

to your **Welcome** **COMMUNITY** **OPEN HOUSE**

for 277 East Avenue North

September 16, 2025, 5:00PM - 7:30PM

Please sign in and take a comment sheet.

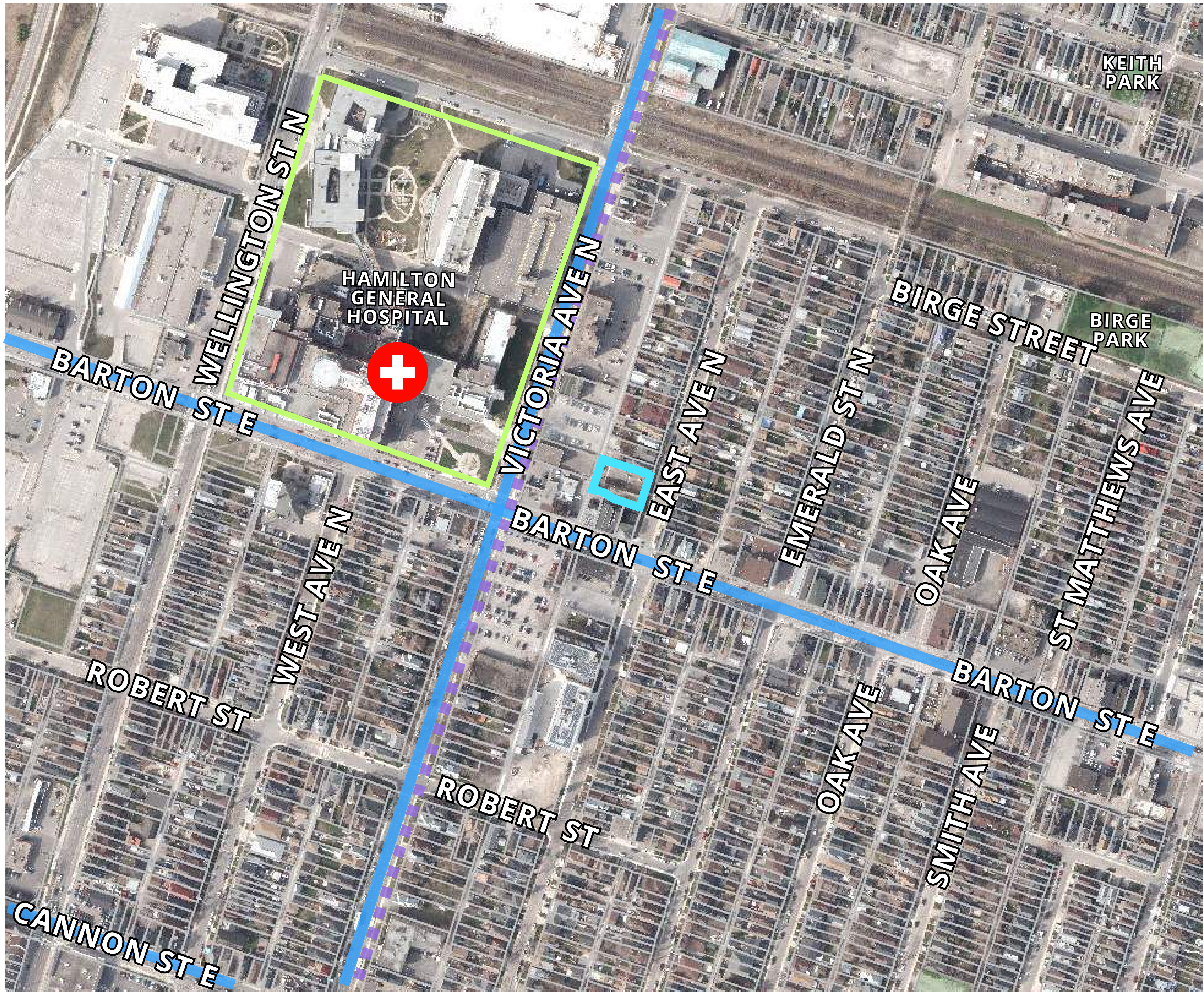


We want to hear from you!

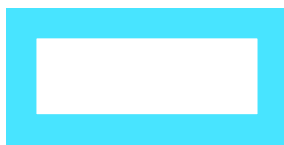
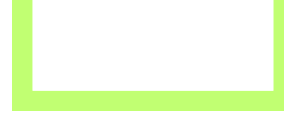
- Fill out a comment sheet
- Chat with our team
- Email connect@landwise.ca

