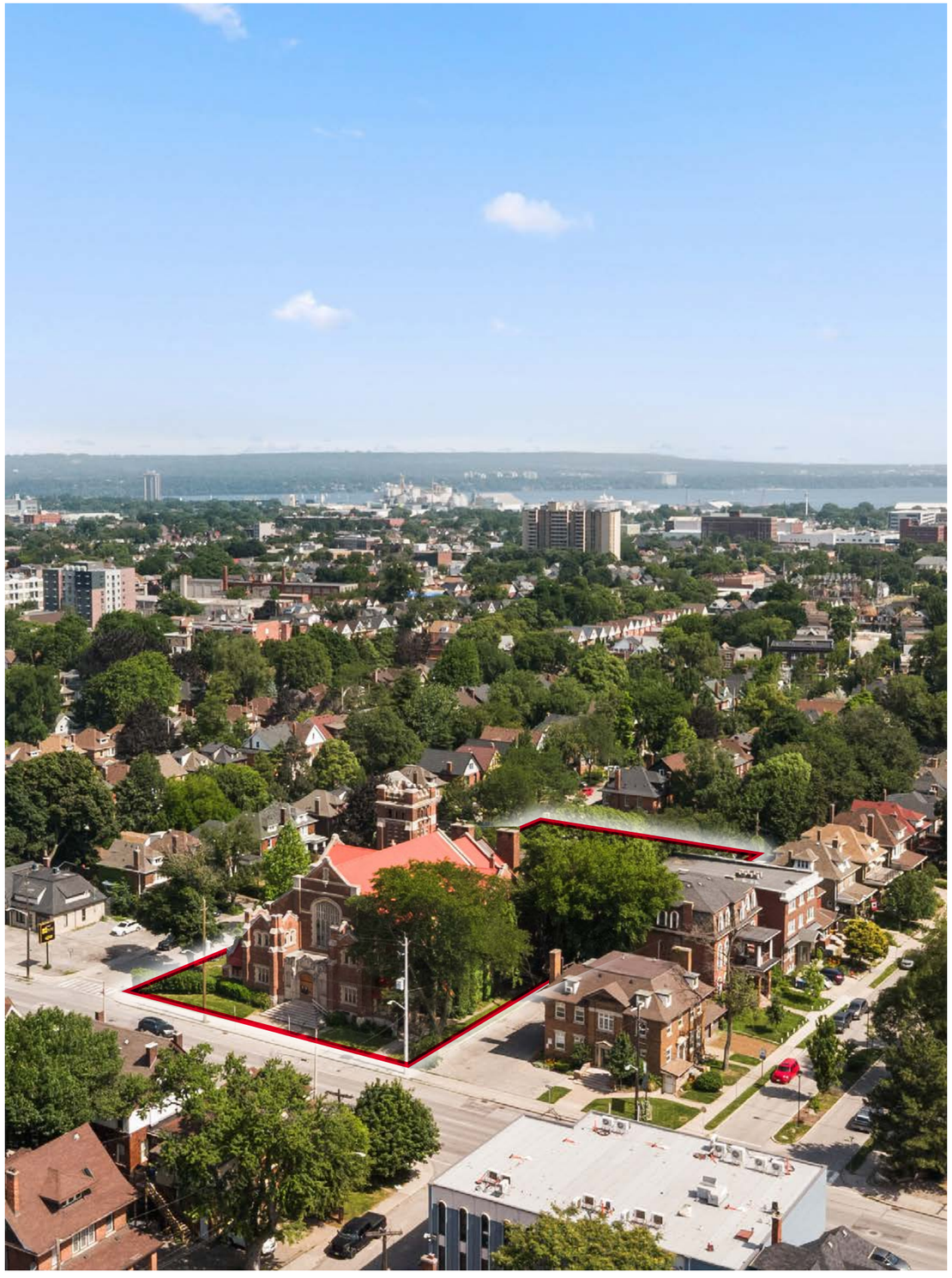
FOR SALE

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

85 HOLTON AVENUE SOUTH, HAMILTON



CUSHMAN & WAKEFIELD



Cushman & Wakefield National Capital Markets Group (“C&W” or “Cushman & Wakefield” or “Advisor”) is pleased to present to the market on behalf of Horseshoe United Church Inc. (the “Vendor”), a 100% freehold interest in the 1.03 acre redevelopment site located at 85 Holton Avenue South, Hamilton, Ontario (the “Property” or “Site”).

