



**City of Hamilton**  
**SENIORS ADVISORY COMMITTEE**  
**AGENDA**

**Meeting #:** 25-006  
**Date:** June 6, 2025  
**Time:** 10:00 a.m.  
**Location:** YouTube Channel Streaming for Virtual Meetings  
All electronic meetings can be viewed at:  
City's YouTube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton>

Lisa Maychak, Senior Manager, Age-Friendly City (905) 546-2424 ext. 1721

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<b>1. CALL TO ORDER</b>	
<b>2. CEREMONIAL ACTIVITIES</b>	
2.1 Land Acknowledgement	
<b>3. APPROVAL OF AGENDA</b>	
(Added Items, if applicable, will be noted with *)	
<b>4. DECLARATIONS OF INTEREST</b>	
<b>5. APPROVAL OF MINUTES OF PREVIOUS MEETING</b>	
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7.2.a Housing Working Group

7.2.b Communications Working Group

7.2.c Getting Around Working Group

7.3 Working Committee Updates

7.3.a International Day of Older Persons

7.3.b Seniors Kick-off Event

7.3.c Senior of the Year Awards

7.3.d Ontario Health Coalition

7.3.e Age-Friendly

7.3.f Extreme Heat Committee

7.3.g Elder Abuse Prevention Network

7.3.h Seniors at Risk Community Collaborative

**8. ITEMS FOR CONSIDERATION**

**9. MOTIONS**

**10. NOTICES OF MOTION**

**11. GENERAL INFORMATION / OTHER BUSINESS**

**12. ADJOURNMENT**



**Hamilton**

**Seniors Advisory Committee**

**May 2, 2025**

**Minutes 25-005**

**10:00am – 12:00pm**

**WebEx**

**In Attendance:**

Penelope Petrie (Chair), Aref Alshaikhahmed, David Broom, Carolann Fernandes, Alexander Huang, Kamal Jain, Peter Lesser, Maureen McKeating, Barry Spinner, and Marian Toth.

**Also in Attendance:**

Councillor Tom Jackson  
Lisa Maychak, Project Manager, Healthy & Safe Communities Department  
Holly Odoardi, Senior Administrator, Long-Term Care Division, Healthy & Safe Communities  
Alicia Vieira, Program Secretary, Healthy & Safe Communities Department

**Absent with Regrets:**

Councillor Esther Pauls – Personal  
Sheryl Boblin, Marjorie Wahlman

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**1. CALL TO ORDER (ITEM 1)**

Chair P. Petrie called the meeting to order at 10:00am.

**2. CEREMONIAL ACTIVITIES (ITEM 2)**

**(i) Land Acknowledgement**

M. McKeating read the Land Acknowledgement. K. Jain to read the Land Acknowledgement at the next meeting.

### 3. APPROVAL OF AGENDA (ITEM 3)

**(A. Alshaikhahmed / P. Lesser)**

That the May 2, 2025 agenda, be approved, as presented.

**CARRIED**

### 4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

### 5. APPROVAL OF MINUTES OF PREVIOUS MEETING (ITEM 5)

**(A. Alshaikhahmed / C. Fernandes)**

That the Minutes of the April 11, 2025 meeting, be adopted, as presented.

D. Broom opposed the April 11, 2025 meeting minutes, as he felt the Communications Working Group Update was not reflective of the update he provided.

**CARRIED with 1 opposed**

### 6. DELEGATIONS

There were no Delegations.

### 7. ITEMS FOR INFORMATION

#### 7.1 Staff Presentation – *Accessibility for Ontarians with Disabilities Act (AODA)*

Jessica Bowen, Manager, Diversity and Inclusion, addressed Committee respecting the *Accessibility for Ontarians with Disabilities Act (AODA)*. She stated that there are five standards with general requirements under each, and that all standards had staggered deadlines since 2010.

#### 7.2 Working Group Updates

##### 7.2(a) Housing Working Group

M. Toth stated that she attended the MacChangers event regarding the Place Maker project at the David Braley Health Sciences Centre on April 3, 2025 along with P. Petrie and A. Huang.

M. Toth indicated that she attended an event on April 8, 2025 for Dr. Jim Dunn, who received an award for his contributions to the Investment in Affordable Housing Roadmap. M. Toth also met Justin Lewis, Director of the Housing Secretariat with the City of Hamilton at this event, and they discussed the University of Waterloo's Future City's Initiative.

M. Toth stated that the Housing Working Group met on April 10, 2025 and received a presentation by Jennifer Roth, Senior Development Consultant, Municipal Land Development Office with the City of Hamilton.

