



The Rise of Residential Condominiums in Hamilton



Undergraduate Thesis
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Condos In Hamilton

- Condo “type” and locations
- Changes over time
- Comparisons to other cities
- Local perceptions

Sources

Location, type, registration dates

- 2015 Hamilton MPAC data (unpublished)
- Other lists supplied by the city

Overall Residential data

- 2009 Hamilton land-use file

General Condo data for Hamilton and other cities

- CMHC 1981 – 2015
- “The literature”

Local Perceptions

- Hamilton Spectator 1991 – 2015

Some General Statistics

Owner Occupied Homes - % Condo, 2006	
Canada	11%
Vancouver	31%
Toronto	19%
Hamilton	14%

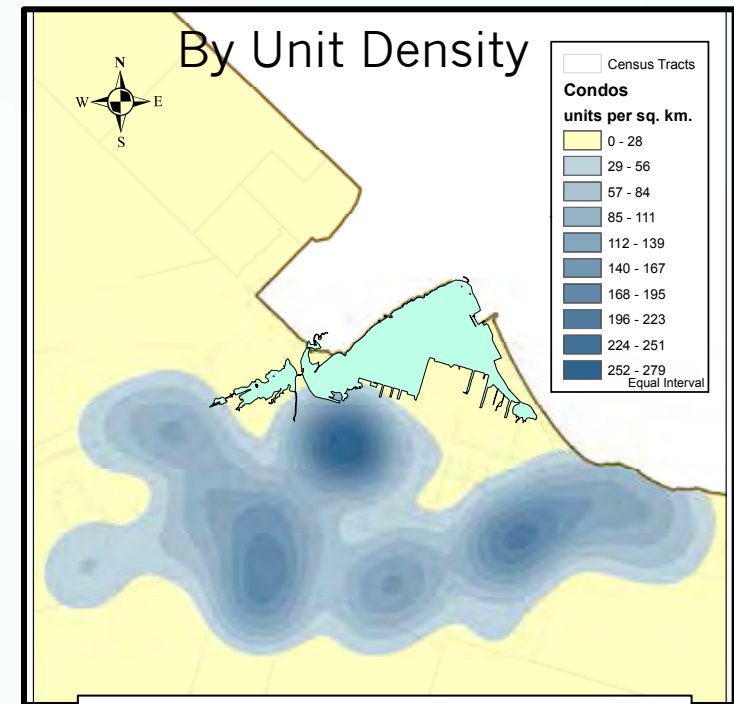
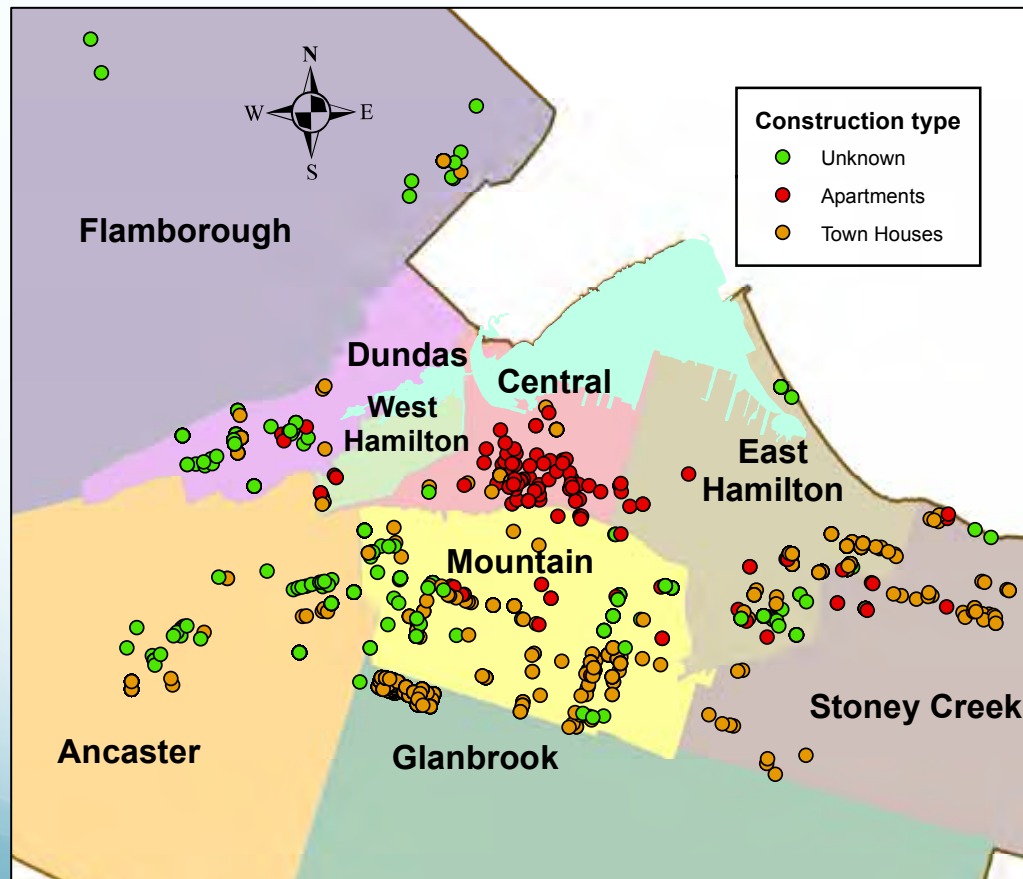
Rosen & Walks, 2013

