

Jamesville Re-Development

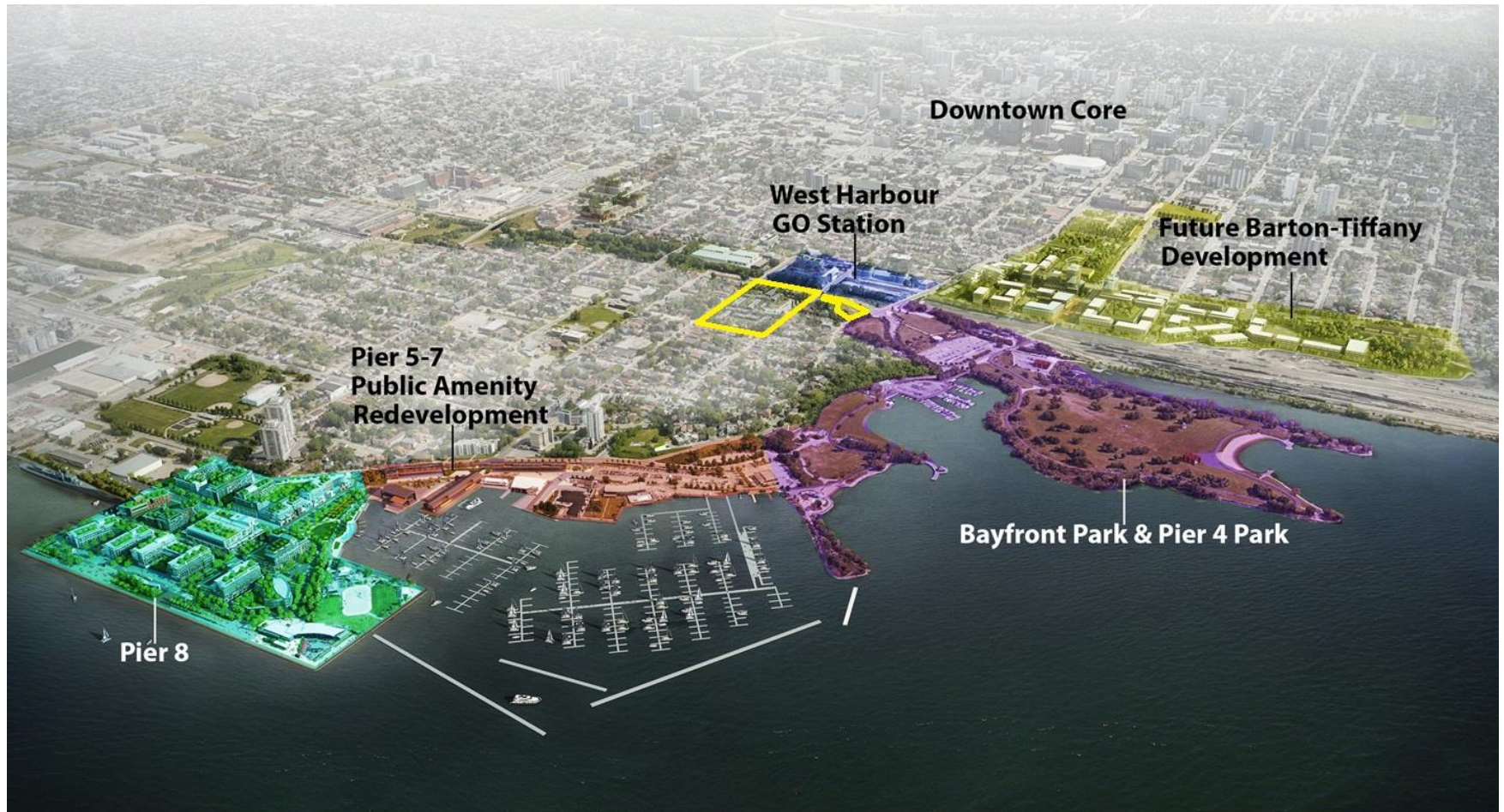
CITY OF HAMILTON / CITYHOUSING HAMILTON



Agenda

- Introductions of City & CityHousing Hamilton Staff
- Geographic Context
- Brief History – CHH Projects in North End
- 500 MacNab St. N – Ken Soble Tower Renewal
- Jamesville Project Overview
- Elements of the Jamesville Redevelopment Structure
 - Desired Outcomes
- Process Timeline
- Jamesville Redevelopment Limited Partnership
- Master Concept Site Plan
- Benefits of the Redevelopment
- Re-Imagine Jamesville Conceptual Renderings

Jamesville in Neighbourhood Context



A Brief History – CHH Projects in the North End Neighbourhood

Studies

In 2016, two key studies were completed to determine the best development options for CityHousing Hamilton (CHH) owned properties in the West Harbour.

