



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



West Harbour Precinct Looking South-East

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



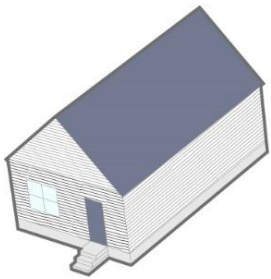
BUILDERS



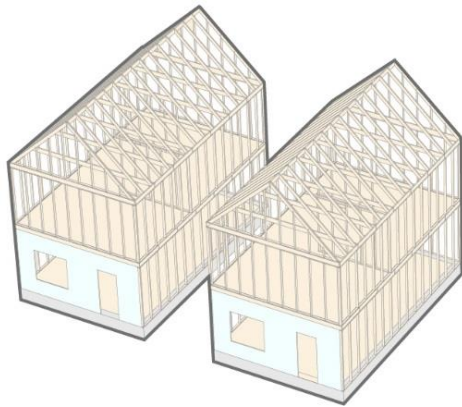
LANDOWNERS

Why an investment guide?

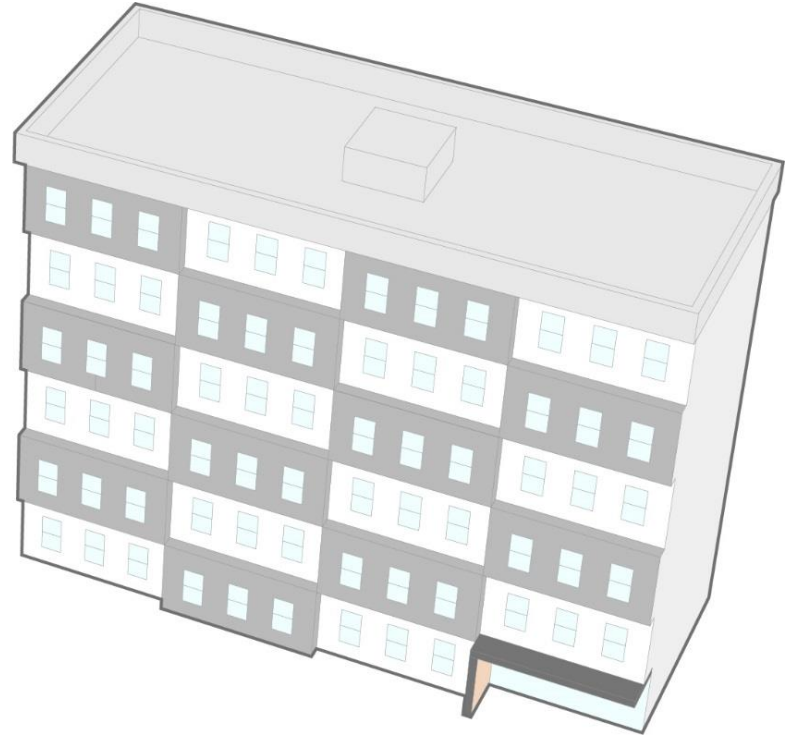
What do they build?



Landowners



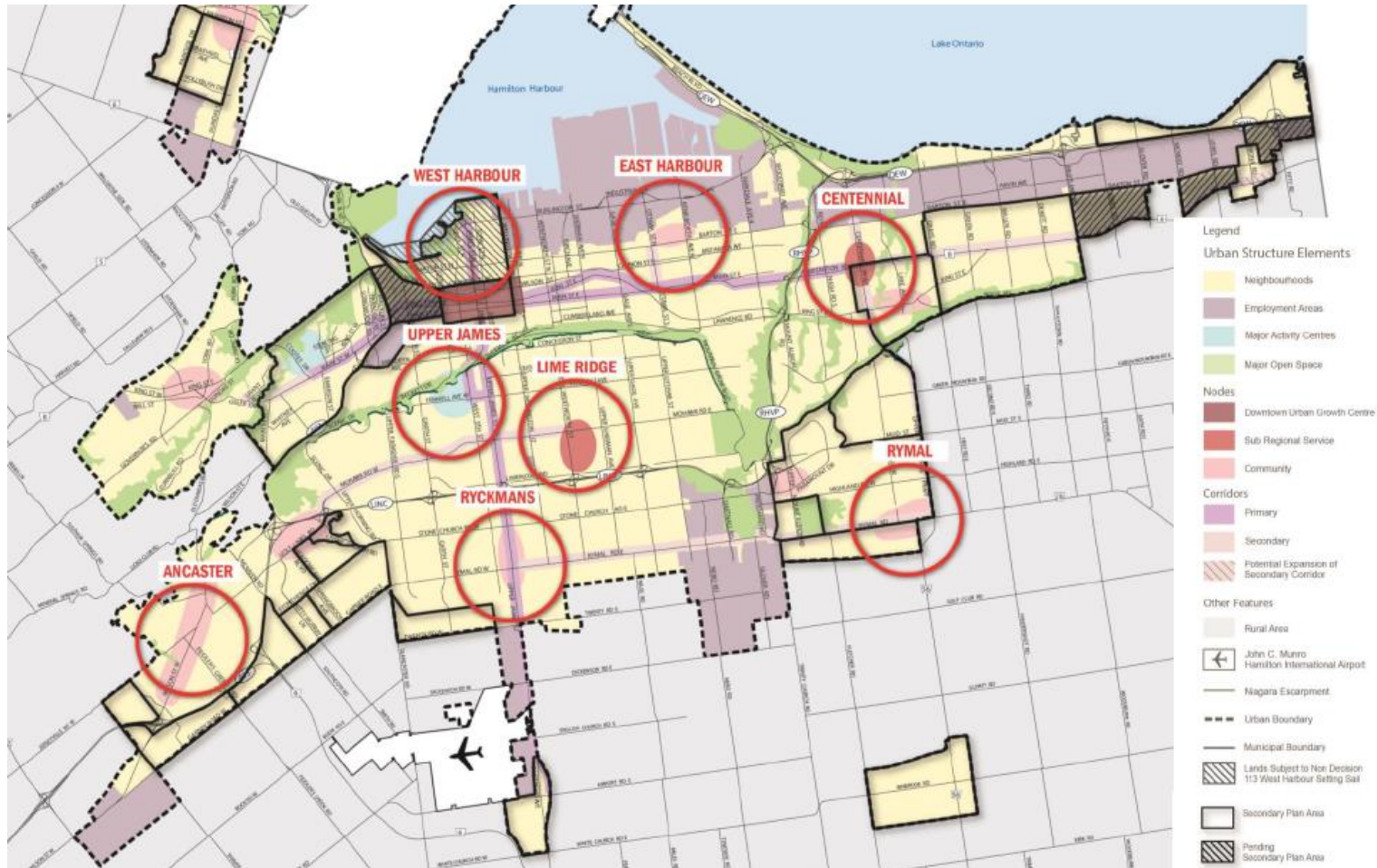
Builders



Developers

Why an investment guide?

A Model For Investment Elsewhere in Hamilton



An aerial, black-and-white photograph of a city. The foreground shows a waterfront area with a marina filled with boats, a park with trees and walking paths, and a multi-lane highway running parallel to the water. The background is a dense urban grid with numerous buildings, streets, and green spaces.

Opportunities & Challenges

The Opportunity

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

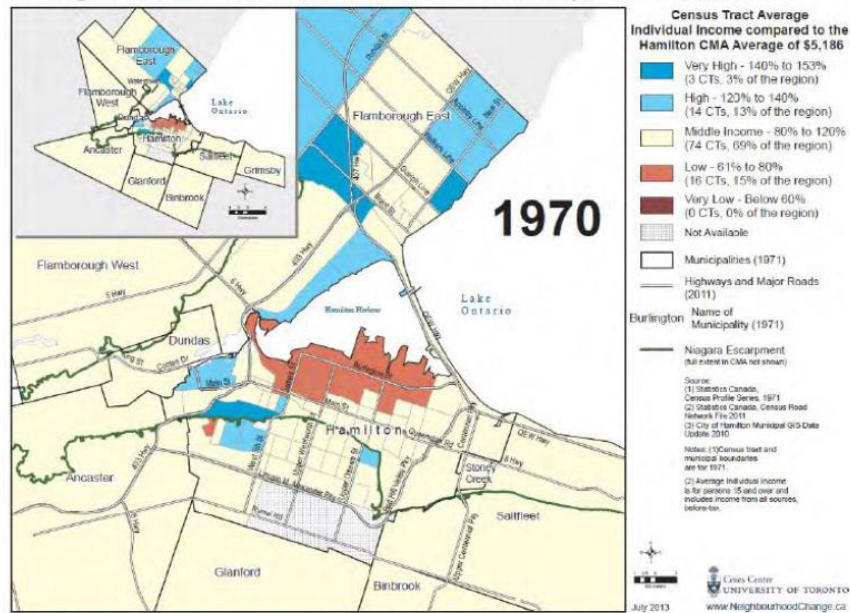
The Investment Guide is intended to ensure that increased land values may be captured by both those coming to invest in the West Harbour and those already living in these Neighbourhoods



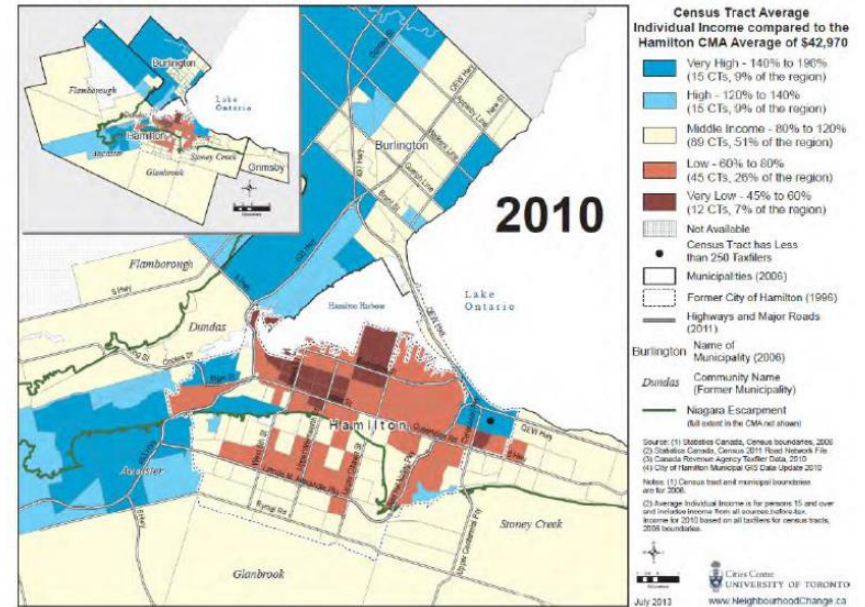
The Challenge

The West Harbour 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

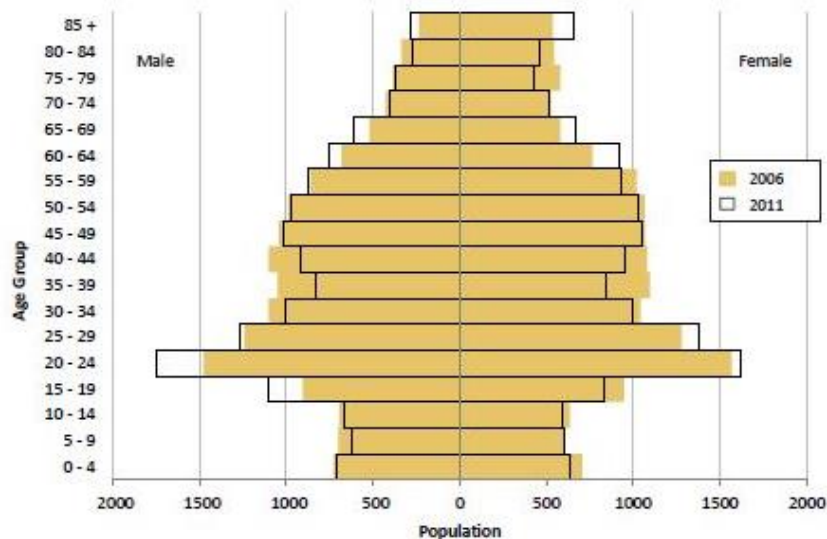
Beasley Neighbourhood

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.