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Hamilton CMA	n/a	15,386	n/a	3,287	n/a	21.4
Kitchener-Cambridge-Waterloo CMA	n/a	8,825	n/a	2,053	n/a	23.3
London CMA	n/a	7,492	n/a	2,516	n/a	33.6
Ottawa-Gatineau CMA (Ont. Part)	29,598	32,016	7,155	7,331	24.2	22.9
Toronto CMA	309,364	338,843	90,705	103,391	29.3	30.5

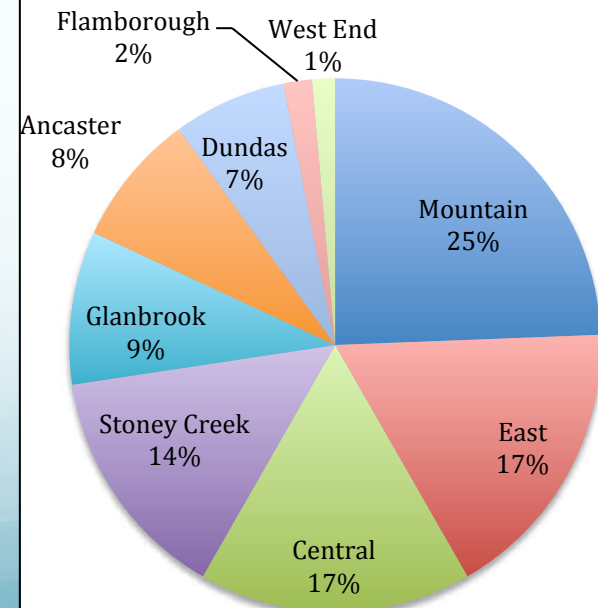
CMHC 2015

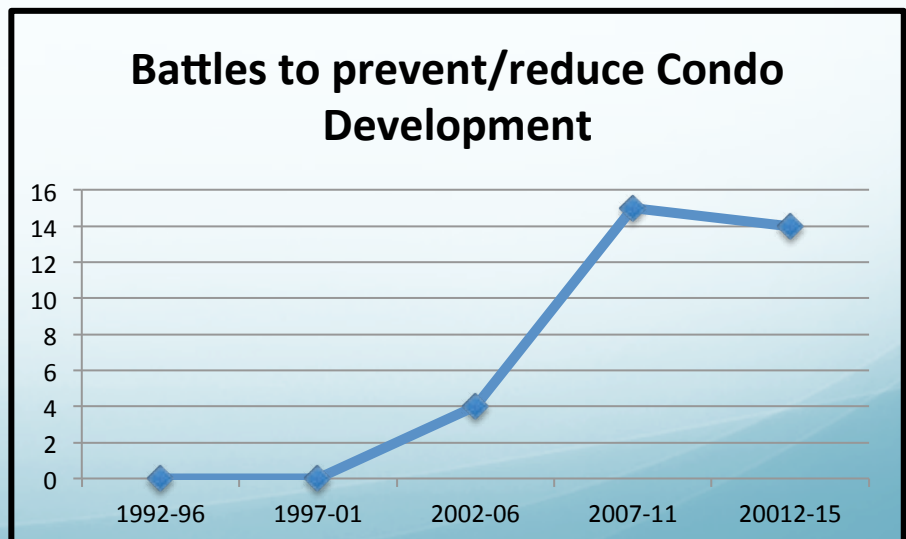
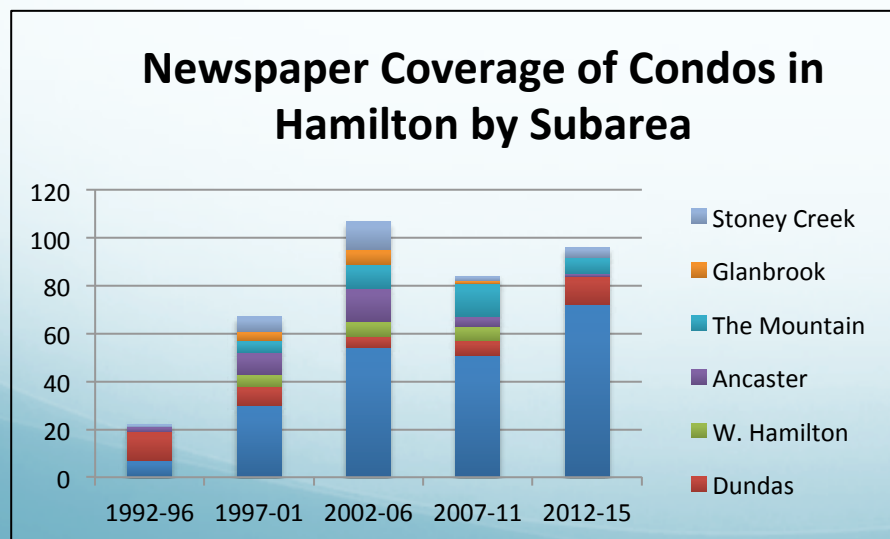
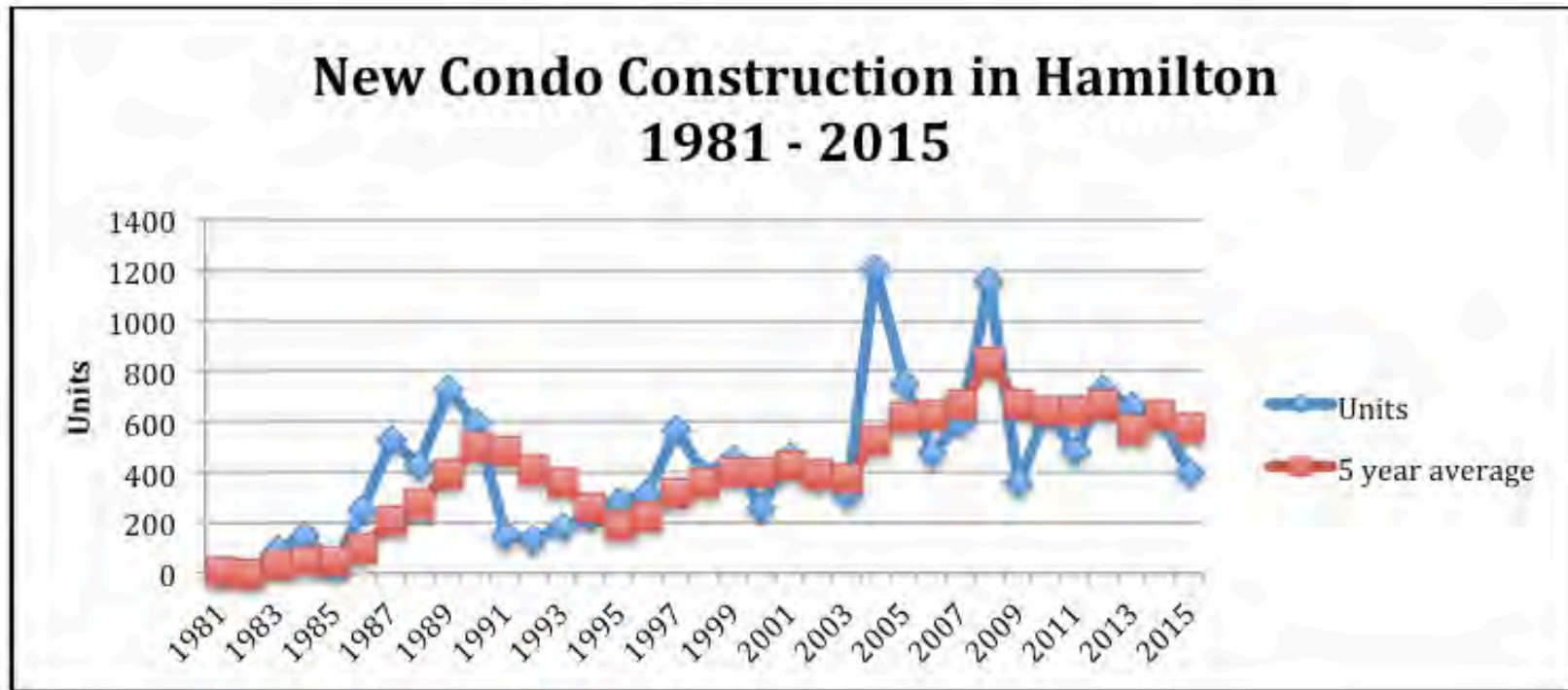
Mapping Hamilton's Condos

