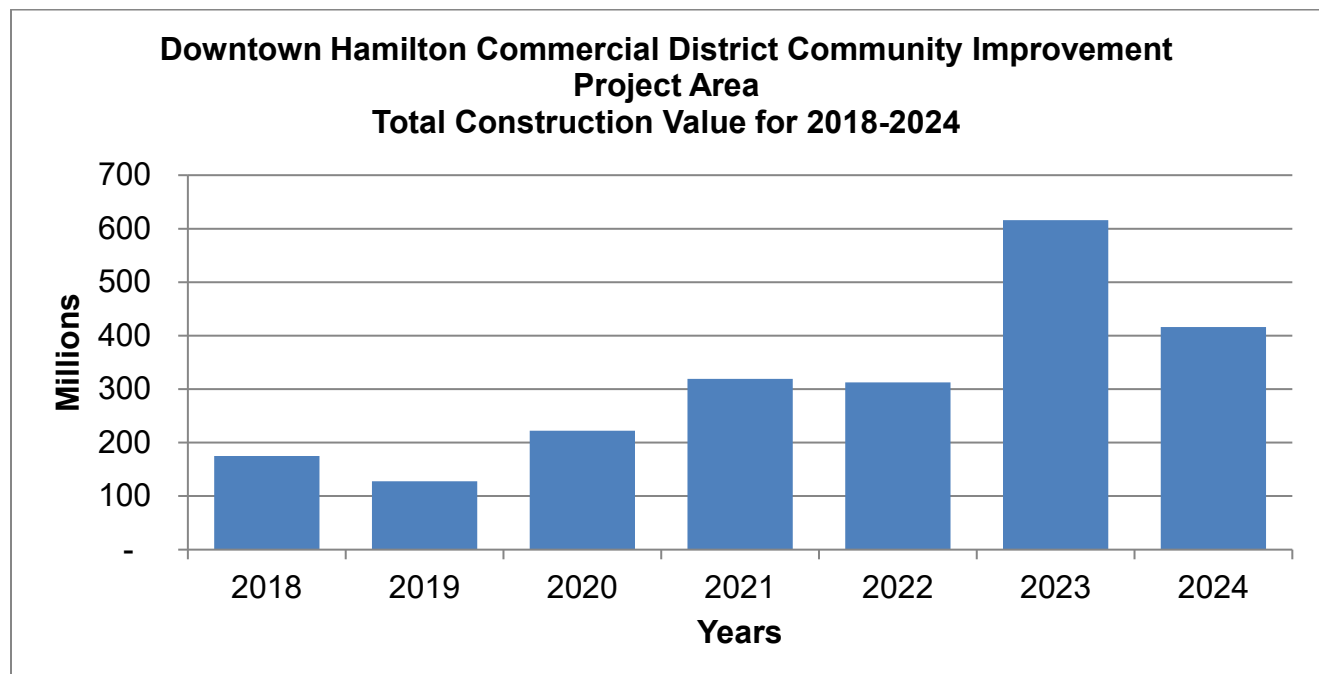


## 2024 Downtown Hamilton Commercial District Community Improvement Project Area Development Activity

Development in the Downtown Hamilton Commercial District Community Improvement Project Area continued in 2024, with a total of 198 building permits being issued, representing approximately \$416 M in building permit construction value.<sup>1</sup> The Downtown Hamilton Commercial District Community Improvement Project Area includes the historic core of the City of Hamilton and surrounding areas which have been the traditional centre of commercial and cultural activity, institutional uses and government for the broader city. Included within the Downtown Hamilton Commercial District Community Improvement Project Area are the following notable areas:

- The Downtown Hamilton Business Improvement Area and the International Village Business Improvement Area; and,
- Specific properties which are the subject of a Master Agreement with the City where the redevelopment or intensification of which will support the advancement of improvements to the City's First Ontario Centre, First Ontario Concert Hall and the Hamilton Convention Centre. The construction values from 2018 to 2024 are illustrated in Figure 1.



