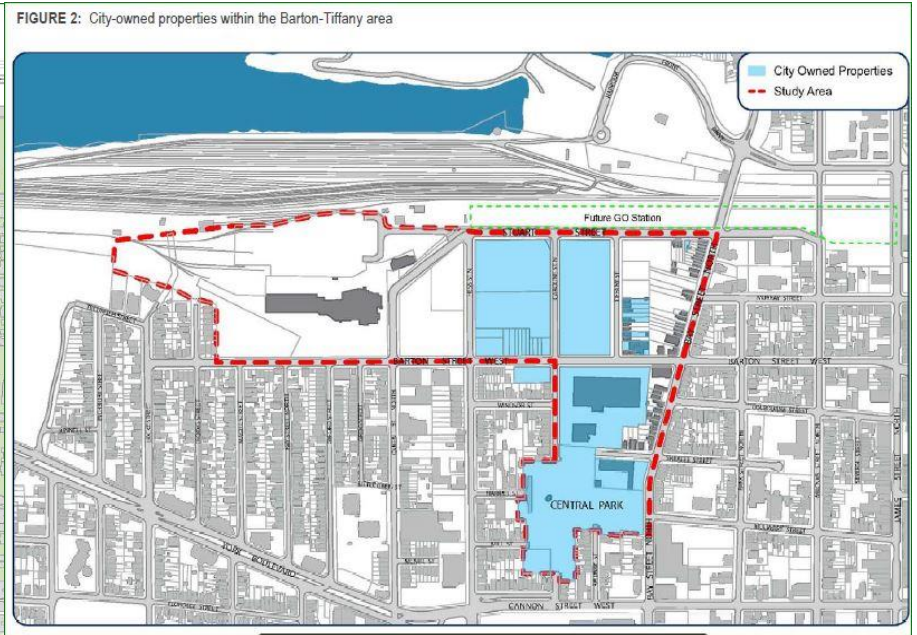


AMR 1. Barton-Tiffany



Preferred Design Concept Plan (Barton-Tiffany Urban Design Study)

AMR 1. Barton-Tiffany



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.



3D Demonstration Plan (Barton-Tiffany Urban Design Study)

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.

CHH Decision Making Framework

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 Residential Above
11. Community Plaza
12. Continuous Waterfront Cycling and Pedestrian Trail (along Pier wall)
13. Mid-block Connection
14. Pump Station and Park Pavilion

Future Programming Considerations

15. Sunset Amphitheatre
16. Sunrise Gathering Circle
17. View Terminus Plazas
18. Programmable Park Areas (Throughout)
19. Beach Area
20. Green Park
21. Retail Park Pavilions
22. Cultural Plaza
23. Splash Pad / Water Feature
24. Playground

Existing Area Features

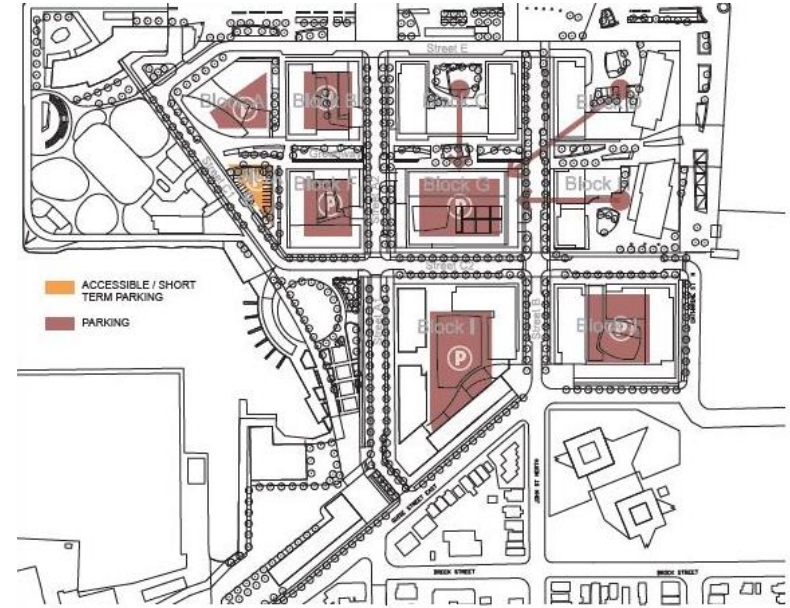
25. Skating Rink
26. William's Coffee Pub
27. Hamilton Waterfront Trust Centre



AMR 2. Piers 7 and 8



Open Space Network



Blocks + Centralized Parking

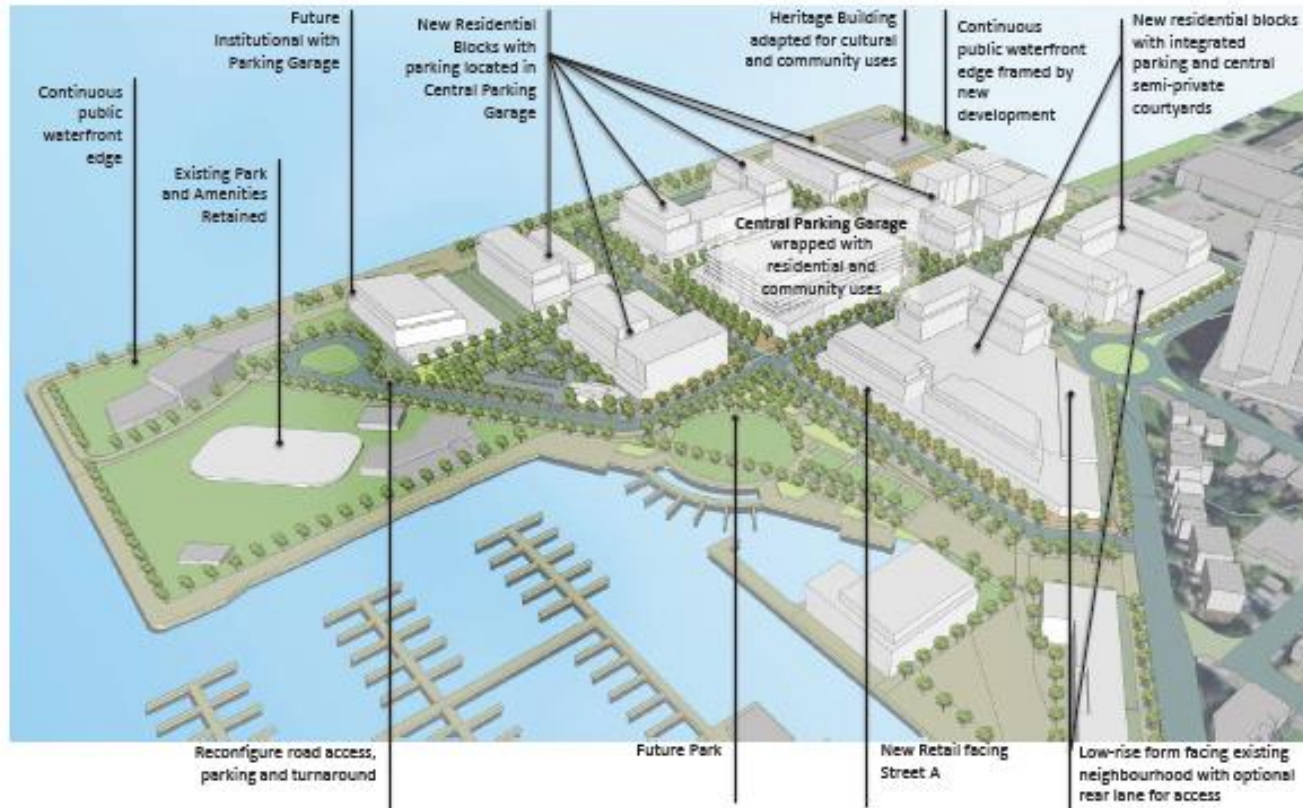


Cross-Section

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

Zoning Designation	<ul style="list-style-type: none">• "D6" – Downtown Multiple Residential	✓
Height	<ul style="list-style-type: none">• 2 storeys (7.5m) min.• 15.0m max.	✓
Front Yard	<ul style="list-style-type: none">• 3.0m min.• 4.5m max.	✓
Rear Yard	<ul style="list-style-type: none">• 6.0m min.	✓
Side Yard	<ul style="list-style-type: none">• 3.0m min.	✓
Density	<ul style="list-style-type: none">• 150 units/ha max.	✓
Max. Floor Area Ratio	<ul style="list-style-type: none">• 0.6x the area	✓



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*)



AMR 4. 500 MacNab Street

Current Status

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



AMR 4. Jamesville

Current Status

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)

Corridors of Incremental Change



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



Corridors of Incremental Change

Zoning

1. Prime Retail Streets



Image: Commercial Building, James St, Hamilton (photo credit: Paul Kulig)