By Type



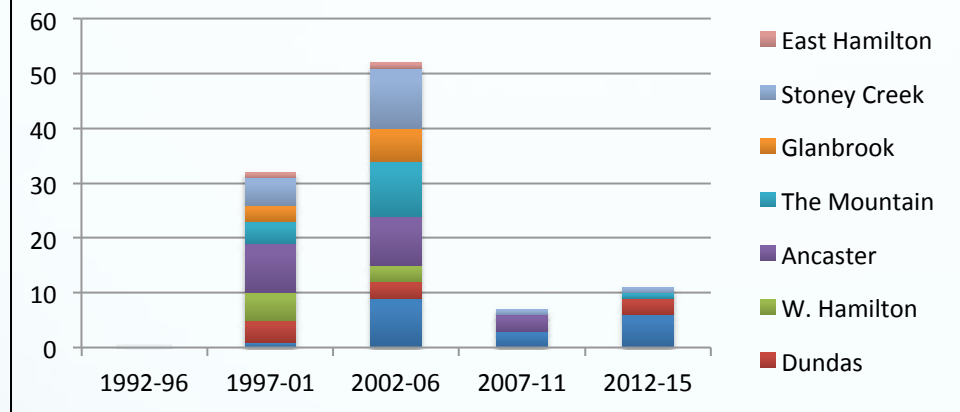
Condos by Region 2015



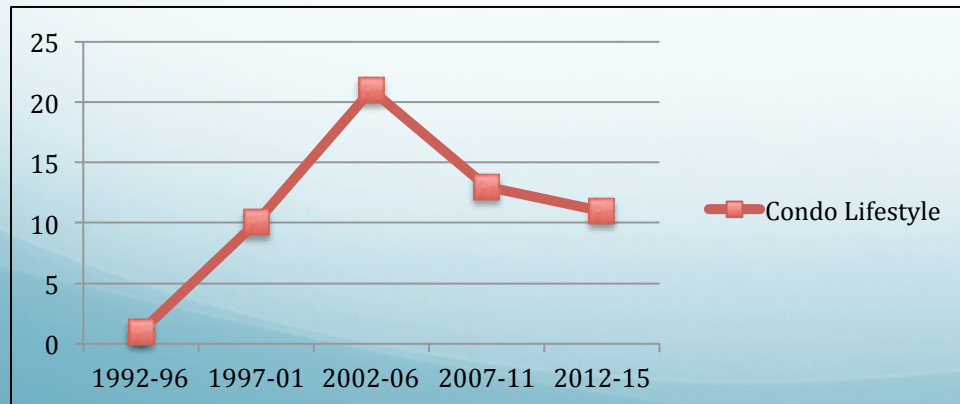


Change of Focus

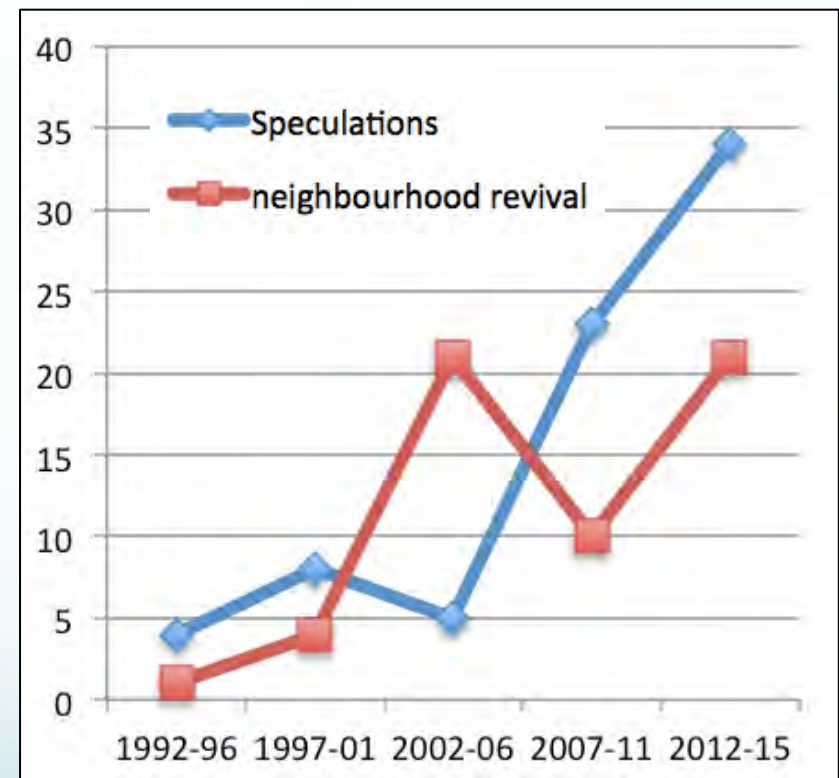
Newspaper Articles Promoting Condominiums, by Subarea



