

2023 Downtown Hamilton Development Activity

Development in the Downtown Hamilton Urban Growth Centre continued in 2023, with a total of 141 building permits being issued, representing \$596M in building permit construction value .¹ The Downtown Hamilton Urban Growth Centre 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 2023 are illustrated in Figure 1.

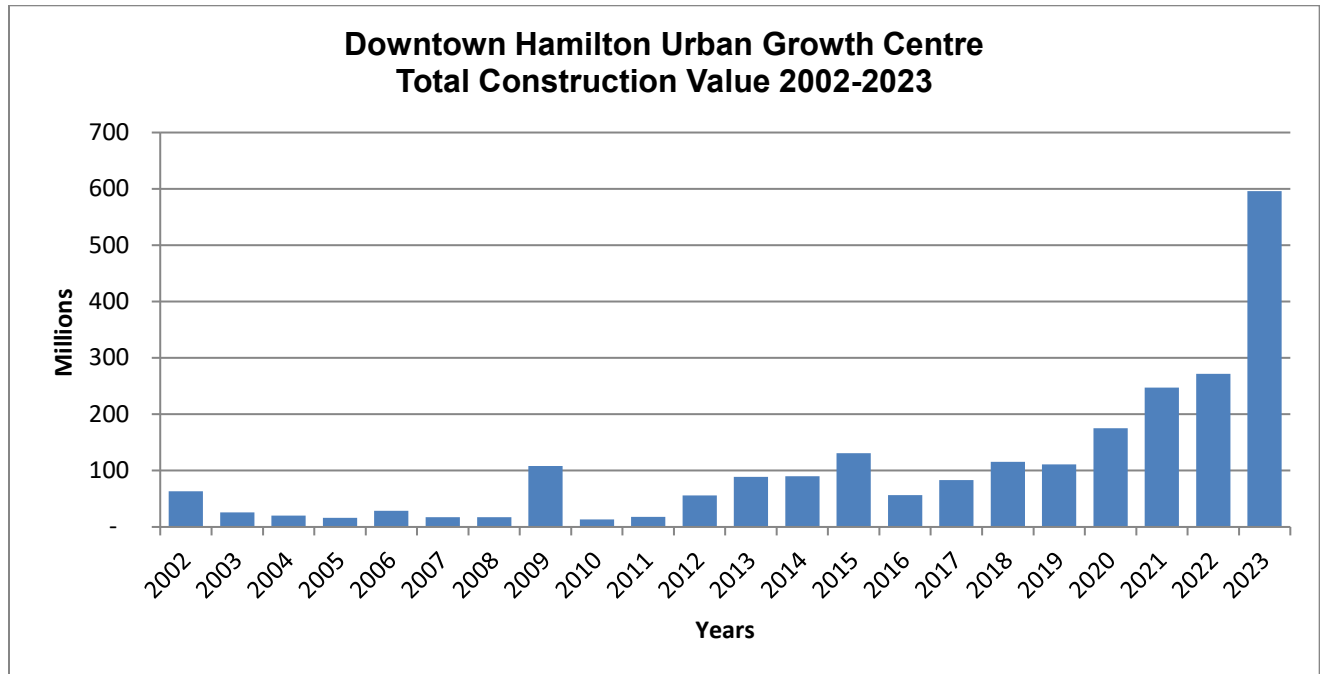


Figure 1

Those developments and improvements valued at \$500K or greater, and listed below, account for approximately 97.79% of the total building permit construction value in the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area. Developments in the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area, which includes the Downtown Hamilton Urban Growth Centre, are outlined below and total approximately \$615.6M in construction value, totaling 249 building permits. Examples of projects which contributed to the building permit construction value reported for 2023 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.