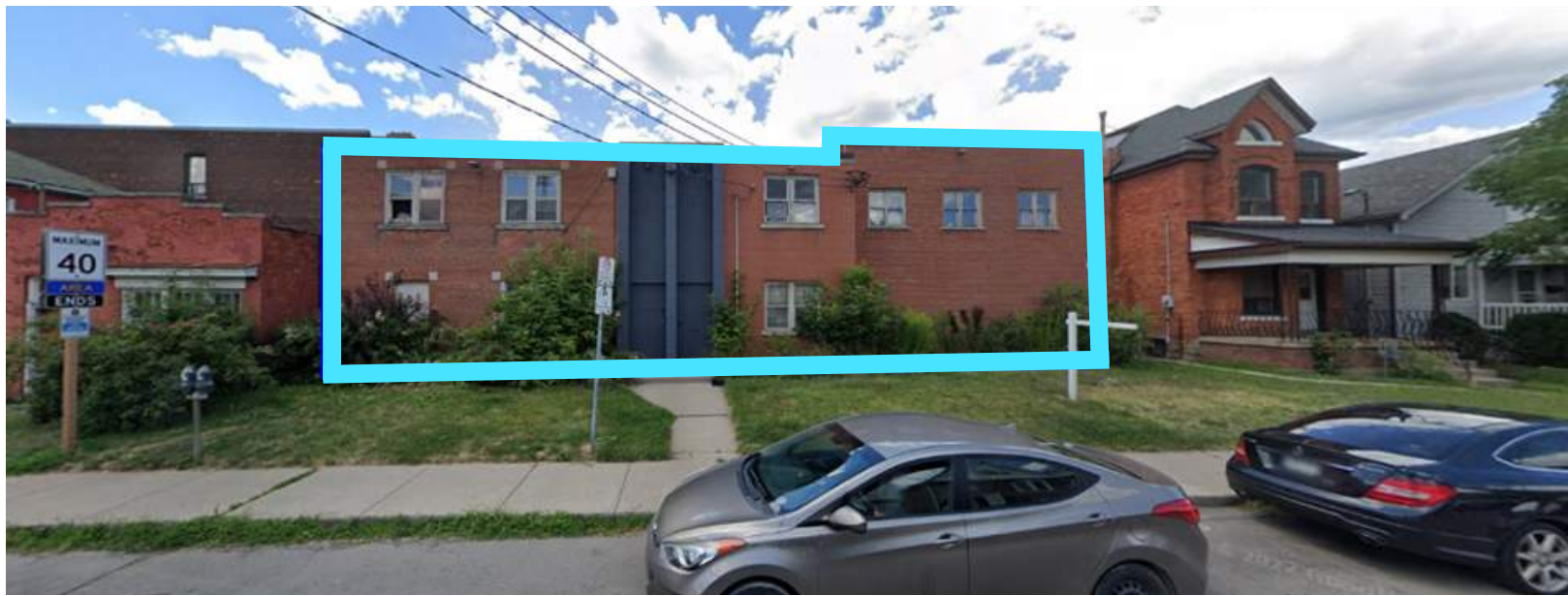


Site and Community Context



Legend

-  Subject Lands
-  Bus Routes
-  Bicycle Lanes
-  Hamilton General Hospital
-  Parks



ABOUT WAYSIDE HOUSE OF HAMILTON

Established in 1967, **Wayside House of Hamilton** is a non-profit organization committed to substance use disorder and concurrent disorders **residential treatment** and **supportive housing** for men and transitional-aged male youth. Wayside currently operates 25 beds for bedded treatment and 30 supportive housing beds within the **community**.

There remains a **significant gap** in the health system in supporting individuals with substance use disorder and concurrent disorders. Wayside House of Hamilton’s goal is to bridge this gap by establishing **integrated** and **collaborative partnerships** with community health providers to ensure clients receive **seamless care**. This approach spans the **full continuum** of services—residential **treatment, supportive housing, outpatient programs**, and **wrap-around supports**—allowing individuals to move between levels of care without disruption.

Aligned with its partners across the Greater Hamilton system, Wayside’s vision emphasizes **improved outcomes, reduced barriers**, and a **coordinated approach to care**.



FROM
1967

HELPED OVER
20,000
MEN

OPERATES
25
BEDS

OPERATES
50
COMMUNITY BEDS

BENEFITS OF AN INTEGRATED PATHWAY



Healthier Communities

Achieves outcome indicators of safety, wellness, and equity.



Seamless Continuity of Care

Reduces gaps and duplication by linking hospital, residential, housing, and outpatient services.



Improved Client Outcomes

Supports long-term recovery, reduces relapse, and promotes stability.



Hospital Diversion

Decreases emergency visits, repeat admissions, and alternate level of care pressures.



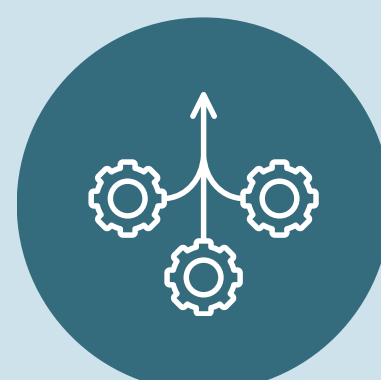
Addressing Social Determinants

Integrates housing, mental health, employment, and social supports.



High-Acuity Support

Expands capacity for those with complex concurrent disorders.



System Efficiency

Streamlines referrals, reduces wait times, and maximizes resources.