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

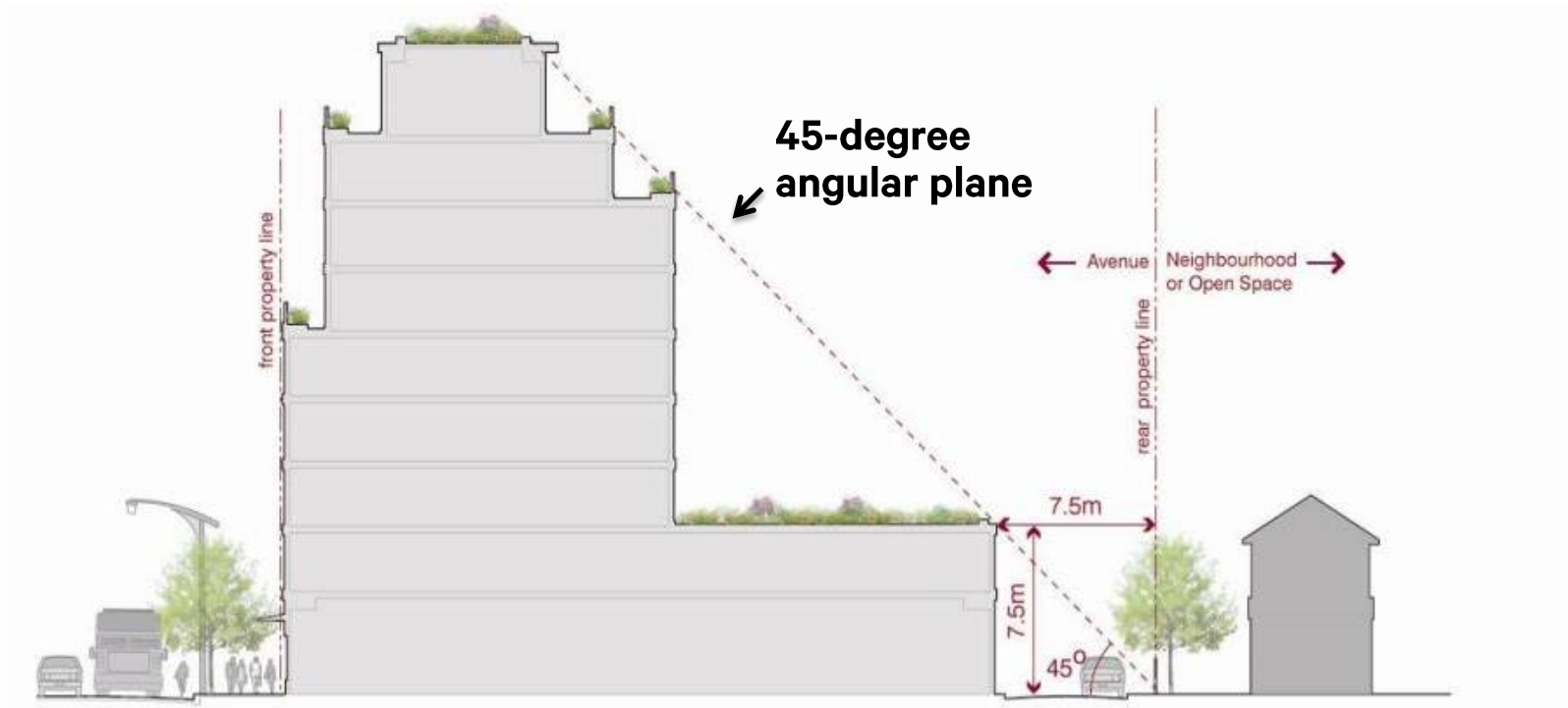
Zoning: Mid-Rise Blocks



Yonge + St. Clair

Corridors of Incremental Change

James Street Corridor: Mid-Rise

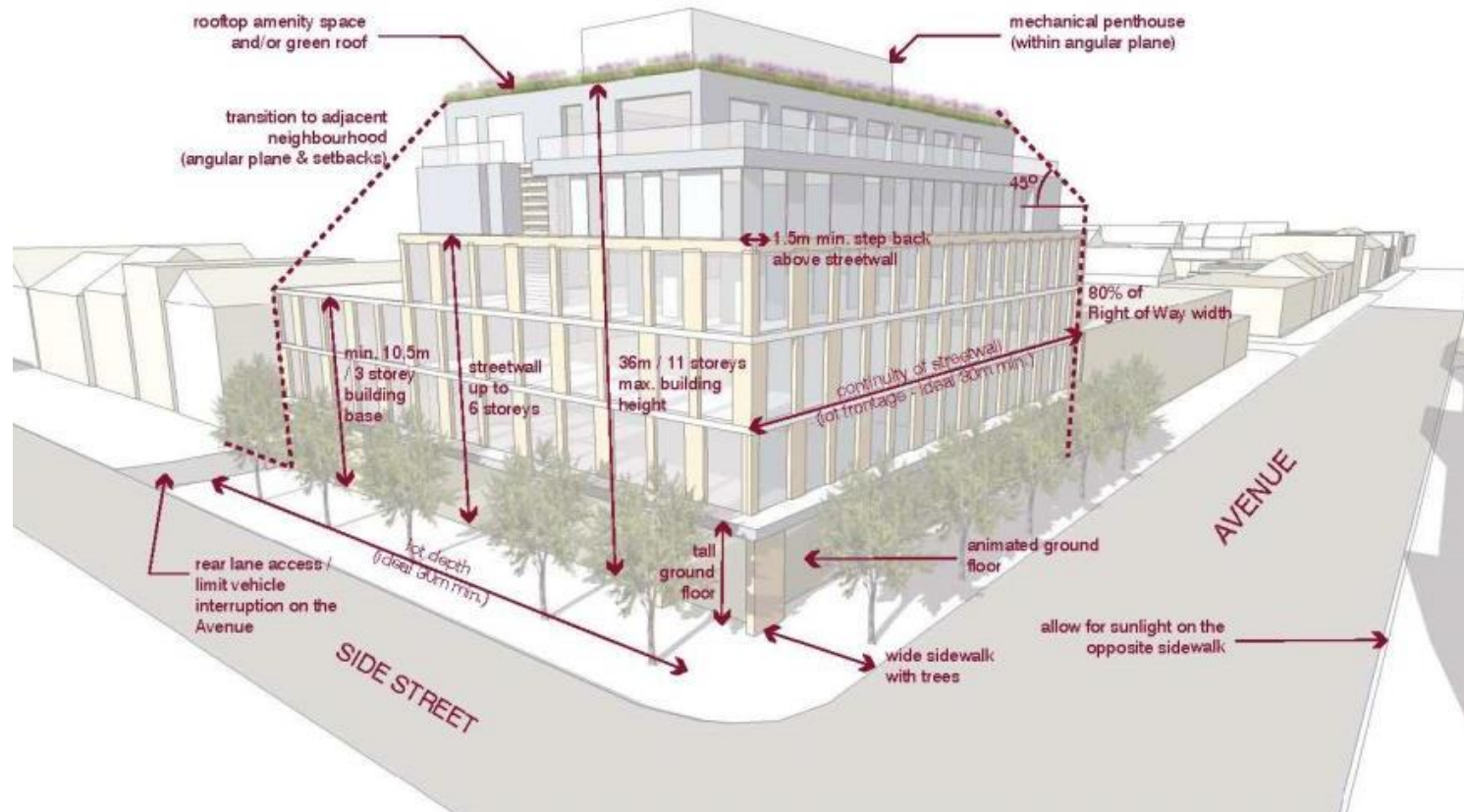


Rear Transition to Neighbourhood

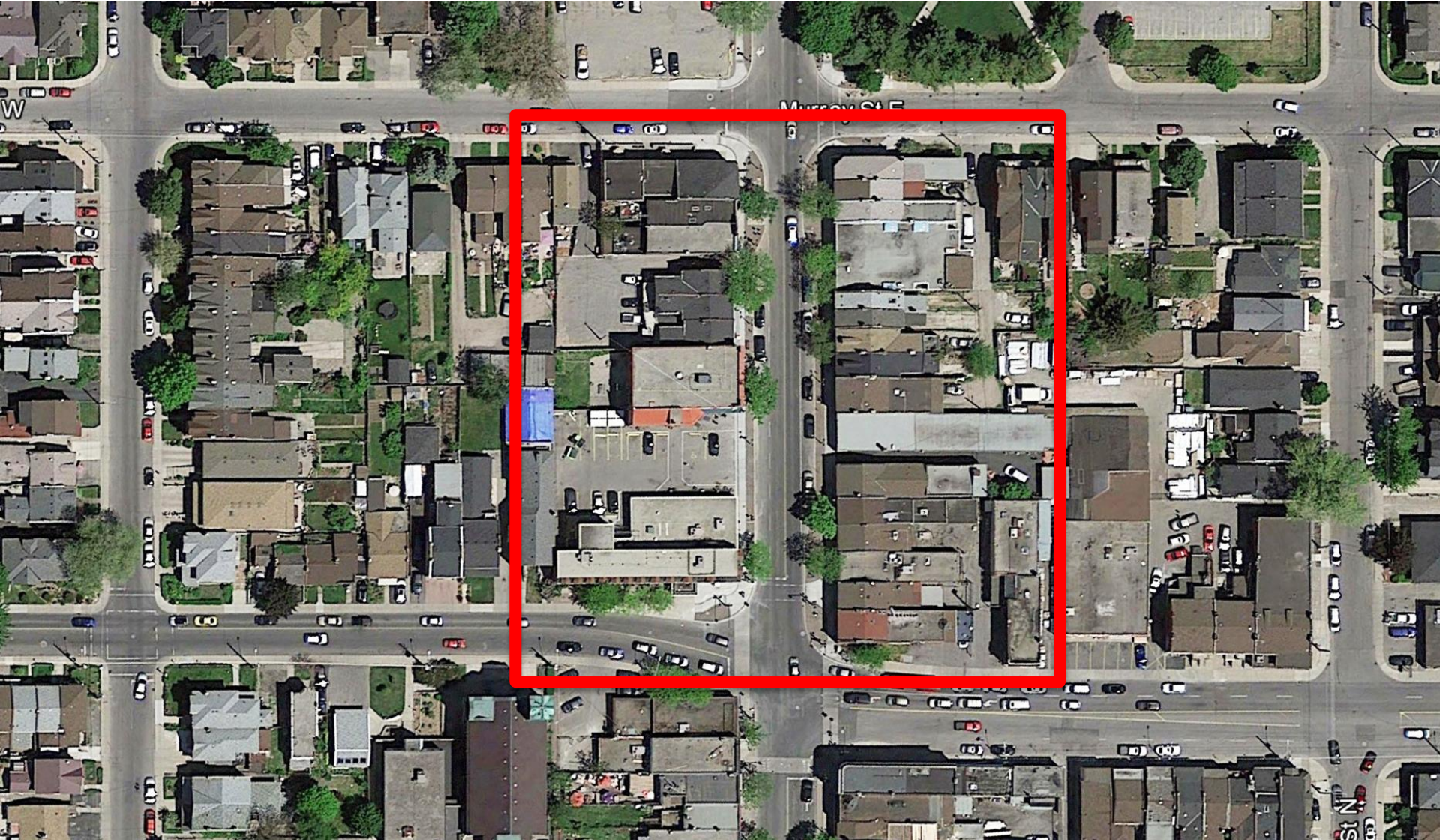
- 45-degree angular plane taken from the property line at-grade
- Plus a minimum 7.5 metre setback – includes laneway

Corridors of Incremental Change

Encourage Mid-Rise Buildings through *As-of-Right* Zoning



CIC 1. James Street from Barton-Murray



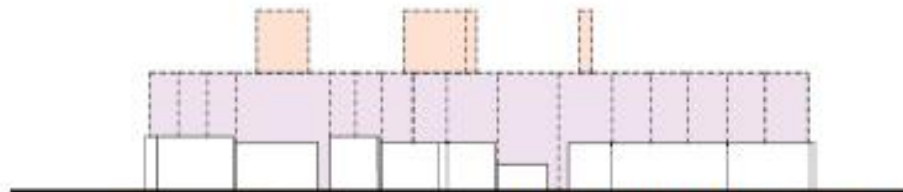
CIC 1. James Street from Barton-Murray



CIC 1. James Street from Barton-Murray



Properties With 4 Storeys (17m)



James and Barton East Elevation

CIC 1. James Street from Barton-Murray

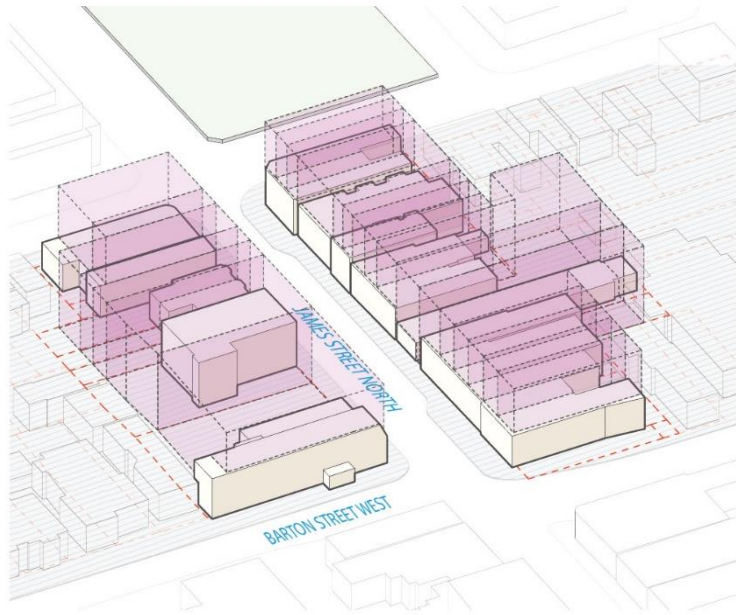


As-of-Right Zoning

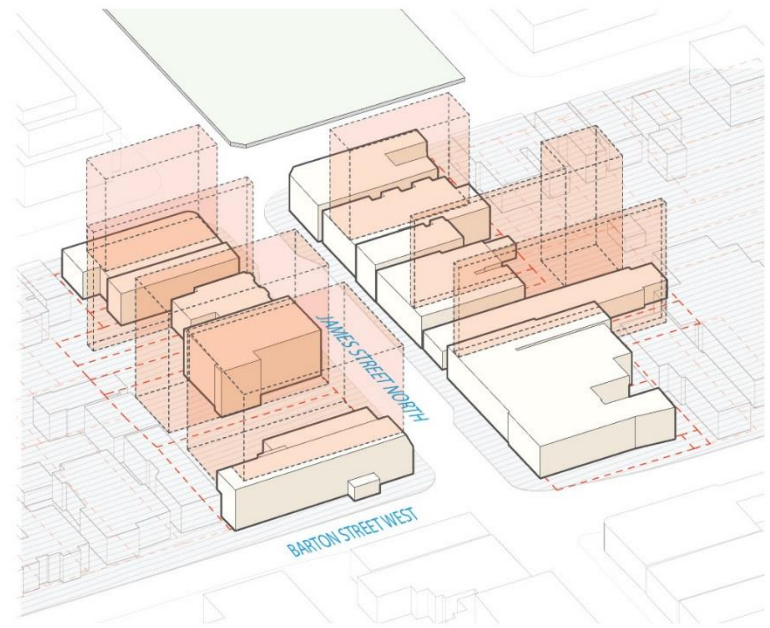
Existing Buildings



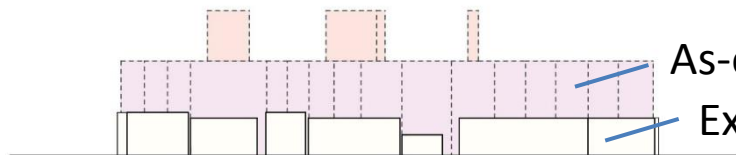
CIC 1. James Street from Barton-Murray



Properties With 4 Storeys (17m)

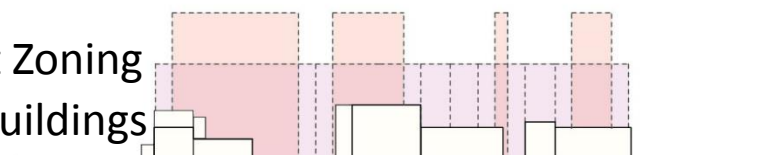


Properties With 8 Storeys (26m)



James and Barton East Elevation

As-of-Right Zoning
Existing Buildings



James and Barton West Elevation

Corridors of Incremental Change

Zoning Checklist for “D6” Properties

Zoning Designation	<ul style="list-style-type: none">• “D6” – Downtown Multiple Residential	✓
Height	<ul style="list-style-type: none">• 2 storeys (7.5m) min.• 15.0m max.	✓
Front Yard	<ul style="list-style-type: none">• 3.0m min.• 4.5m max.	✓
Rear Yard	<ul style="list-style-type: none">• 6.0m min.	✓
Side Yard	<ul style="list-style-type: none">• 3.0m min.	✓
Density	<ul style="list-style-type: none">• 150 units/ha max.	✓
Max. Floor Area Ratio	<ul style="list-style-type: none">• 0.6x the area	✓



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.



Where to Invest?