**Figure 1**

Those developments and improvements valued at \$500 K or greater, and listed below, account for approximately 97.7% of the total building permit construction value in the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area.

Examples of projects which contributed to the building permit Construction value reported for 2024 include the following residential and non- residential development:

<sup>1</sup>Permits issued for demolition, signs and events are excluded from the reported totals

for Downtown Hamilton and the Community Downtowns:

- 226 Rebecca Street - Alterations to the exterior of the existing 11-storey apartment building to install Exterior Insulation and Finish System (EIFS) system;
- 160 King Street East – Installation of a sprinkler system and a standpipe system to serve the entire building;
- 48 King William Street - Alterations to Unit 1 of the shell building for the interior fit-out of the restaurant, “Kinton Ramen”;
- 405 Main Street West - Excavation and installation of shoring for a future development of a 7-storey residential building with basement;
- 100 King Street West 7th Floor - Alterations to sprinkler and standpipe systems on the 7th floor to fit new layout;
- 100 King Street West - Interior alterations on the 7th floor including demolition of partitions and construction of new, electromagnetic locks, mechanical, plumbing, and electrical work;
- 206 King Street West – Installation of a sprinkler system and a standpipe system to serve the entire building;
- 175 Hunter Street West - Alterations to the existing apartment building for structural water damage repairs;
- 55 Bay Street North - Alterations to the existing apartment building for fire alarm upgrades and modifications;
- 165 Barton Street - Alterations to convert the building maintenance shop to clinical staff room including architectural, mechanical, and electrical;
- 125 Wellington Street North - Alterations to repair the concrete and piping of underground parking garage phase 2 area on level P1 and P2 of the apartment building;
- 107 Hess Street North - Alterations to the main and second floor of "Hess Street Elementary School" to renovate washrooms and gymnasium;
- 100 King Street West - Alteration for the steel structure repair at the roof level;

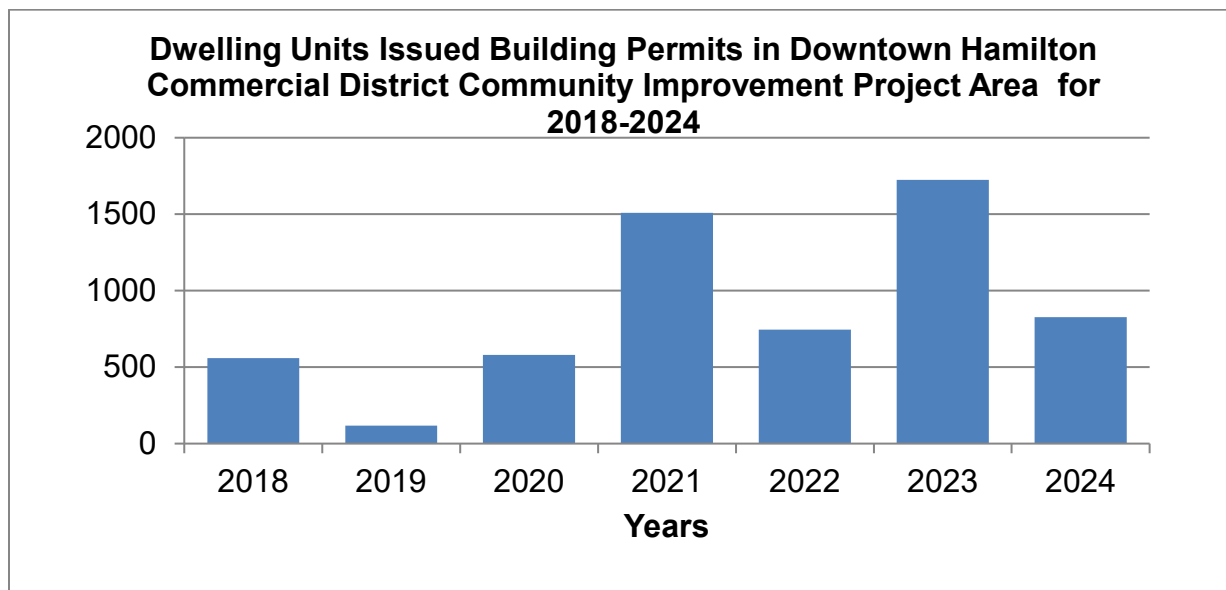
- 55 Bay Street North - Alterations to existing 7th floor sprinkler system to suit new renovations;
- 71 Main Street West - Alterations to existing office building to install new security controls on stairs, new information and security desk on main level and minor layout alterations to floors 3, 5 and 6;
- 191 Main Street West - Alterations of the 23-storey mixed use building and is to include sanitary piping replacement from P-1 level to 3rd Floor - includes parking garage, commercial and office spaces;
- 354 King Street – Installation of a sprinkler and standpipe system to serve the 26-storey building;
- 231 Park Street North - Alteration to the existing two storey commercial office building to a residential building with four residential suites;
- 213 King Street West - To install a sprinkler system and a standpipe system to serve the entire building;
- 45 Wellington Street North - Alterations to the existing three-storey mixed use commercial/residential building to create two shell commercial units on the ground floor and five dwelling units above, including addition of a 32.2m<sup>2</sup> mezzanine;
- 20 East Avenue South - Alterations to the second-floor gym of "St. Patrick Catholic School" to replace existing stage curtain with a new stage curtain;
- 101 York Boulevard - Alteration to the add new foundation within the existing building for future above ground structural work, interior demolition for the future renovation of First Ontario Centre and interior alteration for the existing arena, "First Ontario Centre";
- 119 King Street West - Alterations to the existing office building to replace fire alarm system, upgrade emergency lighting and upgrade building control system;
- 75 James Street – Installation of a sprinkler system and a standpipe system to serve the entire building;
- 354 King Street West - To construct a sprinklered 26-storey, 25800m<sup>2</sup>, 314-unit rental apartment (with commercial units at partial ground / mezzanine level) over existing structure; and,