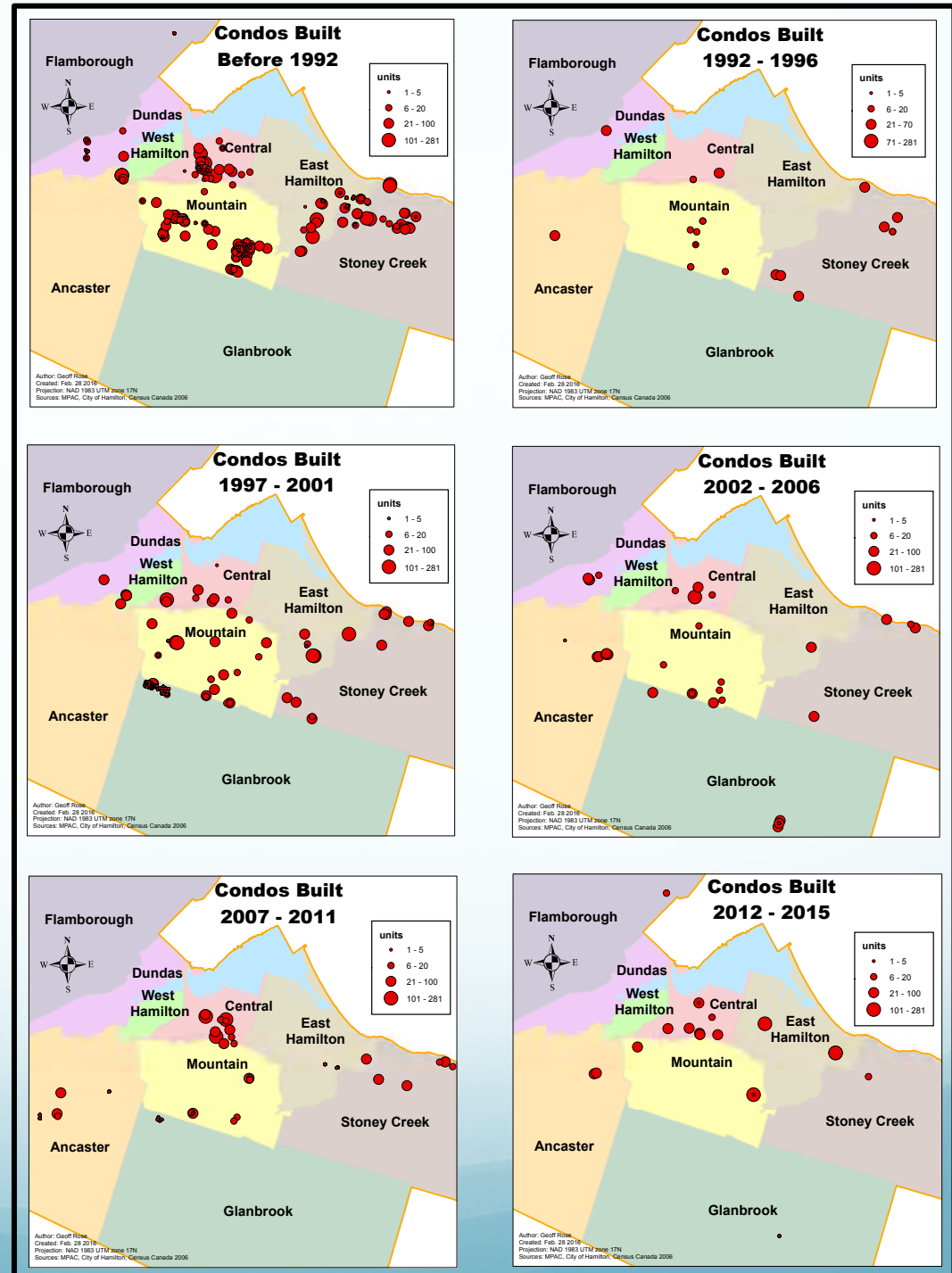
Condo Lifestyle



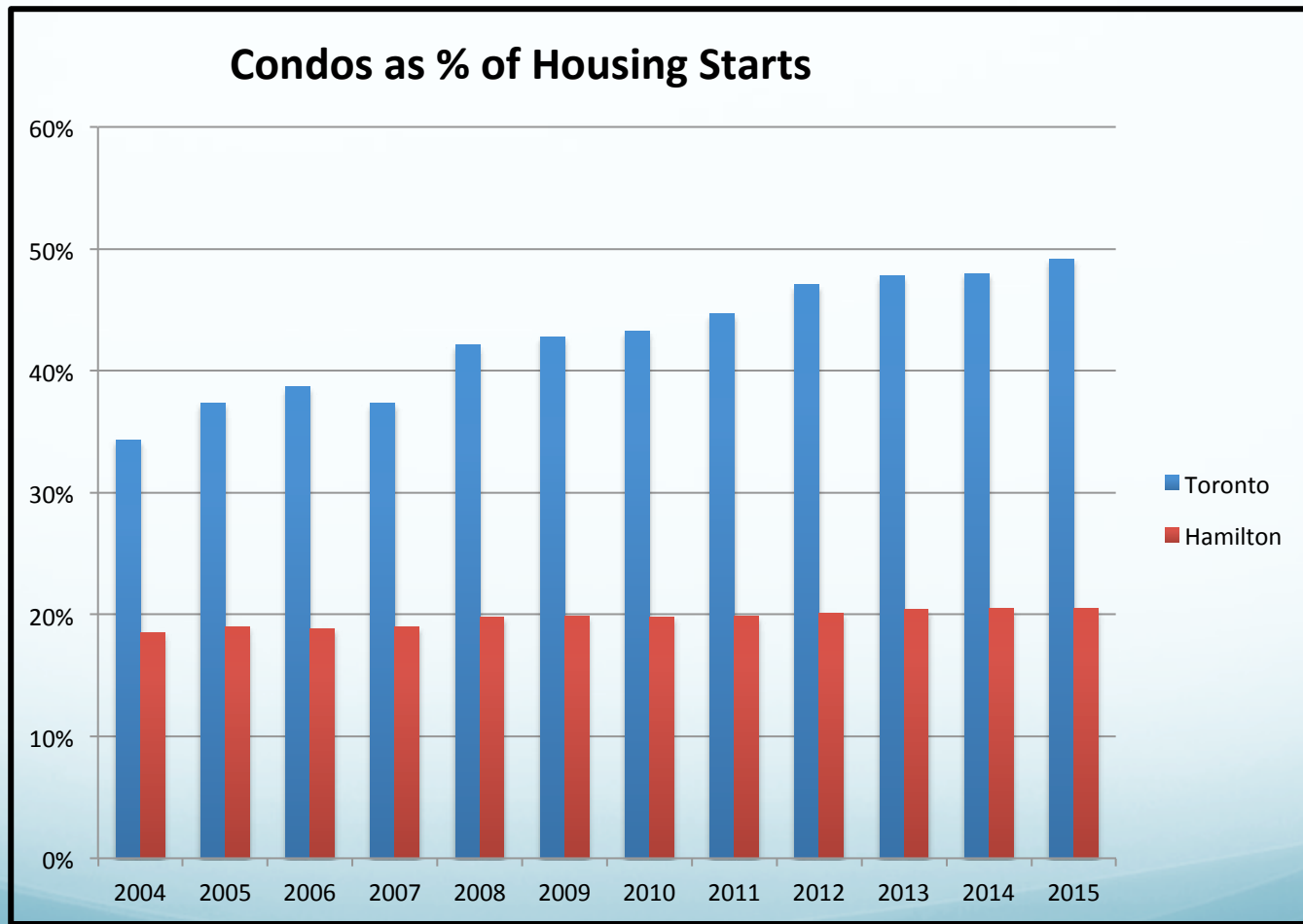
