

2022 Downtown Hamilton Development Activity

Development in the Downtown Hamilton Urban Growth Centre (UGC) continued in 2022, with a total of 172 building permits being issued, representing \$271,778,446 in building permit construction value .¹ The UGC area includes properties within and abutting the block bounded by Hunter Street, Queen Street, Cannon Street and Victoria Avenue, and also includes properties abutting James Street North to the West Harbour GO Train Station and southerly to Charlton Avenue (St. Joseph’s Hospital). The construction values from 2002 to 2022 are illustrated in Figure 1.

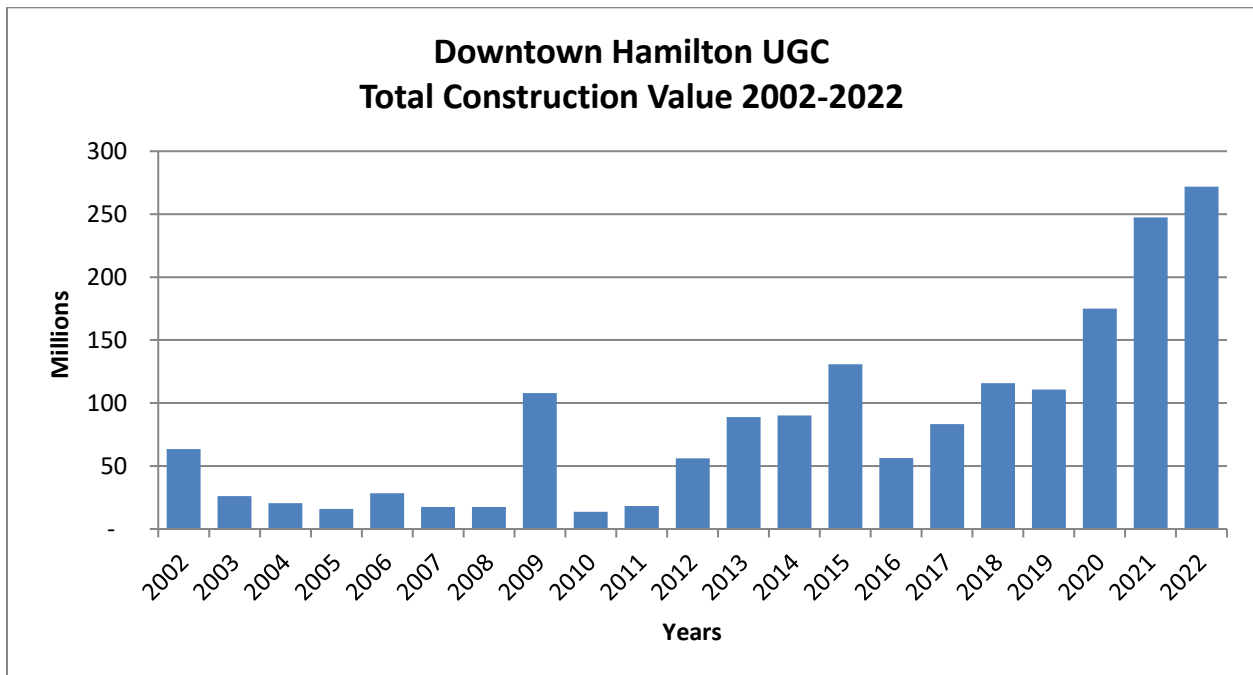


Figure 1

Those developments and improvements valued at \$500 K or greater, and listed below, account for approximately 95.02% of the total building permit construction value in the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area (RHCIPA).

Developments in the RHCIPA, which includes the Downtown Hamilton UGC, are outlined below and total approximately \$312,504,872 in construction value, totalling 268 building permits. Examples of projects which contributed to the building permit Construction value reported for 2022 include the following residential and non-residential development:

¹Permits issued for demolition, signs and events are excluded from the reported totals for Downtown Hamilton and the Community Downtowns.