Stable Residential Areas (SRA)

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)



- LEGEND
- ① MARY-SIMCOE
 - ② MURRAY-MACNAB
 - ③ TECUMSEH-LOCKE

SRA 1. Mary-Simcoe

Block 1: Mary-Simcoe

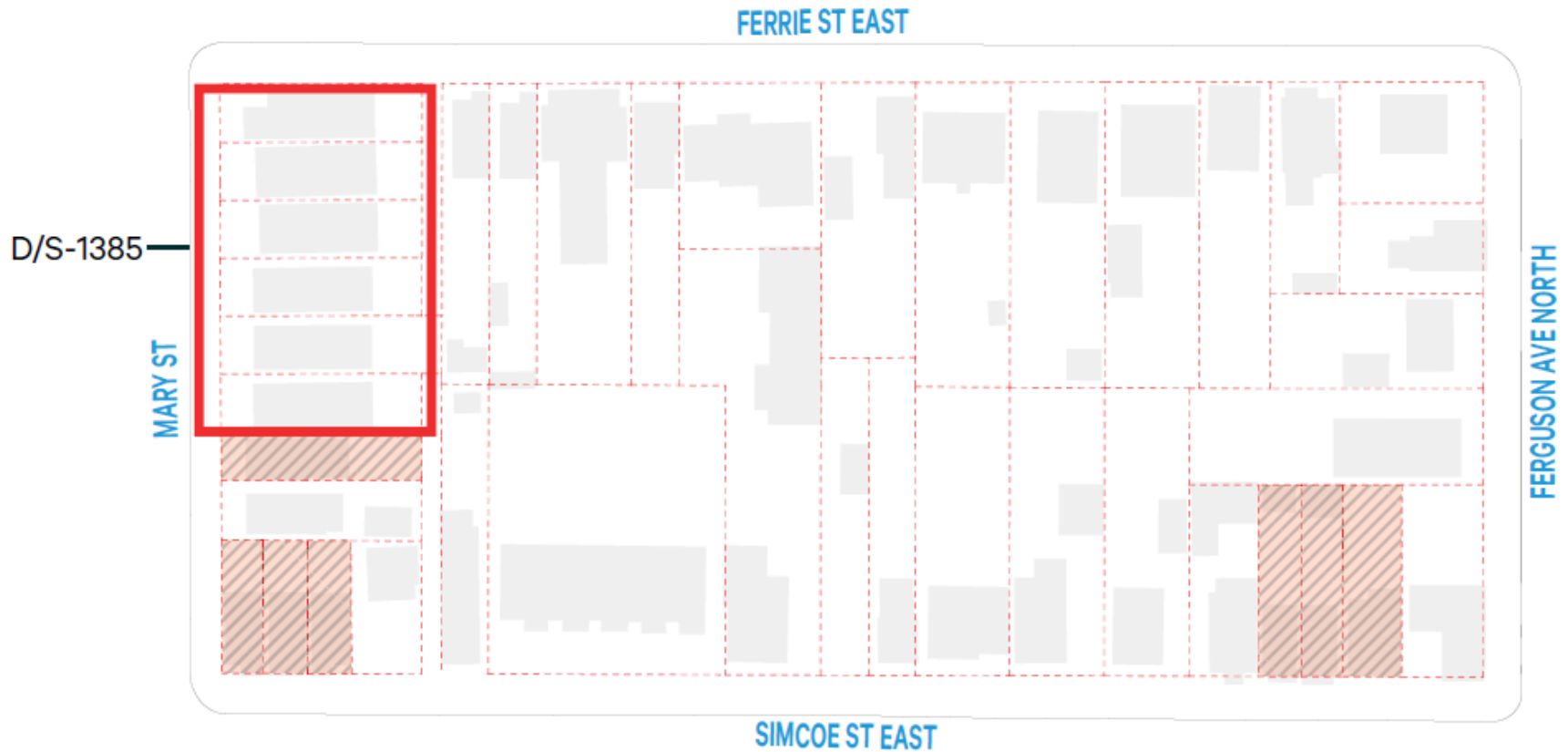
The Mary-Simcoe block is zoned "D" (Urban Protected Residential - One and Two Family Dwellings, Etc.), which permits uses for a day nursery, a district yard of a municipal corporation, or a college or university. Six properties along Mary are zoned "D/S-1385," which specifies a specific site modification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



SRA 1. Mary-Simcoe



SRA 1. Mary-Simcoe



Stable Residential Areas (SRA)

Existing Zoning

Zoning Checklist for “D” Properties

Zoning Designation	<ul style="list-style-type: none"> • “D” - Urban Protected Residential - One and Two Family Dwellings 	✓
Height	<ul style="list-style-type: none"> • 3 storeys or 14.0m 	✓
Min. Frontage	<ul style="list-style-type: none"> • Single family or lodging house: 12.0m* • Two family dwelling: 18.0m* • Elderly home: 27.0m 	✓
Min. Lot Area	<ul style="list-style-type: none"> • Single family or lodging house: 360m2** • Two family dwelling: 540m2** • Elderly home: 810m2 (and 140m2 per dwelling unit) 	✓
Front Yard	<ul style="list-style-type: none"> • 6.0m 	✓
Rear Yard	<ul style="list-style-type: none"> • 7.5m 	✓
Side Yard	<ul style="list-style-type: none"> • 1.2m for buildings 2.5 storeys or 11m and under • 2.7m for buildings higher than 2.5 storeys or 11m 	✓

* 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 19(1)(i)

For further information, refer to By-Law 6593

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

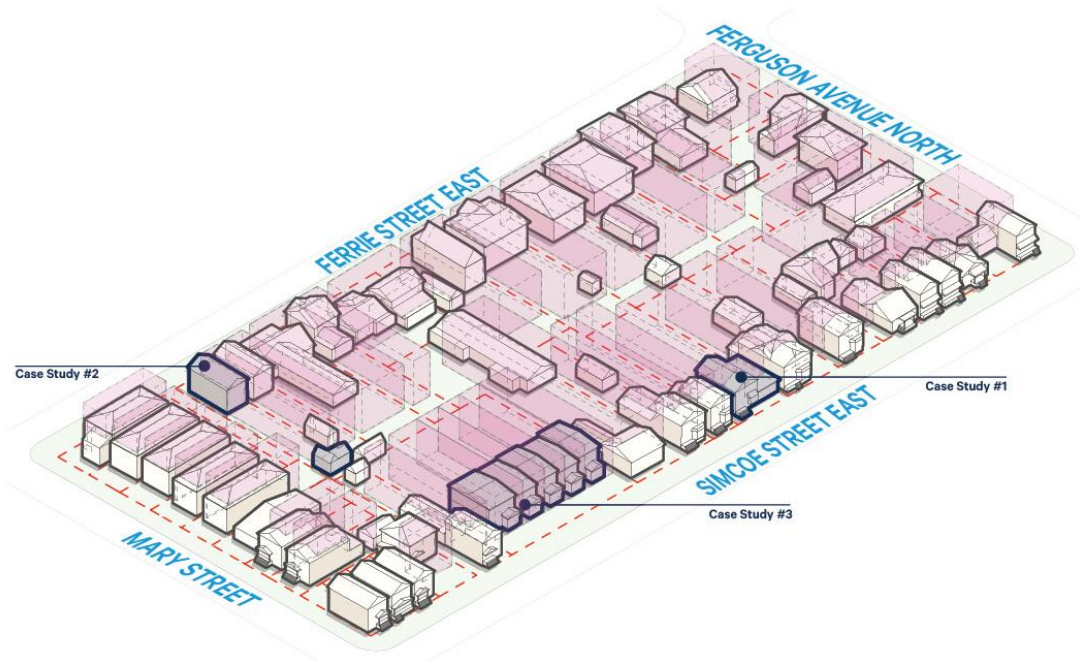
A builder would be interested in working with clients within Stable Residential Areas to maximize development opportunities. Builders can help realize the investment potential on properties within Stable Areas.

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)

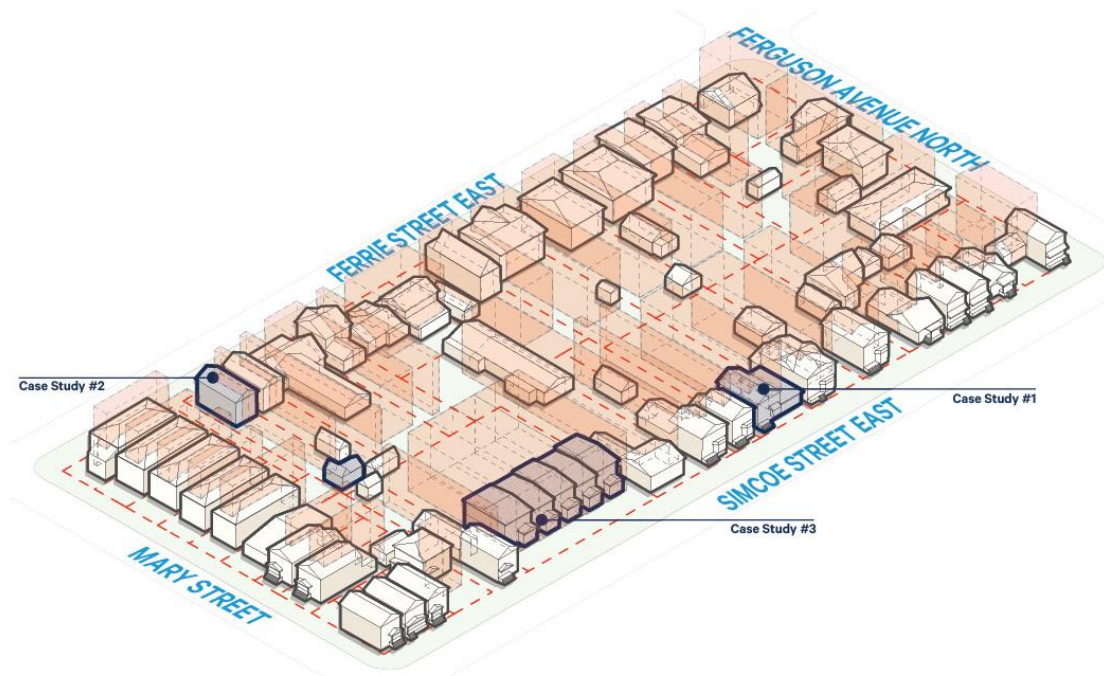
Properties With 1.2m Setbacks
Full Build-Out Potential



Ferrie Street

Stable Residential Areas (SRA)

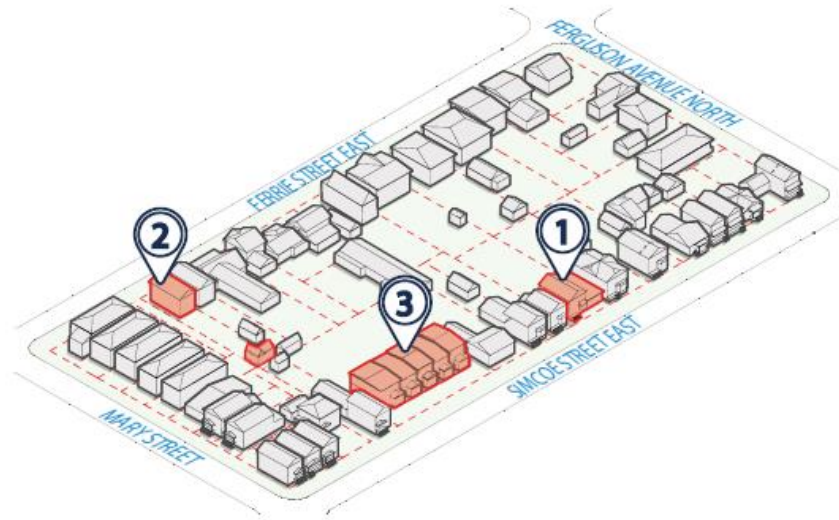
Properties With 2.7m Setbacks
Full Build-Out Potential



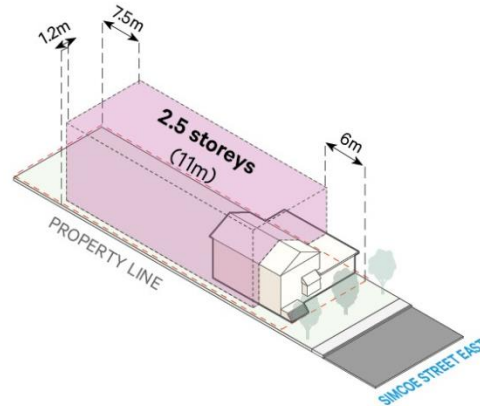
Simcoe Street

Stable Residential Areas (SRA)

Mary-Simcoe Case Study #1

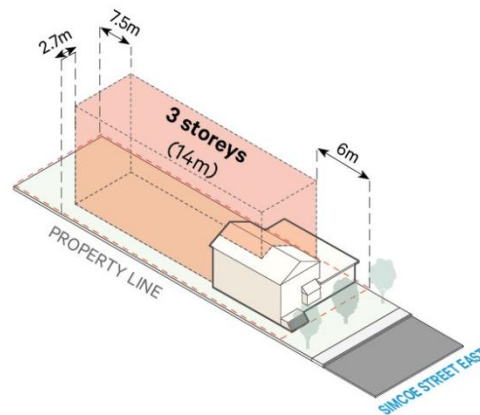


Stable Residential Areas (SRA)



As-of-Right Home Alteration Option 1

- where lot width is greater than 12.0m*
- property area is at least 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