The first study was a comprehensive market and financial analysis. The second study involved Building Condition Assessments (BCAs) that identified capital expenditures over a thirty year period.

Resolutions

Based on the outcomes of these studies, CHH was able to determine the future course for these properties. On September 20, 2016 the CHH Board passed a resolution to:

- ***Retain and renovate the Ken Soble Tower at 500 MacNab St N.***
- ***Redevelop Jamesville, the lands which are bound by James St N, Ferrie St W, MacNab St N and Strachan St W.***

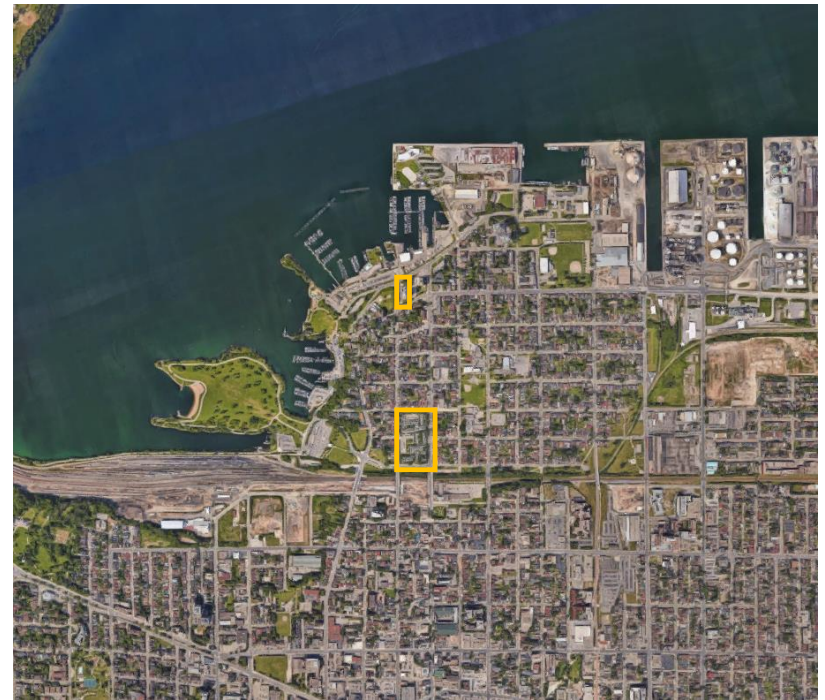


Image Credit: Google

500 MacNab St. N. - Ken Soble Tower Renewal

Properties and Development

Featured Property: 500 MacNab St N

Overview:

The Ken Soble Tower, located at 500 MacNab St N, is owned by CityHousing Hamilton (CHH), Hamilton's largest provider of subsidized housing. Built in 1967, it is the oldest high-rise multi-residential building in CHH's portfolio.

This ground-breaking project is North America's first EnerPHit retrofit of an apartment tower. The transformation will modernize 146 units to provide high quality, affordable seniors' housing.

At 18 storeys and more than 80,000 sq.ft., the Ken Soble Tower will be one of the largest projects in the world. The design tackled several challenging technical issues common to residential apartment towers, including the modernizations of ineffective ventilation systems; replacement of aging mechanical, plumbing and electrical distribution systems; and elimination of thermal bridging at balconies. The retrofit was designed for changing climate, using 2015 temperature projections to test thermal comfort in all seasons.

Slated for completion in 2020, the Ken Soble Tower will be one of the most ambitious social-housing transformations in the country, paving the way for the nation's aging housing supply to secure a healthy, resilient future for thousands of Canadians.