- 43 King Street East - To construct a 45,867 sq. m sprinklered 30 storey residential building consisting of two residential towers over a common four-storey podium, ground floor retail, outdoor pool on the third-storey, rooftop amenity areas on the third and fifth floors and four levels of parking;
- 1 Jarvis Street - To construct a sprinklered 15-storey, 30,599 sq. m N, 354-unit apartment building, consisting of three parking levels (one below grade, two above grade), retail shell at west portion of ground floor; 1 Jarvis Street-To install a sprinkler system and a standpipe system to serve the entire building; 1 Jarvis Street-To construct foundations only for a future 15-storey residential building with commercial units on the ground floor;
- 20 East Avenue South - To construct the superstructure of a sprinklered three-storey, 4,661 sq. m elementary school building, St. Patrick's Catholic Elementary School;
- 225 East Avenue North - To construct the superstructure of a sprinklered five-storey, 3,250 sq. m, 52-unit apartment building (with parking garage podium at basement level) - Tower (B);
- 225 East Avenue North - CONDITIONAL PERMIT to construct a sprinklered three-storey, 2,670 sq. m, 43-unit apartment building (with parking garage podium at basement level) - Tower (A);
- 192 Hughson Street North - Alterations works to replace 71 dwelling units with 125 dwelling units in the five-storey townhouse block and 1/F to 6/F of 18-storey apartment tower of the existing residential building;
- 181 John Street North - Alterations works to replace 71 dwelling units with 125 dwelling units in the 5-storey townhouse block and 1/F to 6/F of 18-storey apartment tower of the existing residential building;
- 14 Augusta Street - To construct a six storey, 4,078 sq. m residential building with ground floor commercial and a 635 m, one-storey, below grade parking garage;
- 45 Main Street East - Alterations to John Sopinka Courthouse for security upgrades;
- 55 Bay Street North - Alteration to office building for Federal Government;

- 7 Queen Street North - Permit revised to add two additional floors (1275 sq. m; gross floor area) to the building. To construct a sprinklered 10-storey, 7,979 mu, hotel building (with underground parking area) for Hampton Inn;
- 62 King Street East - Permit revised to include changes related to elevator and elevator shop drawings. Alterations to the four-storey, sprinklered building known as 62 King St E and 64 King St E and addition of mechanical penthouse on the roof;
- 195 Ferguson Avenue North - Alterations to convert second-floor existing office space/common area into 11 one-bedroom units, and convert existing drop in centre space on the main floor to office space;
- 213 Market Street - To construct a 752.15 m (GFA) apartment building with eight units;
- 219 East Avenue North - Alterations and construction of a 118.6 sq. m third-storey addition to former horse stables & storage building to create 13 dwelling units with related amenity and office spaces on the ground floor;
- 350 King Street East - Alterations to existing building to create of 15 residential units including partitions, millwork, plumbing, HVAC, electrical and modification of exterior glazing;
- 130 Bay Street South - To construct a sprinklered one-storey, 163 sq. m addition (with a basement) to St Marks Church and alterations to the existing building as per attached drawings;
- 181 Main Street West - Alteration to the main floor of the existing building to create medical offices;
- 20 East Avenue South - To construct foundation only, for a future third-storey elementary school St. Patrick Catholic Elementary School;
- 35 York Boulevard - Alterations to the roof of the existing building and to replace the existing skylights;
- 95 Hess Street South - Alterations to the existing apartment building to replace the hot water baseboard system;

- 154 Main Street East - To install a sprinkler system and a standpipe system to serve the entire building;
- 121 King Street East - Permit revised to add six residential units to ground floor and keep one retail space new total of 46 residential units. Permit revised for structural reinforcement to renovate existing ground floor retail area and second and fourth floor residential;
- 191 King Street West - This is an application for a shoring permit for McMaster Graduate Student Residence. The shoring will be for a 30-storey building, that will consist of 27 storeys of residences with a two-level podium that will accommodate amenity spaces;
- 15 Queen Street South - To install a sprinkler system and a standpipe system to serve the entire building;
- 16 West Avenue South - Alterations to the existing church to convert into two-storey apartment building;
- 23 Spring Street - Alterations to existing residential building to create six new residential units and fitness room on the first floor;
- 610 King Street East - Alterations to the existing apartment building and add two additional dwelling units on the third floor. (total of 14 Units);
- 95 Hess Street South - Alterations to the existing high-rise building to replace the domestic water riser;
- 100 Main Street East - Alterations to create new elevator openings in existing elevator shaft;
- 36 Grant Avenue - To construct a new 168 mL (GFA 336 mL) two-storey residential building with basement for storage and utilities. Totally six apartment suites, two bachelor suites and one bedroom suite on ground floor and three one bedroom suites) on the second floor;
- 100 Main Street East - To construct a 13 sq. m vestibule addition at the Main Street Entrance and reclad the existing canopy projection;

- 22 John Street North - Alterations to the exterior of the existing four-storey mixed use building to rebuild the front facade and fire escape; and,
- 252 Catharine Street North - Alteration to the existing two-storey commercial building to create nine new residential units on second floor. This includes but not limited to remove two existing stairs between ground floor and second floor.