Hype & Heroics

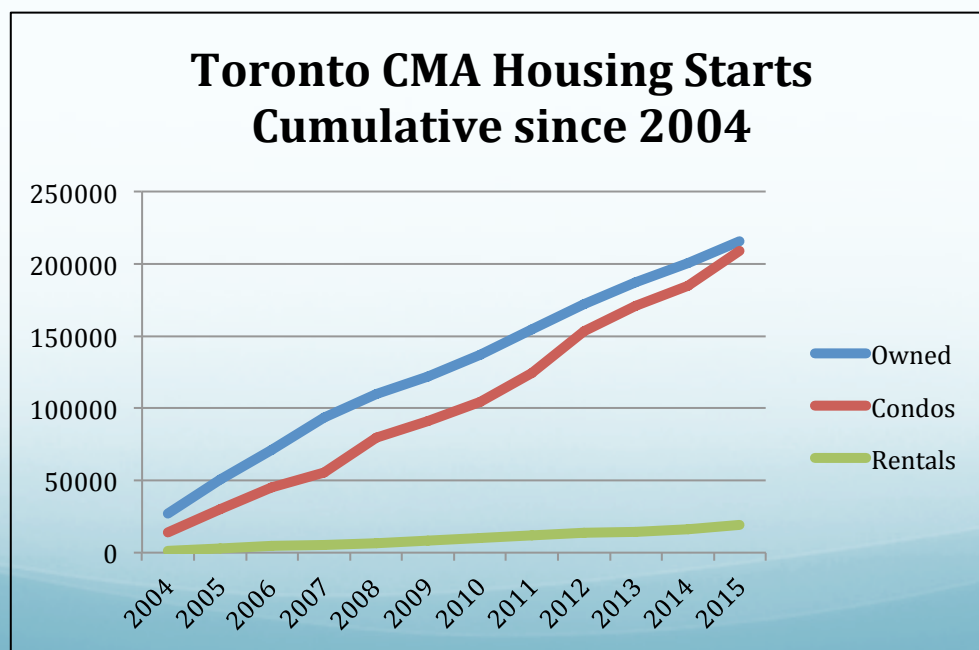
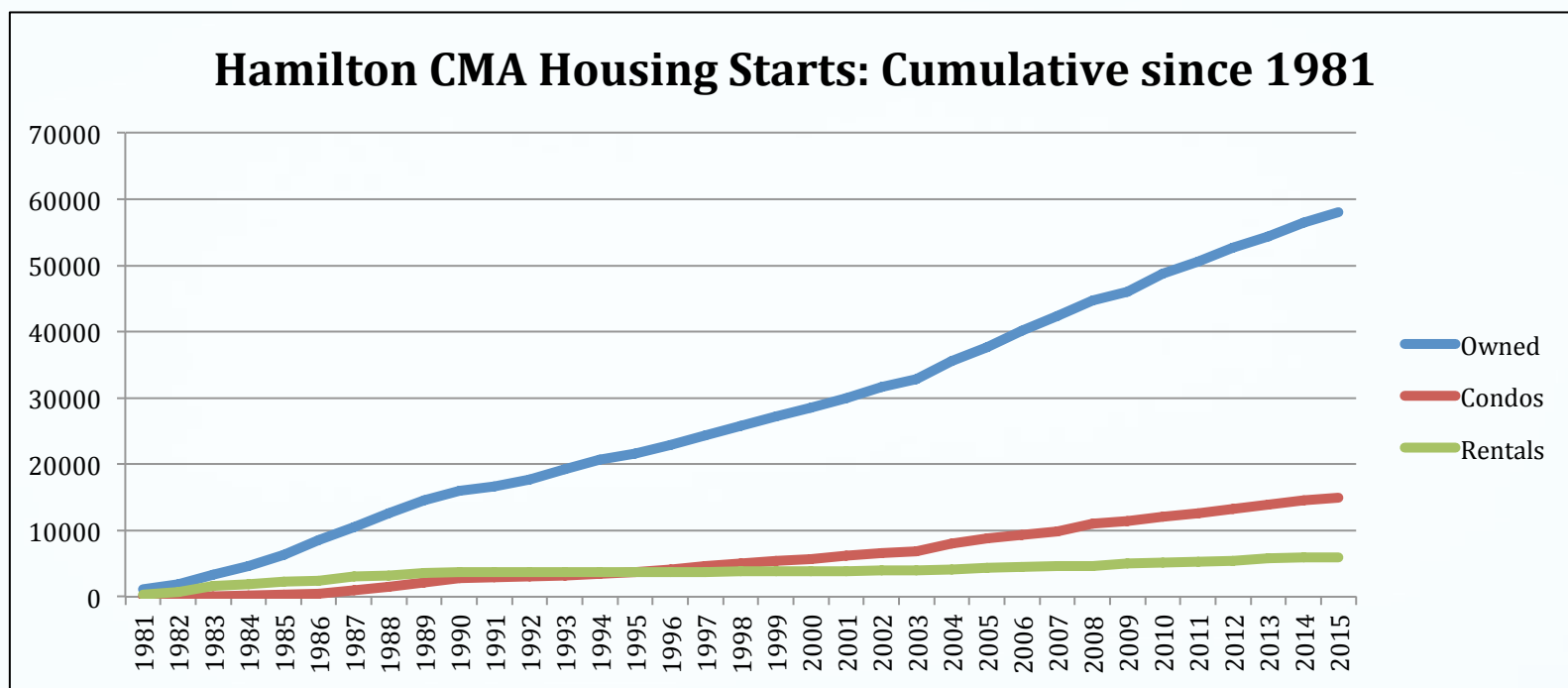


