



GRIDS 2 Deputation

March 29, 2021

WE HBA members contribute:

- 27000+ jobs
- \$ 1.7 billion in wages
- \$ 3 billion in investment value

to the local economy.



members will need the City of Hamilton's support to deliver **110,300** new housing units by 2051.

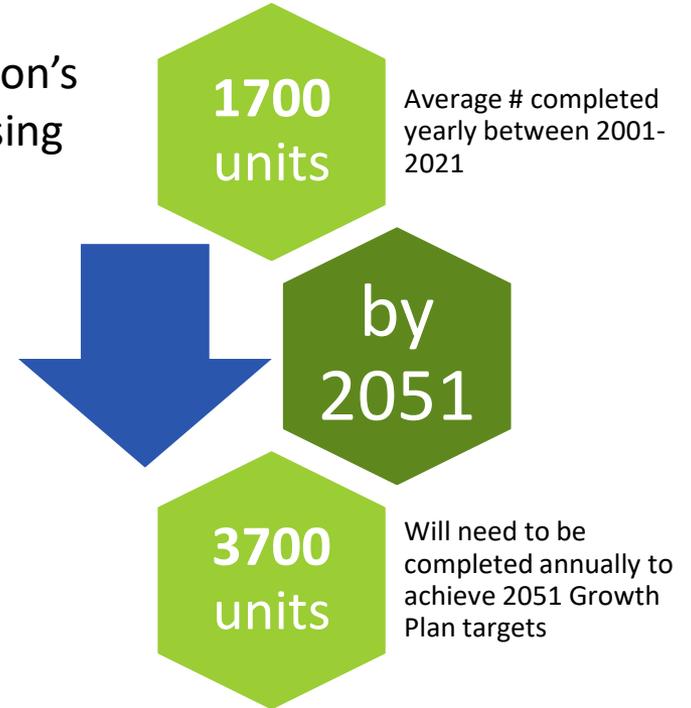
GROWTH FORECAST: 2051



An increase of **236,000 people**, for a total population of **820,000 people**

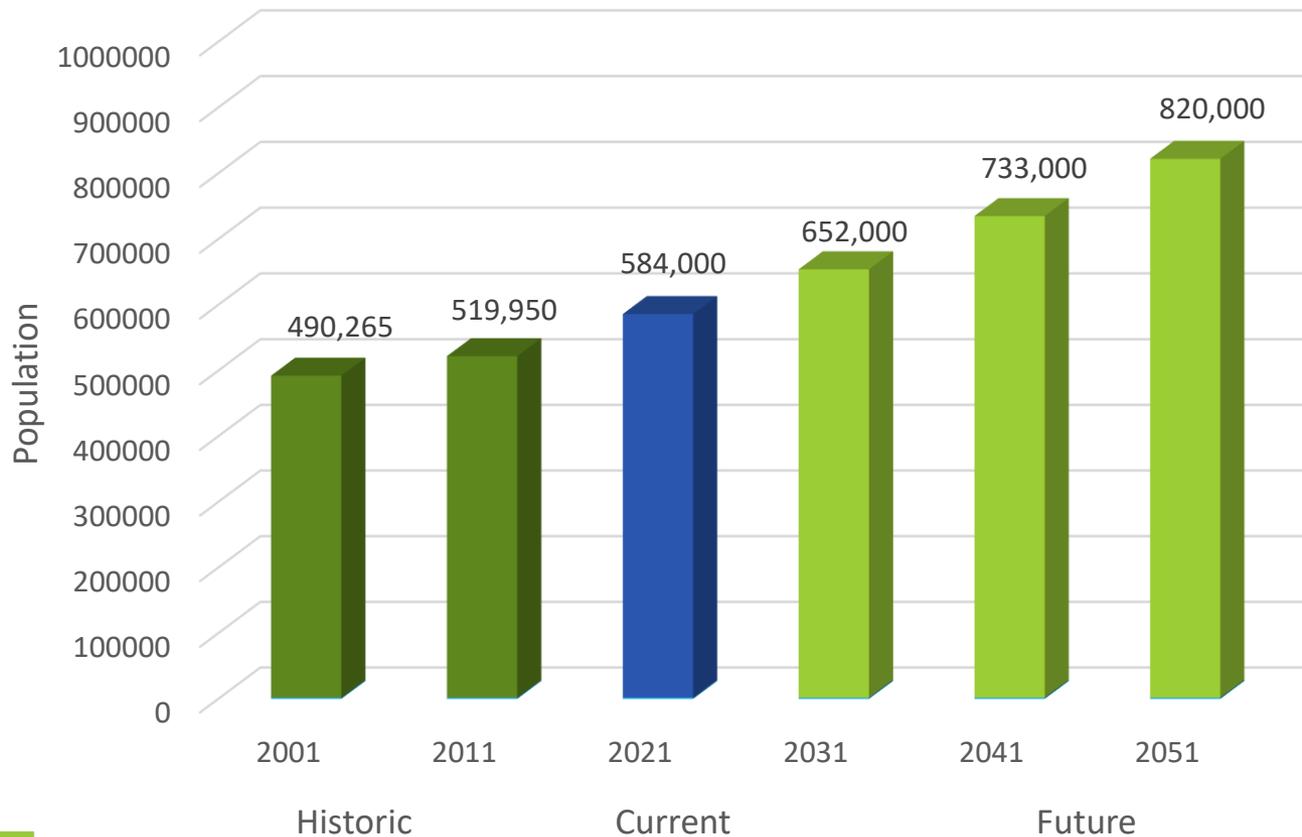


An increase of **122,000 jobs**, for a total employment of **360,000 jobs**



As We Grow Towards 1 Million...

Historic and Projected Growth in Hamilton



Achieving Higher Intensification Target

- Hamilton struggled to reach previous growth plan intensification target of 40%.
- Significant market, financial & infrastructure related risks in planning for types of growth that may not occur.
- Achieving even a 50% rate of intensification requires a substantial cultural shift in housing preferences, and a recognition by the City that market distortions where demand for ground-oriented housing continues to exceed supply may cause significant increases in the cost of ground-oriented housing.
- The City should recognize that planning for a higher rate of intensification well beyond market demand may result in unforeseen consequences and perverse incentives (i.e. leap-frog growth to other side of greenbelt in smaller communities up the 403, 401 & QEW)
- Within the Ambitious Density Scenario (an average intensification rate of 60% to 2051), the share of apartment buildings in Hamilton would be 47% of the housing stock.



Risks of Delays to the Process

- If the Land Needs Assessment and GRIDS 2 process is delayed, this poses significant risks to the City's Master Planning work that is currently underway.
- This can impact the City's Development Charges By-law updates—resulting in financial challenges for the City.
- If the GRIDS 2 Process is delayed, Hamilton will experience significant challenges to achieving planned growth to 2031.
- The Provincial deadline for conformity is July 1, 2022.
- **WE HBA urges Committee to show leadership in moving the GRIDS2/MCR process forward to ensure a local approach is taken for Hamilton's growth.**

