

ReImagine JAMESVILLE

NEIGHBOURHOOD
INFORMATION
SESSION
JUNE 15TH, 2021



FRAM + Slokker

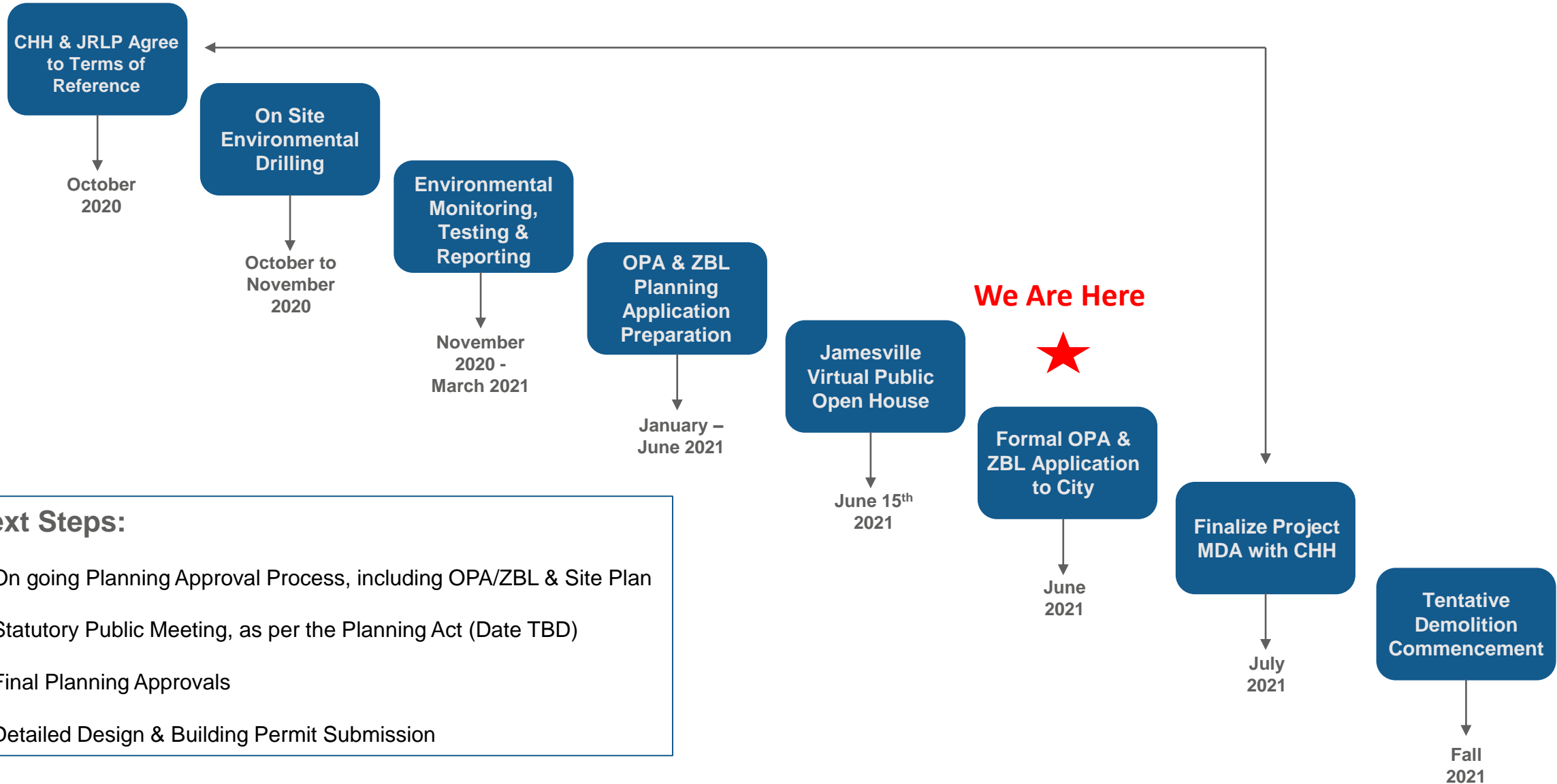


PROJECT OVERVIEW

- Request for Proposal was initiated by the City of Hamilton & CityHousing Hamilton in June of 2019 to redevelop the 5.4 acre site situated in the North End of the Jamesville Neighbourhood
- Existing (91) townhouse unit complex to be replaced with (46) rent geared to income apartment units and at least an additional 45 affordable rental units
- The goal is to redevelop the lands into a mixed tenure community which provides a range of housing options to cater to various incomes/households at different stages of the life cycle
- Jamesville Redevelopment Limited Partnership (JRLP) was selected as the Preferred Proponent



DEVELOPMENT TIMELINE



Next Steps:

- On going Planning Approval Process, including OPA/ZBL & Site Plan
- Statutory Public Meeting, as per the Planning Act (Date TBD)
- Final Planning Approvals
- Detailed Design & Building Permit Submission

NEIGHBOURHOOD OPEN HOUSE - DECEMBER 2019

Community Feedback We Heard.....

- Concern over preservation of existing trees
- Environmental sustainability (EV, Car Share, Rain Water Re Use etc)
- Distribution of CHH & Indwell affordable units throughout the site
- A place for public gathering or amenity
- Location of height (8-storey buildings)
- Concern over additional traffic congestion
- Site entrances via MacNab Street North, Ferrie Street West, James Street North and Strachan Street West
- Pedestrian friendly environment and more open space
- Parking provision (what is the right number?)
- Ground floor commercial along James Street North

ENGINEERING & SITE CONSTRAINTS

- Environmental Contamination (54,600 m³ or 109,200 tonnes of soil to be removed)
 - Full extent of site, up to 3+ m in depth
 - Metals, Petroleum Hydro Carbons, Polycyclic Aromatic Hydrocarbons, Salt/EC
- Ground water elevation & discharge requirements
 - Higher than anticipated ground water level in relation to underground garage
 - Due diligence in conjunction with City of Hamilton Engineering Dept. and policy requirements
- Storm & Sanitary sewer capacity
 - Detailed review of existing combined storm/sanitary sewer infrastructure

What does this mean?

- Re-strategize the extent of underground garage footprint
- Alternative method of construction for garage structure
- Consideration on how to control storm flows and mitigate impact on external sewer infrastructure
- Reduction in market townhouse unit count

2021 MASTER CONCEPT SITE PLAN

- Site Area: 5.4 Acres
- Stacked Towns: 287 Units (14 Blocks)
- Affordable Rental CHH: 7-storeys, 46 Units
- Affordable Rental Indwell: 7-storeys, Up to 120 Units
- Underground Parking: 1-Level, 265 Spaces
- Surface Parking: At Grade, 84 Spaces



BENEFITS OF REDEVELOPMENT

- Completion of environmental remediation and registration of a Record of Site Condition (RSC) as per the MOECC
- Increased supply of affordable housing units through CHH and Indwell
- High performance buildings designed and constructed to meet Passive House Standards, which will reduce utility costs and greenhouse gas impacts
- Stacked townhouse design which will create market affordable units and family style units consisting of 2 & 3 bedrooms
- Promotes socio-economic diversity and inclusiveness
- Fosters integration and connectivity to the surrounding neighbourhood
- Creation of Public Open/Green Space that builds on the gateway to the North End

Our Partnership in conjunction with City Housing Hamilton & Indwell are committed to continuing the public engagement and consultation process with the residents of the North End of the Jamesville Community.

We are excited about this opportunity and look forward to continuing our collaborative partnership.

Thank you for listening.



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