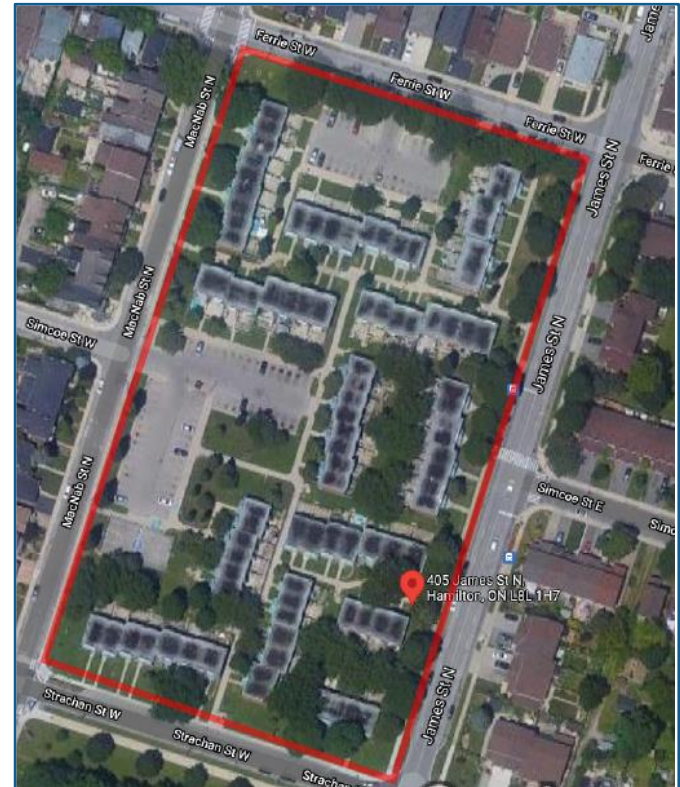


Highlights:

- **# of Units:** 146 social housing units, fully rehabilitated
- **Status:** Construction
- **Estimated Completion:** 2021, Spring
- **Investment:** \$34M
- **Funding Partners:** FCM, CMHC, Ontario, Enbridge
- **Team:**
 - **Owner:** CityHousing Hamilton
 - **Project Management:** City of Hamilton
 - **Architect:** ERA Architects Inc.
 - **Mechanical Engineer:** Reinbold Engineering Group
 - **Building Envelope Engineer:** Entuitive Corporation
 - **Passive House Consultant:** JMV Consulting
 - **Construction Manager:** PCL

Jamesville Redevelopment – Jamesville & Bay/Strachan Properties

- Request for Proposal was initiated by the City of Hamilton & CityHousing Hamilton in June of 2019 to redevelop the 5.4 acre site situated in the North End of the Jamesville Neighbourhood
- Existing (91) townhouse unit complex to be replaced with (46) rent geared to income apartment units and at least an additional 45 affordable rental units
- The goal is to redevelop the lands into a mixed tenure community which provides a range of housing options to cater to various incomes/households at different stages of the life cycle



Jamesville Redevelopment – CHH Desired Outcomes

- Financial Outcomes
 - CHH sought to leverage the equity in Land Value to support new units
 - Land Sale / Building Procurement
- Affordability Legacy
 - Today: 91 affordable units
 - After redevelopment: At least 91 affordable units
 - Only 46 need to be for CHH operations (RGI)
 - Mandate another 45 affordable market units (rental, 125% MMR)
 - Incentives built into RFP evaluation to provide even more
- New Community Promotes:
 - Socio-economic **diversity and inclusiveness** through product offering
 - **Integration and interaction** amongst residents, visitors, surrounding community
 - **Low carbon** footprint lifestyles

Jamesville Redevelopment – CHH Desired Outcomes (con't)

- Land sale & building procurement
 - Land Value Bid and CHH Replacement Units Cost Bid
 - Non-cash transaction – CHH conveys land, Proponent constructs building
 - Proponent “up-fronts” land development costs
- Mandated elements:
 - 46 CHH units conforming to provided specification
 - 45-unit, moderate-market, affordable market rental
 - 650 units maximum in entire Project (restrictive covenant)
- Targeting 15% or higher proportion as affordable rentals
- Risk-sharing arrangement, but not a joint-venture
 - CHH shares in land development costs and/or reimburses out-of-pocket costs and/or renegotiates deal if certain outcomes are not supportive of the Project
 - Proponent bears go-forward builder risks after critical milestones
- Leverage City of Hamilton Incentive Programs (e.g. ERASE)