FORMAL COMMUNITY PARTNERS

Hamilton Health Sciences

St. Joseph's Healthcare

Alternatives for Youth

Mission Services of Hamilton

Hamilton Police Services

Greater Hamilton Health Network

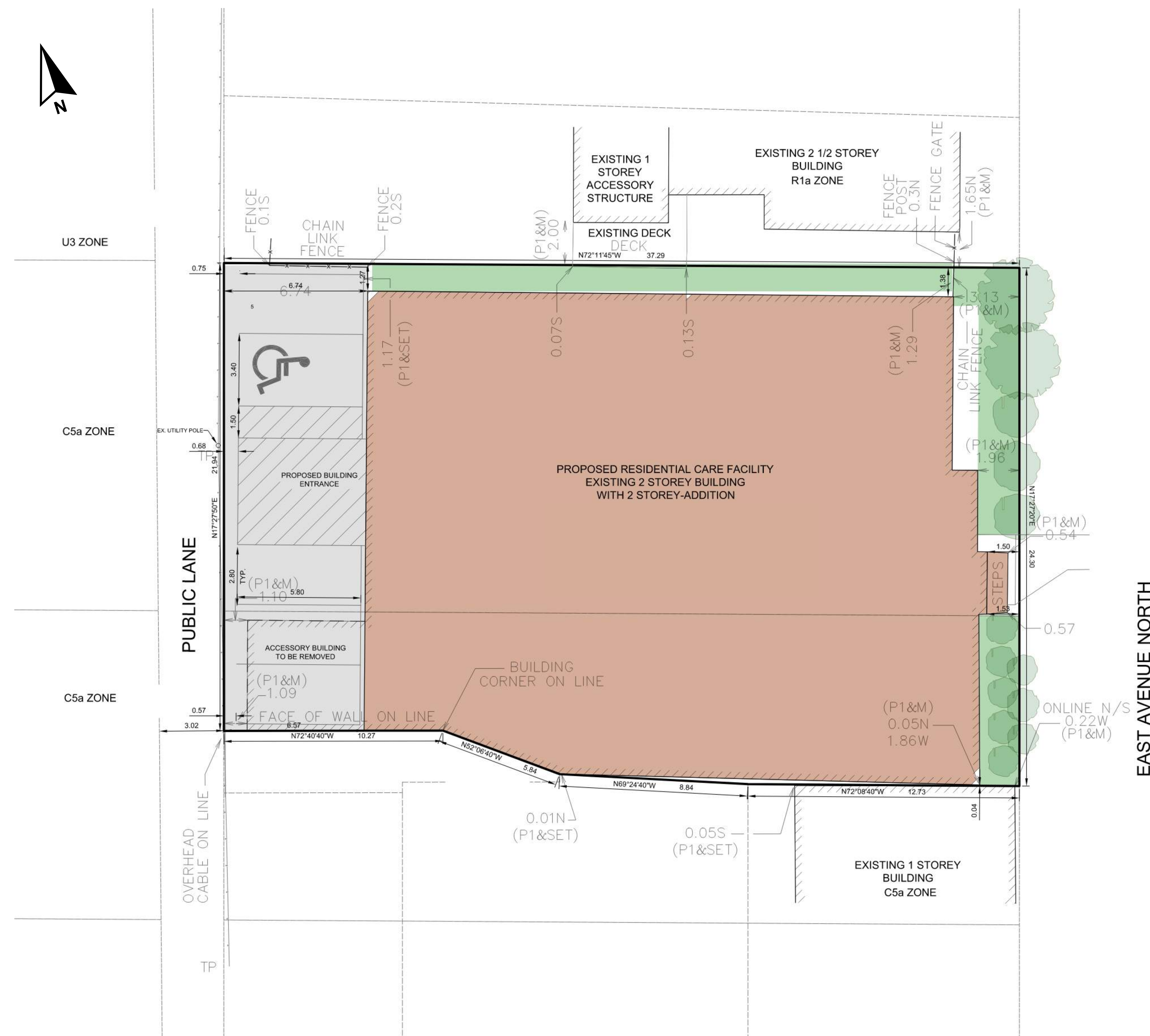
Indwell Community Homes

Canadian Mental Health Association - Hamilton

Addictions and Mental Health Association of Ontario

Endorsement by the Ontario Ministry of Health

SITE PLAN



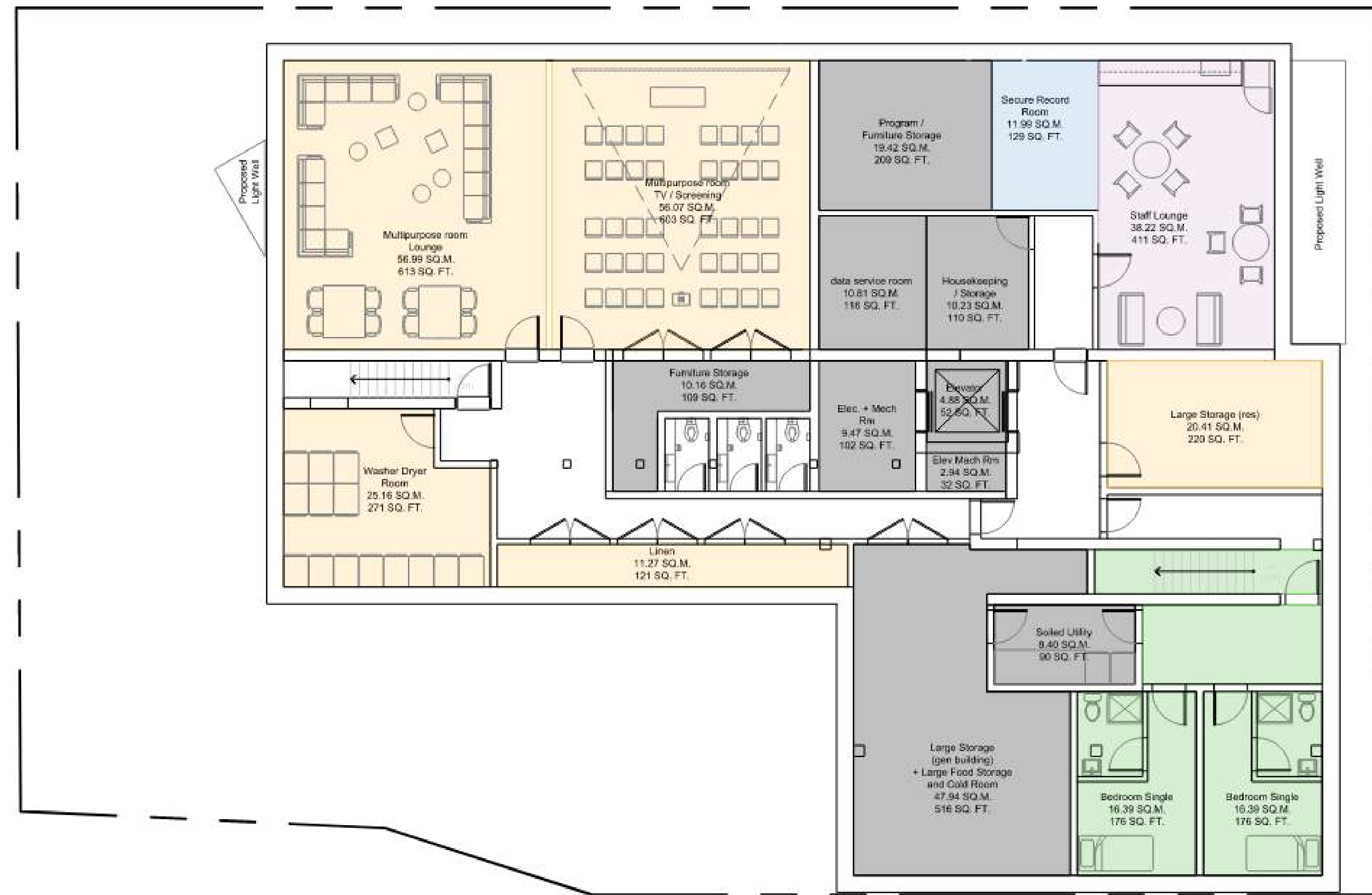
PROPOSED REDEVELOPMENT

- Maximum Height: 4 Storeys
- Treatment Beds: 50
- Shared Spaces:
 - Multi-purpose Rooms
 - Lounges
 - Rooftop Outdoor Amenity Area
 - Kitchen and Dining Rooms
- Wrap-Around Supports:
 - In-house Pharmacy
 - Counselling
 - Clinical Care
- Staff Workspace
- Safe and Affordable Housing