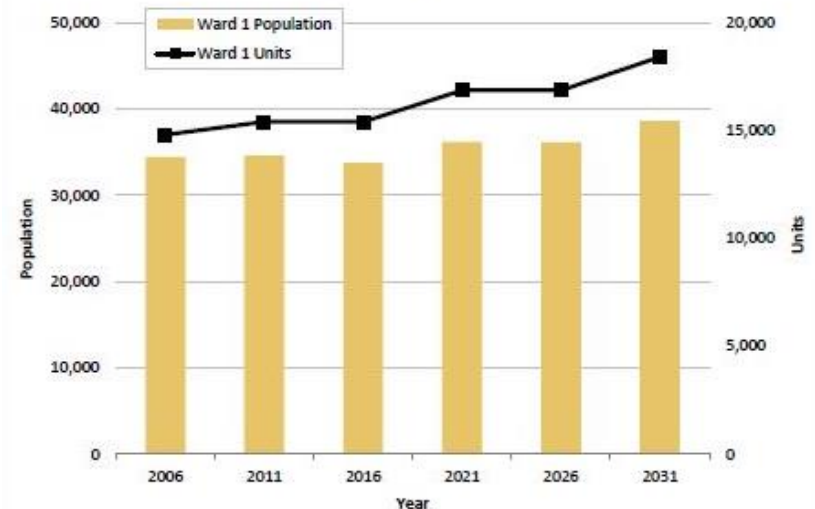
Population by Sex and Age Group, Ward 1, 2006 and 2011 Census



25 Year GRIDS Population Projections

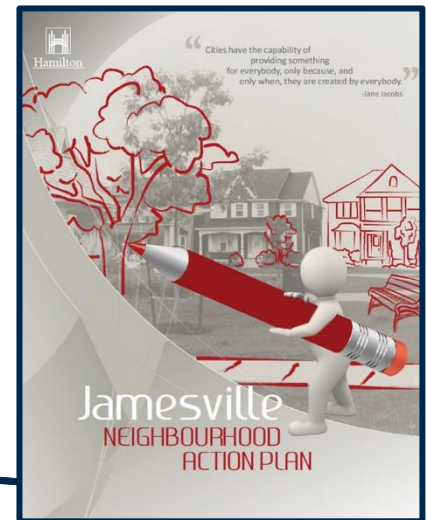
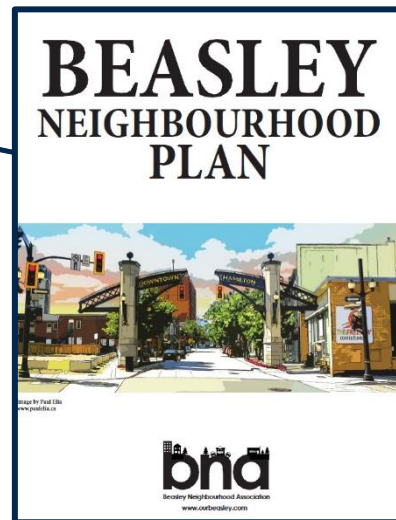
	Ward 1 Population	Ward 1 Units
2006	34,409	14,790
2011	34,562	15,390
2016	33,734	15,390
2021	36,149	16,848
2026	36,073	16,848
2031	38,575	18,401

25 Year GRIDS Population Projections - Ward 1



The Challenge

Throughout, the HCF 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

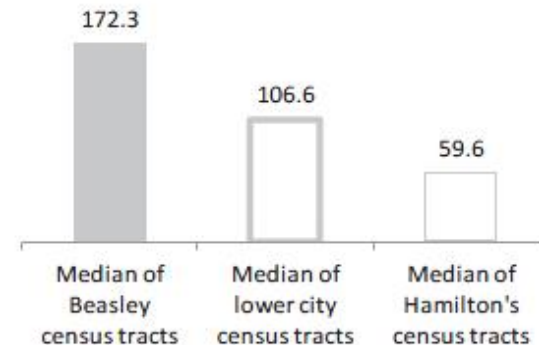
4 in 10

Residents identify as a visible minority

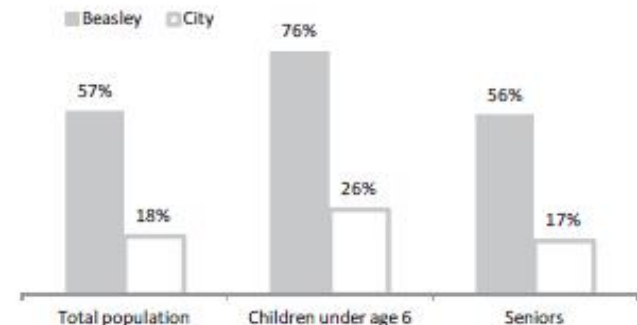
HOUSING AND MOBILITY



HIGH SCHOOL NON-COMPLETION RATE PER 1,000 STUDENTS



POVERTY RATES



The Challenge

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%

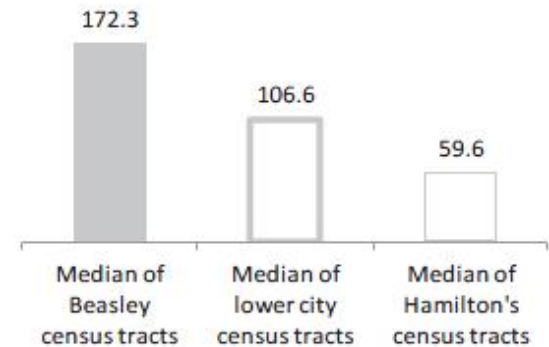
Residents rent

Renters
|||
Homeowners

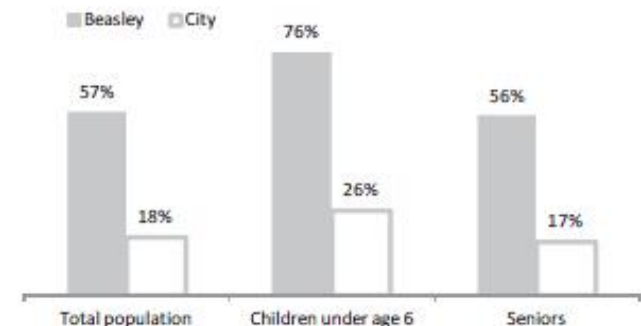
HOUSING AND MOBILITY



HIGH SCHOOL NON-COMPLETION RATE PER 1,000 STUDENTS



POVERTY RATES



The Challenge

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**

An aerial photograph of a city, likely Chicago, showing a dense urban grid. In the foreground, there is a large body of water with a marina filled with boats. To the right of the marina is a large, open park area with trees and a winding path. In the background, a major highway runs horizontally across the frame. A large yellow rectangular box is overlaid on the bottom right corner of the image, containing the text "Where to Invest?".

**Where to
Invest?**

Map of West Harbour Planning Area and Sub-Areas

Legend:

- Stable Areas
- Corridors of Gradual Change
- Area or Site Specific Policy
- A Waterfront
- B Business/Industry
- C Freeway/Highway Corridor
- Proposed Roads
- Secondary Plan Boundary

Map Labels:

- Hamilton Harbour
- Land's subject to Non-Decision 117(a) (253 James Street North)
- DELAWARE STREET RAIL TRAIL
- BARTON ST W
- YORK BLVD
- CANNON ST W
- BURLINGTON ST W
- ADAM ST W
- BARTON ST E
- THORNHILL AVE N
- Stable Areas
- Corridors of Gradual Change
- Areas of Major Change

Map Information:

- Control Adopted: July 9, 2009
- Ministerial Approval: March 16, 2011
- Effective Date: August 16, 2013
- Urban Hamilton Official Plan
- West Harbour
- Secondary Plan
- Planning Area and Sub-Areas
- Map B 6.5-2