Change Over Time



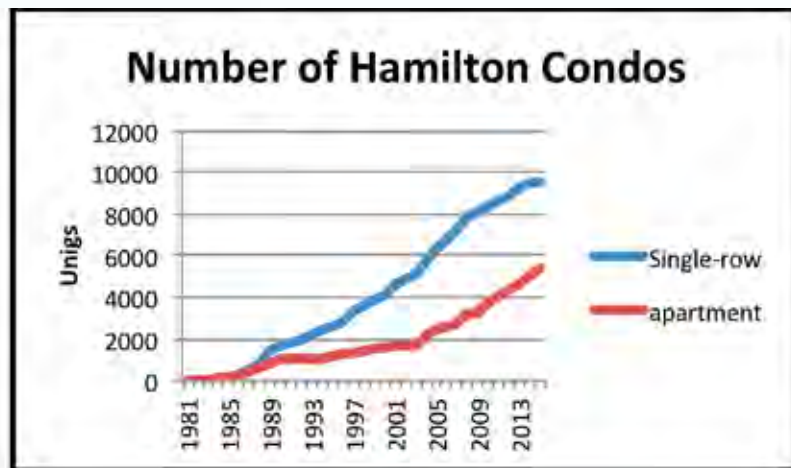
Comparing to Toronto



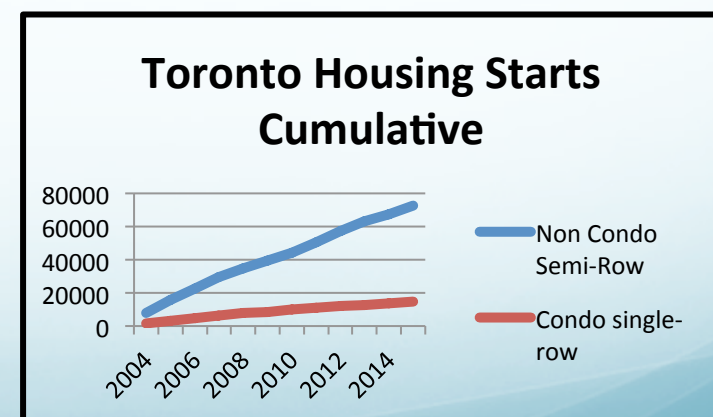
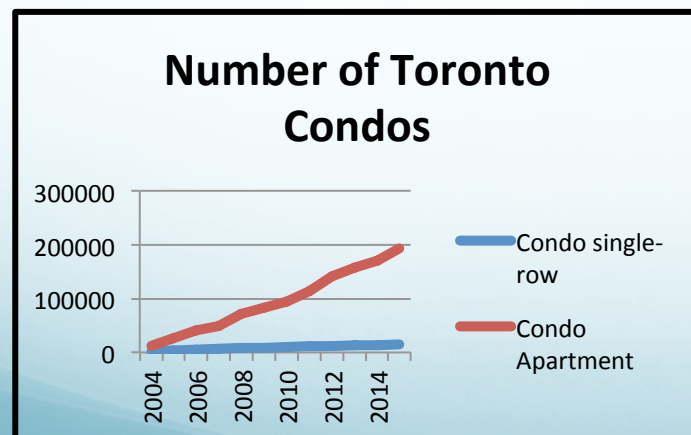
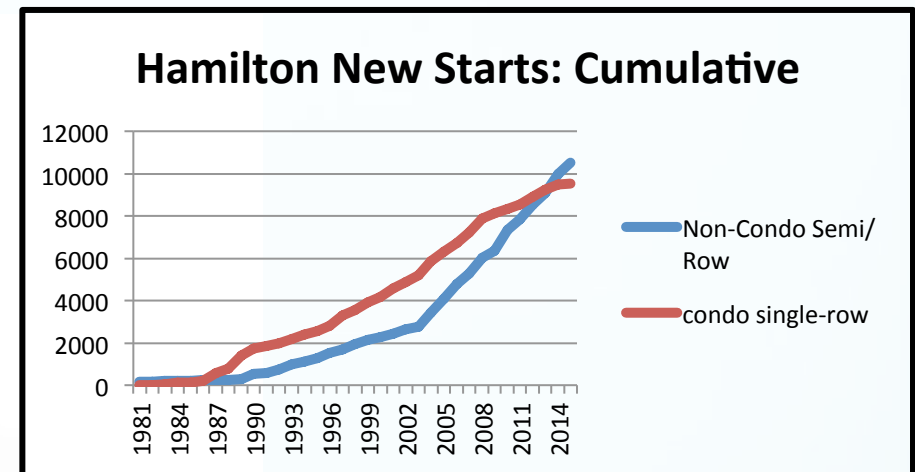