### **7.2(b) Communications Working Group**

A. Huang shared a draft postcard the Communications Working Group is working on with the Hamilton Council on Aging. He explained that the postcard provides a listing of various three-digit phone numbers to find information, such as 211 and 811, and that he is hoping the postcard will be available at the Seniors Kick off event. L. Maychak to follow-up with the Hamilton Council on Aging.

A. Huang also indicated that he attended a meeting with the Dementia Advisory Board, Gilbrea Centre for Studies Aging, McMaster University where they discussed the use of technology and the many resources offered by the Hamilton Public Library.

### **7.2(c) Getting Around Working Group**

There were no updates.

## **7.3 Working Committee Updates**

### **7.3(a) International Day of Older Persons**

There were no updates.

### **7.3(b) Seniors Kick-off Event**

L. Maychak stated the event is being hosted on June 4, 2025 at Michelangelo's and that registration is required. To register, visit: [www.hamilton.ca/seniorskickoff](http://www.hamilton.ca/seniorskickoff)

### **7.3(c) Senior of the Year Awards**

L. Maychak stated that nominations opened April 29, 2025 for the

30<sup>th</sup> Anniversary of the Senior of the Year Awards. The deadline is June 30, 2025 and event is October 14, 2025. Nominations can be submitted online at [www.hamilton.ca/seniorsawards](http://www.hamilton.ca/seniorsawards).

### **7.3(d) Ontario Health Coalition**

There were no updates.

### **7.3(e) Age-Friendly**

There were no updates.

### **7.3(f) Extreme Heat Committee**

P. Lesser met with the Extreme Heat Committee on April 29, 2025 and will provide a more fulsome report at the next Seniors Advisory Committee meeting.

### **7.3(g) Elder Abuse Prevention Network**

L. Maychak stated that the first meeting is taking place June 11, 2025 and is being led by the Good Shepherd Centres in Hamilton. A. Alshaikhahmed indicated that Elder Abuse Prevention Ontario is hosting an upcoming webinar and will share the information at an upcoming meeting.

### **7.3(h) Seniors at Risk Community Collaborative**

There were no updates.

### **(A. Alshaikhahmed / A. Huang)**

That the following items for information be received:

- 7.1 Staff Presentation – *Accessibiltiy for Ontarians with Disabilities Act (AODA)*
- 7.2 Working Group Updates
  - 7.2(a) Housing Working Group
  - 7.2(b) Communications Working Group
- 7.3 Working Committee Updates
  - 7.3(b) Seniors Kick-off Event
  - 7.3(c) Senior of the Year Awards
  - 7.3(f) Extreme Heat Committee
  - 7.3(g) Elder Abuse Prevention Network

**CARRIED**

**8. ITEMS FOR CONSIDERATION**

There were no Items for Consideration.

**9. MOTIONS**

There were no Motions.

**10. NOTICES OF MOTION**

There were no Notices of Motion.

**11. GENERAL INFORMATION / OTHER BUSINESS**

11.1 Councillor Jackson commented on the recent change to Advisory Committees and transition to Community Liaison Groups, noting that he was not in agreement with this decision as he feels it will create a disconnect with City Council and lead to an increase in bureaucracy.

**12. ADJOURNMENT**

There being no further business, the Seniors Advisory Committee, was adjourned at 12:03pm.







**HOUSING SECRETARIAT DIVISION**  
**HOUSING SUSTAINABILITY AND INVESTMENT ROADMAP**

**Seniors Advisory Committee**  
**Friday, June 6, 2025**



# Agenda

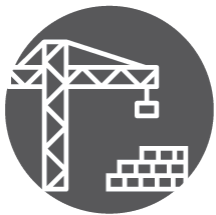
1. Housing Secretariat
2. 2024 Achievements
3. Affordable Housing Development Project Stream
4. Housing Accelerator Fund
5. Finance and Acquisition Action Plan
6. Housing Needs Assessment
7. 2025 Program of Work



# Housing Secretariat

- 1. Mandate
- 2. Governance
- 3. Government Relations, Communications and Community Engagement

New construction



Acquisition of at-risk affordable housing



Preservation of existing affordable housing



Increasing the provision of housing-based supports





# Housing Sustainability & Investment Roadmap

## New construction



- Build affordable units
- Identify land and integrated developments
- New financing strategies

## Acquisition of at-risk affordable housing



- Strategic purchase of “at-risk” affordable market units
- Business cases analysis for land and/or under-utilized buildings
- Create Acquisition Assistance Fund

## Preservation of existing affordable housing



- Repair existing RGI units
- Create Portable Housing Allowances
- Policies to protect market rental units

## Increasing the provision of housing-based supports



- New supportive housing units
- Increase supports for people with high acuity needs
- Invest in ending chronic homelessness
- Transform the RCF system to meet tenant needs