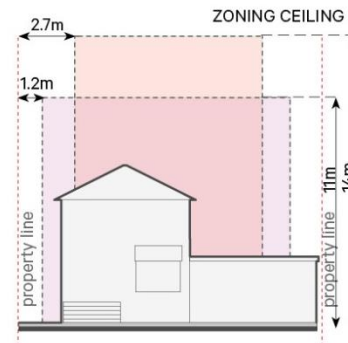
As-of-Right Home Alteration Option 2

- 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 6.5m height can be added

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

** Conversion can maintain a lot area of 270m² under Section 19(1)(ii)

As-of-Right Build Out



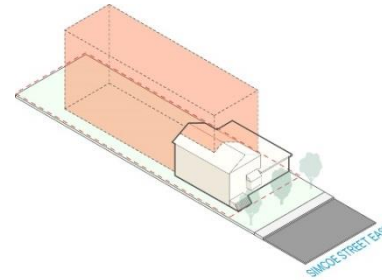
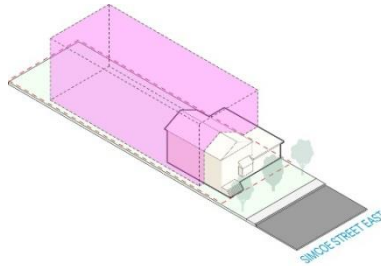
Stable Residential Areas (SRA)

Potential Build-out Envelope

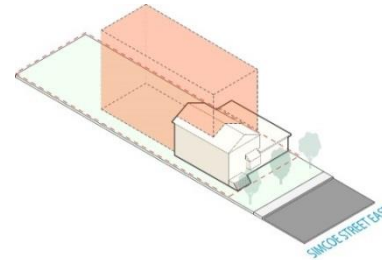
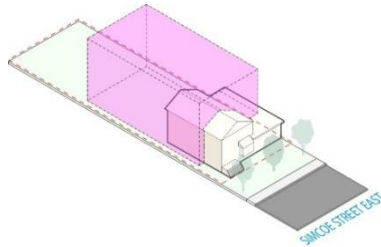
Option 1

Option 2

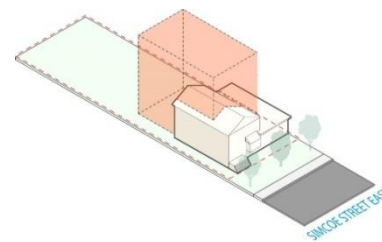
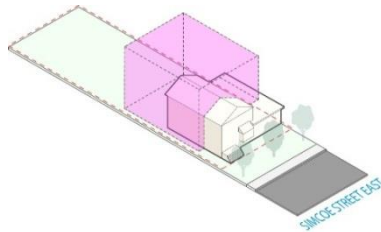
100% Build – Out Potential



75% Build – Out Potential

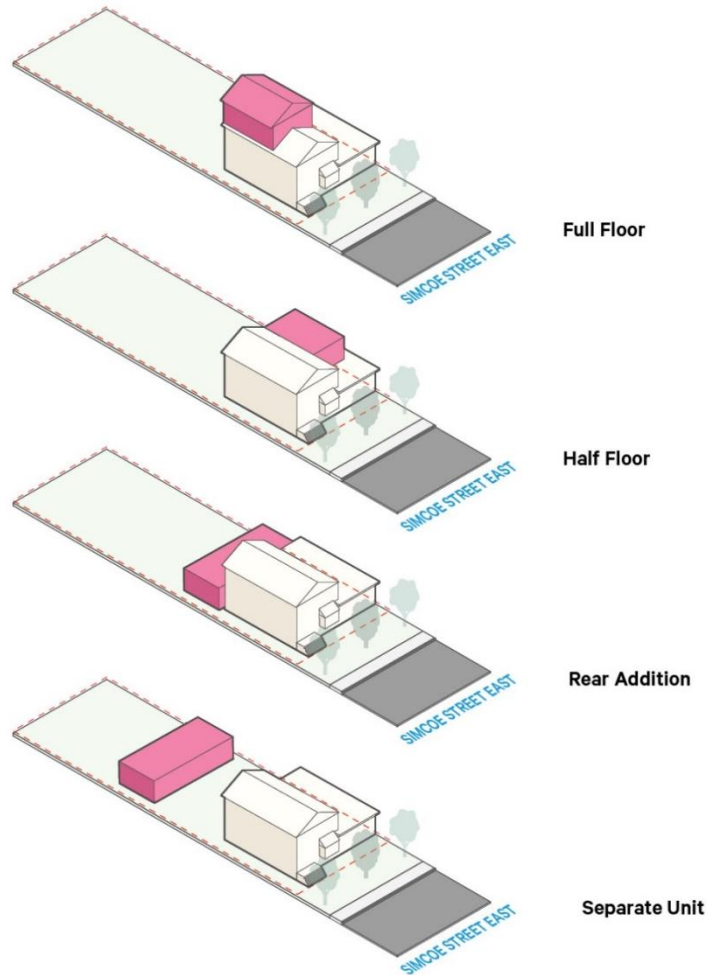


50% Build – Out Potential

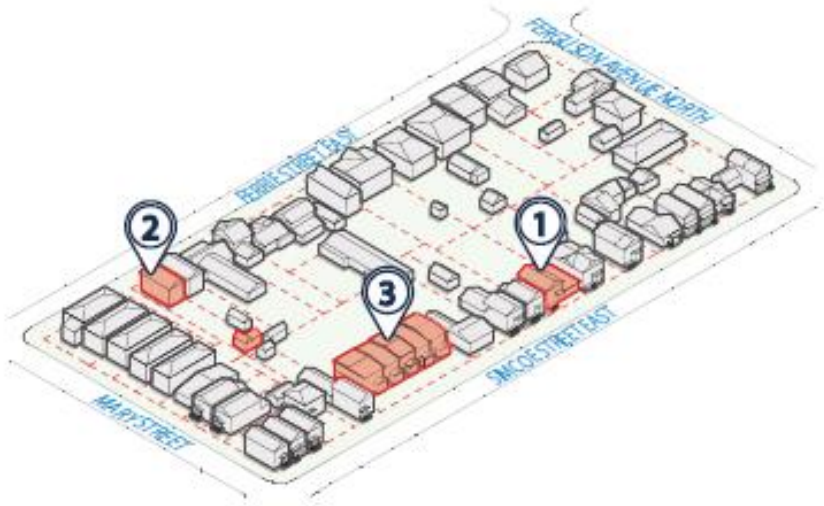


Stable Residential Areas (SRA)

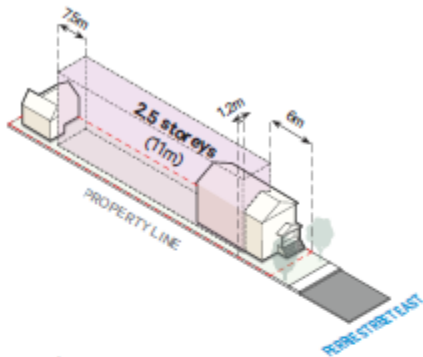
Conversion Options



SRA 2. Mary-Simcoe

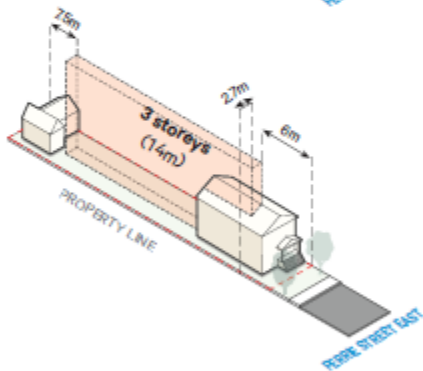


SRA 2. Mary-Simcoe



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

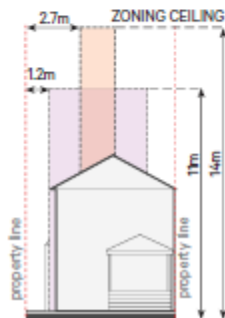


As-of-Right Home Alteration Option 2

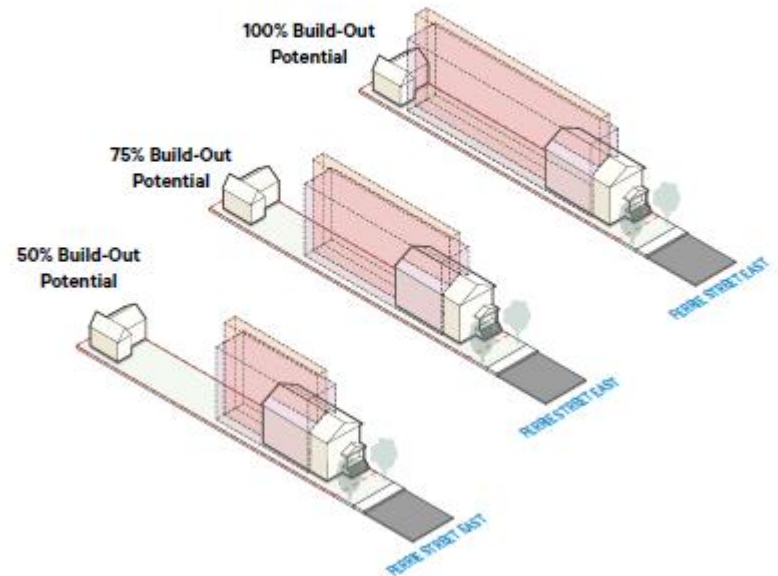
- where lot width is greater than 12.0m*
- property area is at least 360m²**
- side yard setbacks are 2.7m
- building height is not over 3 storeys, or 14m
- ground floor area can increase from 133m² to 333m², and 6.5m height can be added

* An existing lot is permitted to maintain its width if less than 12.0m without requiring variances under Section 19CD
 ** Conversion can maintain a lot area of 270m² under Section 19CD00

As-of-Right Build Out

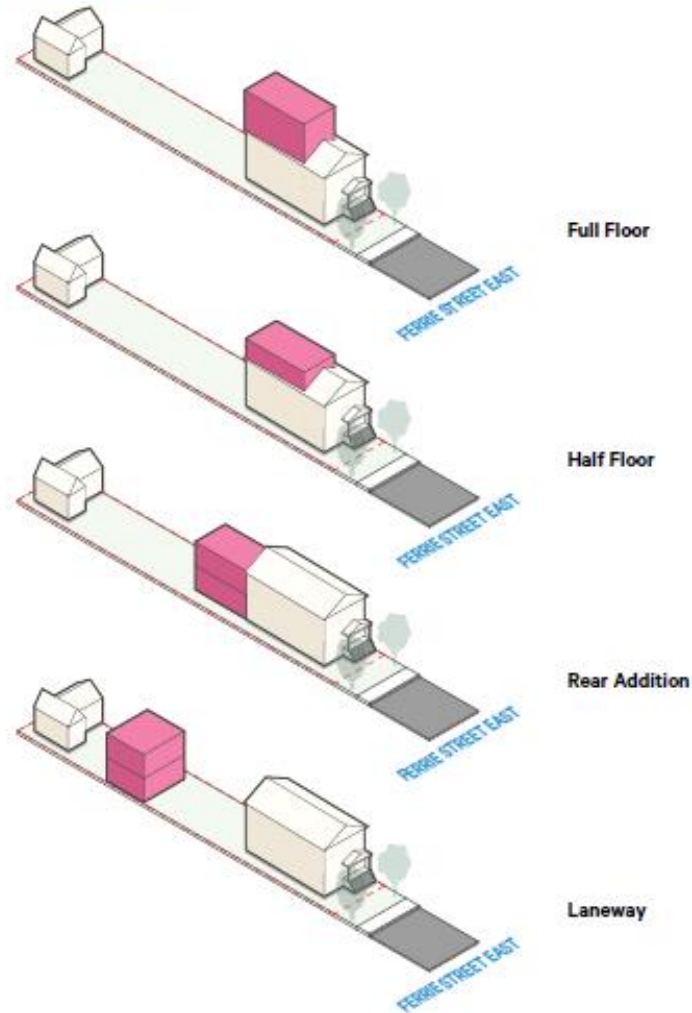


Build-Out Envelope Potential



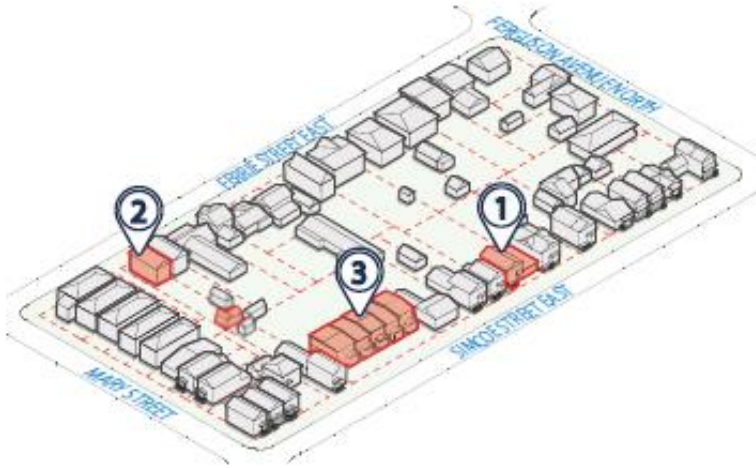
SRA 2. Mary-Simcoe

Conversion Options

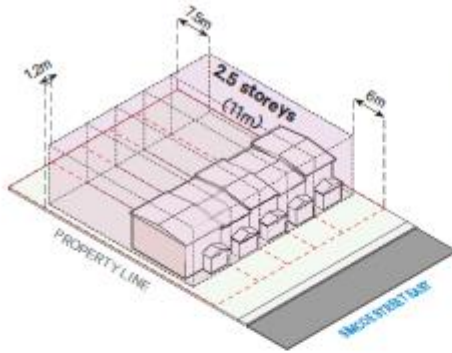


SRA 3. Mary-Simcoe

Mary-Simcoe Case Study #3

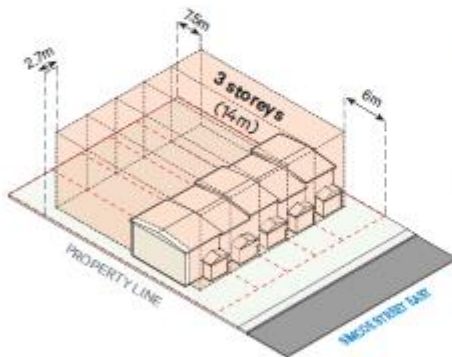


SRA 3. Mary-Simcoe



As-of-Right Home Alteration Option 1

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- property area is at least 360m²**
- side yard setbacks are 1.2m
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- 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 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 6.5m height can be added

