

City of Hamilton Planning Committee
c/o City Clerk's Office
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

January 9, 2026

Via email submission

Re: Consideration of Zoning By-Law Amendment for 70 Hope Avenue, January 13, 2026

Dear Chair and Members of Planning Committee,

I am writing on behalf of Habitat for Humanity Hamilton to express our strong support for the proposed rezoning of the property at 70 Hope Avenue from a parking lot U3 Zone to Mixed Use Medium Density Zone.

Habitat for Humanity Hamilton is a locally governed, community-based housing provider with more than three decades of experience delivering permanently affordable homeownership opportunities in Hamilton. Our mission is to bring people together to build homes, communities, and hope. We serve working families who earn incomes, pay a mortgage, and put down permanent roots in the community. Access to appropriately zoned, well-located land is one of the most critical enablers of that mission.

In our opinion, from a planning perspective, the proposed zoning amendment represents a prudent and forward-focused use of urban land. The site is well situated within an existing neighbourhood, adjacent to established commercial uses along Kenilworth Avenue, and supported by transit as well as municipal services. In our observation, including repeated site visits at varying times and days, the current use as a parking lot appears materially underutilized, with limited vehicle demand relative to the size of the parcel.

Transitioning this site to a mixed-use, medium-density zone aligns with the City's stated objectives around intensification, efficient land use, and expanding housing supply in built-up areas. A Commercial Parking Facility is a permitted C5 Use. As such, rezoning 70 Hope Ave to a C5 Zone does not eradicate the existing "commercial parking facility" use, rather, the C5 Zone improves the opportunity and flexibility by removing the restrictive U3 Zone and permitting additional uses.

Introducing owner-occupied homes for working families at this location would contribute positively to neighbourhood vitality. Residents living on-site generate consistent, day-to-day economic activity and help support nearby businesses through regular local spending, foot traffic, and long-term community presence in a way that a surface parking lot cannot.

Habitat Hamilton believes this site represents a meaningful opportunity to deliver well-designed, energy-efficient, family-oriented, affordable housing that both reflects and integrates thoughtfully into the surrounding community. Our housing projects are delivered through formal partnerships with experienced developers and builders, ensuring professional execution and timely delivery. We also engage volunteers and community partners as part of our broader community-building approach, strengthening neighbourhood connection and social value.

While zoning approval does not presume any future disposition of the property, we wish to note that meaningful homeownership outcomes are most effectively achieved when municipally owned land is donated rather than leased. Land donation enables nonprofit housing providers like Habitat to leverage private financing, donor investment, and partnerships to deliver permanently affordable homes with long-term stewardship. Should this project advance, we encourage Council to consider land donation as a policy tool to maximize public benefit and support sustainable homeownership.

We therefore respectfully encourage Planning Committee to recommend approval of the proposed rezoning, recognizing it as a necessary enabling step toward addressing Hamilton's urgent housing needs. This change would expand the City's options for future housing outcomes at 70 Hope Avenue and ensure that this publicly owned asset can be put to its highest and best use in service of the community.

Thank you for the opportunity to provide input on this application and for your continued leadership in advancing housing solutions for Hamilton residents.

Regards

Kevin Whyte
Board Chair

Sean Ferris
Chief Executive Officer