Jamesville Redevelopment – A new Model for Hamilton

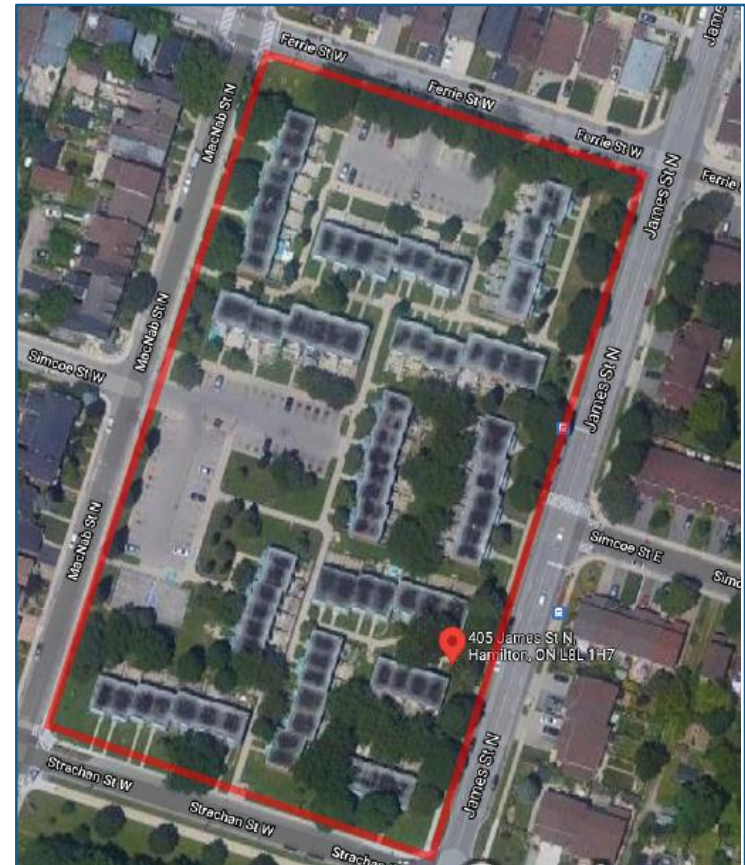
- Jamesville is a transformative redevelopment that will combine innovations in land-use planning, building design, financial structure and community benefit.
- The revitalization of the 2.2-hectare Jamesville site will create a medium density, mixed-income community that will contribute to the vibrancy of the West Harbour neighbourhood.
- The partnership between CityHousing Hamilton, Indwell and the Jamesville Redevelopment Corporation will create a diverse, inclusive, mixed-income, urban community in Hamilton's North End.
- This redevelopment will help keep deeply affordable units in the community, as well as create a spectrum of affordability with new moderately affordable units
- Broader mixed-income community with both affordable (rent-geared-to-income/RGI) and market rent units

Jamesville Redevelopment – Process Timeline

- Request for Expression of Interest (RFEOI) Issued
 - May 2017 - July 2017
- CHH Board Approves an Request for Proposals Process
 - December 2018
- Request for Proposals (RFP)
 - April 2019 - June 2019
- CHH Board Approval of Preferred Proponent
 - September 2019
- CHH Board Approval - Jamesville Redevelopment Limited Partnership
 - October 2020
- OPA/Zoning Application
 - July 2021 – Ongoing
- Nov 2021 - Design Review Panel
 - November 2021
- CHH Master Development Agreement Execution
 - December 2021

Jamesville Redevelopment – Project Overview

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- The goal is to redevelop the lands into a mixed tenure community which provides a range of housing options to cater to various incomes/households at different stages of the life cycle
- Jamesville Redevelopment Limited Partnership (JRLP) was selected as the Preferred Proponent



