The Rise of Residential Condominiums in Hamilton

Undergraduate Thesis
Geoff Rose
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- 2015 Hamilton MPAC data (unpublished)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
Some General Statistics

<table>
<thead>
<tr>
<th>Owner Occupied Homes - % Condo, 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canada</td>
</tr>
<tr>
<td>Vancouver</td>
</tr>
<tr>
<td>Toronto</td>
</tr>
<tr>
<td>Hamilton</td>
</tr>
</tbody>
</table>

Rosen & Walks, 2013

<table>
<thead>
<tr>
<th>Condo Sub Area</th>
<th>Condominium Universe</th>
<th>Rental Units</th>
<th>Percentage of Units in Rental</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton CMA</td>
<td>n/a</td>
<td>15,386</td>
<td>n/a</td>
</tr>
<tr>
<td>Kitchener-Cambridge-Waterloo CMA</td>
<td>n/a</td>
<td>8,825</td>
<td>n/a</td>
</tr>
<tr>
<td>London CMA</td>
<td>n/a</td>
<td>7,492</td>
<td>n/a</td>
</tr>
<tr>
<td>Ottawa-Gatineau CMA (Ont. Part)</td>
<td>29,598</td>
<td>32,016</td>
<td>7,155</td>
</tr>
<tr>
<td>Toronto CMA</td>
<td>309,364</td>
<td>338,843</td>
<td>90,705</td>
</tr>
</tbody>
</table>

CMHC 2015
Mapping Hamilton’s Condos

By Type

Construction type
- Unknown
- Apartments
- Town Houses

By Unit Density

Condos units per sq. km.
- 0 - 28
- 29 - 56
- 57 - 84
- 85 - 111
- 112 - 139
- 140 - 167
- 168 - 195
- 196 - 223
- 224 - 251
- 252 - 279

Condos by Region 2015

Mountain 25%
Dundas 7%
Glanbrook 9%
Stoney Creek 14%
Central 17%
East 17%
Ancaster 8%
West End 1%
Flamborough 2%

Neighbourhood Change Research Partnership, University of Toronto

www.NeighbourhoodChange.ca

May 2016 NCRP Research Symposium Presentation

Contact: Geoff Rose, geoffrose@cogeco.ca
New Condo Construction in Hamilton
1981 - 2015

Newspaper Coverage of Condos in Hamilton by Subarea

Battles to prevent/reduce Condo Development
Change of Focus

Newspaper Articles Promoting Condominiums, by Subarea

Condo Lifestyle

Hype & Heroics
Change Over Time
Comparing to Toronto

Condos as % of Housing Starts

- Toronto
- Hamilton

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Low Density Condos

Type of Condo

Number of Hamilton Condos

Condo vs Non-Condo

Hamilton New Starts: Cumulative

Number of Toronto Condos

Toronto Housing Starts Cumulative

Contact: Geoff Rose, geoffrose@cogeco.ca
Hamilton’s condo experience has been distinctly suburban.
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