Low Density Condos

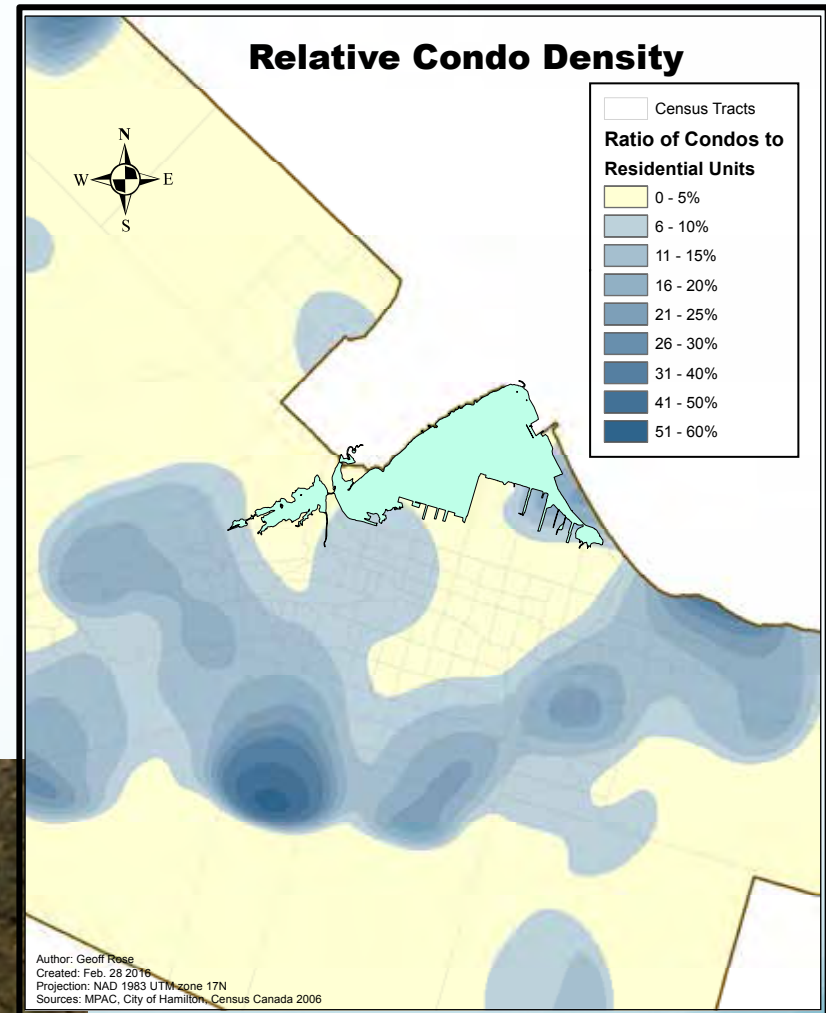
Type of Condo



Condo vs Non-Condo



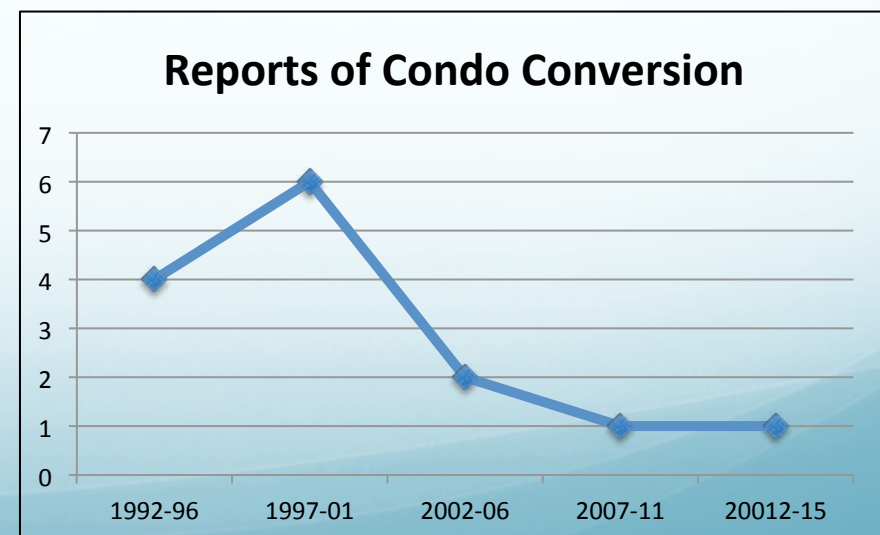
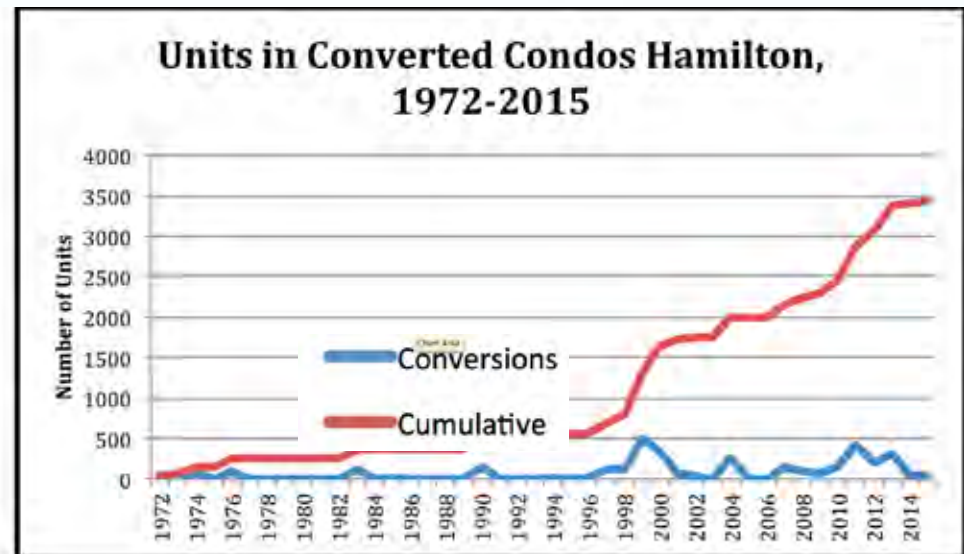
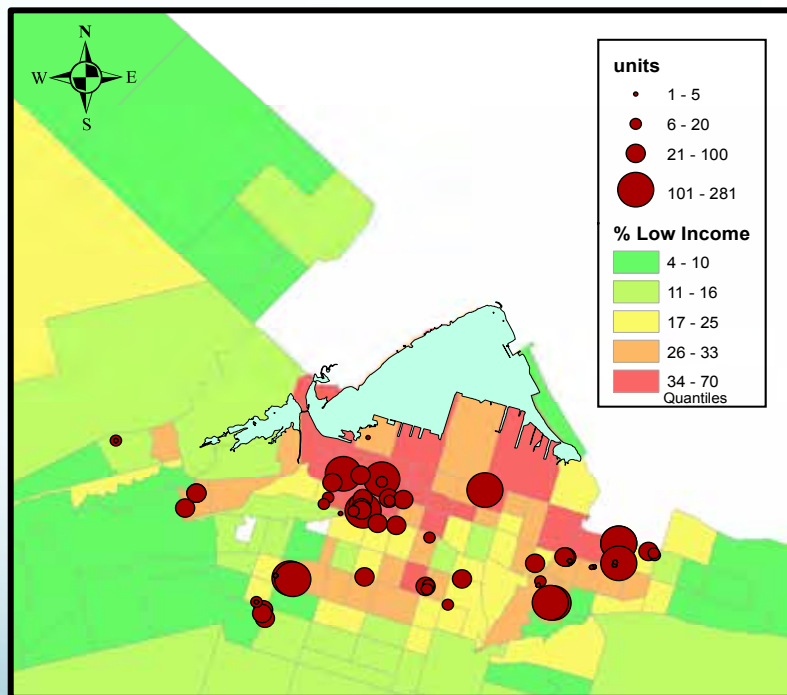
Hamilton's condo experience has been distinctly suburban



Density as a proportion
of all housing

Condo Conversions

By Size and
Family income <\$30,000



In Conclusion

Perceptions

- Condos are a central and highrise phenomena
- Condos are harbingers of downtown renewal

Reality

- More suburban
- Less extensive

- First comprehensive study of condos in Hamilton
- Possibly the first of its kind in Canada



Vancouver Condo Locations 2010
Douglas Harris