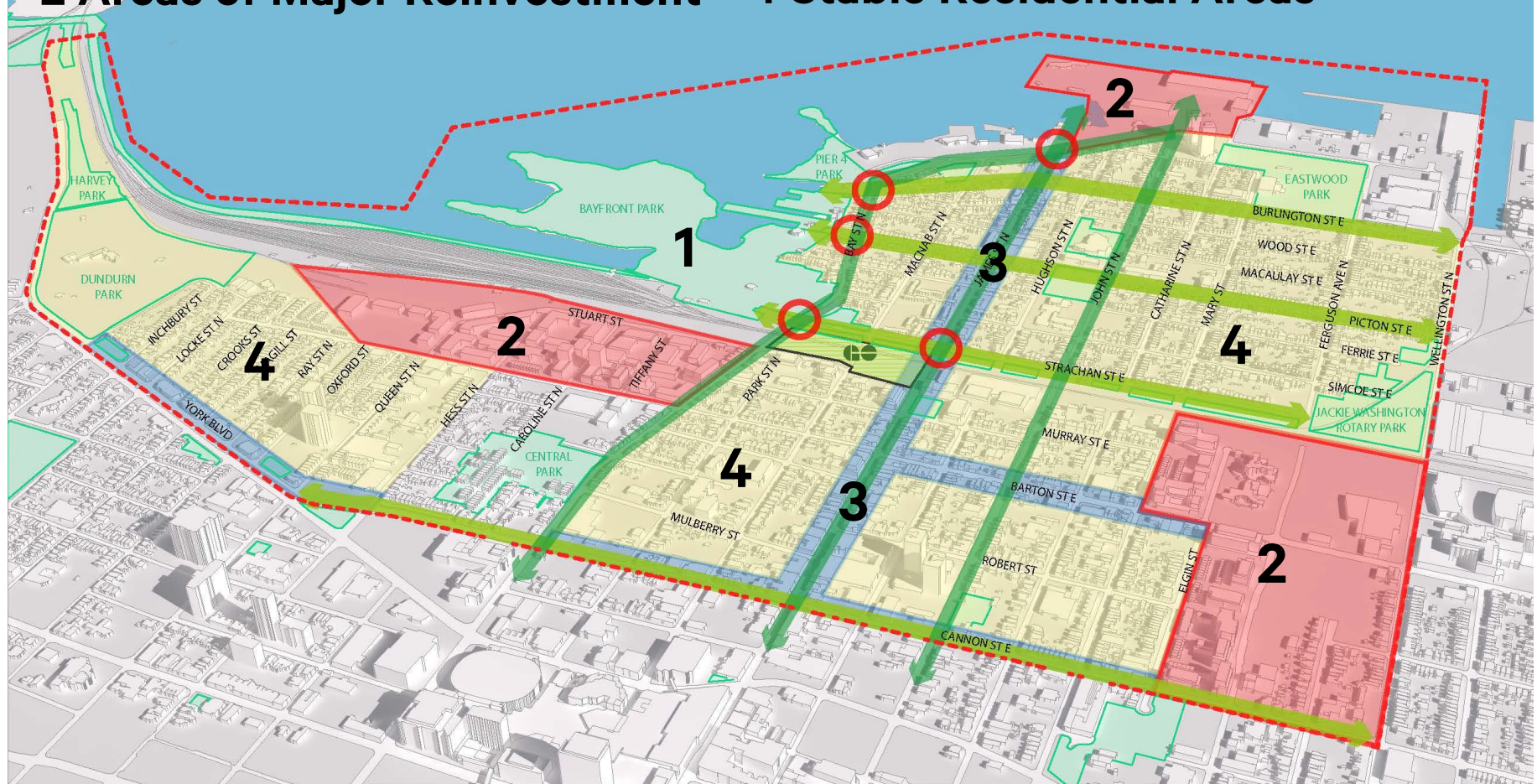
Private Realm

1 Public Realm

2 Areas of Major Reinvestment

3 Corridors of Incremental Change

4 Stable Residential Areas



LEGEND

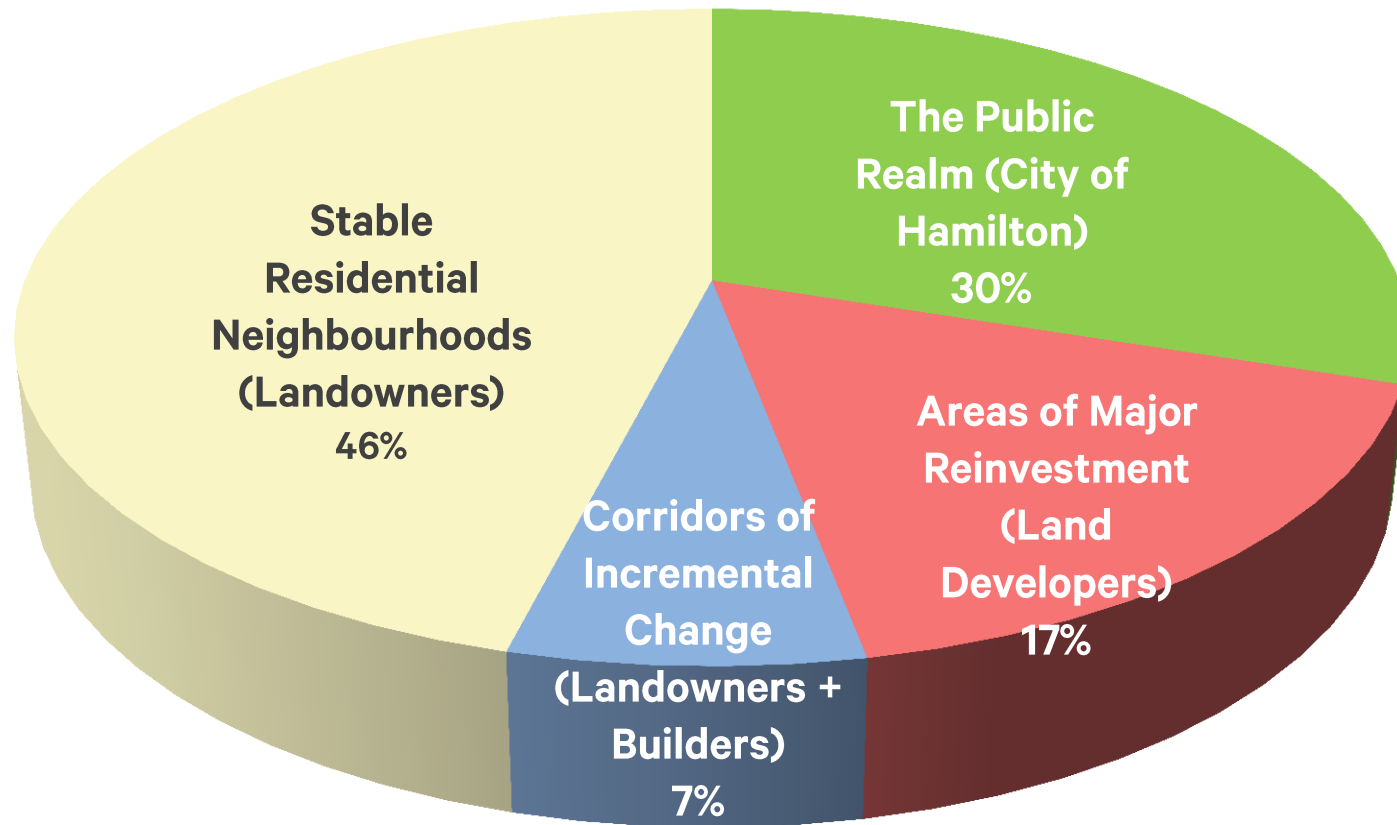
WEST HARBOUR BOUNDARY
STABLE RESIDENTIAL AREAS

CORRIDORS OF INCREMENTAL CHANGE
AREAS OF MAJOR REINVESTMENT

MAJOR CONNECTIONS
SECONDARY CONNECTIONS

KEY CONNECTION POINTS

The Planning Zones



An aerial photograph of a city, likely Chicago, showing a dense urban grid. In the foreground, there is a large body of water with a marina filled with boats. A prominent yellow rectangular box is overlaid on the right side of the image, containing the text 'Where to Invest?'. Below this box, the text 'Areas for Major Reinvestment (AMR)' is visible. The city features a mix of residential buildings, commercial structures, and green 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:

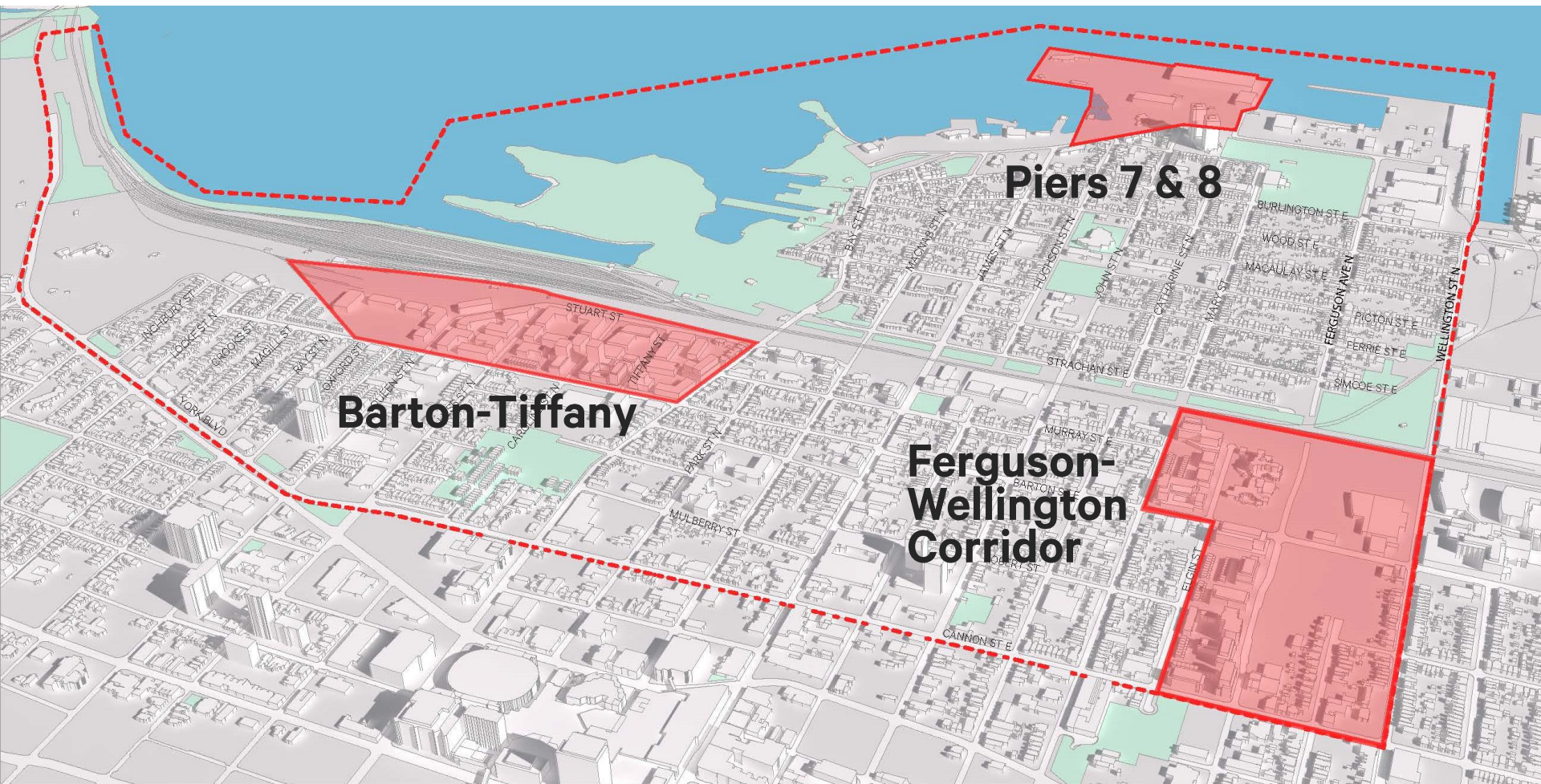


**Barton-
Tiffany**

**Piers 7
and 8**

**Ferguson-
Wellington
Corridor**

Areas Of Major Reinvestment



An aerial photograph of a city, likely Chicago, showing a dense urban grid with numerous buildings, streets, and green spaces. A large yellow rectangular box is overlaid on the right side of the image, containing the text 'Where to Invest?'. Below this box, the text 'Corridors of Incremental Change (CIC)' is written in white. The city features a mix of low-rise and high-rise buildings, with a prominent cluster of skyscrapers in the upper right corner. A large body of water, possibly a lake or harbor, is visible in the lower left corner, with several piers and docks extending into it. The overall scene depicts a vibrant, developed urban environment.

Where to Invest?

**Corridors of
Incremental Change
(CIC)**

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

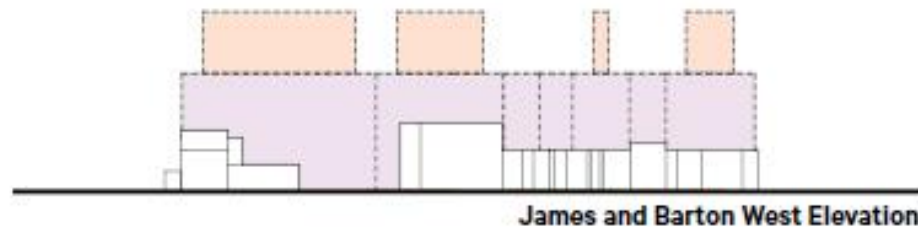
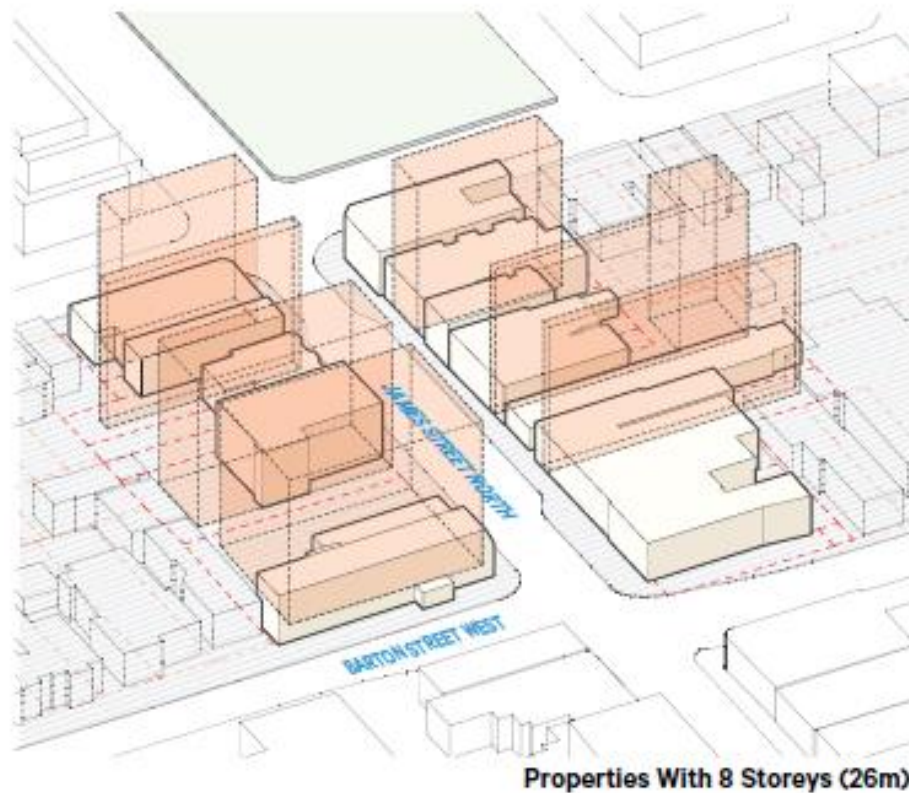
Corridors of Incremental Change