- 41 Wilson Street - To construct a 92,351m² sprinklered 31 storey residential building consisting of three residential towers over a common eight storey podium, ground/mezzanine level retail, outdoor pool, and amenity areas on the eighth storey;
- 41 Wilson Street - To install a sprinkler system and a standpipe system to serve the entire building;
- 41 Wilson Street – Conditional Permit for foundation permit only:
To construct below grade structure up to and including ground floor slab for future three 30-storey residential buildings under permit No. 22-133123;
- 75 James Street South - To construct the superstructure of a sprinklered 34-storey, 43,107m² apartment building with 616 suites, and four-level of underground parking with fitness and multi-purpose rooms on 16th and 17th floors;
- 75 James Street South - To construct STRUCTURAL FRAMING ONLY for a future 34-storey 43,107m² apartment building. Work does not include for facade, or interior partitioning;
- 165 James Street South - To construct a superstructure of two sprinklered nine-storey residential towers with commercial space on ground floor (Building 2 & 3) and ninth floor of Building 3 (Hughson) plus two levels of underground parking below grade;
- 106 Bay Street North - To construct a sprinklered, six-storey, 4,911 m² residential building;
- 163 Jackson Street West – Application for foundation Permit only:
To construct five-levels below grade parking garage (13,002m² area) for the future 2 x 32-storey residential towers;
- 11 Robert Street - To construct the superstructure of a sprinklered six-storey, 2,482.90m² mixed use building with ground floor to be commercial and upper five-storeys residential occupied by 28 dwelling units (with basement);
- 192 Hughson Street South - To construct a sixth storey addition to the existing five storey apartment building to add 15 units;
- 181 John Street North - To construct a sixth storey addition to the existing five storey apartment building to add 15 units;
- 1 King Street West - Alterations to the 18-storey commercial building to renovate banking hall and back office for existing bank, Canadian Imperial Bank of Commerce -"CIBC";

- 155 Queen Street North - Alterations to the existing building to renovate the ground floor and to construct second floor office space;
- 350 King Street East - Alterations to replace the sanitary plumbing systems of the building;
- 44 Queen Street North – Permit revised to include Phase 3 in scope of work. To repair the parking garage of the apartment building (Phases 1 & 2);
- 100 King Street West - Alterations to the existing building for structural repairs of metal panels and of framing of the mechanical penthouse;
- 100 King Street West - Alteration to unit 1900 of the existing building to create an office space;
- 100 King Street West - Alteration to unit 1900 of the existing building to create an office space;
- 100 Main Street East - To renovate two existing Office spaces/suites in an existing commercial/residential building. The suites are located in the two-storey commercial podium base with a 41-storey residential tower above. No changes to the exterior base building;
- 24 Main Street West - Alterations to the existing church to renovate. Work includes new washrooms, barrier free lift, meeting room, accessibility ramp, and associated mechanical and electrical systems;
- 24 Main Street West - Alterations to the existing church to renovate. Work includes new washrooms, barrier free lift, meeting room, accessibility ramp, and associated mechanical and electrical systems;
- 160 King Street East - To construct a sprinklered 86.3m addition (with open mezzanine) and install exit stairs for church auditoria use;
- 181 Main Street West - Alteration to the existing roofing system;
- 181 Main Street West - Alterations to the existing residential building to replace rooftop exhaust fans and make-up air units with heat recovery ventilators;
- 121 Hunter Street West - Alterations to the existing apartment building for concrete repairs to all 208 balconies, localized repairs to the exterior wall, and to replace balcony guards;
- 20 George Street - Alterations to the shell building for the interior fit-out of a supermarket, "Samir Supermarket";

- 307 King Street East - Alteration to second and third floor of an existing three-story office building to create 10 dwelling units;
- 71 Main Street West - Alterations to the existing parking structure and is to include the following concrete parking structure and existing heating, ventilation, and air conditioning unit replacement;
- 181 John Street North - Structural alterations to existing apartment building to strengthen footings and shear walls to accommodate one-storey addition over existing five-storey building. Separate permit for sixth storey addition is under permit No. 22-150135;
- 253 King William Street - To install 25-Kilowatt rooftop solar panel system on the roof of the existing building;
- 165 Barton Street East - Alterations to the Maintenance and storage area on the ground floor into a pharmacy room on the main floor of Hamilton Wentworth Detention Center;
- 43 West Avenue South - To construct a two-storey, 132.57m² addition with basement, and to convert the single-family dwelling to a five-unit multiple dwelling building;
- 62 King Street East - Alterations to partial basement and the first floor to create a restaurant; "Piano Piano"; and,
- 75 MacNab Street South - Interior alterations to the ground floor of the existing building to establish program space including 25 drop-in beds.

