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**Welcome to
The City of Hamilton
Planning Committee
Tuesday, September 6, 2016**

PED16176

Response to the Ministry of Municipal Affairs and Ministry of Housing Consultation Guide on Inclusionary Zoning

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Inclusionary Zoning

Inclusionary zoning refers to policies, by-laws and programs that increase the number of affordable units through requiring development proposals to include affordable housing units and to ensure those units are maintained as affordable over a period of time.



The proposed legislative changes to the *Planning Act* will:

- Require municipalities identified by the Province to include in their Official Plan, policies authorizing inclusionary zoning;
- Prohibit appeals of inclusionary zoning policies and by-laws except by the Minister;
- Prohibit the Committee of Adjustment from granting relief from an inclusionary zoning by-law;
- Prohibit the use of Section 37 (Bonusing) where an inclusionary zoning by-law is in force and effect;
- Establish, by regulation, parking and loading standards for affordable housing units, and where the Provincial standards conflicts with the local municipality's zoning standards, the Provincial standards prevail;
- Establish, by regulation, site plan standards for buildings subject to an inclusionary zoning by-law with respect to standards for exterior access to buildings containing affordable units;
- Set, through regulation, the application fee for *Planning Act* applications that include affordable housing units; and,
- Establish reporting and monitoring requirement on the implementation and maintenance of inclusionary zoning units.
- Restrict payment of Cash-in-lieu or off site provisions for affordable units.



Inclusionary Zoning Consultation Discussion Guide

The consultation guide focused on determining whether program elements listed below should be determined at the local or provincial level.

- Program Targets
- Price and Rent
- Unit Set Aside
- Affordability Periods
- Threshold Size
- Measures and Incentives
- Requirements and Standards
- Agreements
- Administration, Monitoring and Reporting
- Use with Section 37
- Transitional Matters



Consultation

Housing and Homelessness Planning Group

- Supports a mix of provincially and municipally determined inclusionary zoning parameters, with the Province providing a basic framework and toolkit.
- Supports the ability of municipalities to employ cash-in-lieu in some limited circumstances is necessary to enable implementation;
- Suggested that set be based on the number of households who live in poverty, such as half the local poverty rate; and,
- grandfathering of development projects that are underway should be limited.

Development Industry Liaison Group

- Supported a Provincial Framework to ensure general consistency
- Existing delays in the planning process must be addressed to improve supply
- Thresholds and Set-asides are key components – have to be reasonable
- Offsets, Measures and Incentives are critical to success – otherwise costs will be borne by the market purchasers
- Transition and grandfathering required to acknowledge the development process timelines and to recognize that the financial parameters of a project



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Hamilton Context

Challenges:

- Varied Communities
- Market
- Density
- Spectrum of Units
- Zoning By-Laws
- Competition

Opportunities:

- High Growth
- Mitigate Negative Consequences of Gentrification
- Equitable Provision of Affordable Housing
- Availability of Underutilized Land
- Affordable Housing Targets



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What this Means for Hamilton

- One potential tool to assist, but not resolve, Hamilton's affordable housing issues.
- Moderately increase supply of ownership units priced at just below market.
- Significant increases in the creation of affordable units is required in Hamilton in order to meet targets.
- Deeper affordability and additional rental units will likely require City to provide additional subsidies and incentives.
- Significant consultation and research required to determine individual program elements and to better understand the existing market.



Responses to Proposed Legislation – Bill 204

- Enabling Legislation
- Fees
- Suitability
- Parking Regulations
- Cash-in-lieu
- Condominium Fees



Responses to Consultation Guide

- Within a provincial framework, individual program and implementation elements should primarily be determined at the local level.
- This would ensure that there is a level of consistency between municipalities and that, should the City of Hamilton choose to adopt inclusionary zoning, it would be based on a framework that is meaningful and responsive to the specific housing challenges in Hamilton.



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**Thank You for Attending
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