Zoning: Mid-Rise Blocks

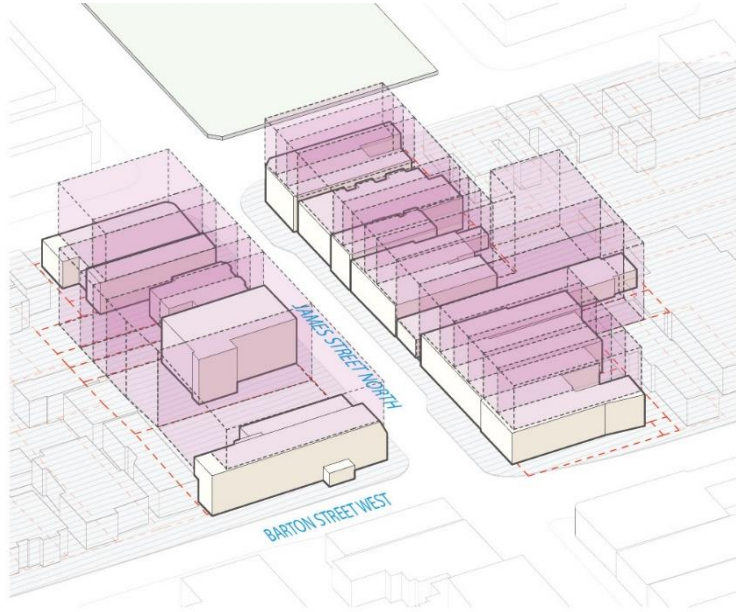


Yonge + St. Clair

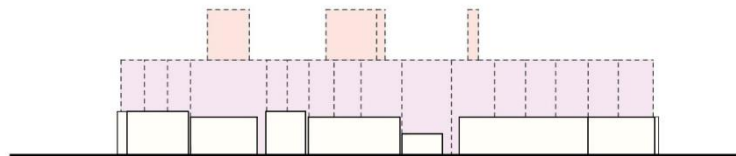
CIC 1. James Street from Barton-Murray



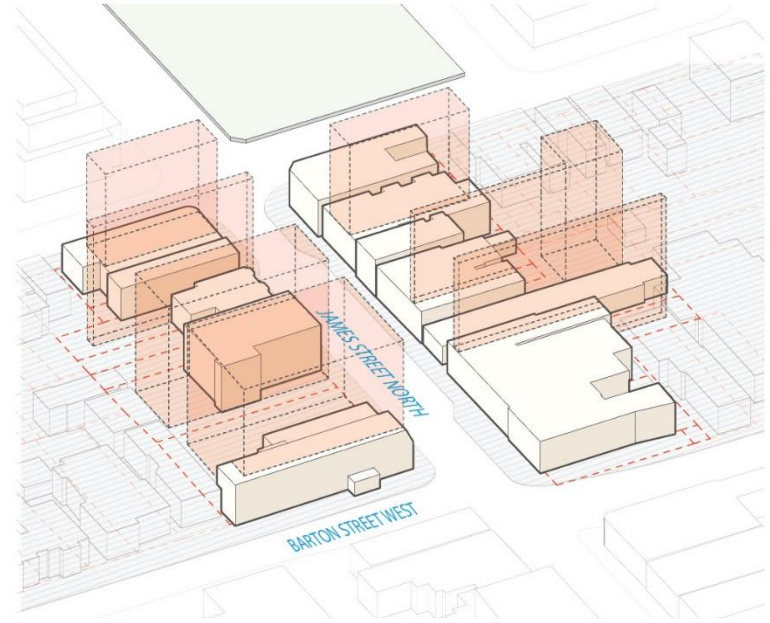
CIC 1. James Street from Barton-Murray



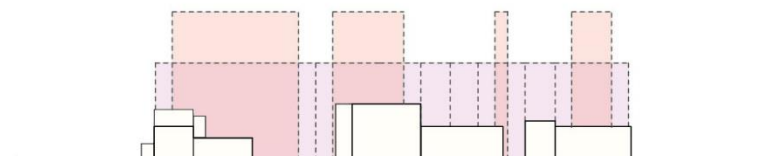
Properties With 4 Storeys (17m)



James and Barton East Elevation



Properties With 8 Storeys (26m)



James and Barton West Elevation

An aerial photograph of a city, likely Chicago, showing a dense urban grid. In the foreground, there is a large body of water with a marina filled with boats. A prominent yellow rectangular box is overlaid on the right side of the image, containing the text 'Where to Invest?'. Below this box, the text 'Stable Residential Areas (SRA)' is written in white. The background shows a mix of residential buildings, parks, and commercial structures, including a large stadium-like building in the upper right.

Where to Invest?

**Stable Residential
Areas (SRA)**

Stable Residential Areas (SRA)



Stable Residential Areas (SRA)