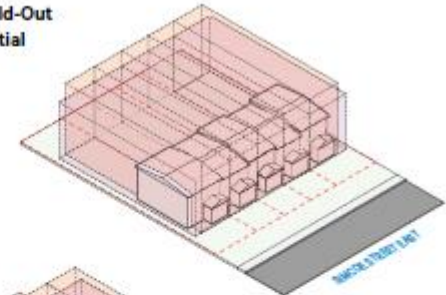
As-of-Right Build Out



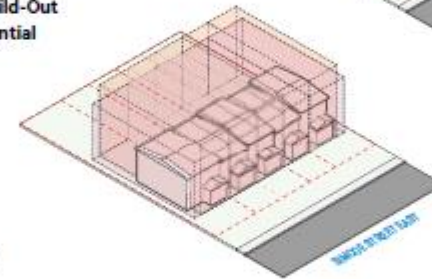
* An existing lot is permitted to maintain its width if less than 12.0m without requiring variances under Section 19CD
 ** Conversion can maintain a lot area of 270m² under Section 19CD(i)

Build-Out Envelope Potential

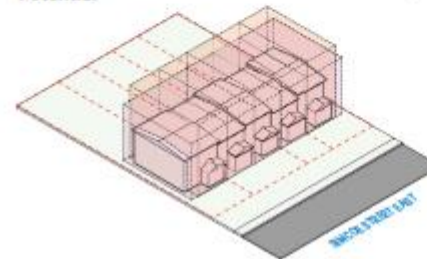
100% Build-Out Potential



75% Build-Out Potential

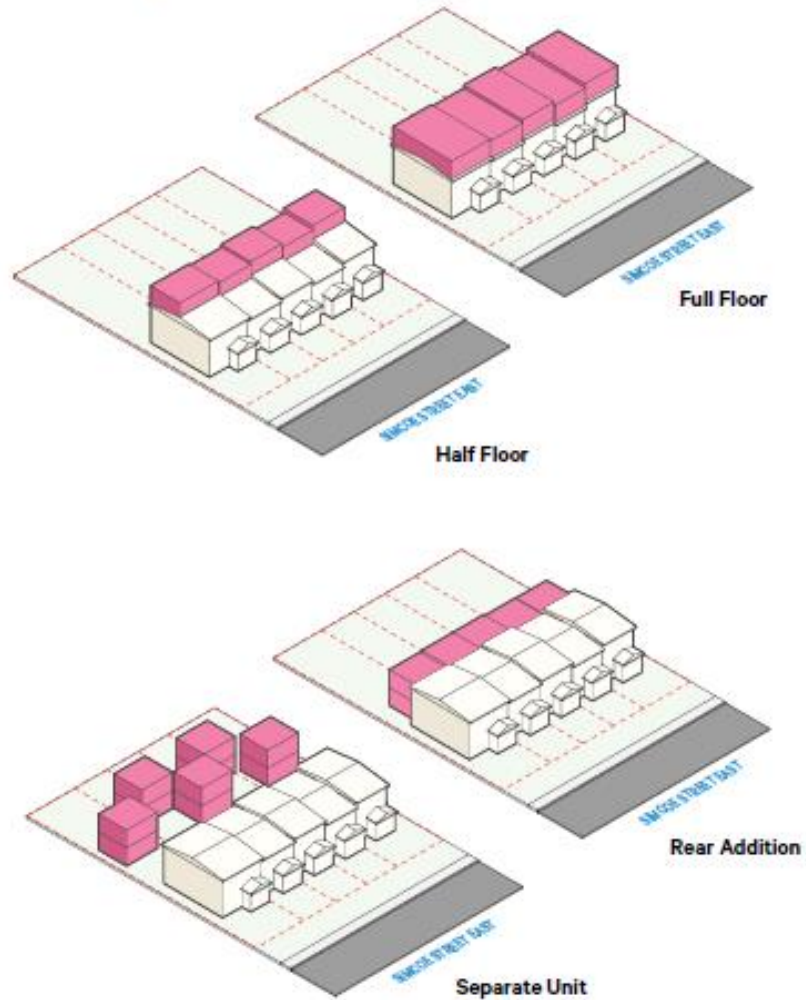


50% Build-Out Potential



SRA 3. Mary-Simcoe

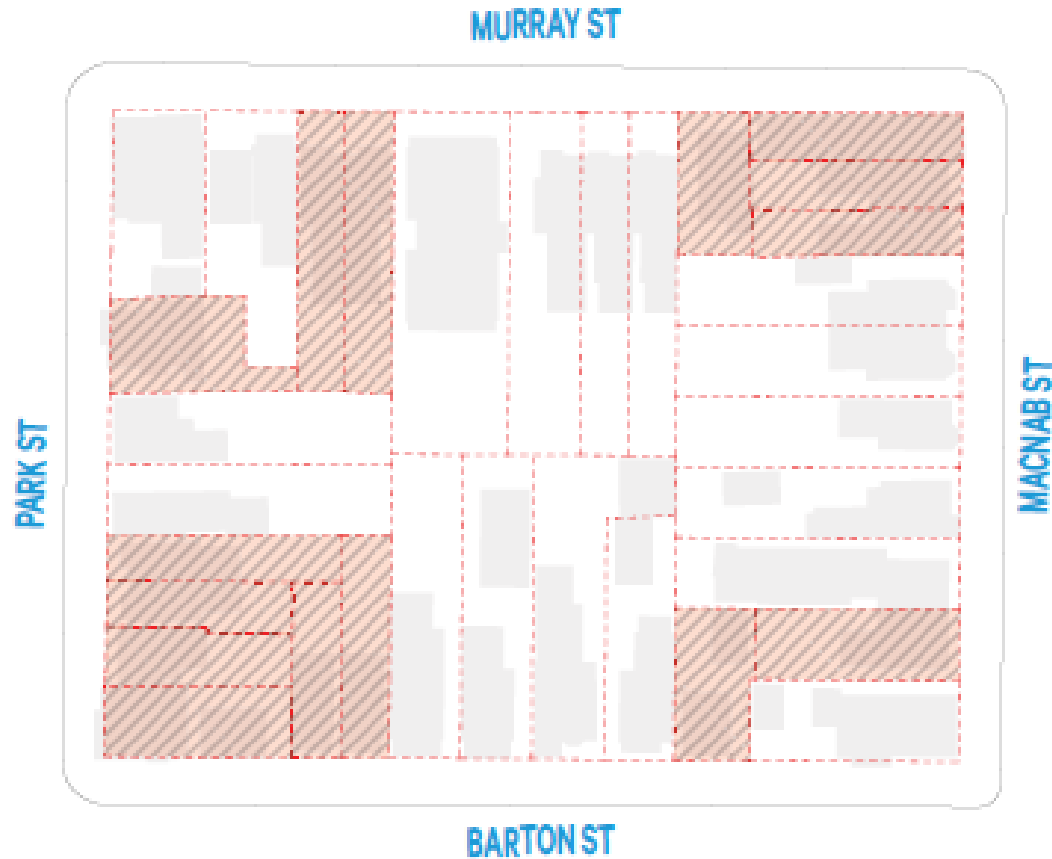
Conversion Options



SRA 4. Murray-MacNab

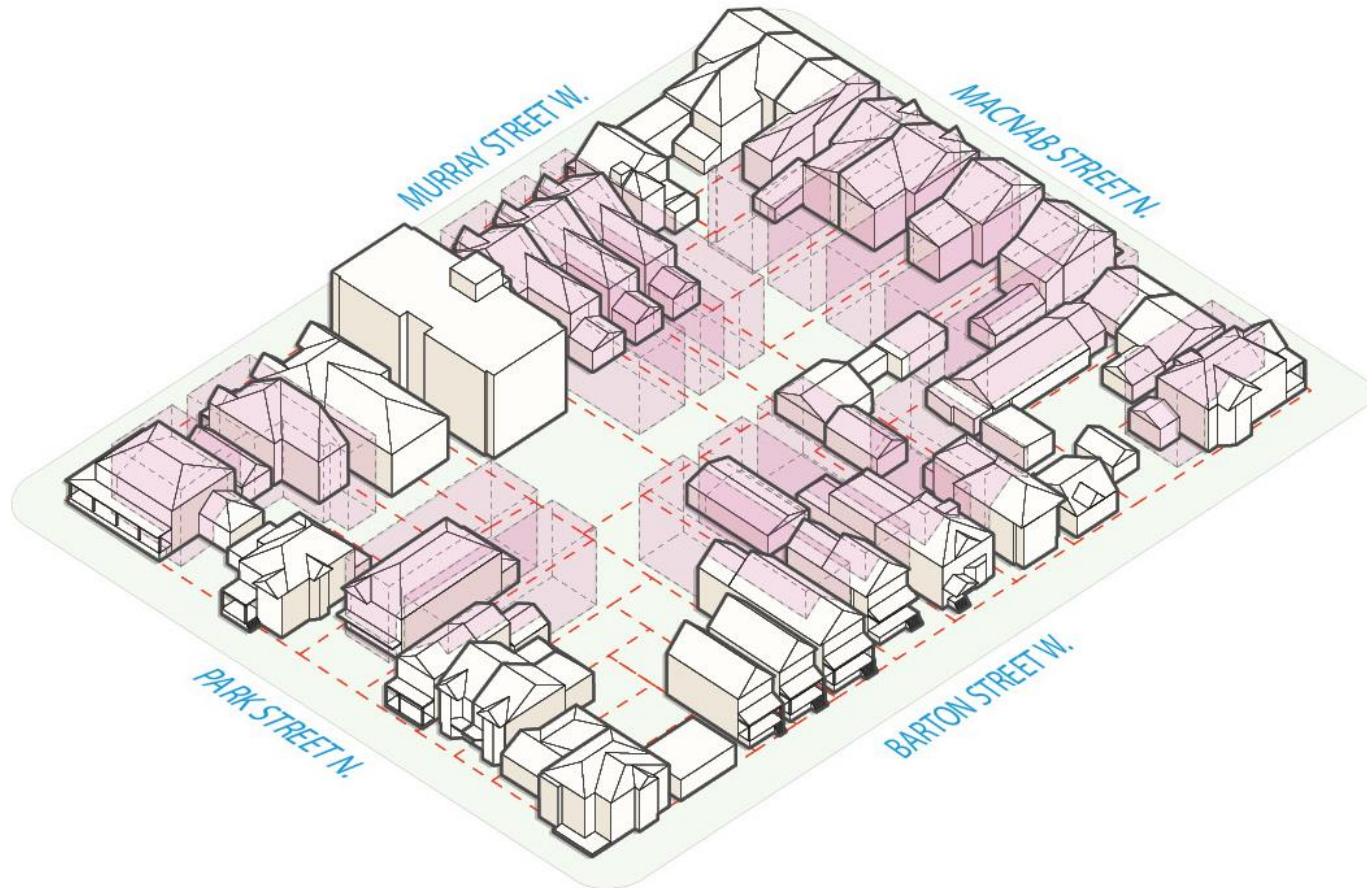


SRA 4. Murray-MacNab



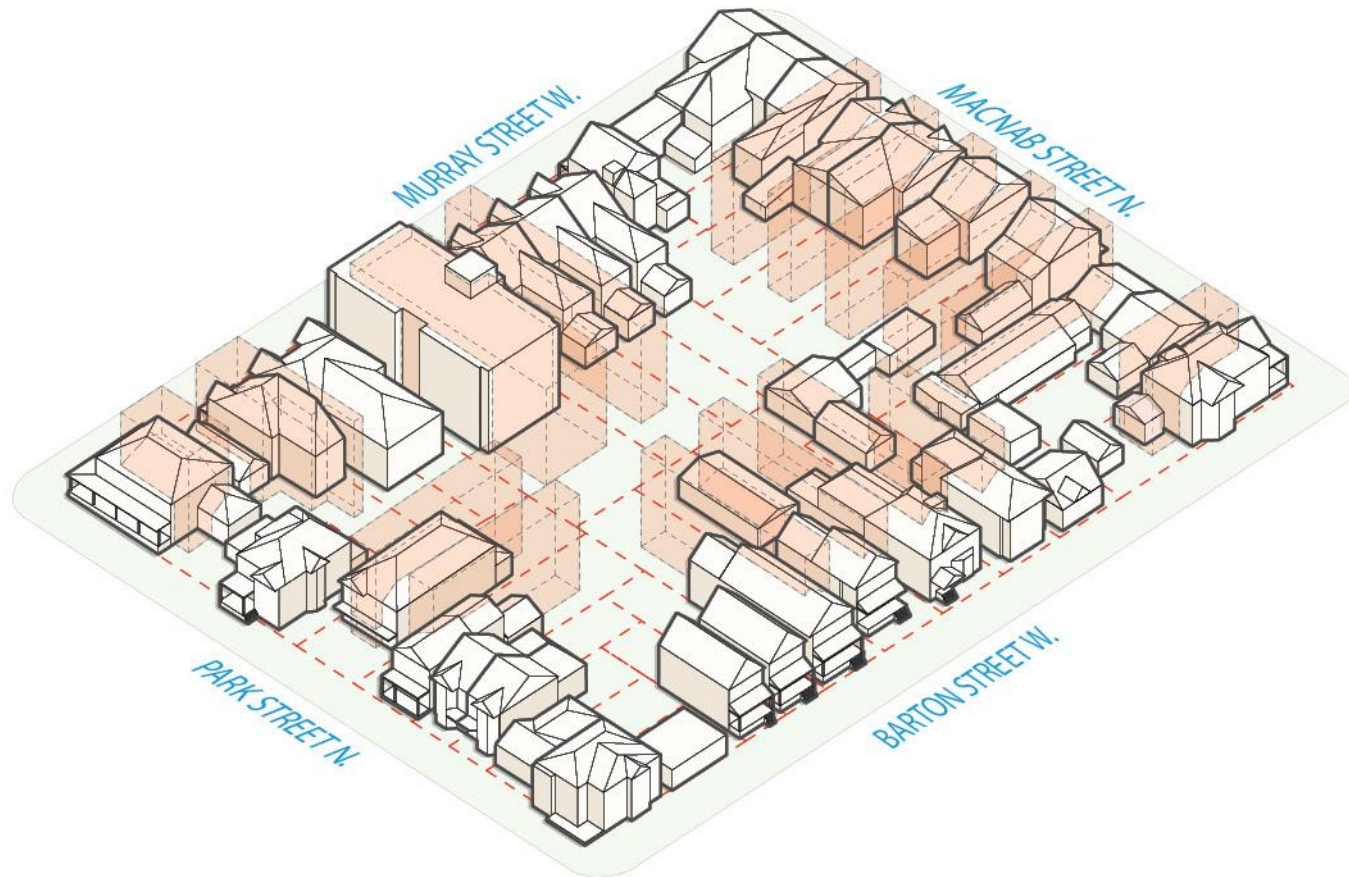
SRA 4. Murray-MacNab

**Properties With 1.2m Setbacks
Full Build-Out Potential**



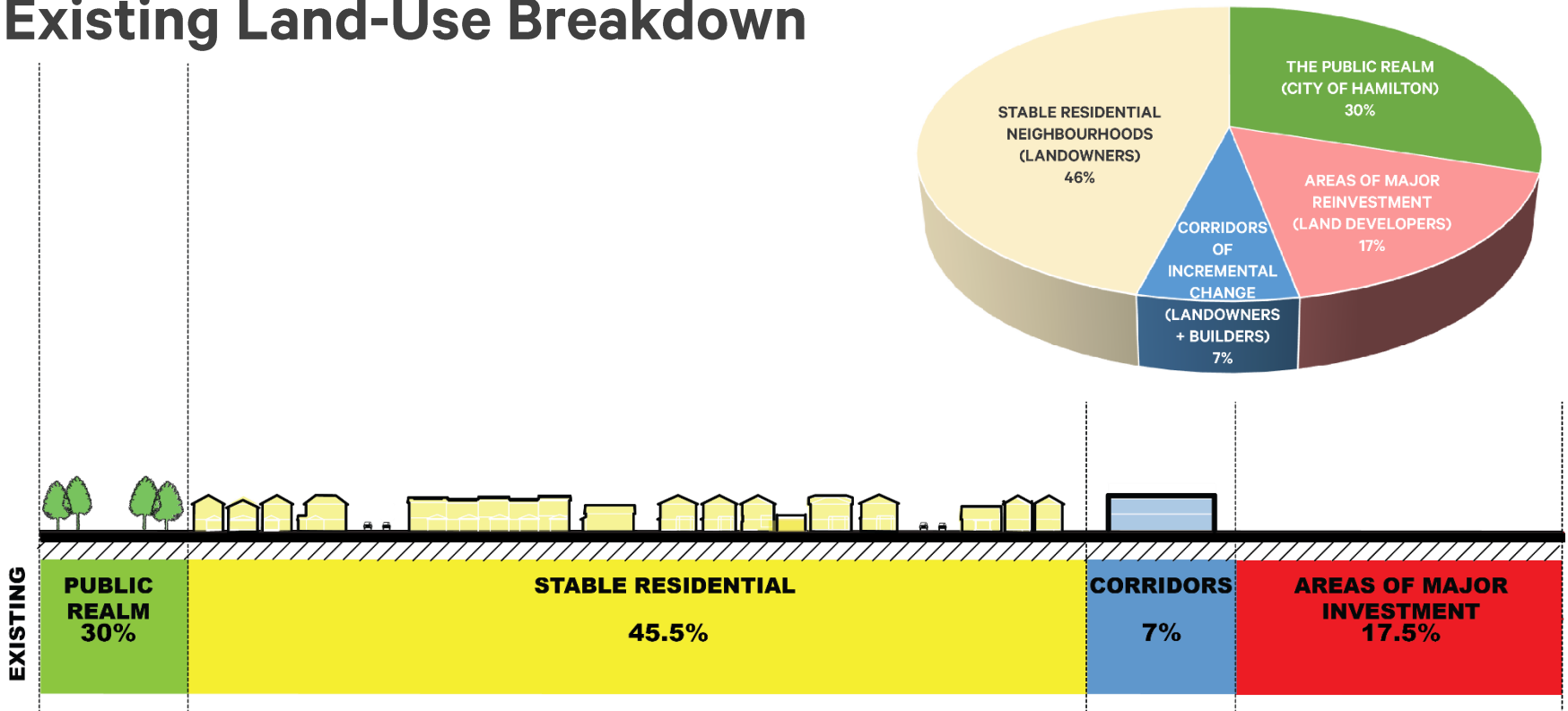
SRA 4. Murray-MacNab

**Properties With 2.7m Setbacks
Full Build-Out Potential**



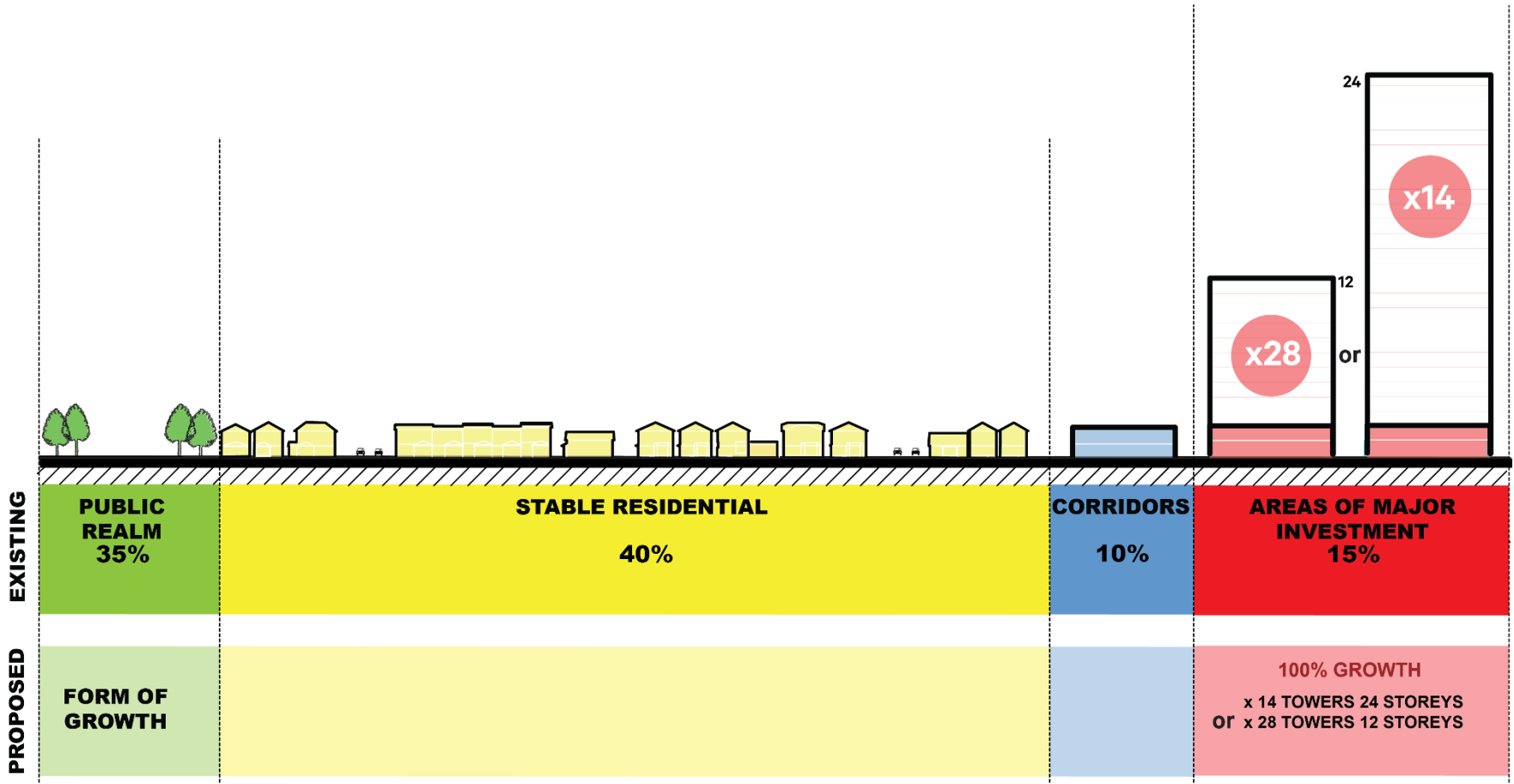
What Growth Could Look Like

Existing Land-Use Breakdown



