

Reimagine JAMESVILLE

Welcome to your NEIGHBOURHOOD OPEN HOUSE

Please sign in and take a comment sheet

We want to hear from you!

- Fill out an online (www.reimaginejamesville.ca) or paper comment sheet
- Chat with our team
- Email hello@reimaginejamesville.ca

ReImagine JAMESVILLE

Overview

Project Overview

CityHousing Hamilton (CHH) created a competition to ensure the Jamesville site would provide the greatest affordability and community benefit.

The Request for Proposal (RFP) required that the existing 91-townhouse complex be replaced with a 46-unit, rent-geared-to-income (RGI) apartment building that would be owned by CHH. It should also provide at least 45 additional affordable rental units.

With the aim of being a mixed-income community, the RFP allowed for private market ownership units to provide a mix of housing options that cater to a variety of incomes, household configurations, abilities and stages-of-life.

The selected team are now known as the Qualified Preferred Proponent and CHH is negotiating to finalize the agreement, which includes the following:

Key Outcomes

- Greater number of affordable units than currently exist
- A CHH building delivered at no additional cost
- Additional land value to CHH

Additional Social Benefits

- Diverse and inclusive
- Accessible
- Low carbon



Site Background

The 2.3 hectare site is located in the West Harbour of the City's North End.

The site also includes a parcel east of Bay Street North and Strachan Street West known as Sunset Park.

CityHousing Hamilton's

Portfolio



CHH is embarking on an ambitious revitalization of its portfolio that includes the extensive retrofit of existing assets, the redevelopment of key sites, as well as new developments that will increase the total number of units available.

	NAME	SITE	TYPE	UNIT COMPOSITION				
				Existing	Rehab.	Replace	Net New	Future
a	500 MacNab	High-rise	Revitalization	146	146	-	-	146
b	Jamesville	Townhouse	Redevelopment Partnership	91	-	46	45 ₁	91 ₁
c	Roxborough	Townhouse	Redevelopment Partnership	107	-	103	-4	103
d	Bay-Cannon Phase 1	Parking Lot	New Development	0	-	45	10	55
e	Queenston Phase 1	Empty Lot	New Development	0	-	41	-	41
f	Macassa	Greenfield	New Development	0	-	45	20	65
g	Wellington-King William	Parking Lot	New Development	0	-	14	6	20
h	Riverdale	Greenfield	New Development	0	-	-	44	44
				344	146	294	121	565

1: plus additional affordability to be determined through a competitive RFP process.

CHH strives to create affordable housing that maximizes social benefit and contributes to the financial sustainability of the organization and the City.

CHH has a bold vision for inclusive and socially sustainable housing across the City, using best

practices of accessibility, efficiency, mix of unit sizes and design in all new developments. Given the overwhelming need for more affordable housing, CHH is undertaking the first large scale revitalization of social and affordable housing, covering 565 units.

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Team

CityHousing Hamilton, in partnership with the Jamesville Redevelopment Corporation and Indwell, will create an inclusive, mixed-income, urban community in Hamilton's North End. This partnership combines unparalleled experience in building diverse, affordable, and environmentally sustainable communities.



Led by **CityHousing Hamilton**, the City's largest affordable housing provider. CHH is committed to safe, well maintained, cost-effective housing that supports the diverse needs of Hamilton's many communities.

The Qualified Preferred Proponent from the RFP is Jamesville Redevelopment Corporation and Indwell.

Jamesville Redevelopment Corporation, comprised of:

FRAM + Slokker

Fram + Slokker has been at the forefront of developing unique, sustainable, mixed-use neighbourhoods since 1981.



Marz Developments Inc. is committed to providing healthy, active and sustainable communities and has built homes for thousands of families over the past 40 years in the Hamilton and Golden Horseshoe area.



Melrose Investments Inc. has been in the business of acquiring land, office/industrial/commercial leasing, land development and residential mid-rise development properties since its founding in 1973.



Homes By DeSantis is known for building whole communities and developing a lifestyle and an experience, working to preserve the natural environment by incorporating everything from environmentally sensitive planning to energy efficient home design.



Indwell is an established Hamilton-based Christian charity that develops affordable housing communities for people seeking health, wellness and belonging across southern Ontario.

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Concept



- 1 Rudy Hulst – Hamilton
- 2 500 James St N – Hamilton
- 3 Allenbury Gardens Revitalization - North York, Toronto
- 4 Allenbury Gardens Revitalization - North York, Toronto
- 5 Casa Di Torre – Hamilton
- 6 Centreville – Beamsville

Principles of Design

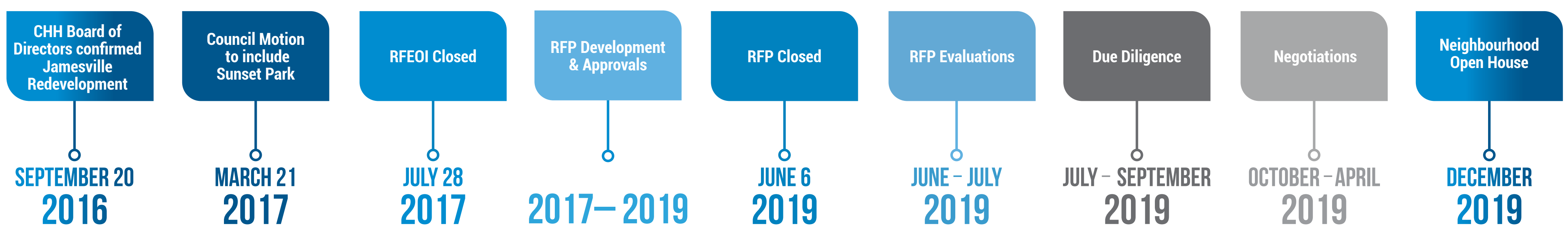
- Master Plan will include a mix of modern urban towns and mid-rise buildings, guided by passive design principles and sustainable construction.
- The plan will exceed RFP requirement for affordable units.
- The new private market units will provide opportunity for market affordability.
- Underground parking will promote a safe pedestrian experience and accessibility to green space.
- The design will promote connectivity between established neighbourhood and proposed new community.

Community Benefits

- 100% of the financial value from the land will be invested in additional affordable housing for Hamiltonians.
- Promotes socio-economic diversity and inclusiveness.
- Fosters integration and interaction among tenants, visitors and the surrounding area through the shared amenities, programming and interconnected physical spaces.
- Leverage high-performance buildings that keep utilities low and dramatically reduce the greenhouse gas impacts of the development.
- Create an accessible, inclusive and welcoming neighbourhood that gives back through privately-owned and maintained public spaces.

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Timeline



Next Steps:

- Neighbourhood Open House to present Master Site Plan
- Official Plan Amendment & Rezoning Submission
- Statutory Public Meeting OPA/ZBA
- Initial Site Plan Submission
- Demolition & Site Clean Up
- Final Site Plan Approval
- Building Permit

We welcome the community to participate and engage during all stages!



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Thank you!

Share your feedback with us:

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