LEGEND

1

MARY-SIMCOE

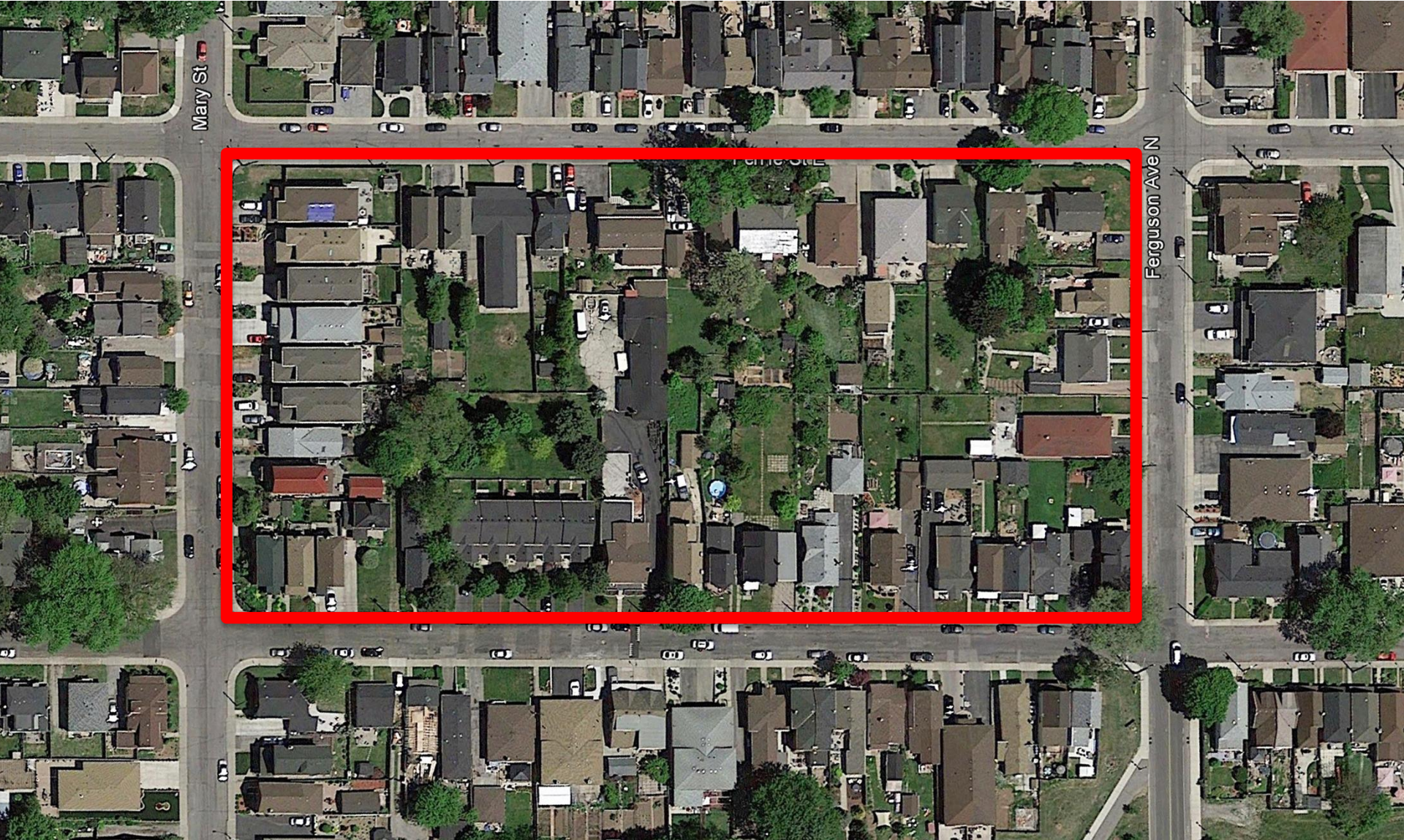
2

MURRAY-MACNAB

3

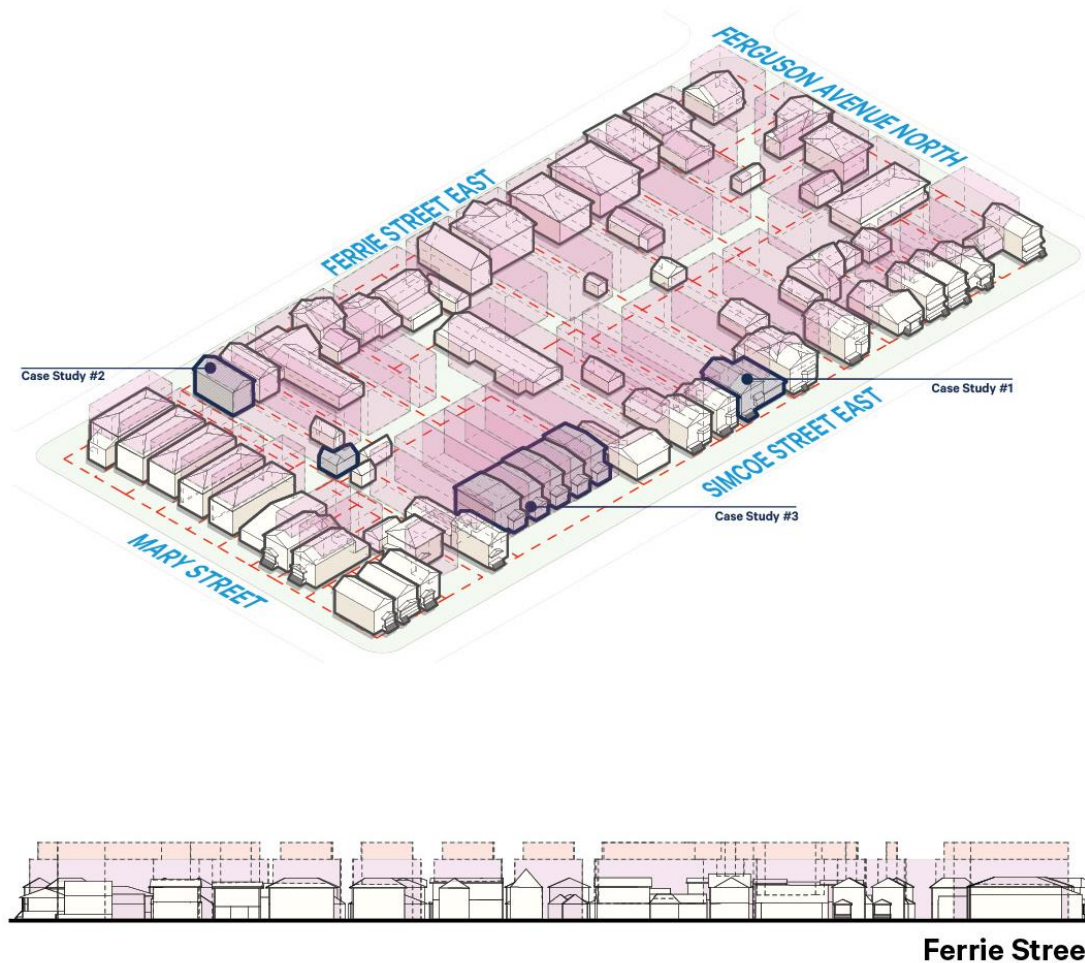
TECUMSEH-LOCKE

SRA 1. Mary-Simcoe



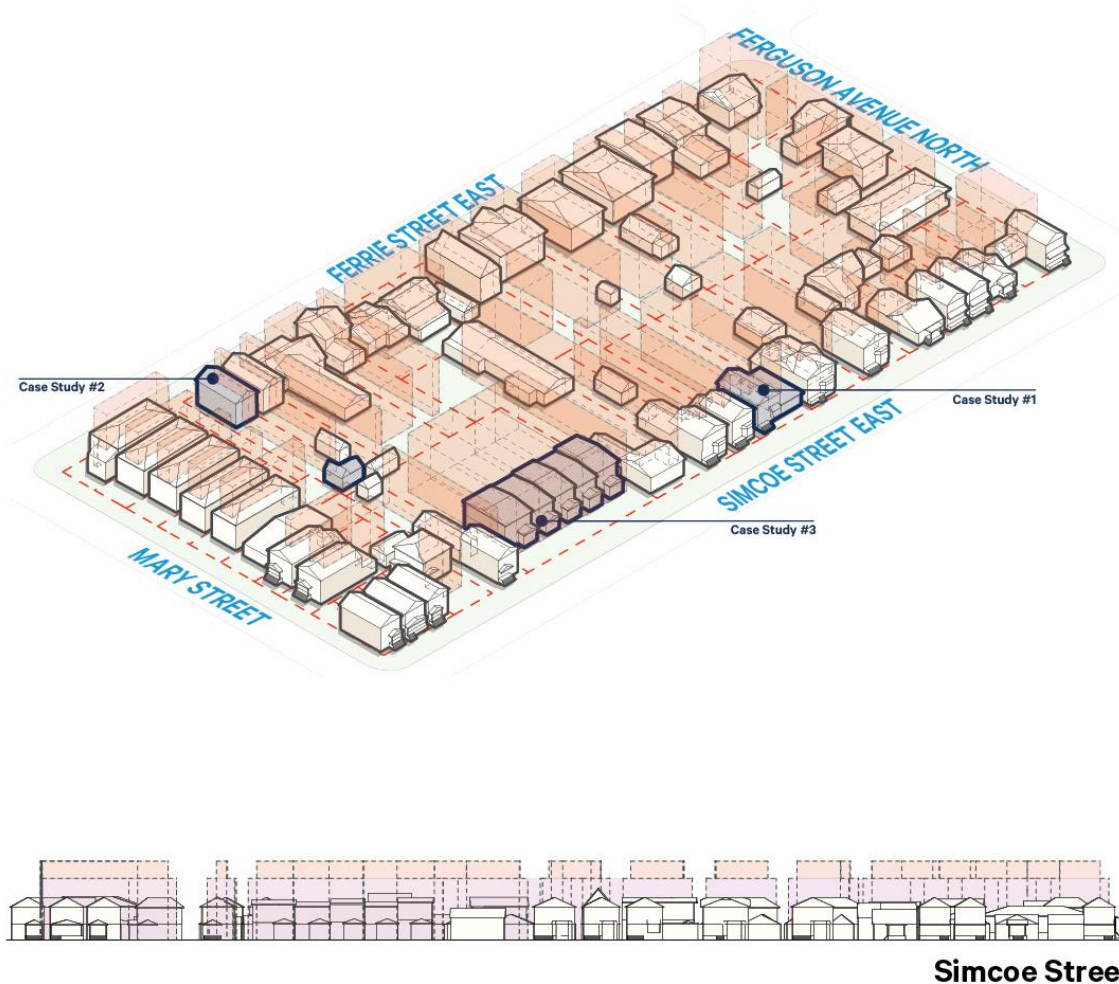
Stable Residential Areas (SRA)

Properties With 1.2m Setbacks
Full Build-Out Potential

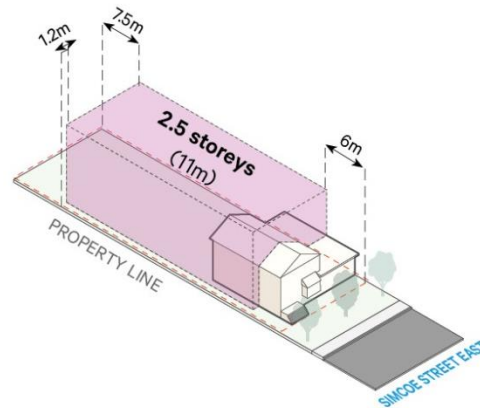


Stable Residential Areas (SRA)

Properties With 2.7m Setbacks
Full Build-Out Potential

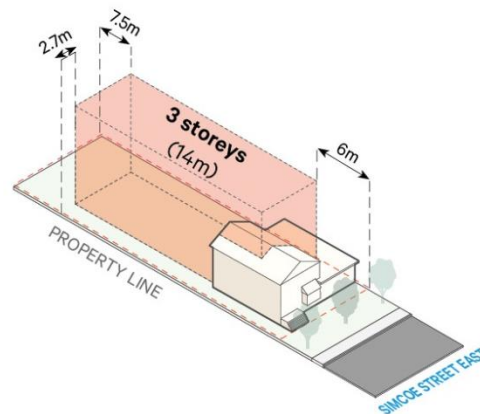


Stable Residential Areas (SRA)



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



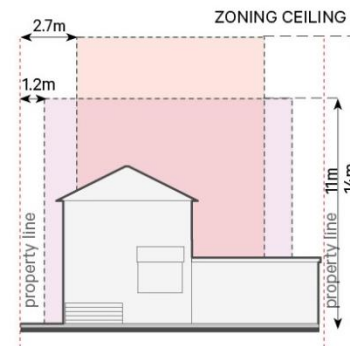
As-of-Right Home Alteration Option 2

- 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)

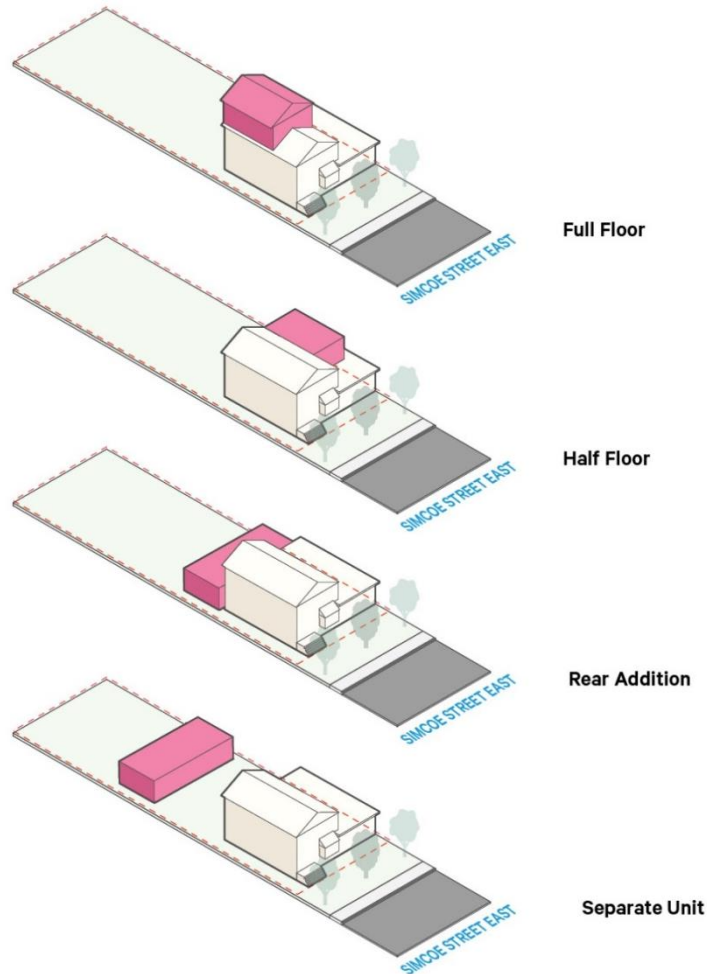
** Conversion can maintain a lot area of 270m² under Section 19(1)(ii)

As-of-Right Build Out



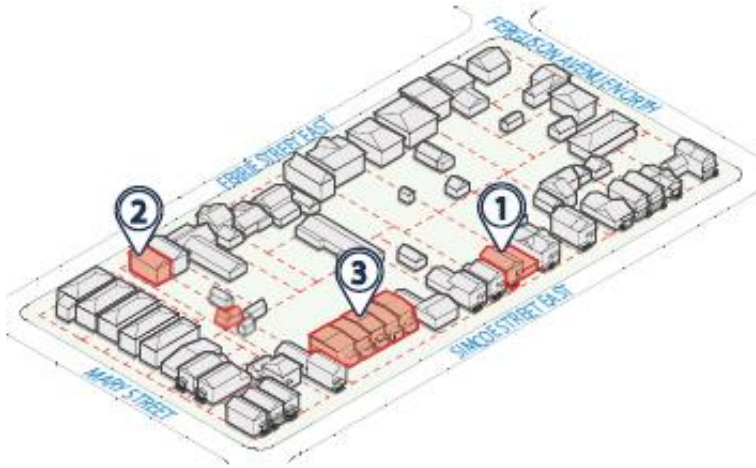
Stable Residential Areas (SRA)

Conversion Options

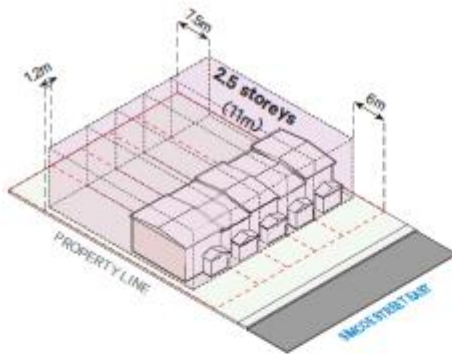


SRA 3. Mary-Simcoe

Mary-Simcoe Case Study #3

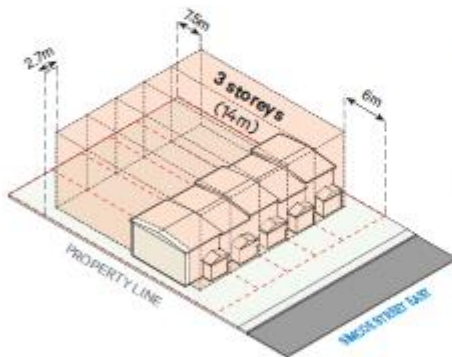


SRA 3. Mary-Simcoe



As-of-Right Home Alteration Option 1

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

As-of-Right Build Out

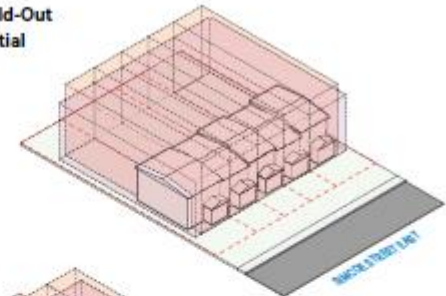


* An existing lot is permitted to maintain its width if less than 12.0m without requiring variances under Section 19CD

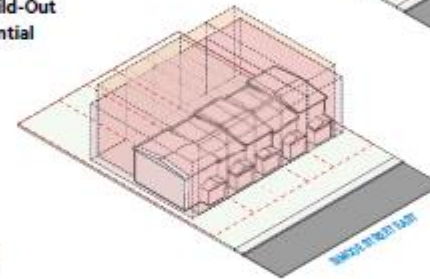
** Conversion can maintain a lot area of 270m² under Section 19CD(i)