Building permits were issued for the construction of 745 new residential units in 2022 in the RHCIPA (616 within the UGC), including:

- 453 units at 191 King Street West (McMaster Graduate Residence);
- 136 units at 165 James Street South (Augusta Phase 2/Rental Residential Units; and,
- 108 units at 415 Main Street West (Westgate on Main Condominiums);

From 2002 – 2022, building permits have been issued for a total of 5,592 dwelling units in the UGC, providing an average growth of 266 units per year. Building permits were issued for 4,453 (79.63%) of these residential units between 2013 and 2022.

Residential vs. Non-Residential Construction

In 2022, residential development values surpassed non-residential development in the Downtown:

UGC Non-residential: 100 permits = \$16,719,612 construction value

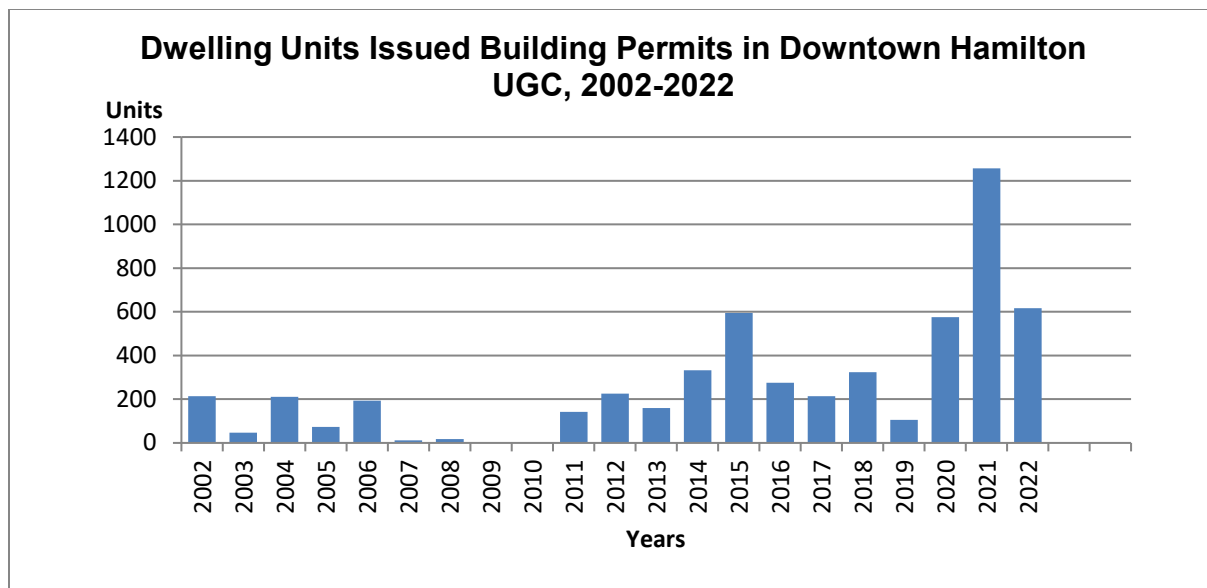
UGC residential: 63 permits = \$253,962,834 construction value

UGC miscellaneous: 9 permits=\$1,096,000 construction value

Downtown CIPA Non-residential: 120 permits = \$20,055,562 construction value

Downtown CIPA residential: 117 permits = \$285,570,894 construction value

Downtown CIPA miscellaneous: 31 permits = \$6,878,416



Notes:

- Dwelling units as per the year a building permit was issued;
- 2004 includes 108 units in the former Staybridge Suites Hotel, which converted to a retirement residence in 2010;
- 2011 includes 127 units in the new Staybridge Suites Hotel;
- 2012 includes 182 units in the new Hilton Homewood Suites Hotel; and,
- Dwelling units at 14 Mary Street are not included since the project did not proceed even though a building permit was issued in 2001 (62 units) and 2009 (59 units).