BUILT FORM



FLOOR PLANS

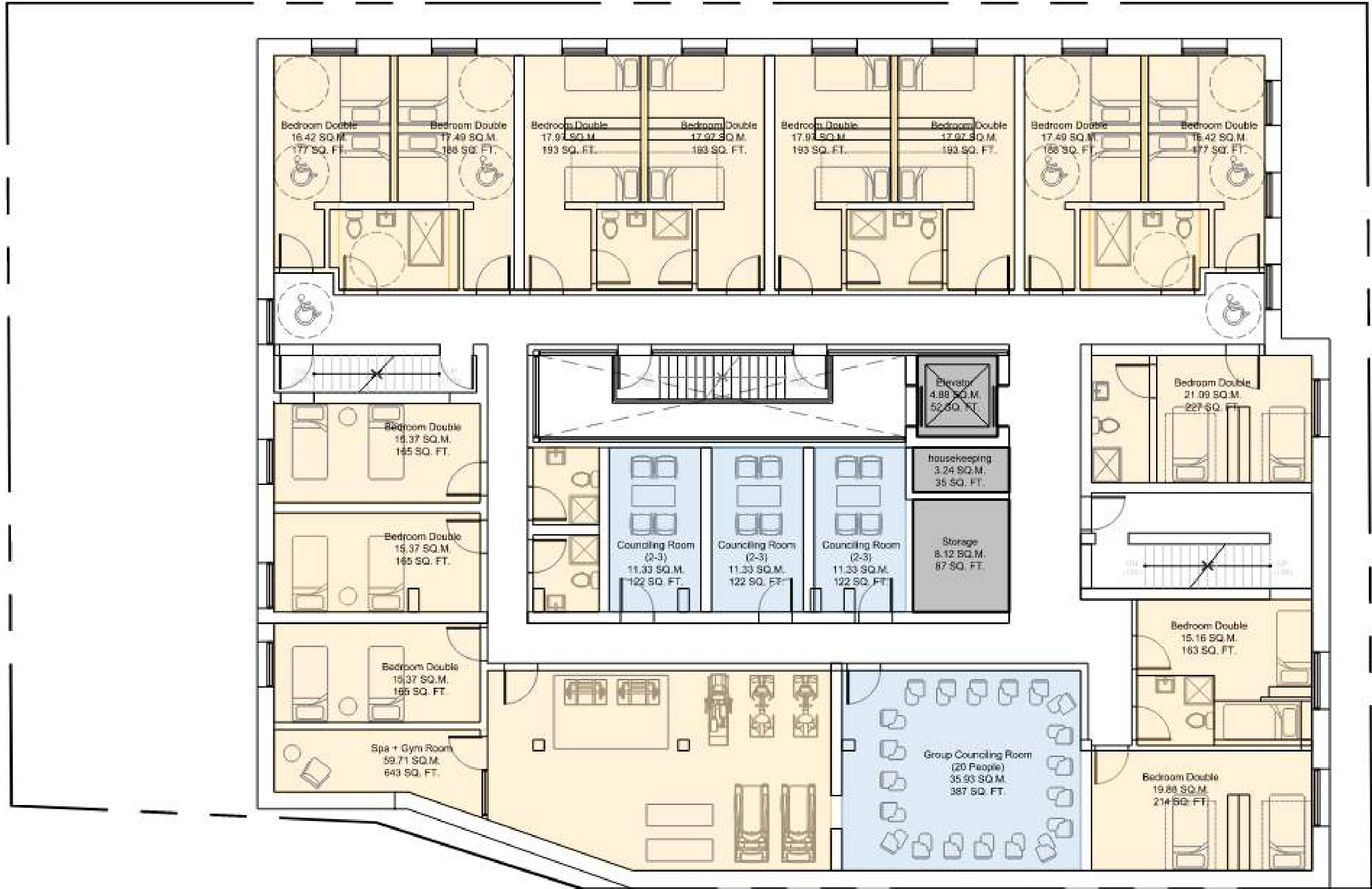


Basement

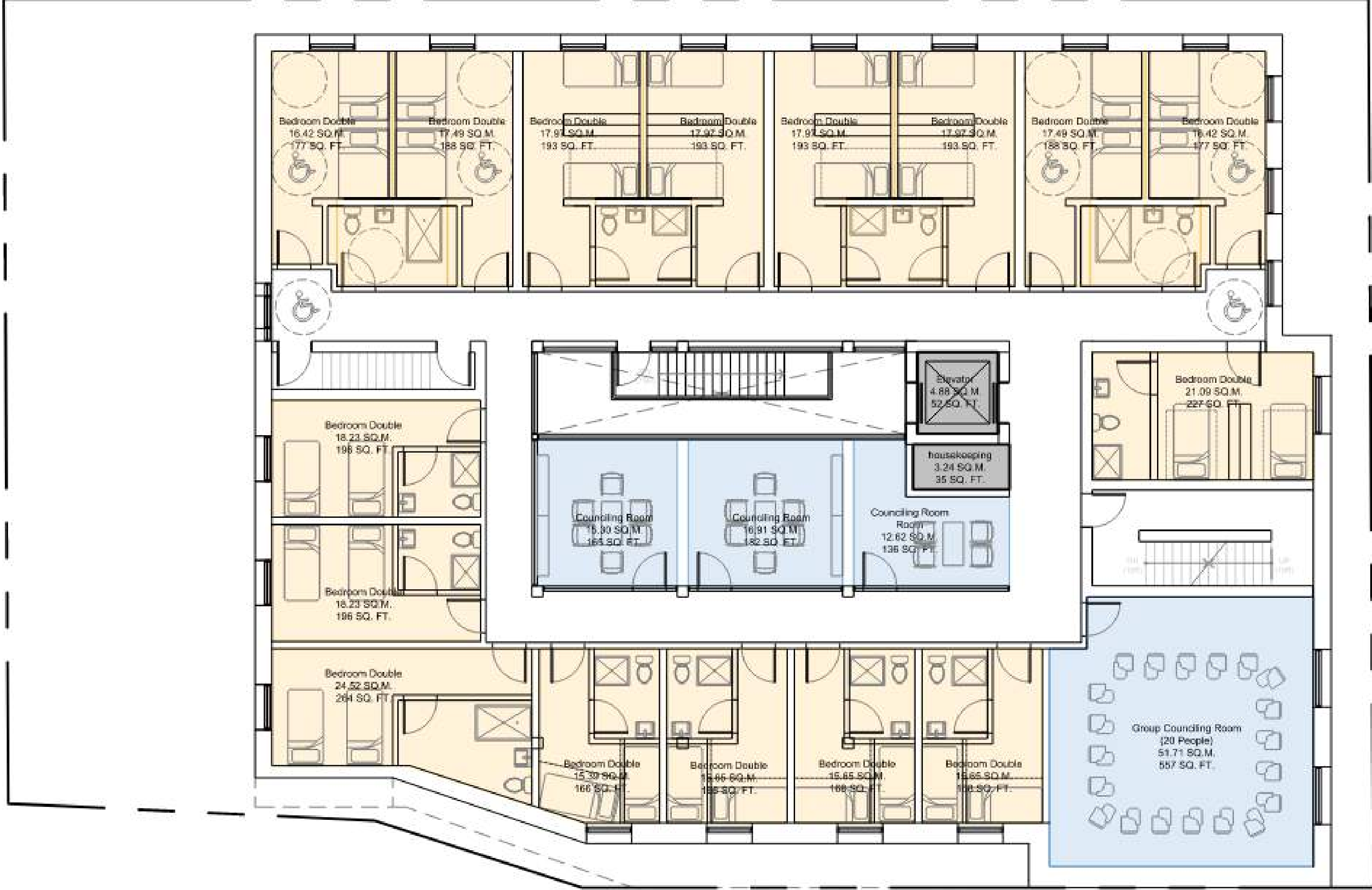


Level 1

FLOOR PLANS

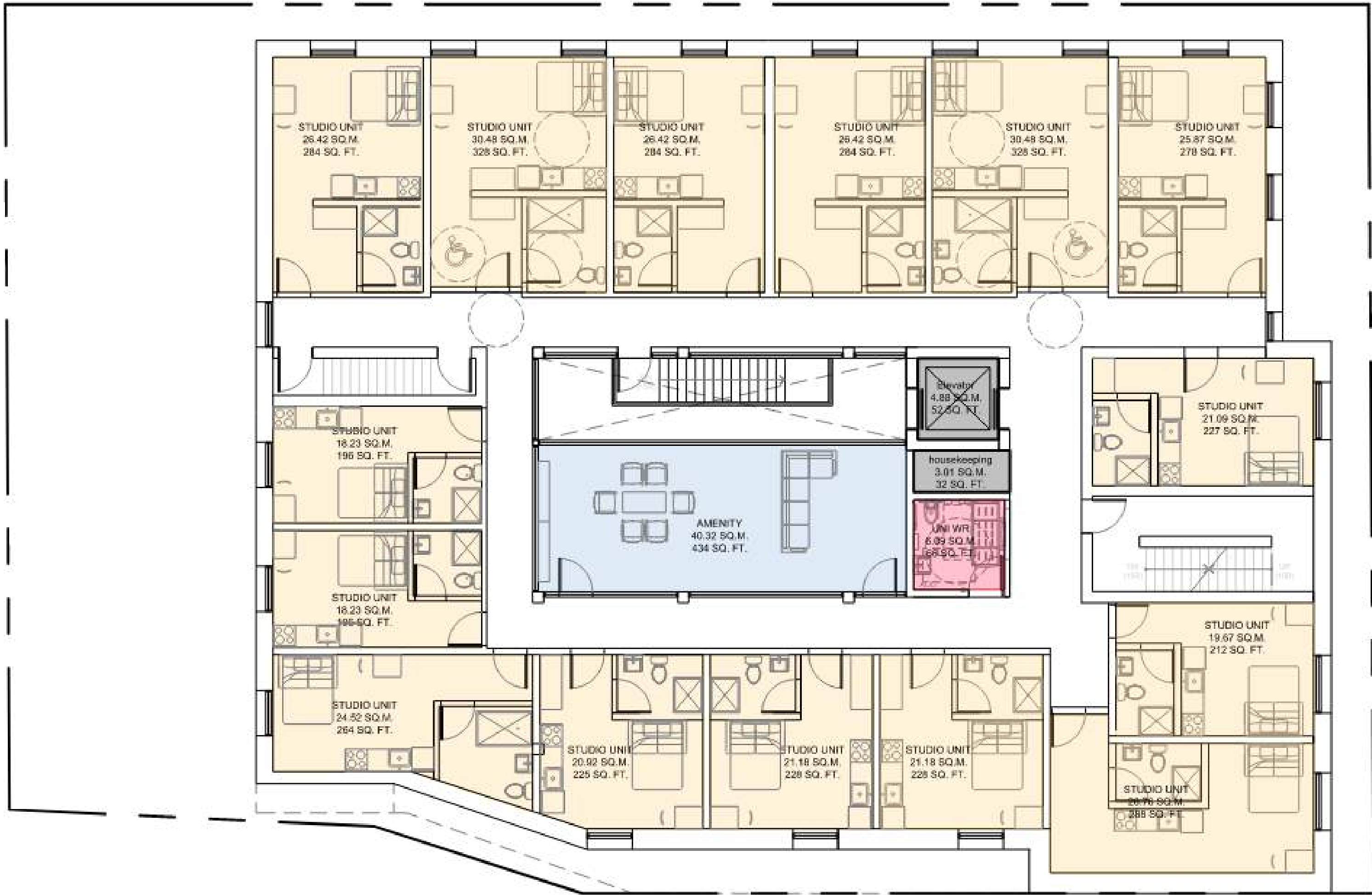


Level 2

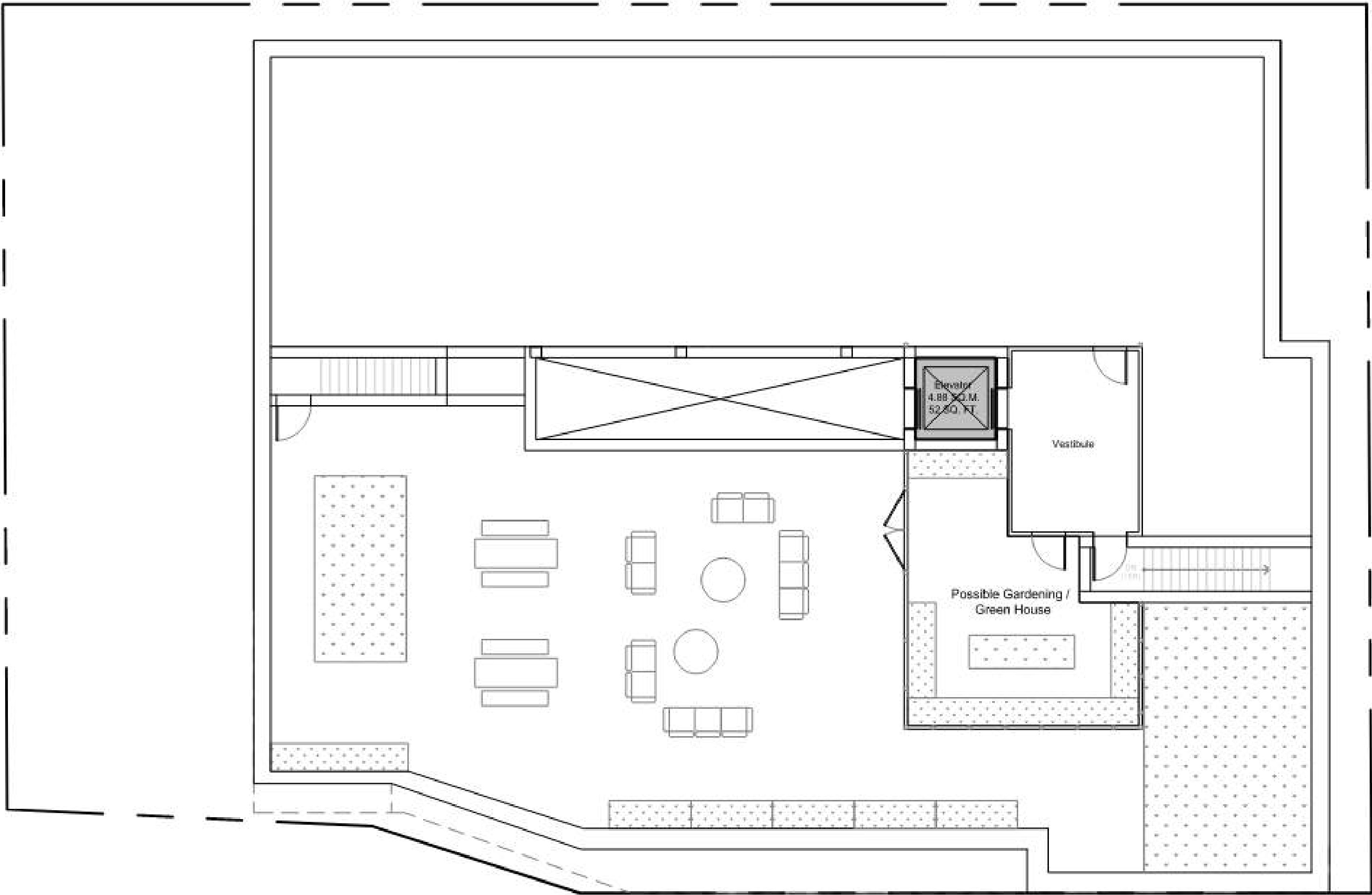


Level 3

FLOOR PLANS



Level 4



Roof Level

WAYSIDE CLIENT TESTIMONIALS

Wayside for me is home base. A place to get support, accountability and connection with and from others who share my goal of abstinence from drugs and alcohol. It's a place where I have peers who understand me because they are facing the same fight I am. Hands down it's been the most like home a house has ever felt for me. JCJ

Wayside House of Hamilton helped me get sober by providing supportive programs, compassionate guidance, and a structured path to recovery. Wayside House of Hamilton is a staple in my recovery. JLJ