Build-Out Envelope Potential

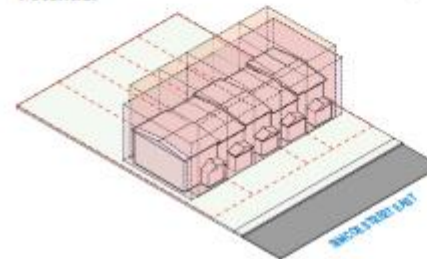
100% Build-Out Potential



75% Build-Out Potential

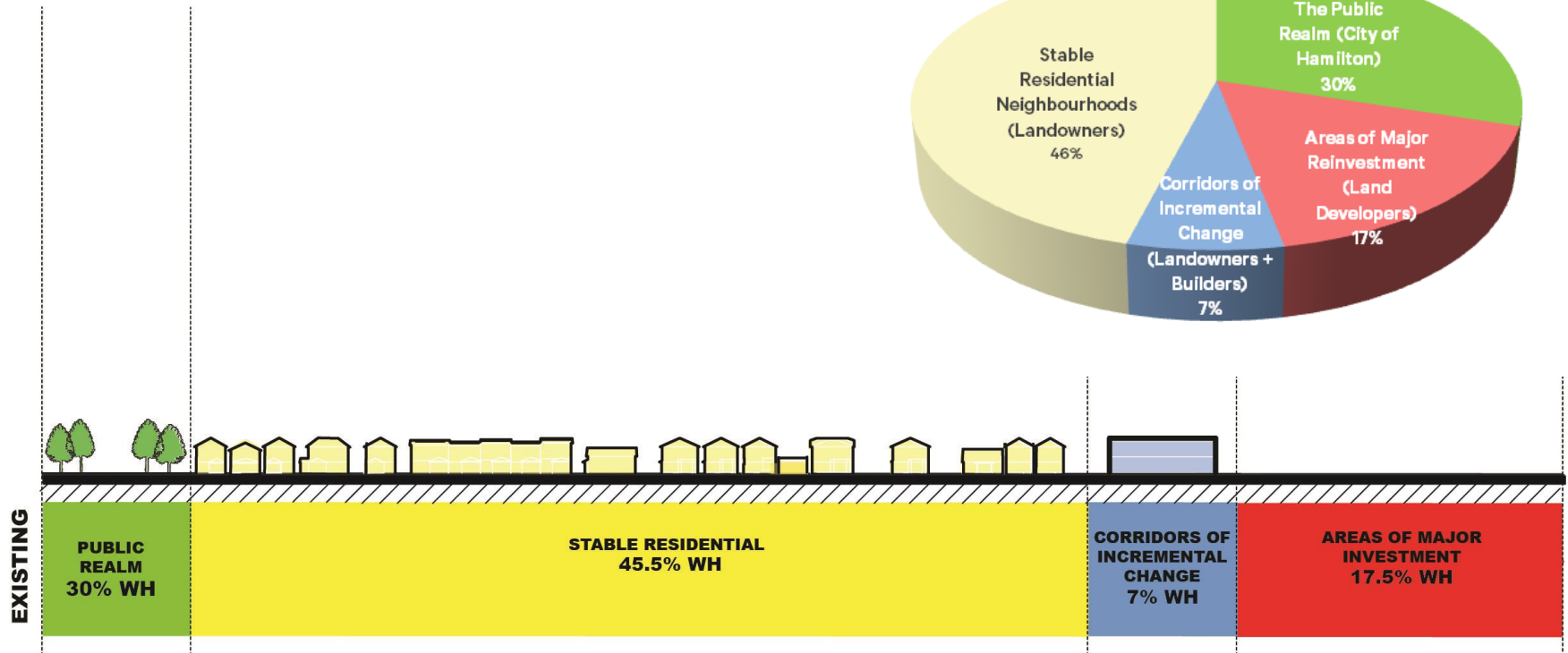


50% Build-Out Potential



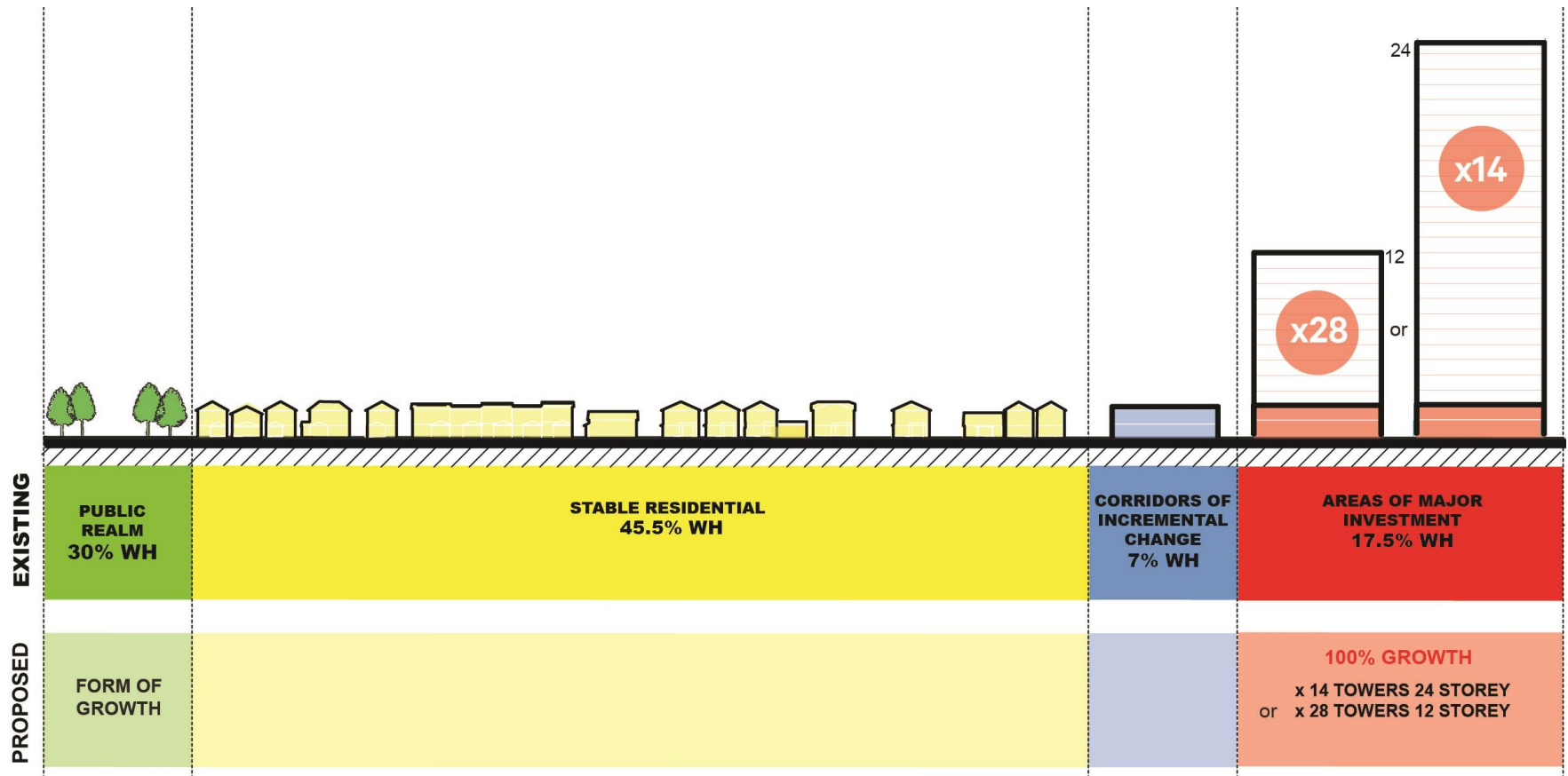
What Growth Could Look Like

Existing Land-Use Breakdown



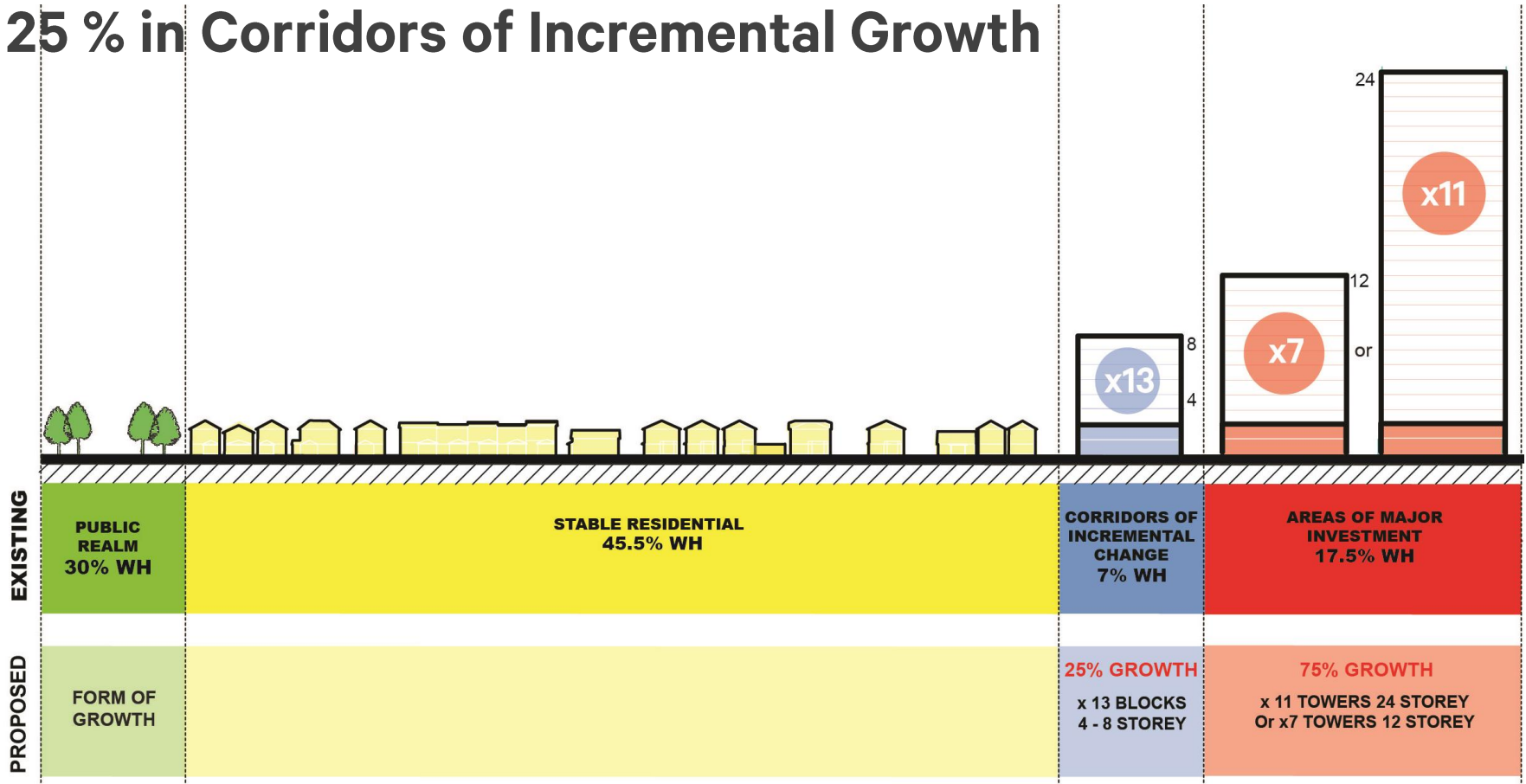
What Growth Could Look Like

100% Growth in Areas of Major Investment



What Growth Could Look Like

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

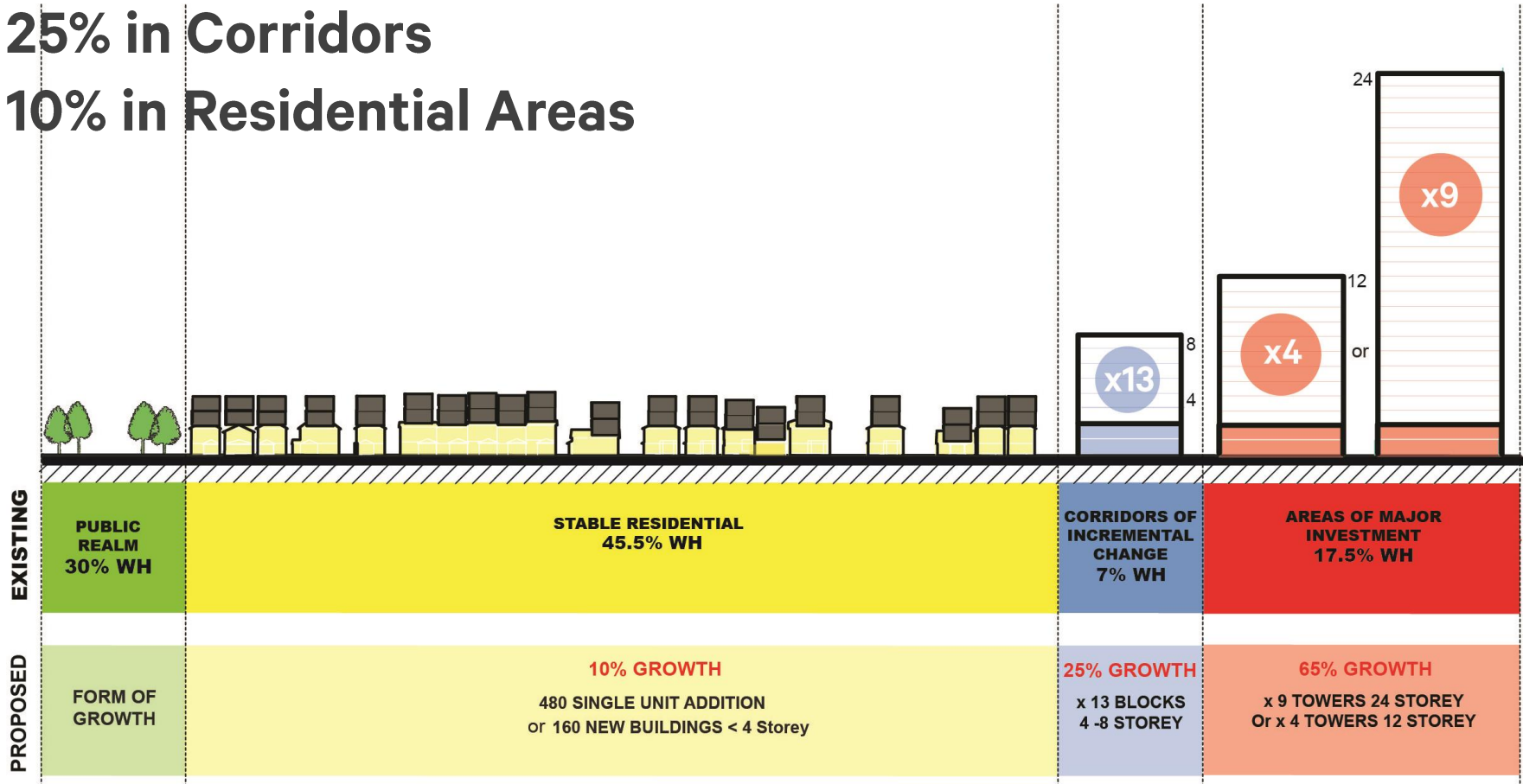


What Growth Could Look Like

65% Growth in Areas of Major Investment

25% in Corridors

10% in Residential Areas

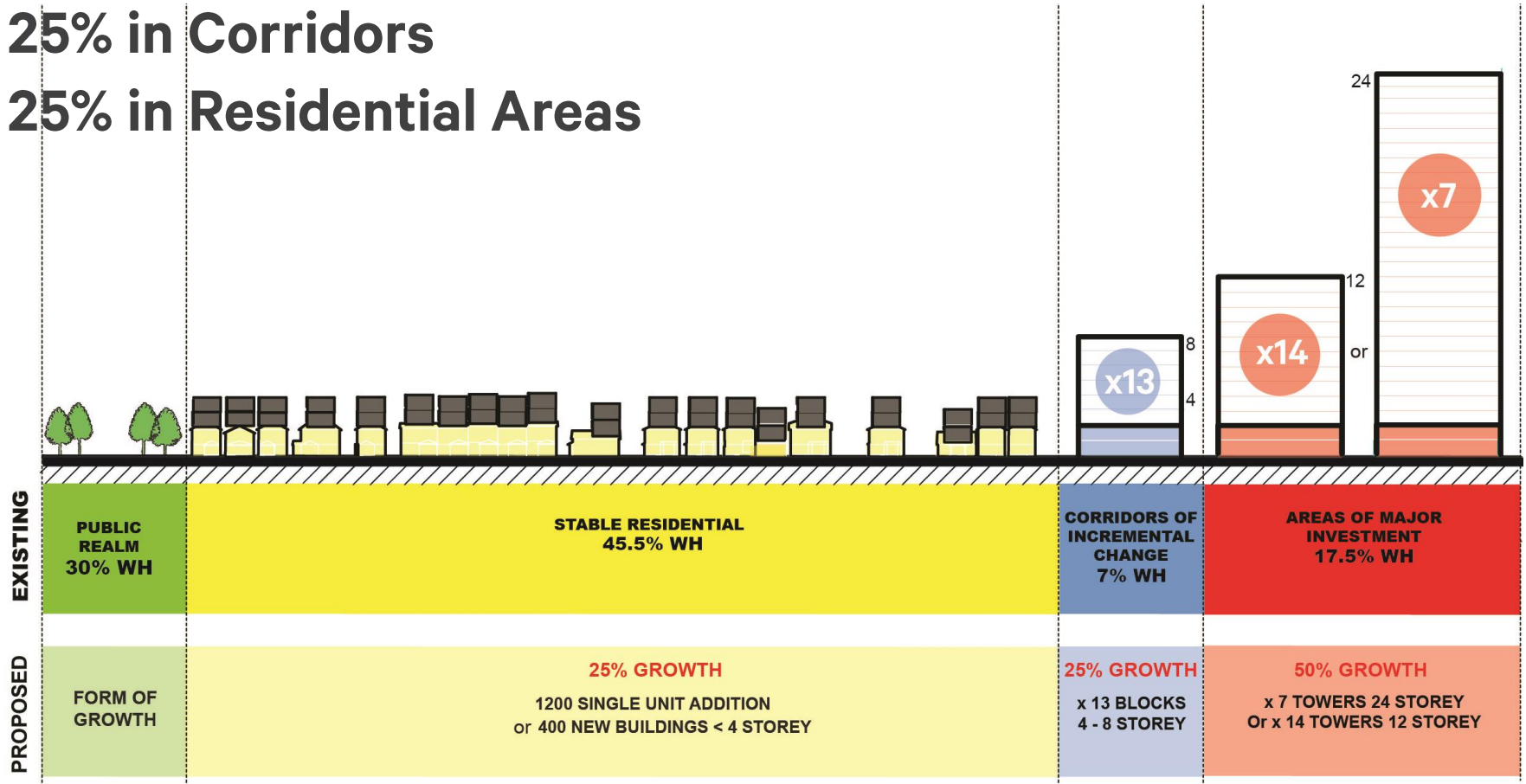


What Growth Could Look Like

50% Growth in Areas of Major Investment

25% in Corridors

25% in Residential Areas

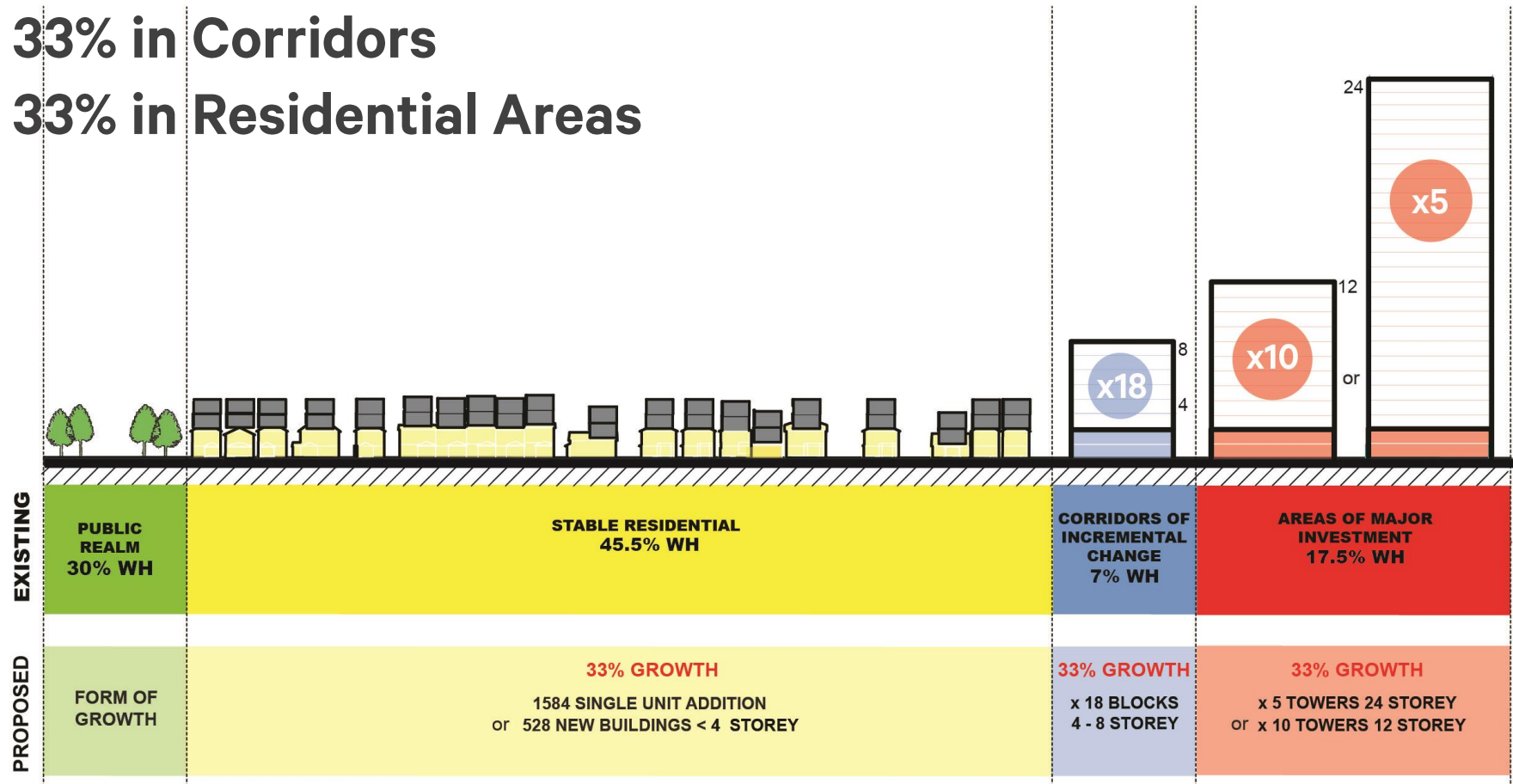


What Growth Could Look Like

34% Growth in Areas of Major Investment

33% in Corridors

33% in Residential Areas

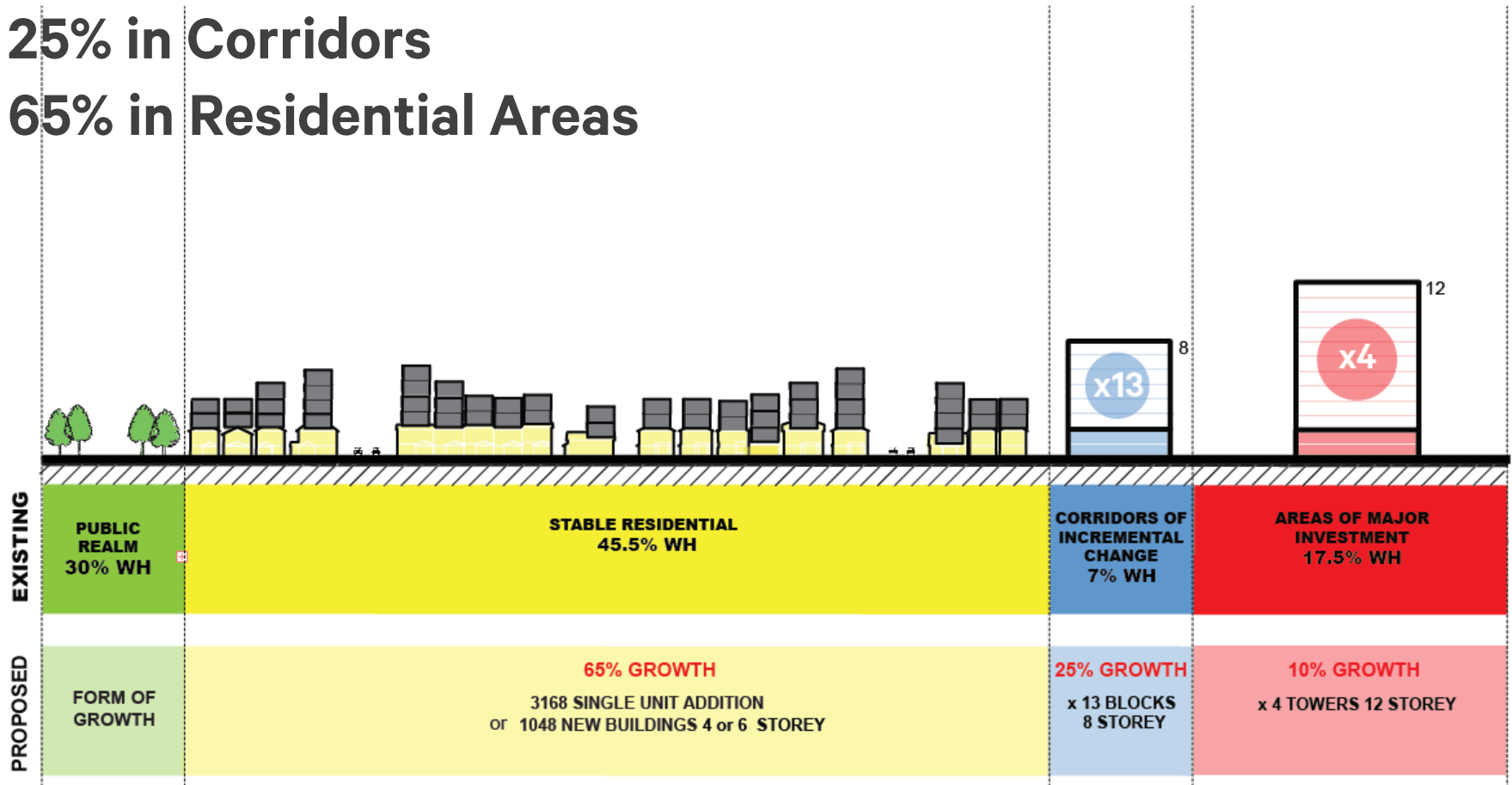


What Growth Could Look Like

10% Growth in Areas of Major Investment

25% in Corridors

65% in Residential Areas



An aerial photograph of a city, likely Chicago, showing a dense urban grid. In the foreground, there's a large body of water with a marina filled with boats. To the right, a multi-lane highway runs parallel to the water. The city is a mix of residential neighborhoods with trees and commercial areas with taller buildings.

How to Invest

What could an Online Guide look like?



FIND YOUR NEIGHBOURHOOD!

HOW TO USE THE INVESTMENT GUIDE



AREAS OF MAJOR INVESTMENT