# Unit Targets

## Affordable Housing

10-Year Housing and Homelessness Action Plan  
350 affordable units at 80% AMR/Year

Housing Sustainability and Investment Roadmap  
350 moderately affordable units at 125% AMR/Year

Housing Accelerator Fund  
200 affordable units at 100% AMR/Year



## Supportive Housing

67 Units per year (200 units over three years)





## New Construction

### Additional Dwelling Units

- Over 450 ADU

### Affordable Housing

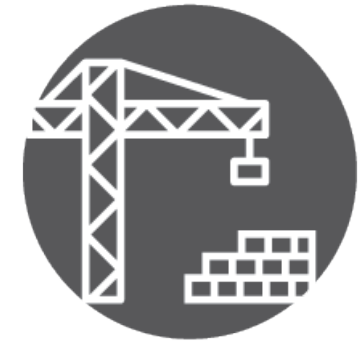
- CityHousing Hamilton Corporation (106 Bay St. North): 55 units

### Student Housing

- McMaster's Graduate Student Residence: 453 units / 644 beds
- Mohawk College's Linden Hall: 150 units / 300 beds

### Upcoming

- Acorn Flats: 23 units
- Victoria Park Community Homes: 261 units
- Hamilton East Kiwanis: 124 units
- CityHousing Hamilton Corporate (55 Queenston Rd & 1620 Main St. E): 82 units
- McMaster's Lincoln Alexander Hall: 1,366 beds (student housing)





# 2024 Achievements

## Preserve and Retain (Ongoing)

- 1,913 rental units

## Housing Based Supports

- CityHousing Hamilton/Indwell (King William): 24 units
- St. Matthew's House: 15 units (2025 occupancy)
- Sacajawea: 40 units (upcoming)

## Acquisition of at-risk affordable housing

- Draft Finance and Acquisition Action Plan





# 2024 Achievements

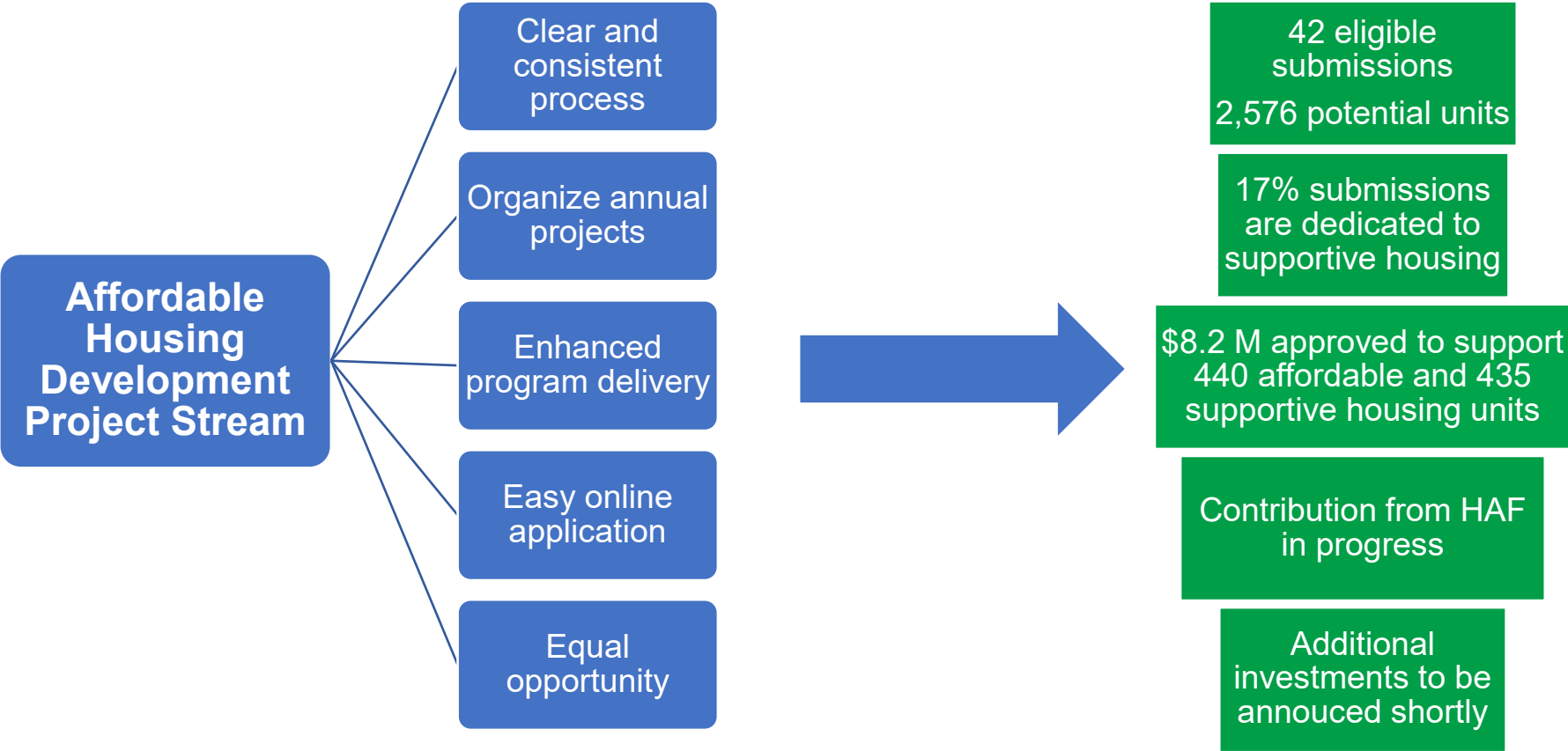
- Creation Affordable Housing Development Project Stream
- Housing Accelerator Fund
- Draft Housing Needs Assessment
- Finance and Acquisition Finance Plan
- City Housing Hamilton
  - 476 RGI units renovated
  - Accommodation for 604 households
  - Reduced vacancy
- Government relations, communications and engagement plan
- Tenant protection by-laws
- Supportive Housing Account & Affordable Housing Fund
- Council approval to create 192 additional shelter beds and 80 temporary outdoor shelter spaces
- Council approval of Municipal Portable Housing Benefit
- Building condition assessments
- Identification of municipal surplus land
- Ongoing redevelopment of Macassa Lodge