Opportunity Highlights

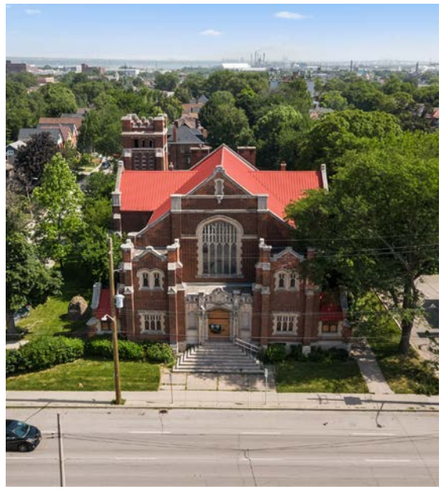
Transit-Oriented Hamilton Location
Prominently positioned on a corner lot between Hamilton’s established Gibson and St. Clair neighbourhoods, the Property offers convenient access to downtown and is well connected to the broader city through public transit at its doorstep and direct service to the Hamilton GO Centre. As one of Ontario’s largest and most diverse urban centres, Hamilton benefits from a growing population, a broad employment base anchored by healthcare, education, manufacturing and professional services, and continued investment in transit and urban revitalization. The Property is within close proximity to recreational facilities, walking trails, community gardens, grocery stores, schools and everyday amenities, supporting a highly accessible and family-oriented residential location.

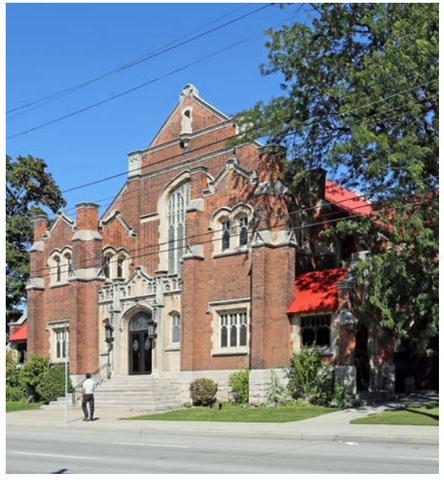
Flexible Residential Development Potential
The Property presents a compelling infill housing opportunity within an established urban neighbourhood, where new residential development can make efficient use of existing infrastructure, transit, community facilities and local amenities. As municipalities increasingly look to established areas to accommodate housing growth, the Site is well positioned to support the creation of new homes while contributing to neighbourhood intensification and a more complete community. Vendor-prepared concepts demonstrate the Property’s flexibility, including an 85-unit townhouse development comprising approximately 111,700 sf of GCA, or an 84-unit residential concept that retains and integrates the existing church, comprising approximately 101,700 sf of GCA.

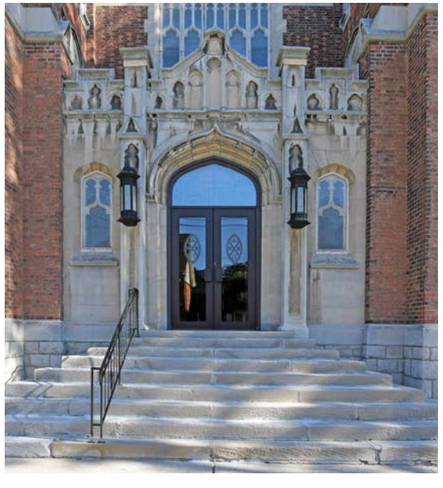
Strong, Sustained Growth Fundamentals
Hamilton is positioned for substantial population growth, with the City planning to accommodate approximately 820,000 residents by 2051, an increase of roughly 236,000 people from 2021. As Hamilton seeks to accommodate this growth while making efficient use of existing infrastructure, infill and intensification within established urban neighbourhoods will play an increasingly important role in delivering new housing supply.

Property Details

PIN	172020123	
Site Area	44,993 sf (1.03 acres)	
Frontage	127.98 ft along Main St E 358.74 ft along Holton Ave S	
Official Plan	Neighbourhoods	
Zoning	Neighbourhood Institutional - I1	
Existing Improvements	St. Giles Presbyterian Church	
Heritage	Not Designated	
Development Concepts	**Original Concept:** **Estimated GCA:** 111,700 sf **Estimated NRA:** 62,700 sf **Estimated Total Units:** 85 Existing Church Demolished	**6-Storey Concept:** **Estimated GCA:** 101,700 sf **Estimated NRA:** 53,150 sf **Estimated Total Units:** 84 Existing Church Retained
Asking Price	$2,895,000	









Area Amenities

1. McDonald's
2. Tim Hortons
3. Walmart Supercentre
4. Fit4Less
5. Metro
6. Canadian Tire
7. Corktown Irish Pub
8. The Grand Hamilton
9. Ciao Bella Hamilton
10. Lobby Hamilton
11. FirstOntario Concert Hall
12. Art Gallery of Hamilton
13. Jackson Square
14. TD Coliseum
15. Merit Brewing
16. Rapscallion and Co
17. Mulberry Coffeehouse
18. Born & Raised
19. Mesa
20. Le Tambour Tavern
21. Rooney's Coffee
22. Maisy's Pearl Oyster Purveyor
23. Subway

Parks & Leisure

1. Gage Park
2. Bernie Morelli Recreation Centre
3. Hamilton Stadium
4. Osler Golf & Ski Club
5. Hamilton Harbour Waterfront Trail