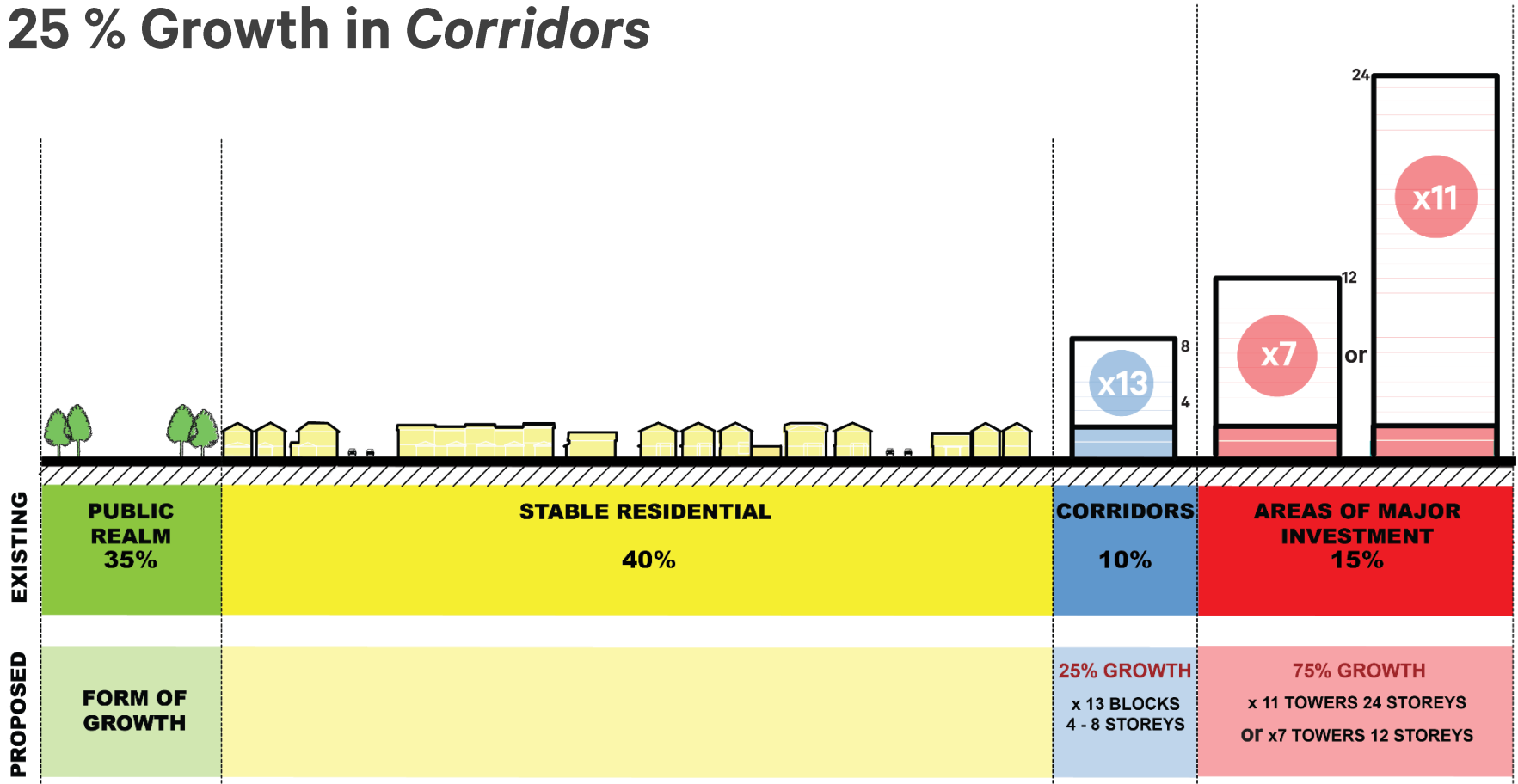
What Growth Could Look Like

100% Growth in Areas of Major Investment



What Growth Could Look Like

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

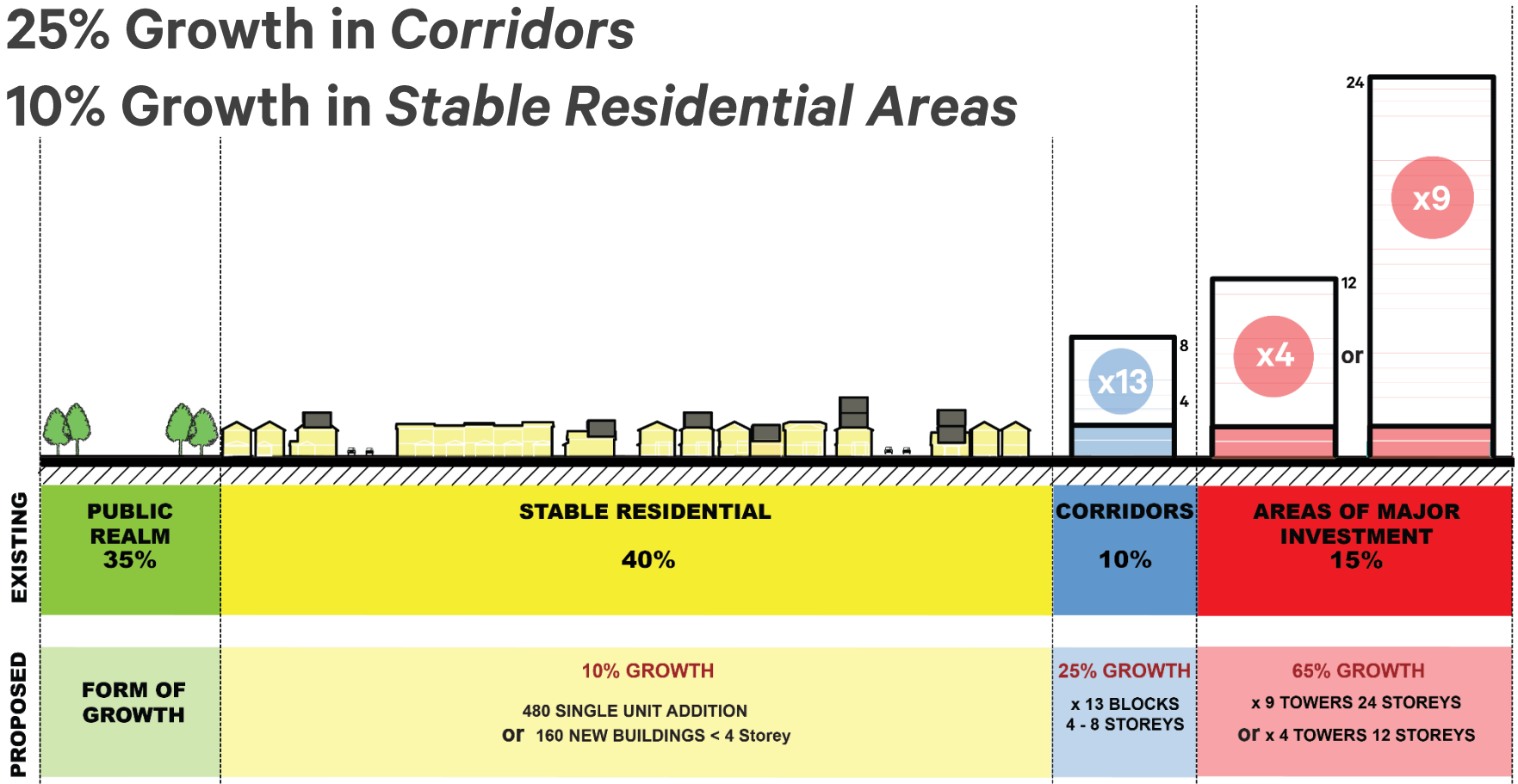


What Growth Could Look Like

65% Growth in Areas of Major Investment

25% Growth in Corridors

10% Growth in Stable Residential Areas

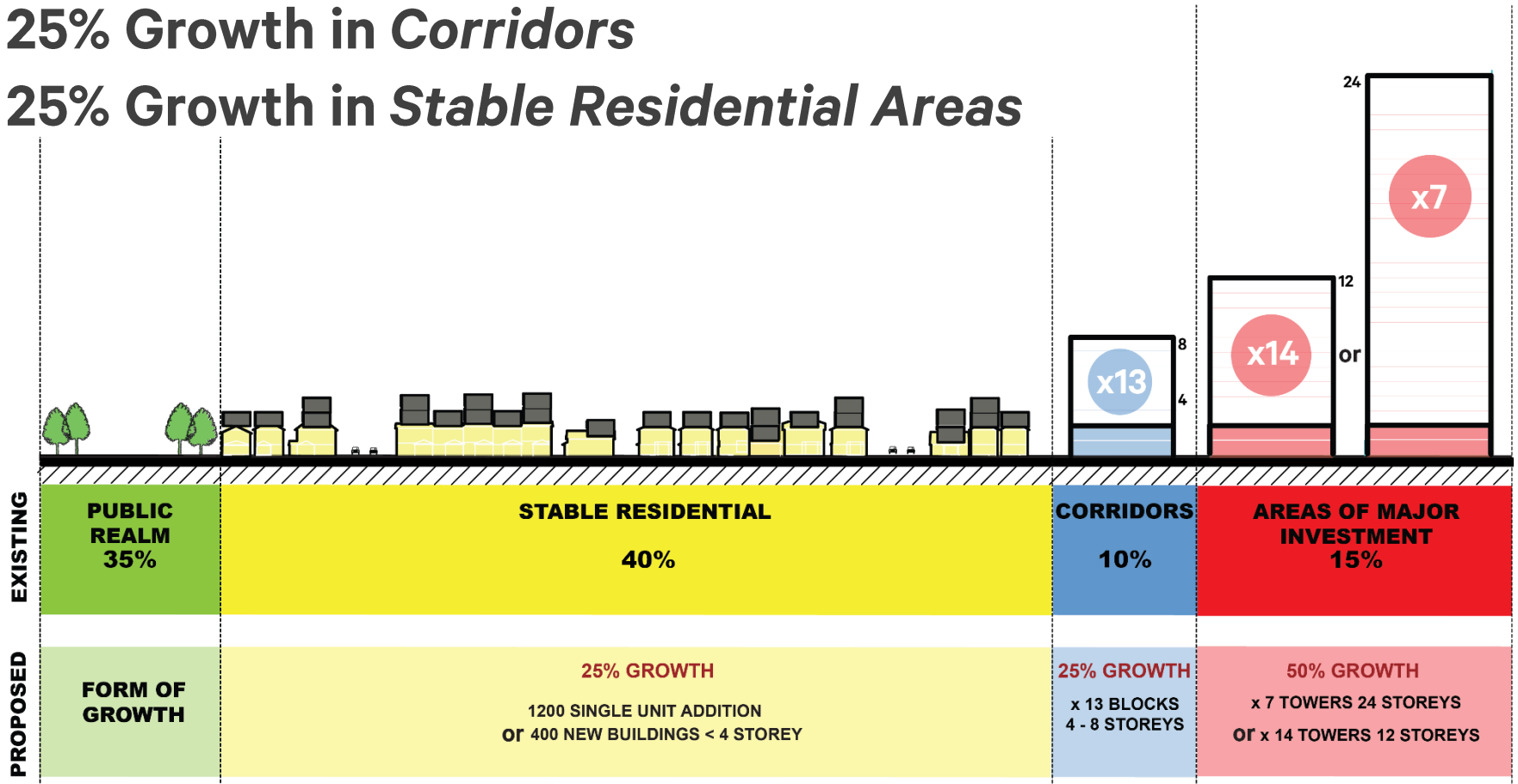


What Growth Could Look Like

50% Growth in Areas of Major Investment

25% Growth in Corridors

25% Growth in Stable Residential Areas

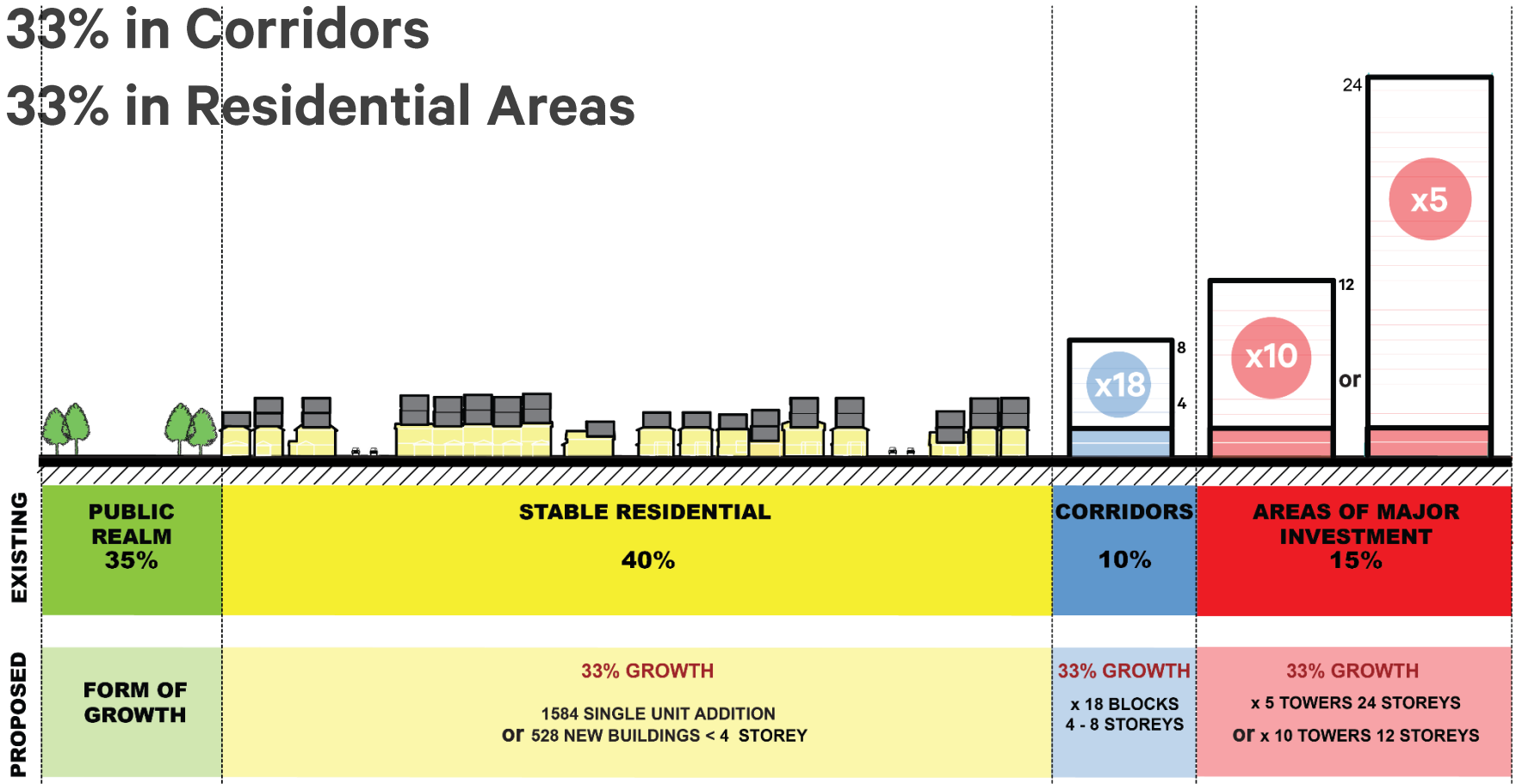


What Growth Could Look Like

34% Growth in Areas of Major Investment

33% in Corridors

33% in Residential Areas

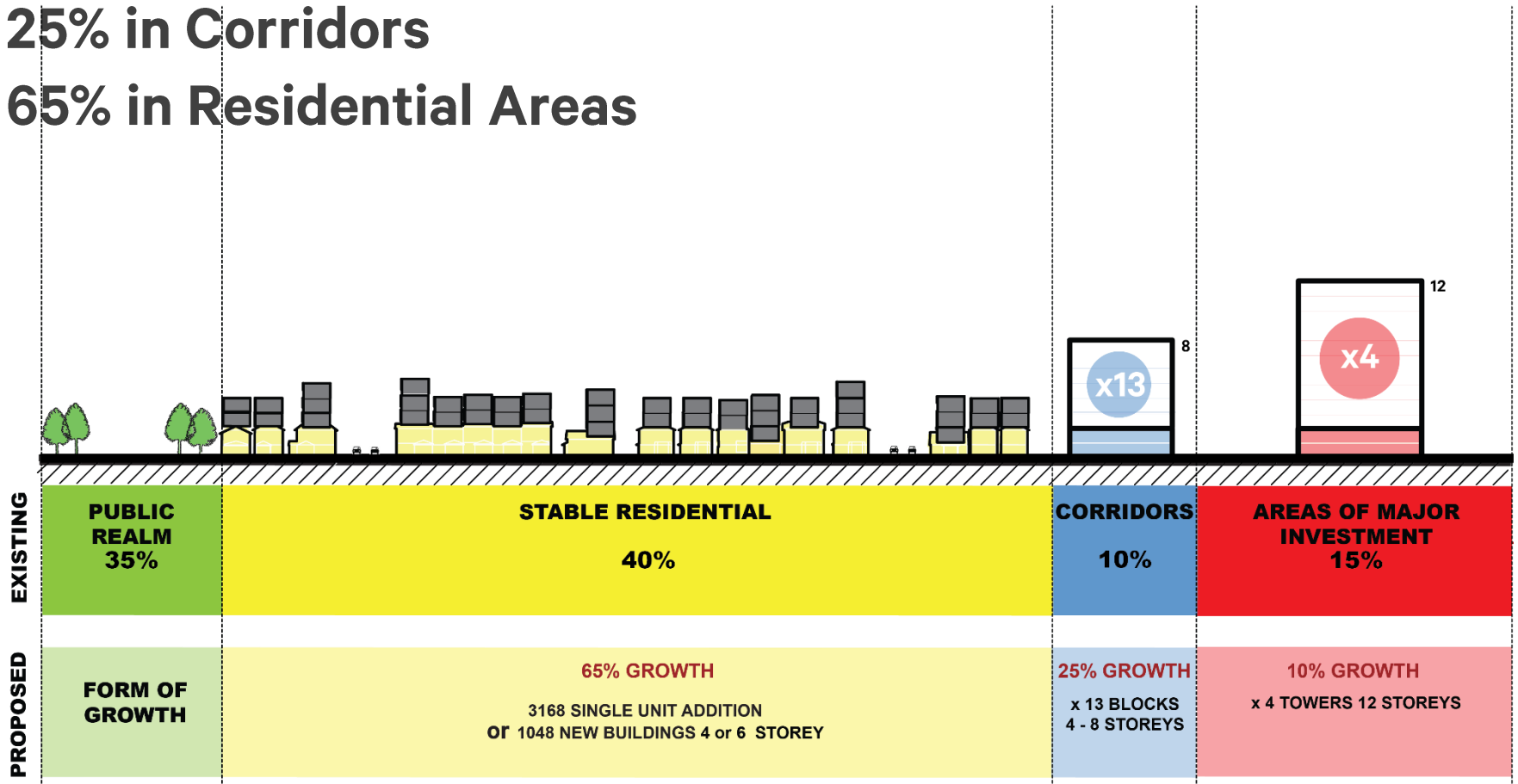


What Growth Could Look Like

10% Growth in Areas of Major Investment

25% in Corridors

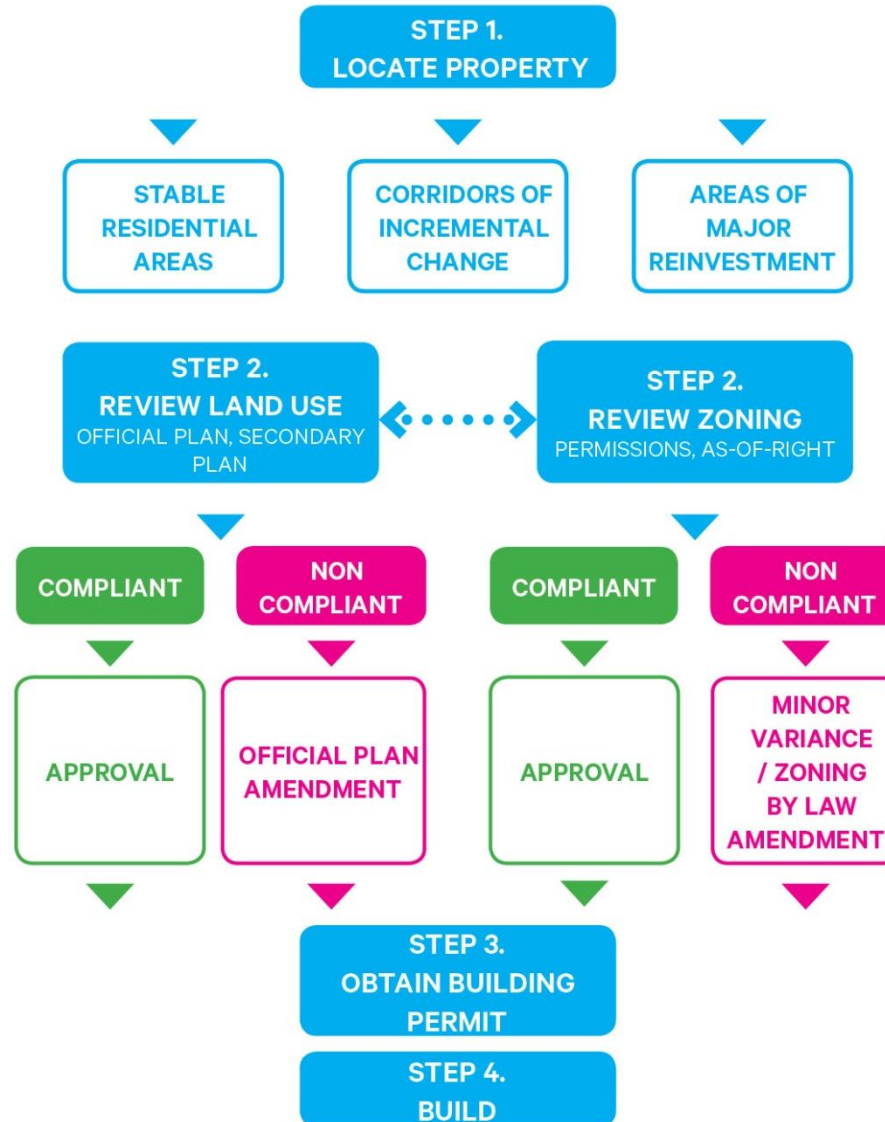
65% in Residential Areas





How to Invest

How to Invest



Investment Tools

Options For Increasing Investment as a Landowner