Jamesville Redevelopment Limited Partnership



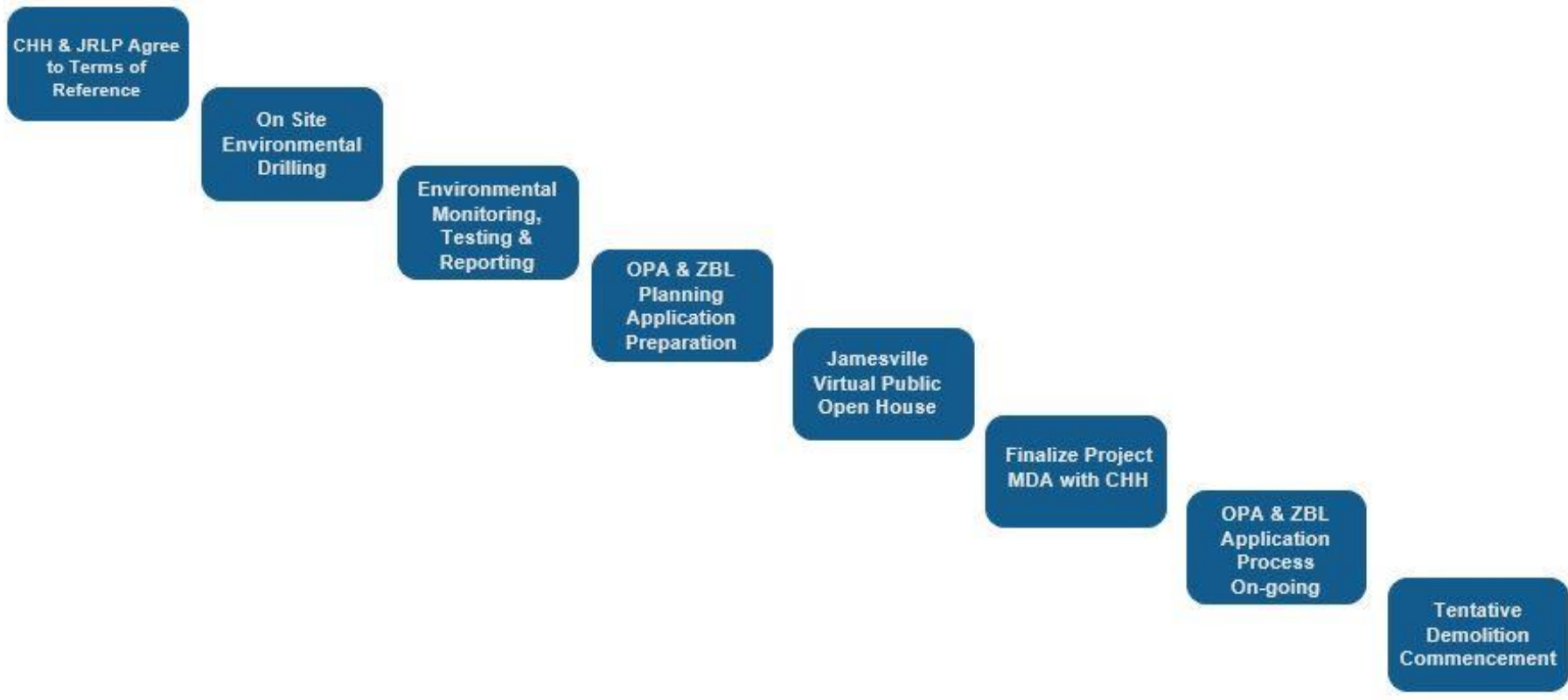
*Jamesville Redevelopment Limited Partnership
City Housing Hamilton
& Indwell*



