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**Welcome to  
The City of Hamilton  
Planning Committee  
Tuesday, March 21, 2017**

## **PED16176(a)**

Update regarding the Ministry of Municipal Affairs and  
Ministry of Housing framework for Inclusionary Zoning

**Presenter: Edward John**



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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.



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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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# Previous Responses to Consultation Guide

## Framework responses

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

## Summary responses

- 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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# The proposed changes to the *Planning Act* following consultation:

- Requirement for a municipal assessment report
- Inclusionary zoning requirements must be outlined in municipal official plan policies.
- Appeals of typical zoning matters, such as building height and density, can be appealed.
- Municipalities may permit affordable housing units to be located on another site.
- Municipalities cannot accept cash in lieu of affordable units.
- Municipalities may use Section 37 of the *Planning Act*.
- Landowners must enter into agreements with the municipality to ensure that the units remain affordable over time.
- The minister may exempt certain developments from inclusionary zoning.
- Municipalities must establish procedures for the administration of affordable housing units so that they remain affordable over the long term.



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# Next Steps

- The Legislative changes do not provide direction, but instead provide the necessary changes to the *Planning Act* to allow a municipality to establish such a framework.
- Individual components of a framework will be determined through regulations. Proposed regulations may address items such as:
  - A threshold size for residential development projects that would trigger when to apply inclusionary zoning.
  - Specifying that inclusionary zoning units would be maintained as affordable for a certain number of years.
  - Rules that would set out the percentage of total units in a residential development project required to be affordable under inclusionary zoning.
- Matters not specifically addressed by regulation will be determined at the municipal level.
- Staff will be preparing a consultation strategy to engage the development community, stakeholder groups, social housing advocates, interest groups and the general public.
- Additional information and review of the regulations will be presented to Committee and Council following release of the information by the Ministry of Municipal Affairs and the Ministry of Housing.



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# Inclusionary Zoning Framework

The following program elements are being reviewed with the expectation that some of these matters will be specifically dealt with by Regulation. Those not specifically dealt with, will be determined at the local level.

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



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**Thank You for Attending  
The City of Hamilton  
Planning Committee.**



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