- 213 King Street West - To construct sprinklered 30-Storey 25,676 m<sup>2</sup>, 344-unit apartment building with retail on ground floor (with 2-storey below ground).

Building permits were issued for the construction of 827 new residential units in 2024 in the Revitalizing Hamilton's Downtown Hamilton Commercial District Community Improvement Project Area, including:

- 344 units at 213 King Street West;
- 314 units at 354 King Street West;
- 122 units at 206 King Street West; and,
- 28 units at 11 Robert Street.

From 2018 – 2024, building permits have been issued for a total of 6,062 dwelling units in the Downtown Hamilton Commercial District, providing an average growth of 866 units per year. The number of building permit issued for dwelling units from 2018 to 2024 are illustrated in Figure 2.



**Figure 2**

Note:

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).

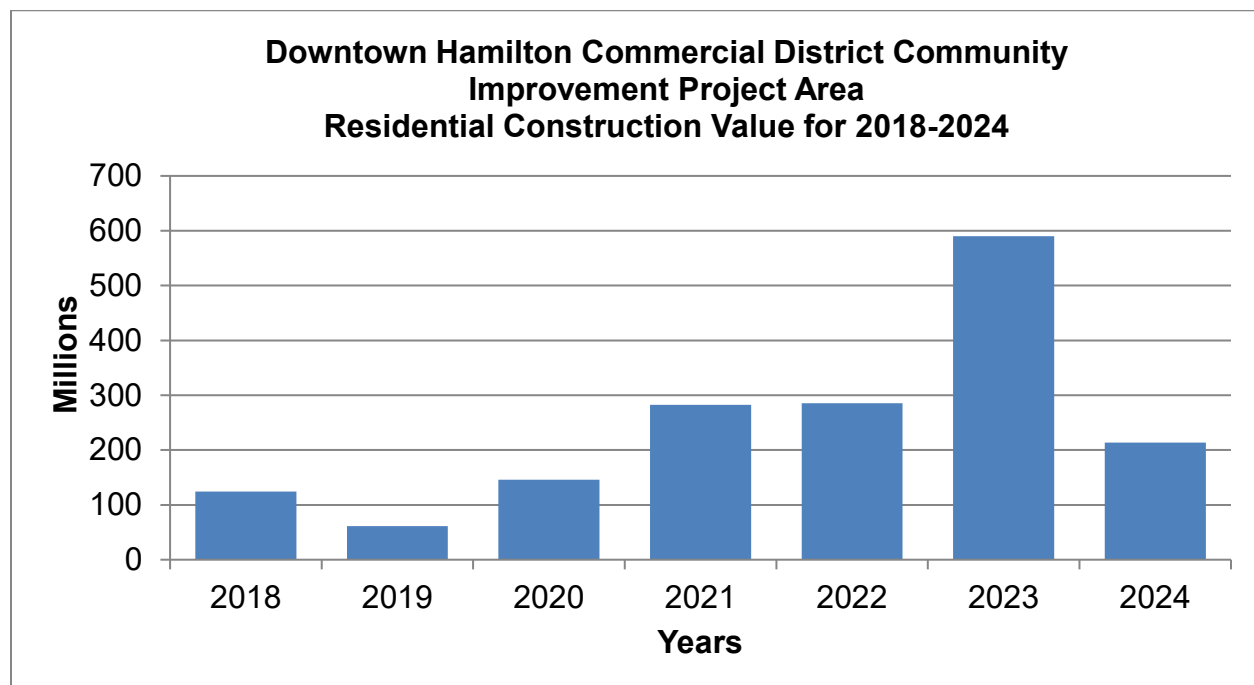
### Residential vs. Non-Residential Construction

In 2024, residential development values surpassed non-residential development in the Downtown:

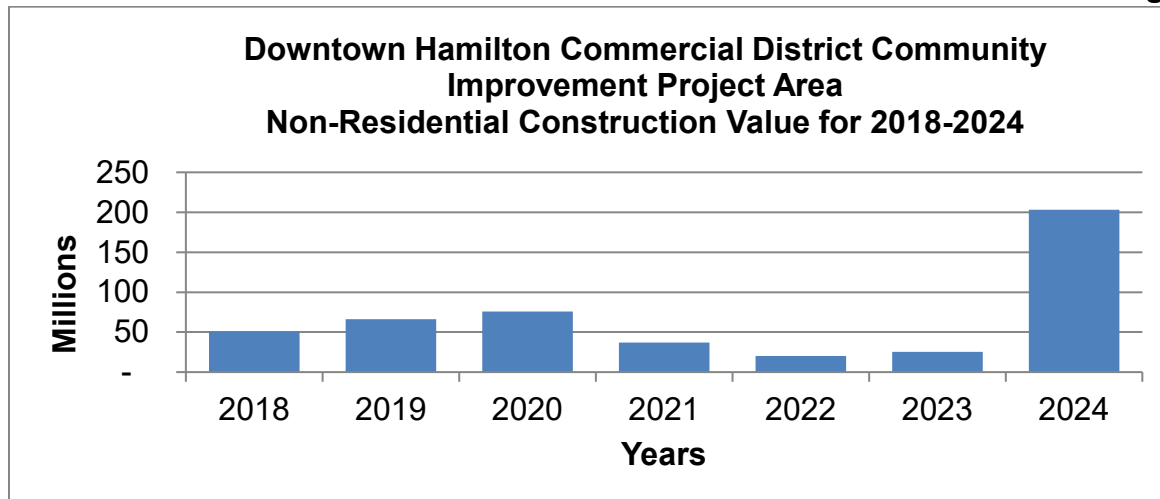
- Downtown Community Improvement Project Area Non-residential:  
95 permits = \$202,951,901 construction value
- Downtown Community Improvement Project Area residential:  
97 permits = \$213,357,598 construction value
- Downtown Community Improvement Project Area miscellaneous:  
six permits = \$62,000

A large portion of the non-residential construction value can be attributed to the \$174M permit issued for the interior alteration for the existing arena, “First Ontario Centre”.

Figures 3 and 4 show the construction values from 2018 to 2024 for residential and non-residential permits, respectively.



**Figure 3**

**Figure 4**