

Historical Background

Application Details	
Owner:	City of Hamilton
Applicant:	City of Hamilton
File Number:	CI-25-H
Type of Application:	Zoning By-law Amendment.
Proposal:	The purpose of this application is to rezone the subject lands from the Parking (U3) Zone to the Mixed Use Medium Density (C5) Zone to facilitate an affordable housing development of a multiple dwelling or multiple dwelling townhouses having a maximum height of four storeys and up to 50 dwelling units.
Property Details	
Municipal Address:	70 Hope Avenue, Hamilton (See Location Map in Appendix A)
Lot Area:	0.275 ha.
Servicing:	Full municipal services.
Existing Use:	Municipal surface parking lot.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E – Urban Structure “Mixed Use – Medium Density” on Schedule E-1 – Urban Land Use Designations.
Secondary Plan Existing:	Not applicable.
Neighbourhood Plan Existing:	Homeside – Commercial and Apartments.
Zoning Existing:	Parking (U3) Zone
Zoning Proposed:	Mixed Use Medium Density (C5, 957, H213) Zone.
Modifications Proposed:	To modify the Mixed Use Medium Density (C5) Zone to: <ul style="list-style-type: none"> • Prohibit the following non-residential uses: <ul style="list-style-type: none"> ○ Commercial Entertainment ○ Commercial Recreation ○ Conference or Convention Centre ○ Financial Establishment ○ Funeral Home ○ Hotel

<p>Modifications Proposed: (continued)</p>	<ul style="list-style-type: none"> ○ Microbrewery ○ Motor Vehicle Gas Bar ○ Motor Vehicle Service Station ○ Motor Vehicle Washing Establishment ○ Transportation Depot ● Limit the maximum size of non-residential uses; ● Permit a Multiple Dwelling Townhouse as a use; ● Add regulations for a Multiple Dwelling Townhouse use; ● Increase permitted maximum setback from the street line; ● Reduce side yard setbacks; ● Reduce parking space setbacks; ● Limit building height; and, ● Permit vehicular access from a laneway. <p>Please refer to Appendix H for more information.</p>
<p>Processing Details</p>	
<p>Received:</p>	<p>August 22, 2025.</p>
<p>Deemed Complete:</p>	<p>September 19, 2025.</p>
<p>Notice of Complete Application:</p>	<p>Mailed notice was sent to 677 property owners within 240 metres of the subject lands on September 26, 2025. Due to the Canada Post strike, supplementary newspaper noticed was provided in the Hamilton Spectator on October 2, 2025, and on October 10, 2025, to provide updated contact information and to extend the commenting deadline.</p>
<p>Public Notice Sign:</p>	<p>Posted September 24, 2025.</p>
<p>Notice of Public Meeting:</p>	<p>Sent to 677 property owners within 240 metres of the subject property on January 2, 2026.</p>
<p>Staff and Agency Comments:</p>	<p>Staff and agency comments have been summarized in Appendix F.</p>
<p>Public Consultation:</p>	<p>On March 26, 2025, the Municipal Land Development Office hosted a drop-in open house event at the former Royal Hamilton Light Infantry Veterans Association building, north of the subject lands. Approximately 100 members of the public attended the event.</p>
<p>Public Comments:</p>	<p>Staff received three letters from members of the public at the time this report was written. The letters expressed support for converting City-owned surplus parking to affordable housing and concerns about green space. One comment expressed opposition to the proposal. Please refer to Appendix G (Public Comments Received).</p>
<p>Processing Time:</p>	<p>144 days.</p>