

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 21, 2021

PED21107– Family Friendly Housing

(City Wide)(Outstanding Business List Item)

Presented by: Melanie Pham

Background

2017: Direction from Planning Committee to complete a Feasibility Study for the development of a **Family-Friendly Housing Policy**



Discussion Paper

“Encouraging Family Friendly Housing In Hamilton”

Key Content:

- What is a Family and what is Family-Friendly Housing?
- Summary of demographics and housing data related to families
- What are the issues around family friendly housing and why is supporting families in higher density areas important for the City’s health and vitality
- Review of Available Literature, Policies and Programs
- List of Potential Actions



What are the key components of family friendly housing?

- Dwelling unit sizes (number of bedrooms)
- Dwelling unit design
- Providing space for play (indoors and outside) and connections to green space and natural elements
- Providing appropriate neighbourhood services and amenities such as childcare, schools, parks, recreation facilities and libraries
- Considering the needs and safety of children in street and public realm design to support child safety and allow for children to travel safely using active transportation.



Existing Work Completed by the City

- Hamilton's Charter of Rights of Children and Youth
- City-wide Transportation Master Plan
- Active Sustainable School Transportation Charter and School Travel Planning
- Secondary Dwelling Unit Regulations
- Flexible Zoning for child care locations in Zoning By-law 05-200
- Flexible Parking Standards for larger units in Zoning By-law 05-200

Hamilton's Charter of Rights of Children and Youth



Other projects in progress or planned with linkages to family friendly housing goals

- New Comprehensive Design Standards for development (in progress)
- Residential Zoning project – Low Density Phase (in progress)
- Community Benefits Charge By-law (in progress)
- Review of criteria for Condominium Conversions (in progress)
- Residential Zoning project - Medium Density and High Density Phases (Future project)
- Inclusionary Zoning (future project)