Proin gravida nibh vel velit auctor aliquet. Aenean sollicitudin, lorem quis bibendum auctor, nisi elit consequat ipsum, nec

GET STARTED



CORRIDORS OF GRADUAL CHANGE

Proin gravida nibh vel velit auctor aliquet. Aenean sollicitudin, lorem quis bibendum auctor, nisi elit consequat ipsum, nec

GET STARTED



STABLE AREAS

Proin gravida nibh vel velit auctor aliquet. Aenean sollicitudin, lorem quis bibendum auctor, nisi elit consequat ipsum, nec

GET STARTED

NEWS



HAMILTON LRT: YOU GET YOUR FIRST LOOK AT DETAILED PLANS TODAY
By Matthew Van Dongen, via The Hamilton Spectator



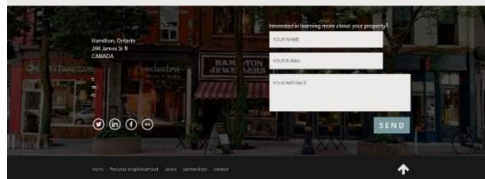
LET'S TALK ABOUT THE FUTURE OF WEST HARBOUR
By Jason Thorne, via The Hamilton Spectator

ABOUT THE GUIDE

THE WEST HARBOUR IS PERIOD FOR MAJOR GROWTH AND CHANGING. DISCOVERY ON OF THE OPENING OF THE WEST HARBOUR DO TOWNERS PLAN AND THE PREPARED LRT. DISCOVERY ON OF THE WEST HARBOUR DO TOWNERS PLAN AND THE PREPARED LRT. DISCOVERY ON OF THE WEST HARBOUR DO TOWNERS PLAN AND THE PREPARED LRT.

PARTNERSHIPS

THE HAMILTON WEST HARBOUR INVESTMENT GUIDE IS CREATED BY OUR ARCHITECTS + PLANNERS IN PARTNERSHIP WITH EVERYONE AND THE HAMILTON COMMUNITY FOUNDATION TO COMPLETION FOR THE CITY OF HAMILTON.

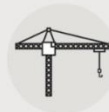


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INVESTMENT GUIDE

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[Find Your Neighbourhood](#)
[About the Guide](#)
[Partnerships](#)
[Contact](#)

FIND YOUR NEIGHBOURHOOD!

HOW TO USE THE INVESTMENT GUIDE



AREAS OF MAJOR INVESTMENT

Proin gravida nibh vel velit auctor aliquet. Aenean sollicitudin, lorem quis bibendum auctor, nisi elit consequat ipsum, nec