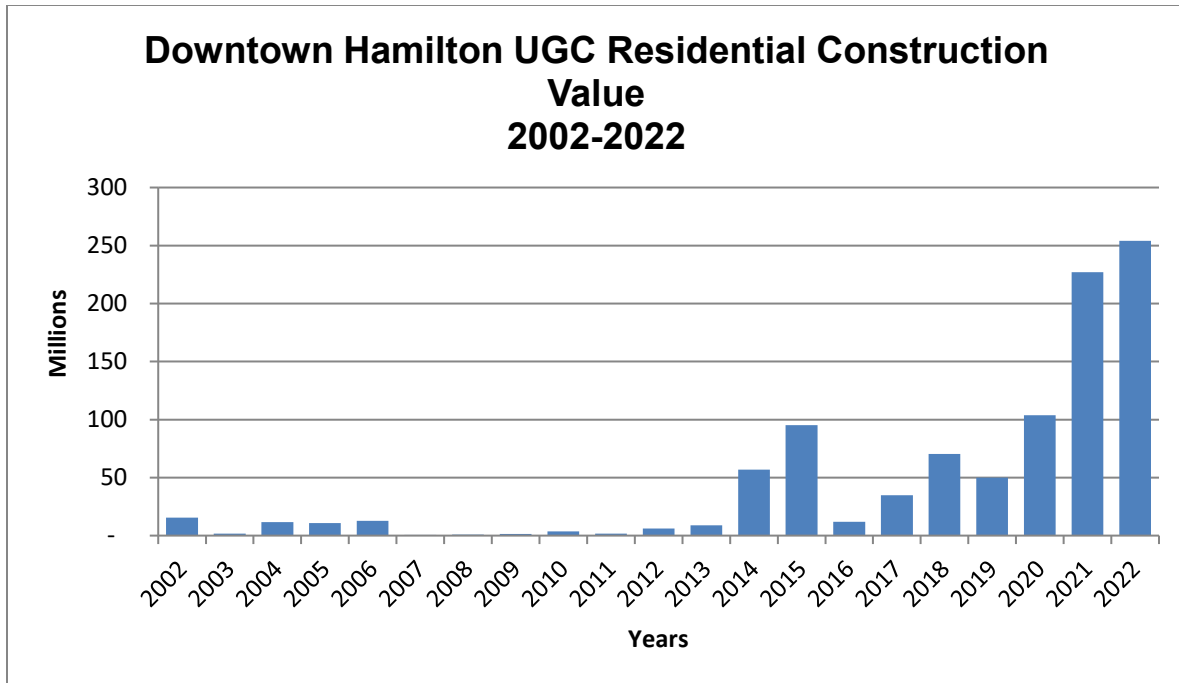


Figure 2

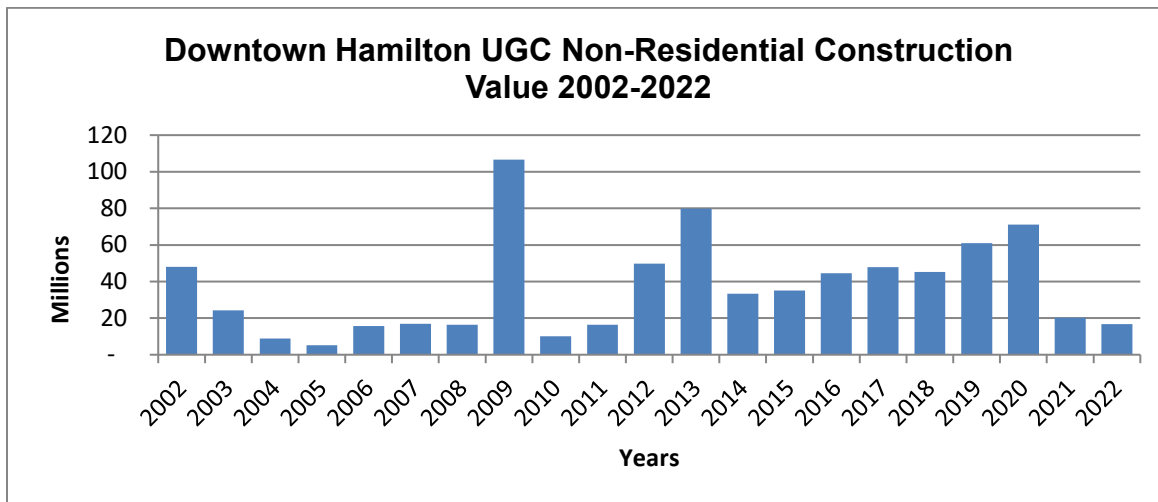


Figure 3