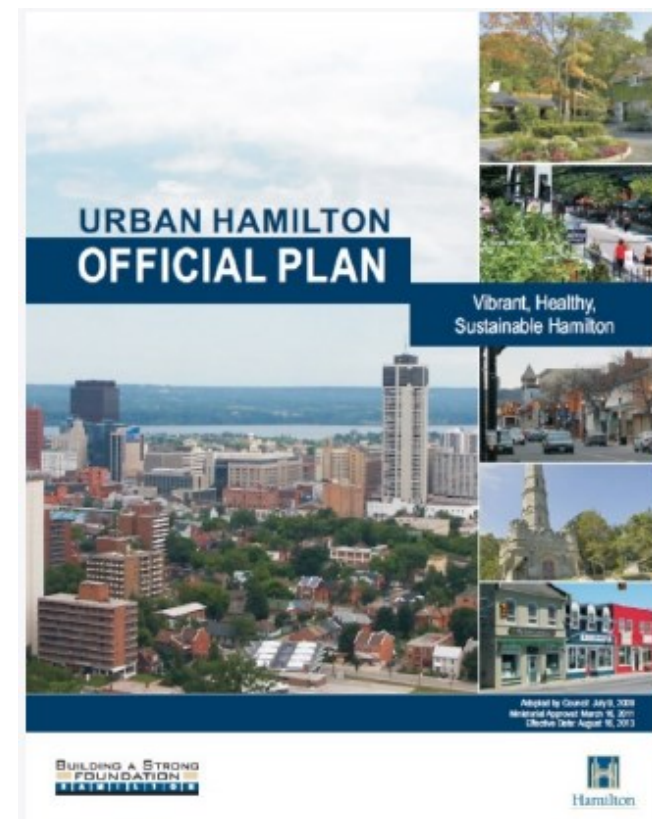


**RESIDENTIAL
ZONES**
ZONING BY-LAW NO. 05-200

Potential Actions

Policy Actions

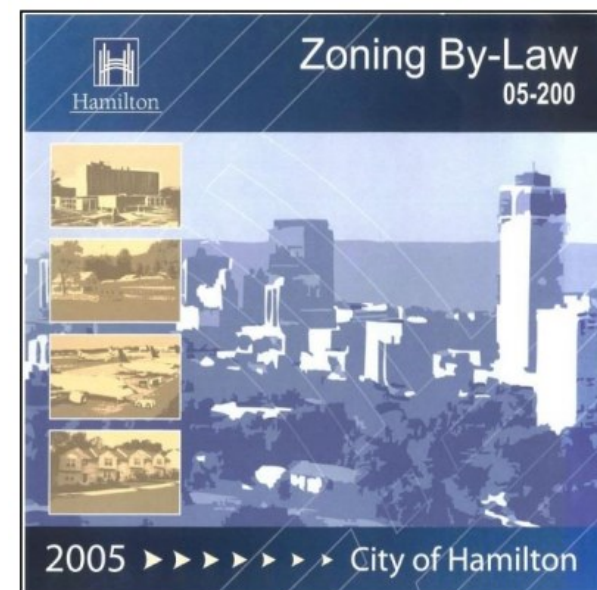
- Add policy language to the Official Plan about meeting the housing needs of families with children and larger households. This may include specific guidance for the review of Planning Act applications to ensure that housing needs for families are addressed;
- Add policy language to the Official Plan promoting the use of flexible unit layouts that can be adapted over time to meet the changing needs of residents;
- Add specific targets for family sized units in new high density developments to the Official Plan to promote an adequate supply of housing, particularly in intensification areas. This would require an assessment study to be completed to determine where these targets should be applied;



Potential Actions

Zoning

- Implement Zoning requirements for new high density developments above a threshold number of units to provide a minimum number of 3 bedroom units as a percentage of the total number of units. This action would need to be implemented in conjunction with targets applied in the Official Plan
- Define a “family-oriented dwelling unit” or “unit suitable for larger household sizes” in the Zoning By-law and link to zoning requirements for larger units;
- Require communal outdoor play areas or public-private open spaces with play areas in the Zoning By-law, for housing types where private yards are not provided or are minimal;
- For multiple dwellings, require indoor communal amenity space in addition to outdoor space in the Zoning By-law;



Potential Actions

Design

- Create design guidelines for outdoor amenity areas
- Create family friendly design guidelines for the interior design of high-rise buildings and units

Other

- Conduct neighbourhood assessments to identify the degree of and potential for child-friendliness, and develop focused action plans or strategies for improvements. Implement initially as a pilot project for a single neighbourhood
- Require a Housing Options report to be submitted as part of a complete application under the Planning Act, to collect information about proposed housing unit types, sizes, number of bedrooms and anticipated price ranges

Next Steps

- Recommendation (c) – To initiate a public consultation process to confirm specific actions that the City should pursue.
- Report back with recommendations

Public Consultation

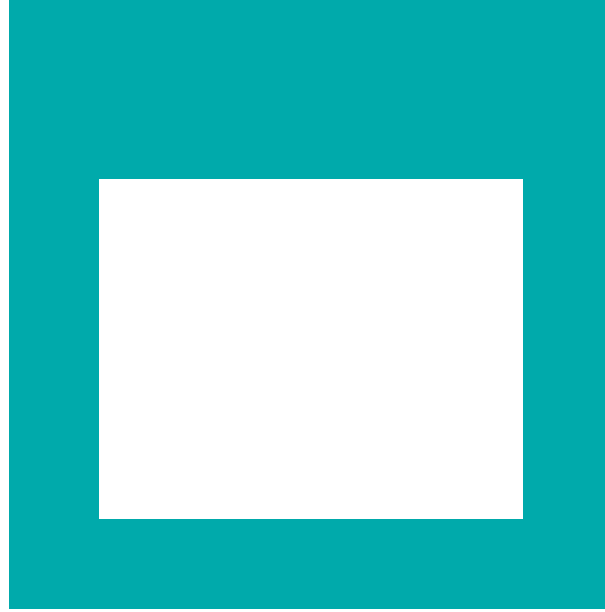
- Varied approach with multiple forms of input
- PIC (Virtual as needed)
- Stakeholder or focus group meetings
- Use of Engage Hamilton online engagement website and tools
- Survey
- Advertising to target specific groups of interest (families)

Key Stakeholders:

- Families with children
- Neighbourhood Associations
- Development Industry Liaison Group (DILG)
- West End Home Builders Association (formerly Hamilton Halton Home Builders Association)
- Realtors Association of Hamilton-Burlington (RAHB)
- Social Planning and Research Council of Hamilton (SPRC)
- Federation of Rental-housing Providers of Ontario (FRPO)
- Hamilton and District Apartment Association

Timing

- Begin consultation in Q1, 2022
- Report back approximately Q2, 2022 with recommended actions



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE