

Audit, Finance and Administration Committee 390.5 Aberdeen Avenue



IBI GROUP
John Ariens
September 5, 2019

The Hamilton Rental Housing Crisis

CMHC 2018

“The vacancy rate in Hamilton remained low this year despite rental supply increasing more than demand.”

Anthony Passarelli,
Senior Housing Analyst

- Higher immigration
- Fewer renters transitioned into homeownership
- Greater number of student renters
- Average rent increased 4%

Recent Efforts to Increase Rental Supply

- Duplexing
- As-of-right second apartment units
- Laneway housing (pilot project)

All of the above are mild intensification initiatives that maintain neighbourhood character but can add a significant number of rental units

Provincial Policies

- Allow second units in either the principal dwelling or in a detached accessory building
- These provisions “shall” be incorporated into municipal Official Plans

Hamilton Official Plan

- Allows second units in the principal dwelling and requires a comprehensive study before allowing them in detached accessory buildings

228 Seneca Drive

2014-2016

- First rezoning for accessory building
- Denied by the City
- Approved by the OMB

390 Aberdeen Avenue

2017

- Second rezoning for accessory building
- Approved by the City

Laneway Housing Pilot Project

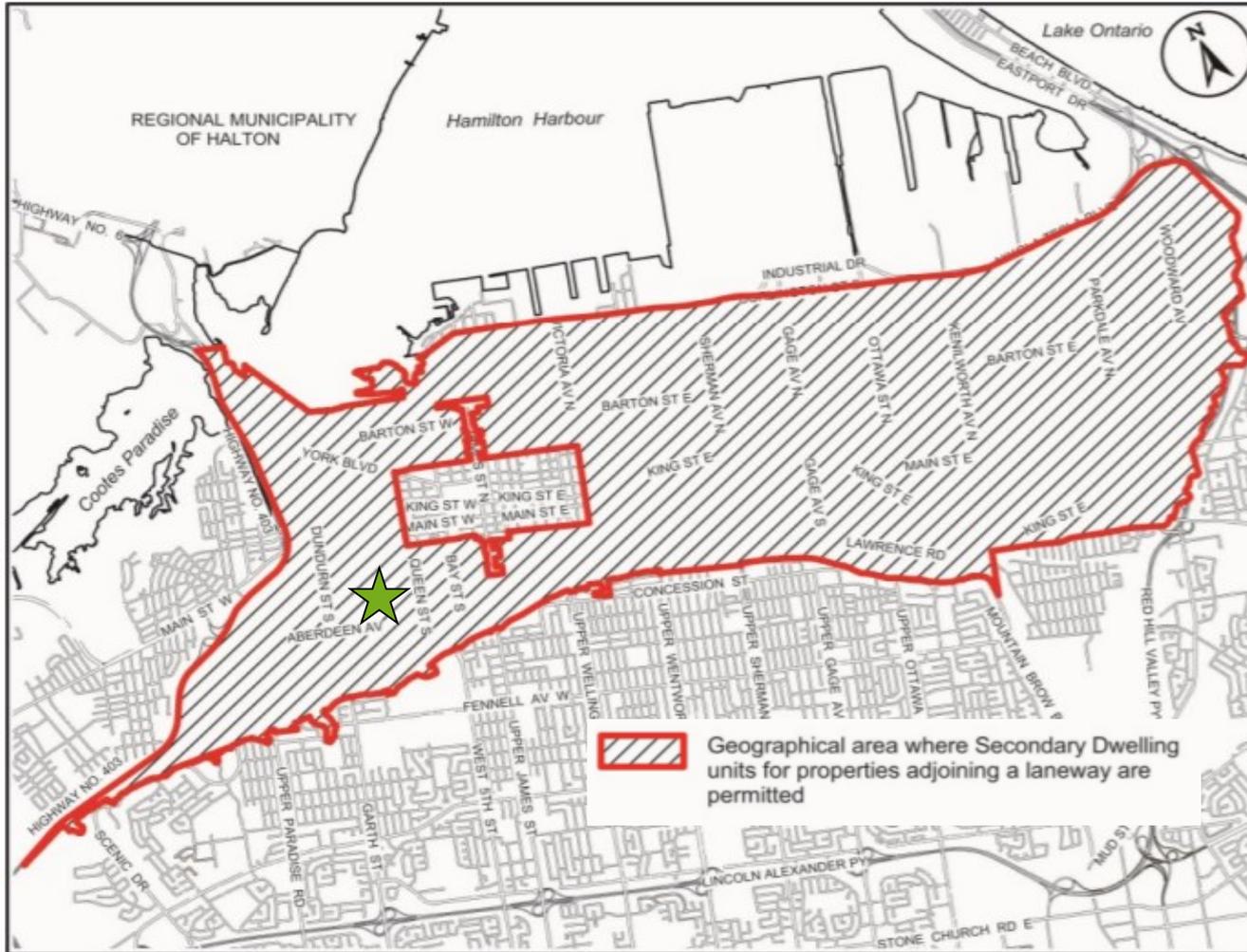
2018

- As-of-right zoning for accessory building
- No rezoning
- No Development Charges or parkland fees

390.5 Aberdeen Avenue is in the Pilot Project Area but was initiated before the Pilot Project was approved

We are simply asking for the same financial considerations given to secondary units within the Laneway Housing Pilot Project

Laneway Housing Pilot Project



- Converted an existing detached laneway garage to a 700 sf, 1 bed, energy-efficient accessory dwelling unit for mother-in-law
- No increase in footprint and built legally and through full consultation with City of Hamilton staff
- Council has the authority to reimburse fees, and has done so previously for other builds
- It is the fair and reasonable thing to do



Jan 2013 - Began consultation with city

May 2017 - Paid \$10,950 for rezoning

Oct 2017 - Paid \$51,528

City staff who have been engaged and supportive of project:

- Maureen Wilson
- Aidan Johnson
- Brian McHattie
- Jason Thorne
- Chris Murray
- Edward Johns



	Costs paid by us	Costs to those in pilot scheme
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Rezoning	\$10,275.00	\$0
City Development Charge	\$37,169.00	\$0
Cash in Lieu of Parkland Dedication	\$11,250.00	\$0
Education Development Charge	\$885.00	\$885.00
Public Education Charge	\$1,039.00	\$1,039.00
GO Transit Fee	\$244.00	\$244.00
Water Meter	\$404.60	\$404.60
Construction Water Fee	\$87.20	\$87.20
Water and Sewer Application	\$300.00	\$300.00
Permit revision Fee	\$150.00	\$150.00
Total	\$61,803.80	\$3,109.80

Request Audit, Finance and Administration Committee recommend reimbursement of the fees within the purview of the City (rezoning, development charge and parkland dedication) in the amount of **\$58,694.**