



Hamilton

Housing and Homelessness Advisory Committee Minutes

6pm

Tuesday, February 7, 2017

Meeting room 192

Hamilton City Hall

71 Main Street West, Hamilton

Present: Marie Raftis, Julia Verbitsky, Michael Slusarenko, Lance Dingman, Tyson Benn, Trevor Jaundoo, Lisa Chung, Cllr Collins, Cllr VanderBeek, Sandy Leyland, Thomas Mobley, Elske de Visch Eybergen

Absent with Regrets: Connie Bellamy, Cllr Green, Eileen Campbell

Absent: Katrina Gervais

Also Present: Joanne Hickey-Evans, Larry Huibers, Steven Remmington, Paul McAlister

FOR THE INFORMATION OF COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

None

(Slusarenko/De Visch Eybergen)

That the Agenda for the February 7th, 2017 Housing and Homelessness Advisory Committee be approved, as distributed.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

None.

(c) APPROVAL OF MINUTES (Item 3)

(Slusarenko/Raftis)

Minutes from the January 3rd, 2017 Housing and Homelessness Advisory Committee were approved as presented with amendment.

CARRIED

(d) DISCUSSION ITEMS (Item 5)

5.1 City of Hamilton – Planning Division, Zoning presentation and discussion

Joanne Hickey Evans, Manager Planning Policy and Zoning addressed the committee respecting Zoning processes and secondary suites and answered questions during the presentation.

- City of Hamilton is progressing based on the intent of Minister Ballard's letter
- The City's official plan (Urban area's) was approved in 2012
- The plan is supportive of many housing forms including secondary suites
- The process of zoning is the details that go with the official plan
 - Such as how many units are allowed and what are the requirements
- Hamilton currently operates under 6 zoning bylaws
- The institutional zoning bylaw includes information on housing
- Planning expects to complete commercial and mixed used zoning bylaw in April
- Commercial zoning to include mixed use, this could be used to support some revitalization of commercial areas.
- A goal is to increase the number of housing units in various areas of the City
- This new zoning bylaw will broaden the spectrum of housing and availability of it.
- Planning has had a series of public meetings on the mixed use commercial zoning
- Transit corridor zoning is currently at the Ontario Municipal Board.

- After the commercial and mixed use zoning is complete, zoning will then be doing residential
- June 2017 planning will be going forward with a background piece for residential zoning.
- Hamilton has allowed secondary units since the 1960's
- With the residential zoning bylaw, some of these secondary units may become legal, others will not.
- Goal of the residential zoning bylaw will be for more flexibility and more general scope
- If you change the use of a building, but not the footprint there is no requirement for parking changes.
- Zoning bylaw changes have been very successful so far in the agricultural areas, allowing maximized uses related to agriculture of economic development.
- The zoning process will continue in a phased approach
- Residential zoning will deal with building heights, widths, density
- Laneway housing is being addressed. By the end of the year an alley ranking will be going to council
- Laneway housing increases stock, but not necessarily more affordable.

(Raftis/Leyland)

Motion: That the presentation from Joanne Hickey-Evans, Manager Planning Policy and Zoning respecting zoning and secondary suites, be received.

CARRIED

5.2 Secondary units information – Trevor Jaundoo

Deferred to next meeting

5.3 Hamilton Housing Help Centre – Tenant Support and Landlord engagement

Larry Huibers, Steven Remmington, Paul McAlister presented from the Hamilton Housing Help Centre about Landlord and Tenant supports and answered questions during the presentation.

- Landlord engagement project started 2 years ago
- Landlord engagement focus on helping landlords realize options to support tenants for successful tenancies such as HSB and other supports
- HHHC connects landlords with the integrated pest management for bed bugs strategies and supports the overall City of Hamilton community bed bug strategy

- HHHC's goal when dealing with landlord and tenants is to create a non-adversarial process. View it as a relationship and work to find quality solutions.
- They are working to bridge the gap on language barriers between landlords and tenants
- HHHC is involved with Hamilton Immigration Partnership Council and the Mayor's Advisory Committee on Syrian Newcomers. They also have a 3 way translation call line to help with translation services.
- The focus is on working towards solutions prior to going to a Rights claim or legal process for issues like last months rent or a missed month rent
- Questions about tenant supports vs large landlords at the Landlord Tenant Board. Currently there is not support but they have looked into groups who do this, and example was the Parkdale legal clinic in Toronto, and ACORN who has been involved with some cases outside of Toronto.
- Above guideline increases are a big issue with large landlords across the City currently

(Leyland/Raftis)

Motion: That the presentation from the Hamilton Housing Help Centre on Landlord and Tenant supports, be received.

CARRIED

(Raftis/Mobley)

Motion: That the Housing and Homelessness Advisory Committee extend the meeting for 15 minutes

CARRIED

(e) General Information & Other Business (ITEM 8)

The advertisement for applications for vacant spots on Citizen Advisory Committees was shared with the group.

(f) ADJOURNMENT (Item 9)

(Mobley/Dingman)

That, there being no further business, the Housing & Homelessness Advisory Committee adjourn at 8:15pm.

CARRIED

Next meeting March 7, 2017

Respectfully submitted,

Julia Verbitsky
Chair, Housing and
Homelessness Advisory
Committee

James O'Brien
Senior Project Manager
Housing Services Division