GET STARTED



CORRIDORS OF GRADUAL CHANGE

Proin gravida nibh vel velit auctor aliquet. Aenean sollicitudin, lorem quis bibendum auctor, nisi elit consequat ipsum, nec

GET STARTED



STABLE AREAS

Proin gravida nibh vel velit auctor aliquet. Aenean sollicitudin, lorem quis bibendum auctor, nisi elit consequat ipsum, nec

GET STARTED

NEWS



HAMILTON LRT: YOU GET YOUR FIRST LOOK AT DETAILED PLANS TODAY
By Matthew Van Dongen, via The Hamilton Spectator

Take a closer look at how a planned \$1-billion LRT might affect your home, business or commute tonight at the first of a series of public sessions on the transit megaproject.



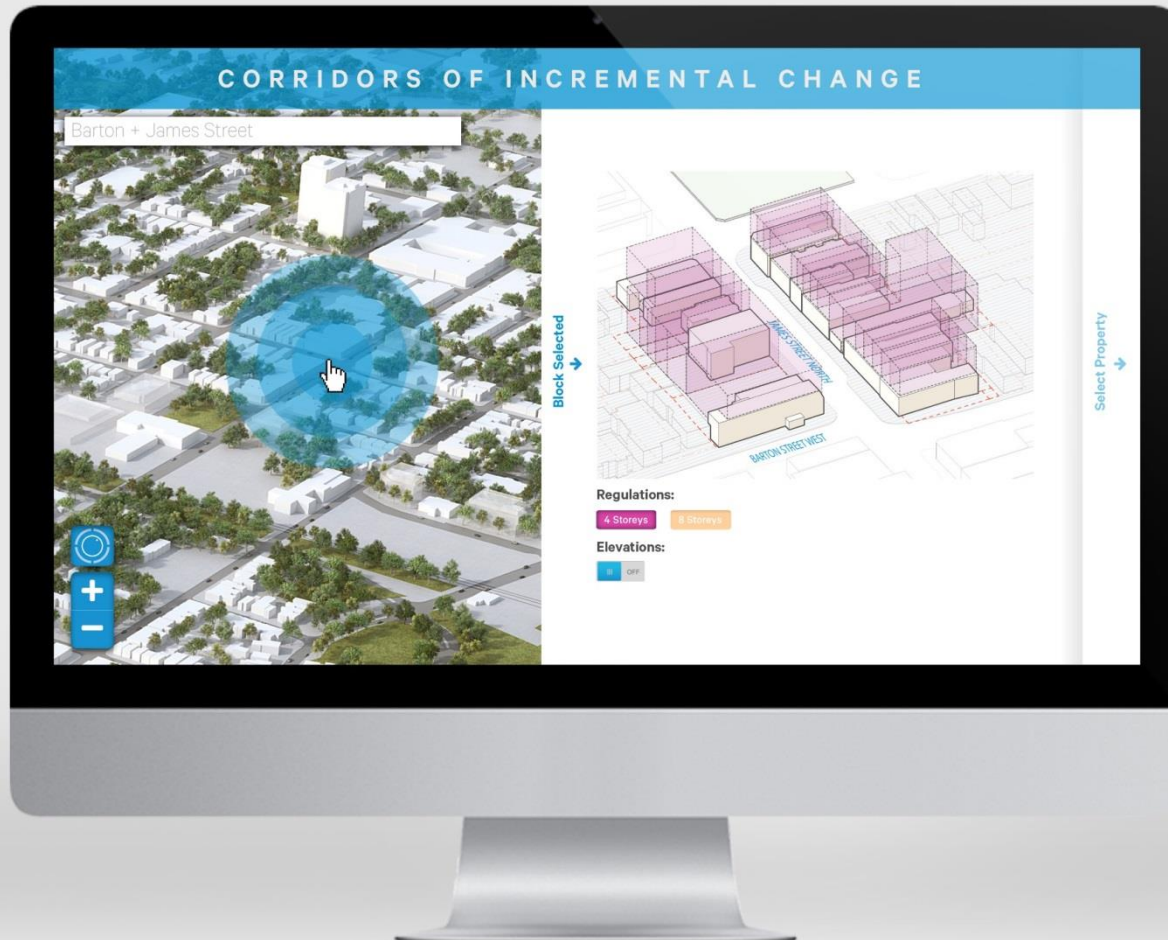
LET'S TALK ABOUT THE FUTURE OF WEST HARBOUR
By Jason Thorne, via The Hamilton Spectator

Hamilton's West Harbour is changing. New housing opportunities, new green space, new shops and restaurants, even a new LRT station. Discover how in many Hamilton neighbourhoods. These

What could an Online Guide look like?



What could an Online Guide look like?





**Next
Steps**

Next Steps

Mid-Sized City – Neighbourhood-Based Growth Plans

The Evergreen / SvN tentative initiative seeks to counter economic and social fragmentation in our cities by:

- Helping to establish a Mid-Sized City Place
- Introducing **investment zoning** for West Harbour
- Extension of Investment Guide to McQuesten + Limeridge Growth Nodes
- Introduce the idea of a **Civic Commons**
 - A demonstration of how **a connected set of civic assets (e.g. decentralized LIHNs)** 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