



# Inclusionary Zoning



What, Why, When, How



# What is Inclusionary Zoning

*“Inclusionary Zoning refers to a zoning regulation or landuse ordinance that requires developers of projects of a certain size to produce a set amount of affordable housing in their market-rate residential developments as a condition of development approval” (Porter, 2008)*

*Richardson Apartments, San Francisco*



# Why have Inclusionary Zoning

- Housing Waitlists
- Gentrification
- Social Justice
- Smart Growth
- Integration
- Economic Diversity
- Reduced Funding
- Innovation



*Sint Agatha Berchem, Brussels*



# When will it be Implemented

- Ontario's Long- Term Housing Strategy
- Legislative Requirements
- Enabling Framework
- Official Plan and Zoning By-laws

*Arquitectonica, Parla  
Spain*





# How will it be Implemented

Framework to be governed by:

- Clear Rules
- Transparent System
- Consistent application
- Financial Reasonableness
- Maintenance of affordability over time

DEFINITION OF AFFORDABLE HOUSING

TARGET INCOME GROUPS (Recipients)

THRESHOLD (Trigger – units/acres)

UNIT SET ASIDE (% of Affordable Units)

CONTROL PERIODS

UNIT TYPE (Rental/Ownership)

COST OFFSETS – EXAMPLES

- Density
- Parking reductions
- Streamlined approvals process



*Mieres, Asturias, Spain*



# Considerations For Hamilton

- Economic Impacts on Local Housing Markets
- Economic Feasibility
- Competition with Similar Municipalities
- Hamilton's Incentivised Environment
- Hamilton's Varied Geography
- Intended Approach

*Rudy Hulst Commons,  
Hamilton*



## Next Steps

- Literature review and policy analysis
- Case study reviews
- Determine local conditions and affordable housing needs
- Review administration and monitoring requirements
- Consultation
- Part of a larger comprehensive strategy

*Sierra Bonita , Hollywood,  
CA*





## Final Thought

*Inclusionary zoning shall refer not only to the end user but the entire process...one that draws upon the innovation and collaboration of the industry as a whole*

Regent Park, Toronto