The image shows a screenshot of the website for Modular Home Additions Ltd. At the top, a yellow banner contains the text "Call Us Today! 888.292.9056". Below this is the company logo, which includes a red house icon and the text "MODULAR HOME ADDITIONS LTD". To the right of the logo is a "HomeStars Best of 2013" award badge. Further right are logos for "Best of Business", "HomeStars", "BILD", and "RIB". Below these logos is the text "SERVING GTA AND THE SURROUNDING AREA" and "FREE INITIAL CONSULTATION!". A yellow navigation bar contains the following links: Home, About Us, Galleries, Promotions, Press, Links, Testimonials, Blog, and Contact Us. The main content area features a large image of a hand holding a miniature house model. Overlaid on this image is a grey box with the text "Grow Your Home in 3 Days" and "Our process is truly unlike any other!". Below this text is a yellow "ABOUT US" button. At the bottom of the page, there are three blue buttons with white icons and text: "Interiors" (with a house icon), "Exteriors" (with a house icon), and "Free Estimate" (with a speech bubble icon). Each button has a yellow button below it: "INTERIORS GALLERY", "EXTERIORS GALLERY", and "REQUEST QUOTE".

Call Us Today! 888.292.9056

MODULAR
HOME ADDITIONS LTD

HomeStars
Best of 2013

Best of Business
HomeStars
BILD
RIB

SERVING GTA AND THE SURROUNDING AREA
FREE INITIAL CONSULTATION!

Home About Us Galleries Promotions Press Links Testimonials Blog Contact Us

Grow Your Home in 3 Days
Our process is truly unlike any other!

ABOUT US

Interiors
Click here to see images of our interior renovations

INTERIORS GALLERY

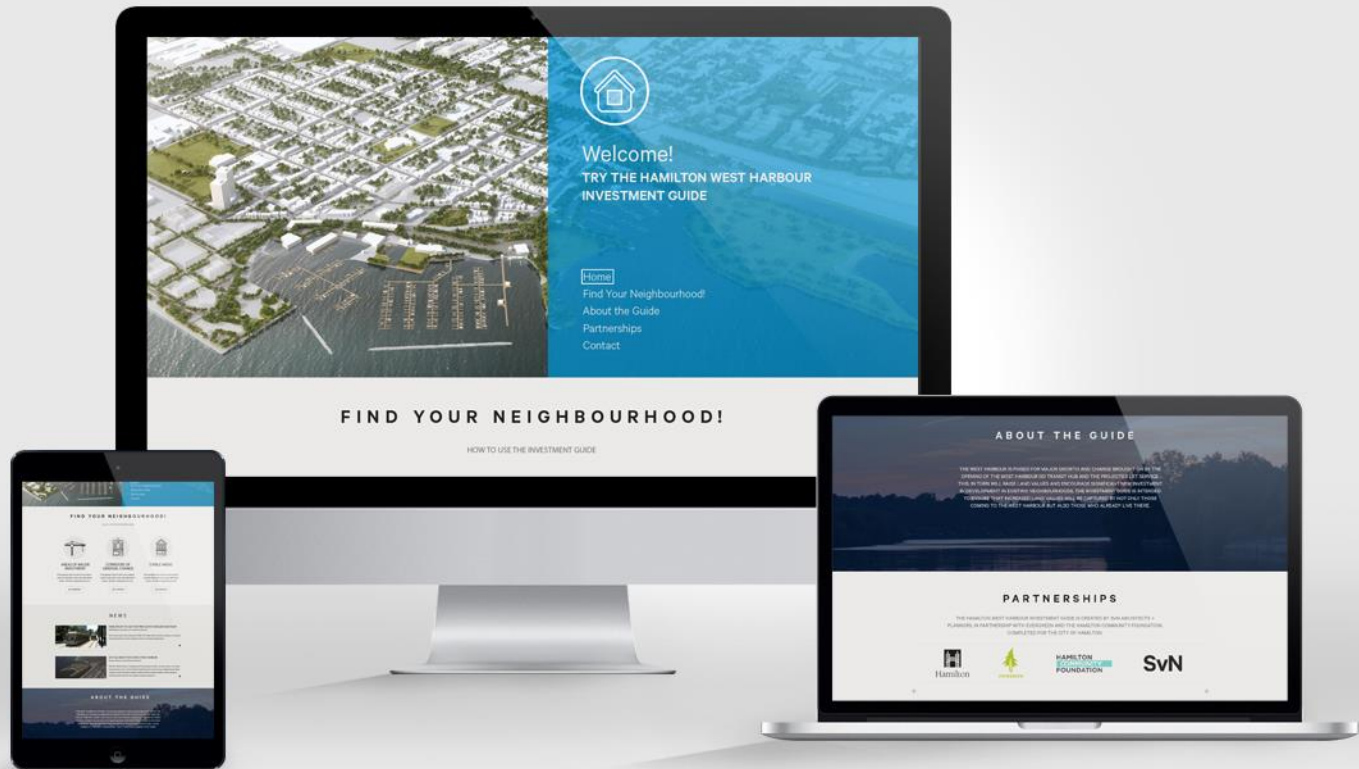
Exteriors
Click here to see images of our exterior renovations.

EXTERIORS GALLERY

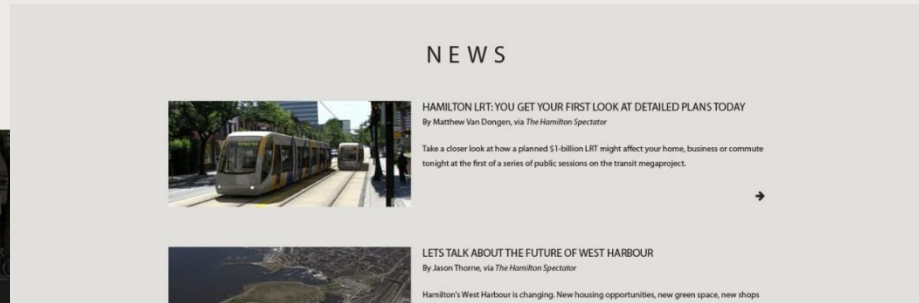
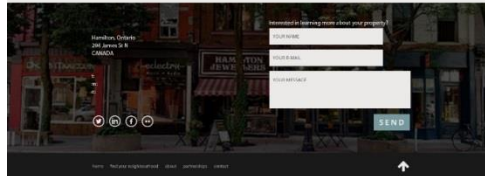
Free Estimate
Contact us to learn how we can help you to grow your home!

REQUEST QUOTE

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

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.