I'm so grateful to have come to Wayside house of Hamilton for my recovery, ever since day one I've felt like I was part of the family. The staff is so awesome, and they make me feel welcomed. I love how I can come back to Wayside anytime of the day as I please. I truly love how we have an awesome community. Coming back to aftercare is so important. I can see how other people are doing with there sobriety so I can absorb really important information. I truly am so grateful for Wayside of Hamilton for helping me and bringing me in for who I was. And that's made me a better person today. - HR

Wayside House has given me a real chance to restart and rebuild. Wayside House has taught me to look for Love, because in so many ways I felt shut out, Lies, because there were so many lies I told myself and Leverage, a way to take what WAS and turn it into what now IS. RW

Wayside was the only place that gave me the patience to get better over time, allowed me to keep coming back and gave me a family environment.... almost 4 years from when I walked in the door, they still give me everything I need to stay blessed! PK

Wayside's impact on my life has been profound. Before I came here, years of bad choices prevented me from becoming the son, brother and friend I wanted to be. The tools they equipped me with have allowed me to achieve 5 years of sobriety and newly enriched relationships. It is the staff who make the difference - they meet men where they are and guide them with empathy towards what they can become. The simplest way to explain why Wayside matters this is: I would not be the man I am today without it. PM

RA and the staff at Wayside House are truly the best people I have in my life. They showed me the love, the tools and the support I was missing which led me to my addiction. I went to Wayside nearly 9 years ago now and they are still actively in my life to this day. They really did show me how to live again and I owe them everything for that. SF

WAYSIDE CLIENT TESTIMONIALS

Life if I didn't go to Wayside I would not be alive today.

I am a better father, and I learned life is not always about me.

And Wayside matters to me because it's not just a place of rehabilitation it's so much more. It's like I have so much more family and Wayside gave me the tools that I can share with new guys in my life and what Wayside did for my whole life and family, so I just want to thank you for everything for a totally new adventure. BO

Wayside was instrumental not only in helping me get sober, but also in giving me the tools to stay sober today. Because of the support I've received, I now have a job I never thought possible and I'm preparing to get married this year—something I never imagined for myself. Most importantly, I've rebuilt a relationship with my family that I once believed was broken forever. Wayside continues to stand by me through their lifelong aftercare, and for that I'm deeply grateful. SG

It's hard to put into words the importance of something you hold so dear to your heart. Wayside gave me hope, health, and a home at the worst point of my life. My Wayside family continues to be my rock on the crazy journey and beautiful journey of life and sobriety I am on. I always and forever will continue to say Wayside is my second home. BK

When I came to Wayside I knew I had to do something about my substance abuse disorder but I didn't know how. With the proper guidance and support I have remained abstinent from drugs and alcohol while finding a community that I was so desperately in need of. Wayside is my home and I am forever grateful. JL

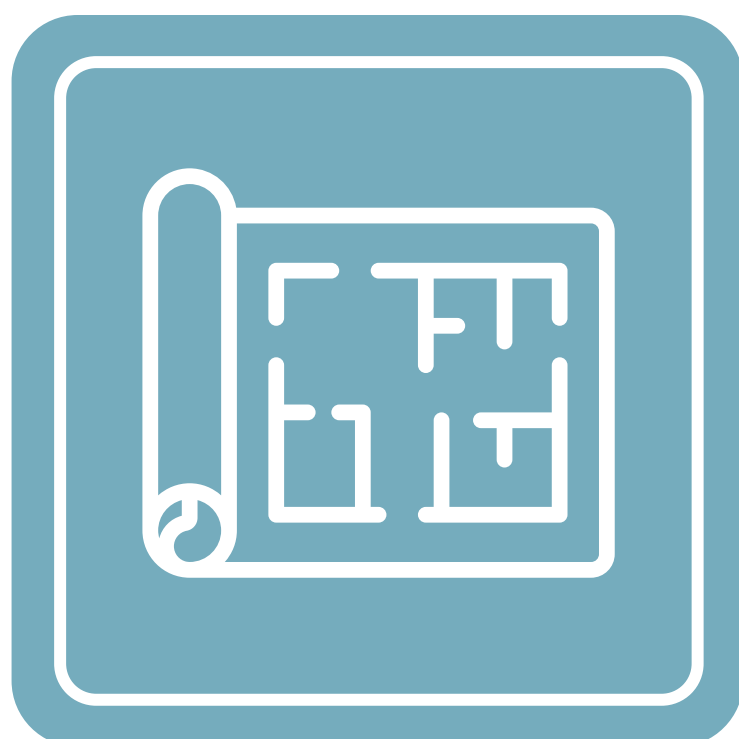
Wayside house of Hamilton changed my life in so many different ways. Not only did it help me achieve and maintain my sobriety, it also helped me merge my way back into society. They helped me socially and personally; I wouldn't be the amazing husband or father I am today if I didn't learn the proper tools to keep reminding myself every day that I'm worth it. My sobriety is worth it, my life is worth it. Thank you. DM

Wayside has got me through a very difficult time in my life. Before, I was lost in addiction and afraid of not being able to turn my life around. With this house's community, program and staff, I was able to do so while gaining useful tools and building resilience for the future. Now at 10 months sober I'm proud to say that Wayside is my second home and a place that I look forward to returning to on a daily basis. It is the community, compassion and resources that helped me realize my true potential. ZA

Suffering from mental health and addiction for many years made me feel helpless, lost and ashamed. When I heard about Wayside House, I knew it was the right place for me. I met people suffering just like me and I didn't feel alone anymore, they gave me hope. They designed a plan specifically for me. I've been clean almost a year and now I feel proud and confident of who I am. Thanks Wayside for showing me the road to walk it. CC

PLANNING PROCESS

WE ARE HERE



PROJECT INITIATION AND PUBLIC CONSULTATION

- Formal Consultation with City of Hamilton
- **September 16, 2025**
Community Open House

ZONING BY-LAW AMENDMENT

- Finalize Concept Plan Based on Results of Supporting Studies and Community Feedback Received
- Submit Application to the City of Hamilton
- Statutory Public Meeting and Recommendation Report at Planning Committee - Date To Be Confirmed
- Council Ratification of Decision

SITE PLAN APPROVAL AND BUILDING PERMIT

CONSTRUCTION

RELOCATION AND OCCUPANCY

PROPOSED ZONING BY-LAW AMENDMENT

The proposed **Zoning By-law Amendment** will permit a “**Residential Care Facility**” on **277 East Avenue North** for Wayside House to relocate their operations.

