



# ENCOURAGING FAMILY FRIENDLY HOUSING IN HAMILTON

SEPTEMBER 2021





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## EXECUTIVE SUMMARY

The City of Hamilton's Strategic Vision is to be the best place to raise a child and age successfully (City of Hamilton, 2016). Urban Planning impacts many aspects that are a part of achieving this vision, by creating housing that meets the needs of all types of households, creating environments that support mental and physical health, and providing the services and amenities that people need in their day-to-day lives.



Hamilton's population, like other municipalities in the Greater Golden Horseshoe, is steadily growing. The Province of Ontario has directed municipalities to manage growth by prioritizing intensification to achieve compact, transit-supportive, complete communities. As communities in Ontario look to accommodate a growing number of people within existing built up areas, there is a need to look at how intensification in these areas can address the needs of families, to maintain these communities as attractive places for families to live.

Families come in many different configurations and sizes. This report focuses on families with children, which can include a variety of family types, such as a couple with children, a parent or guardian with at least one child, or a multi-generational family with children (i.e. grandparents with grandchildren or a combination of grandparents and parents/guardians with children).

The intent of this report is to look at ways to provide an adequate supply of housing over the long term that is suitable for larger households and families with children. Having enough supply of suitable housing available, as well as designing developments and surrounding neighbourhoods in a way that is supportive of families, are key factors in ensuring that housing meets the needs of all citizens. A lack of

specific consideration for children in new development, particularly higher density development, is a growing concern as intensification takes place in the City. Applying a child-friendly lens to new development and planning processes is intended to avoid intensification areas becoming less hospitable to families with children, resulting in families choosing to live in other areas that are considered to better meet their needs.

Over time, changes in the demographic mix of an area can result in unintended negative consequences for a community, such as a reduction in services that families use, like schools and child care centres. Planning for and encouraging children in all areas of the City is important to maintain resilient neighbourhoods and to promote the future competitiveness of the City.

This report provides a background on Hamilton's family households and the nature of recent housing development, and examines a number of examples of family-friendly planning initiatives that have been implemented in other communities. From this research, a number of possible actions are outlined which could help to ensure that future intensification in Hamilton is responsive to the full range of housing needs for all residents, including that of families.



## 1.0 PURPOSE AND STRUCTURE OF DISCUSSION PAPER

The purpose of this paper is to define the issues related to family friendly housing and to suggest some approaches for discussion. It is intended that these suggested approaches will be further refined through consultations with the community and other stakeholders.

This discussion paper was written in response to a Council motion directing City of Hamilton staff to look at the feasibility of developing a Family Friendly Housing Policy. The intent of this direction was to explore possible means of incorporating consideration for families in future development proposals for rental units, condominiums and affordable housing.

Affordable housing is an important consideration for family-friendly housing. This report does not directly address how to create affordable housing. Addressing affordability is complex and requires many different strategies and levels of government support, and is outside the scope of this report.

The report is structured to provide a background of existing family demographics in Hamilton, and compare this data with intensification that has been occurring in the City's built boundary. The report outlines the Provincial and municipal policy context around planning for families, and reviews existing literature and specific planning initiatives to identify possible approaches to encouraging family-friendly housing. Finally, the report provides a number of suggestions for Hamilton as a basis for additional discussion and public consultation.

Much of the demographic data contained in the report is based on the 2016 Statistics Canada census, the most recent comprehensive census available. Although there may be more recent data for a few of the statistics (e.g. Hamilton's total population), the 2016 census information is used to provide a consistent baseline for the review.



## 2.0 FAMILIES

### 2.1 What is a Family?

Families come in many different configurations and sizes. In this report, a “family” is considered either a couple with children, a parent or guardian with at least one child, or a multi-generational family with children (i.e. grandparents with grandchildren or a combination of grandparents and parents/guardians with children). This is similar to the definition of a “census family” used by Statistics Canada.

For many of the data sets compiled by Statistics Canada that include children, children are categorized as in the 0-14 year age range. The demographic review in this report is based on this age range due to available data from Statistics Canada. In various sources which were part of the literature review, the definition of a child was similar but sometimes included a greater age range, such as 0 - 17 years.

The term “family” can be applied to other types of households that do not contain children, such as aging family members who are living with adult children; however, this report focuses primarily on households with children. Notwithstanding the focus on households with children, some of the approaches outlined in this report can also benefit these other extended family household structures.

### 2.2 Why do Families Choose to Live where they do?

In order to support families within all areas of the City, factors that influence housing choice need to be understood. If neighbourhoods and new developments are considered from this viewpoint, it is easier to understand what changes might be necessary to make a neighbourhood or a development more attractive for families.

There are many different factors that influence where a family lives. There are locational factors specific to the wider neighbourhood area, such as proximity to a workplace, proximity to community amenities and

services like shops, parks, schools and community centres, and proximity to transit. There are factors specific to a development or dwelling unit that are considered; such as unit size, unit type, and unit amenities (e.g. backyard, children’s play structure, parking space availability). There are also factors such as safety and area character that might be considered. Families weigh these factors along with a consideration of affordability, prioritizing the factors most important to each family.