Building permits were issued for the construction of 1725 new residential units in 2023 in the Revitalizing Hamilton's Community Improvement Project Area (1675 within the Hamilton Urban Growth Centre), including:

- 931 units at 41 Wilson Street;
- 616 units at 75 James Street South;
- 55 units at 106 Bay Street North;
- 24 units at 253 King William Street;
- 28 units at 11 Robert Street; and,
- 108 units at 415 Main Street West (Westgate on Main Condominiums).

From 2002 – 2023, building permits have been issued for a total of 7,267 dwelling

units in the Urban Growth Centre, providing an average growth of 346 units per year. Building permits were issued for 6128 (84.33%) of these residential units between 2013 and 2023.

Residential vs. Non-Residential Construction

In 2023, residential development values surpassed non-residential development in Downtown Hamilton:

Urban Growth Centre Non-residential: 71 permits = \$19,626,88 construction value;

Urban Growth Centre residential: 68 permits = \$576,428,494 construction value;

Urban Growth Centre miscellaneous: 2 permits=\$5,989 construction value;

Downtown Community Improvement Project Area Non-residential: 99 permits = \$25,279,880 construction value;

Downtown Community Improvement Project Area residential: 137 permits = \$590,337,589 construction value, and,

Downtown Community Improvement Project miscellaneous: 12 permits = \$26,08.

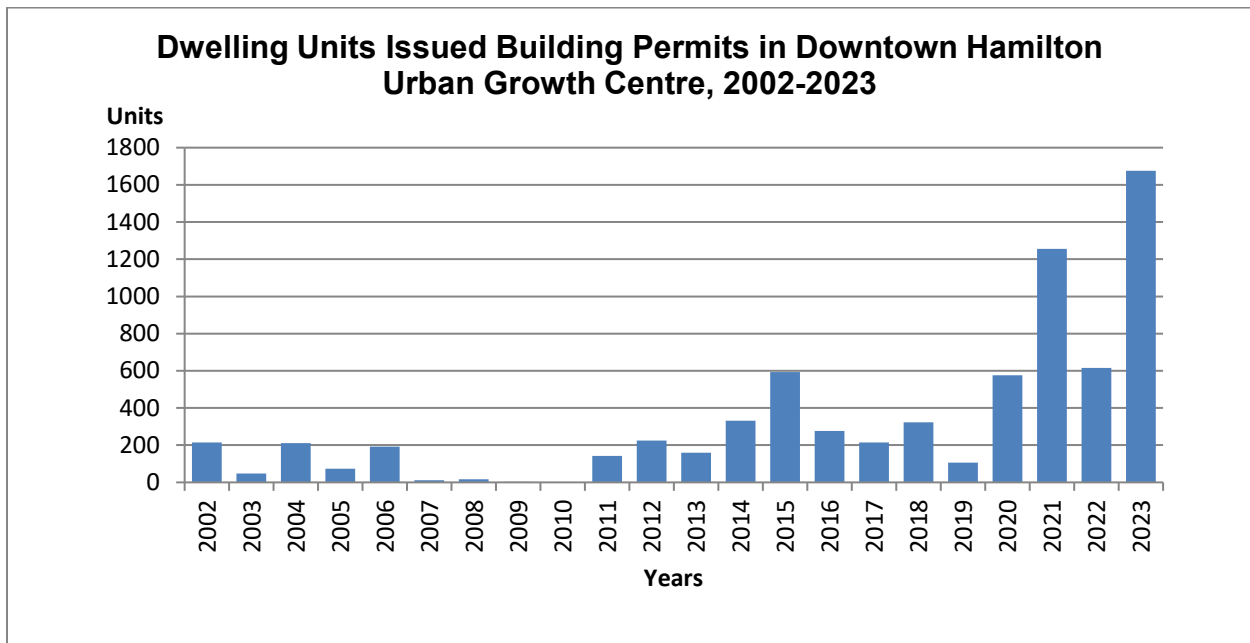


Figure 2

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).