Land Use Policy Overview

Policy / Plan	Description
Urban Structure – Primary Corridor	Primary Corridors are intended to connect two or more nodes, major activity centres, or employment areas. These corridors are characterized by a greater concentration of retail and mixed-use development along their length. In contrast, Secondary Corridors generally accommodate retail and mixed-use development in smaller clusters, with medium-density residential uses located between these clusters.
Land use Designation (Hamilton Urban Official Plan Land Use)– Neighbourhoods	Properties designated Neighbourhoods shall function as complete communities, accommodating a full range of residential dwelling types and densities, together with supporting uses intended to serve local residents. The following uses are permitted on lands designated Neighbourhoods including but not limited to residential dwellings, parks and open space, local community facilities and services, and local commercial uses. Policies within the OP state that the existing character of established Neighbourhoods shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the surrounding residential neighbourhood.
Zoning By-law 05-200 – I1 – Neighbourhood Institutional	Permitted uses within this zone include, but are not limited to, childcare centres, community gardens, duplex dwellings, educational establishments, emergency shelters, fourplex dwellings, museums, places of worship, residential care facilities, retirement homes, semi-detached dwellings, single-detached dwellings, street townhouse dwellings, triplex dwellings, urban farms, and urban farmers' markets. The maximum permitted building height is 10.5 metres.
Cultural Heritage - Candidate for Designation Under Part IV of the Ontario Heritage Act	The building located on the subject Site has been inventoried by the City and is considered to have cultural heritage significance. The property is included on the City's List of Candidates for Designation, a publicly accessible inventory of properties that have been identified for review and potential designation under the Ontario Heritage Act. These properties are generally considered stable and are at a lower risk of alteration or demolition. Inclusion on the List of Candidates for Designation allows City staff to undertake further research and evaluation and, where appropriate, bring forward a recommendation for designation.

Development Applications

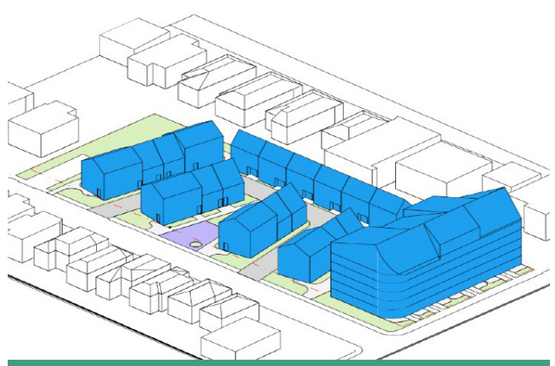
A formal consultation application was submitted in 2020 seeking City staff feedback to redevelop the subject Site with a residential development consisting of a 6-storey apartment building with 30 residential units, 19 two-storey street townhouses, and 4 three-storey multiple dwelling buildings with 12 residential units. Based on information available, no other Planning Act application has been submitted.

Development Overview

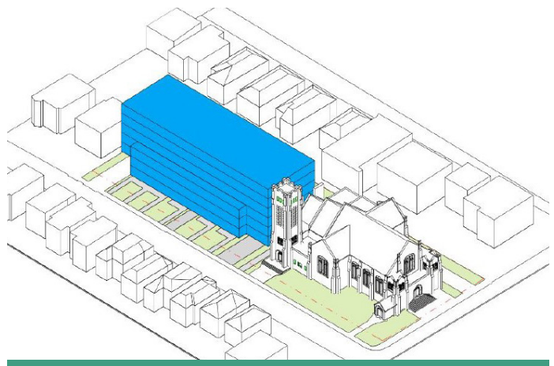
The Vendor has prepared conceptual development plans that illustrate the Property's potential to accommodate a thoughtfully designed residential project in a well-connected Hamilton location. Positioned on a prominent corner between the family-oriented Gibson and St. Clair neighbourhoods, the Property offers an opportunity to introduce new housing options along one of the City's major arterial corridors. The Site benefits from public transit at its doorstep, convenient access to Hamilton GO Centre, and proximity to downtown Hamilton, recreational facilities, walking trails, community gardens, grocery stores, and a broad range of daily amenities. These concepts are intended for illustrative purposes and demonstrate two potential approaches to maximize the Property's location, accessibility, and redevelopment potential.

Concept 1	Concept 2
Built Form: Townhouse & Midrise	**Built Form:** 6-Storey Midrise
Estimated GCA: 111,700 sf	**Estimated GCA:** 101,700 sf
Estimated NRA: 62,700 sf	**Estimated NRA:** 53,150 sf
Estimated Total Units: 85	**Estimated Total Units:** 84

The Vendor has prepared two conceptual development options to illustrate the Property's residential redevelopment potential. Concept 1 contemplates a townhouse development comprising approximately 111,700 square feet of gross construction area, 62,700 square feet of net residential area, and 85 residential units. Concept 2 explores the retention and integration of the existing church within a 6-storey residential redevelopment comprising approximately 101,700 square feet of gross construction area, 53,150 square feet of net residential area, and 84 residential units.



CONCEPT 1 - DEMOLISH CHURCH



CONCEPT 2 - RETAIN CHURCH

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") to seek proposals for the disposition of 85 Holton Avenue South, Hamilton, Ontario. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

Price

The Property is offered for sale at a price of $2,895,000.

Submissions

Offers are to be submitted to the listing team at:

Rene Serin, Dan Rogers and Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto ON - M5J 2S1 | Canada

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