WHAT IS A ZONING BY-LAW?

A **Zoning By-law** is how municipalities, such as the City of Hamilton, **regulate land use**. It specifies permitted property uses and outlines technical building requirements, such minimum lot area, building setbacks, and maximum heights.

WHY IS THIS APPLICATION REQUIRED?

The zoning for 277 East Avenue North is currently “**Neighbourhood Commercial (C2) Zone**” in the **City of Hamilton Zoning By-law 05-200**, which does not allow the “**Residential Care Facility**” use. A request will be submitted to add the “**Residential Care Facility**” to this property as an exception to facilitate the proposed redevelopment.

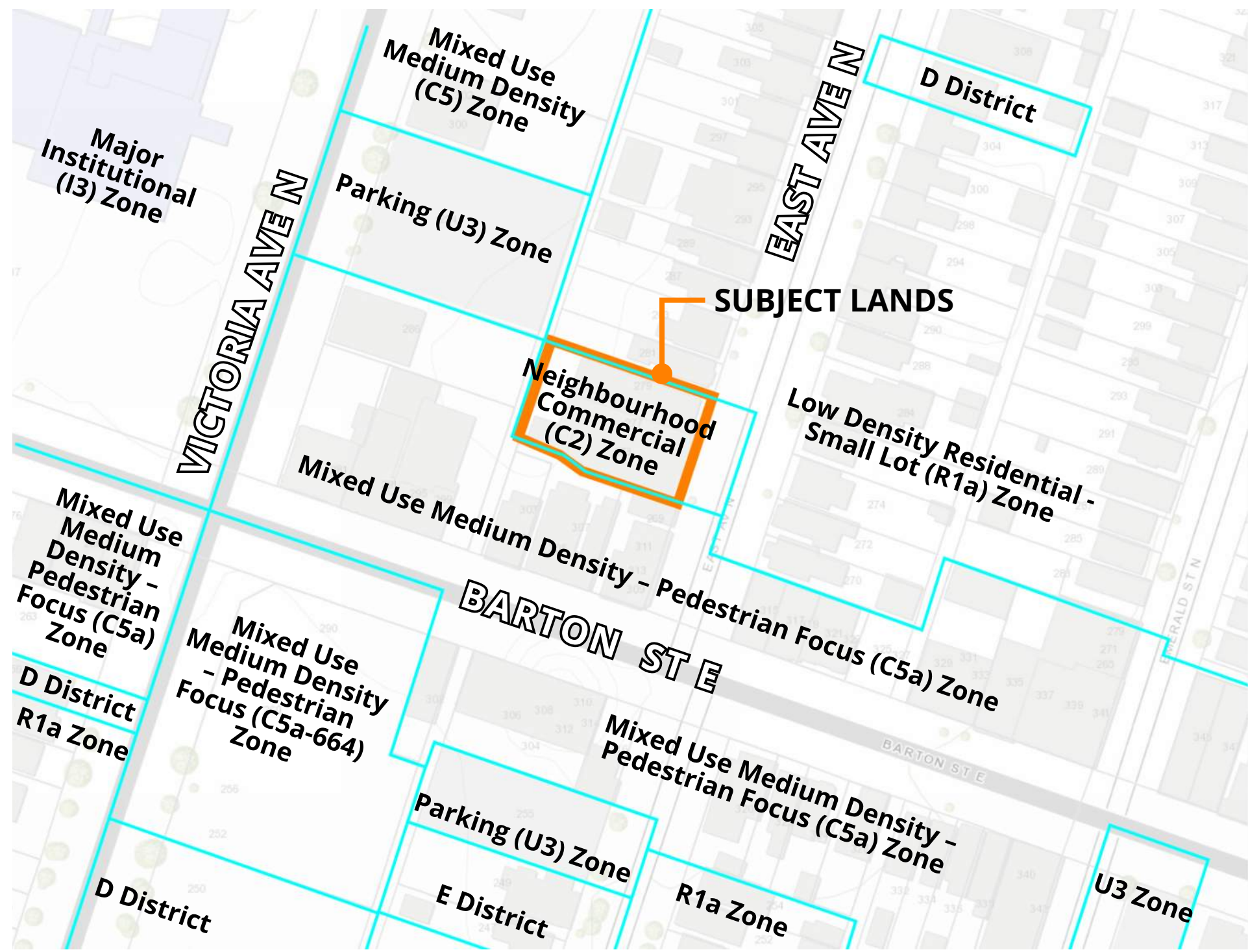
RESIDENTIAL CARE FACILITY DEFINED IN ZONING BY-LAW 05-200

“ Shall mean a **group living arrangement** within a fully detached residential building for **supervised residents** where **supports** and/or **services are provided on site**, and may:

- a) **House residents** referred to the facility by a hospital, court, or government agency; and,
- b) Be a facility **licensed, funded, and approved** by a contract or agreement with the **Federal, Provincial or Municipal Governments**.

A residential care facility shall **not** include an emergency shelter, lodging house, corrections residence, or correctional facility.

ZONING MAP



Captured from City of Hamilton Zoning By-law 05-200 Interactive Map

ZONES PERMITTING RESIDENTIAL CARE FACILITY

- Low Density Residential - Small Lot (R1a) Zone
- Major Institutional (I3) Zone
- Mixed Use Medium Density (C5) Zone