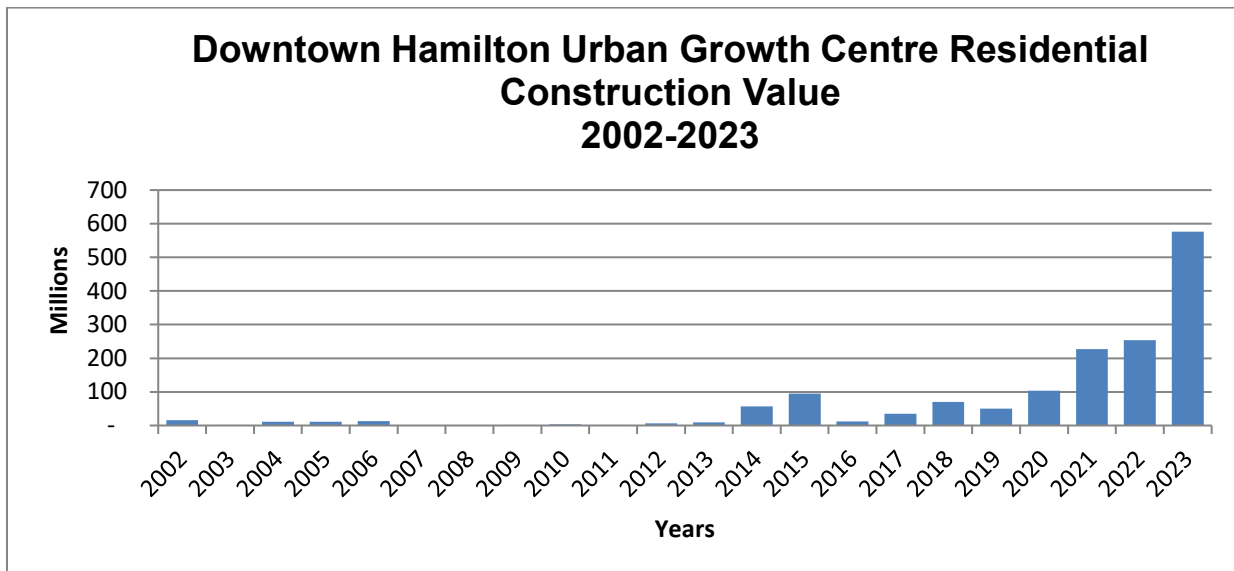


Figure 3

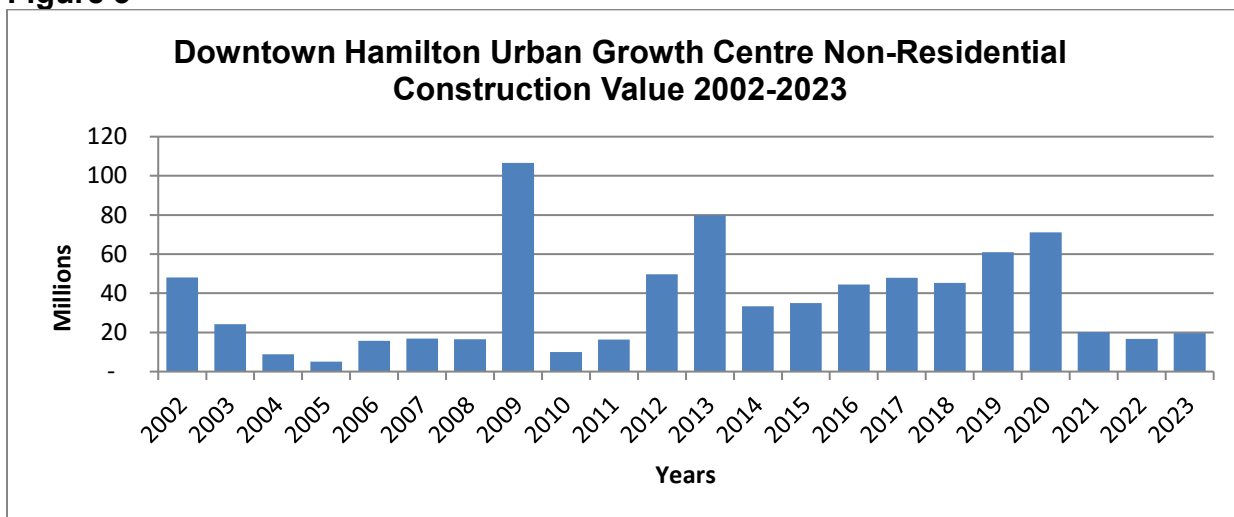


Figure 4