# Affordable Housing Development Project Stream



# HOUSING ACCELERATOR FUND

We are taking action to move housing forward in Hamilton



Learn more about the Housing Accelerator Fund



# Housing Accelerator Fund

- \$93.5 Million allocation from CMHC

- Target: 2,675 net new units in three years, achieved through seven different initiatives

- Three public-facing direct-building incentives

- Accessory Dwelling Units and Multi-plex Housing Incentive Program
- Rapid Transit Multi-Residential Rental Housing Incentive Program
- Housing Acceleration Incentive Program

- Annual Report

- Over 450 ADU permits issued in from Oct 2023 to Nov 2024 (Incentive 1)
- Identified nearly 1,000 units (\$19.3 M) eligible through Incentive 2

- Next Steps

- Continued communications campaign
- Improvements to application process



# Draft Housing Needs Assessment

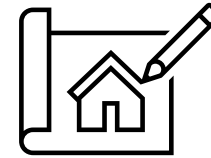
## Report received December 2024

- Data collection > quantitative analysis
- Public consultation > What we Heard

**Surveys Completed:** 279

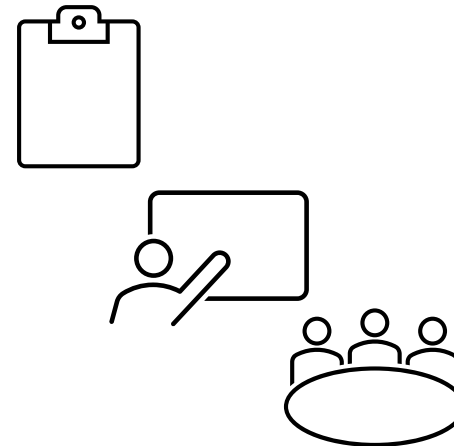
**Community Pop-ups:** 12 across the city

**Focus Groups:** 4 with key stakeholders



## Key Findings

- Urgent demand for rental housing
- Need for diverse housing types
- Demand for supportive housing
- Aging housing stock



## Next Steps

- Report to Council July 30, 2025
- HSIR ➡ Housing Master Plan



# Finance and Acquisition Action Plan



- Purpose: to assist in the purchase of private rental units
- 2-year pilot plan
  - Target: 100 units
  - Capital financing: \$5.0M
  - Rent supplements: \$300k
  - 10-year property tax rebate
- Next Steps
  - Report to Council – July 30, 2025
  - Program guidelines
  - Social debenture program





# 2025 Program of Work

- 1. Housing Secretariat Division
- 2. Advance affordable and supportive housing projects
- 3. Implement HSIR Government Relations Strategy and Communications and Engagement Plan
- 4. Program Enhancements
- 5. Oversight of existing housing stock
- 6. Continue to monitor the needs of emergency response and the homelessness service system

New construction



Acquisition of at-risk affordable housing



Preservation of existing affordable housing



Increasing the provision of housing-based supports





THANK YOU