FRAM + Slokker



Jamesville Redevelopment – Development Process Timeline

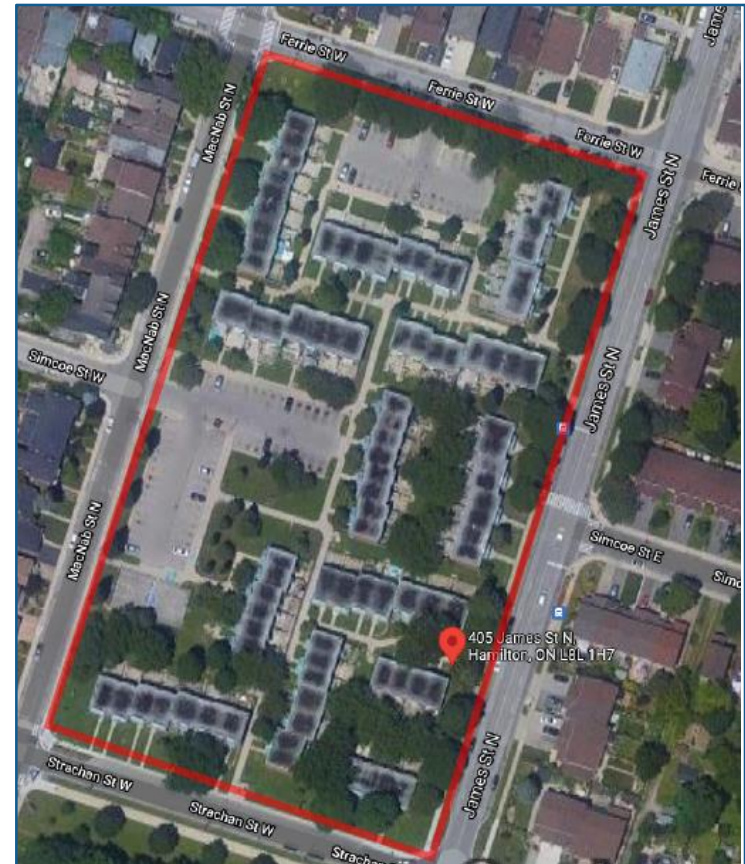


Jamesville Redevelopment – Engineering & Site Constraints

- Environmental Contamination (54,600 m³ or 109,200 tonnes of soil to be removed)
 - Full extent of site, up to 3+ m in depth
 - Metals, Petroleum Hydro Carbons, Polycyclic Aromatic Hydrocarbons, Salt/EC
- Ground water elevation & discharge requirements
 - Higher than anticipated ground water level in relation to underground garage
 - Due diligence in conjunction with City of Hamilton Engineering Dept. and policy requirements
- Storm & Sanitary sewer capacity
 - Detailed review of existing combined storm/sanitary sewer infrastructure

What does this mean?

- Re-strategize the extent of underground garage footprint
- Alternative method of construction for garage structure
- Consideration on how to control storm flows and mitigate impact on external sewer infrastructure
- Reduction in market townhouse unit count



Jamesville Redevelopment – Master Concept Site Plan

- Site Area: 5.4 Acres
- Stacked Towns: 287 Units (14 Blocks)
- Affordable Rental CHH: 7-storeys, 46 Units
- Affordable Rental Indwell: 7-storeys, Up to 120 Units
- Underground Parking: 1-Level, 265 Spaces
- Surface Parking: At Grade, 84 Spaces



Jamesville Redevelopment – Benefits of Redevelopment



- ✓ Completion of environmental remediation and registration of a Record of Site Condition (RSC) as per the MOECC
- ✓ Increased supply of affordable housing units through CHH and Indwell - 91 existing rental units will be replaced
 - ✓ 46 units from CHH
 - ✓ up to 120 units by Indwell
 - ✓ 45 units in CHH's 55-unit Bay Cannon development
- ✓ The 46 unit CHH building will consist of 1, 3 and 4 bedroom units
- ✓ High performance buildings designed and constructed to meet Passive House Standards, which will reduce utility costs and greenhouse gas impacts
- ✓ Stacked townhouse design which will create market affordable units and family style units consisting of 2 & 3 bedrooms
- ✓ Promotes socio-economic diversity and inclusiveness - Broader mixed-income community with both affordable (rent-geared-to-income/RGI) and market rent units
- ✓ Fosters integration and connectivity to the surrounding neighbourhood
- ✓ Creation of Public Open/Green Space that builds on the gateway to the North End

Jamesville Redevelopment – Proposed Site Rendering



Jamesville Redevelopment – Proposed Artistic Renderings



Jamesville Redevelopment – Next Steps



- Site requires Planning Application Approval Process - Official Plan Amendment (OPA) & Zoning Bylaw Amendment (ZBA)
- Applications have been submitted to the City of Hamilton – 1st Review has been complete
- 2nd submission estimated for early February 2022
- Site is being prepared for Demolition Application Process
- Utility disconnects are required
- Scheduled to begin securing the site with a fence the week of the January 17th
- Process could take 3-4 weeks
- Targeting Planning Application Public Meeting & Planning Meeting - May 2022
- Targeting Council approval of the by-laws - June 2022

Jamesville Redevelopment – More Information



Image Credit: Google

www.reimaginejamesville.ca

www.hamilton.ca/cityhousing-hamilton