For example, if a family requires a moderately priced 3 bedroom dwelling unit that is close to a school and has play amenities for children, a townhouse in a suburban area might be chosen even if this requires other trade-offs such as the expense of two vehicles, and longer commutes to work. If family friendly developments and neighbourhood changes that are attractive for families within intensification areas are made, it will be more likely that families will choose to live in these areas to take advantage of benefits such as culture, schools, transit access, walkability, and proximity to work. The addition of families into neighbourhoods will increase diversity and enhance neighbourhood vibrancy and resilience.

### 2.3 What is “Family-Friendly” Housing?

Family-friendly housing, as discussed in this report, is also commonly referred to as “child-friendly” housing, or housing and communities that meet the needs of children and of parents or guardians caring for children.

There are different interpretations in literature about what constitutes family-friendly housing. Although the physical housing component is very important, a crucial message conveyed in the literature is that family-friendly housing involves a variety of key elements that together make a place suitable for families to live. The availability of appropriately sized housing is a key need, but this is not the only need that must be addressed.

#### 2.3.1 Dwelling Unit Sizes and Types

Family-friendly housing is frequently defined as dwelling units of any building type that have 2 or more bedrooms. Emphasis on a portion of units being 3 or more bedrooms is typically part of this definition, with



3-bedroom or larger units being noted as the ideal, but 2-bedroom units being recognized as more realistic in some cases. Places that use this distinction include the City of Toronto, the City of Vancouver, the City of New Westminster, and other cities internationally, such as San Francisco and Portland in the US. Cities such as Edmonton and Seattle put a greater emphasis on ground-oriented low-rise housing as being more family-friendly than high-rise units. Specific forms of housing such as row housing and stacked townhouses are listed as higher density housing types that are preferred by families over tall building forms and should be encouraged.

### 2.3.2 Other Key Factors

Most policy documents, studies or reports that have reviewed the topic of family-friendly housing also recognize that family-friendly housing requires consideration of several other factors in addition to providing appropriately sized dwelling units. Key themes noted frequently in the research include:

- Designing unit interiors in a way that supports family needs;
- Providing space for play (indoors and outside) and connections to green space and natural elements (i.e. trees, grass);
- Providing appropriate neighbourhood services and amenities such as childcare, schools, parks, recreation facilities and libraries; and
- 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

Suburban neighbourhoods which are comprised of predominantly single family dwellings are traditionally considered very family friendly. However, to grow efficiently, avoid urban sprawl, and support cost-effective servicing and transportation networks, continuing to develop these types of neighbourhoods in the same manner as seen in the past is not feasible. The need for intensification has shifted the nature of housing development to a more urban context. A much greater proportion of development is now focused on medium and high density housing. It is in this context of intensification and urbanization where the discussion about ensuring that the housing needs of



*Baby cages hung outside of apartment windows were used in the 1920's and 1930's to provide children with access to sunlight and fresh air in urban environments without readily available access to green spaces. Although not something that would be considered appropriate today; the need for outdoor amenity space in urban environments remains an important issue.*

families continue to be met is most relevant. Canadian communities which have been at the forefront of determining how to plan for family-friendly housing are facing very similar issues. They are highly urbanized communities, located in areas where housing costs are high. Although the 'ideal' home for families used to be the single detached dwelling, under the current housing market conditions that option is no longer feasible or practical for many families. As such, an increasing number of families are considering forms of housing other than the traditional single detached dwelling.

## 2.4 Why is Planning for Families Important?

The importance of planning for all ages, incomes, and abilities is included in many municipalities' policy documents and plans. This is particularly true when it comes to housing policies. A full continuum of housing sizes and types is needed to provide for housing needs. This includes single family dwellings, secondary units, two- and three-family buildings, townhouses, and a variety of multiple dwelling styles, heights, and unit sizes. Key reasons why cities should ensure that all neighbourhoods are supportive of families, are that it is generally understood that diverse communities are more vibrant. Areas with a balanced demographic are more resilient, enabling these neighbourhoods to adjust to other changes and remain vibrant over the long term.

A study from the University of Cornell (2012), identified several important economic reasons why families are important to a community. First, "families with children spend the most in the local economy." Research completed in the US has shown that families of child-rearing age (35-64), earn the most and spend the most in the local economy. This has a positive effect on economic development within a community. Second, "services for children are an important part of local and regional economies." The services and goods needed to raise children, such as child care, schools, children's programs and activities, and food and retail goods all contribute in a significant way towards local economies and jobs. Third, "investment in children builds a productive future workforce leading to long-term growth". Allowing children to succeed and thrive when they are children, socially, emotionally and intellectually, will lead to better outcomes for this generation in the future, and support a more high-quality workforce. (Warner, M. and Baran-Rees, R., 2012)

Children are a kind of indicator species. If we can build a successful city for children, we will have a successful city for all people."

*Enrique Peñalosa, Mayor of Bogotá*





### 3.0 HOUSING DEMOGRAPHICS

#### 3.1 National Household Trends

Over the last century, Canada has experienced both an increase in number of households, and a decline in household sizes. These trends are illustrated in Table 1 below. The average household size, which in 1851 was recorded as 6.2 persons, has steadily dropped. In the 2016 Statistics Canada census the average number of persons per household was 2.4.

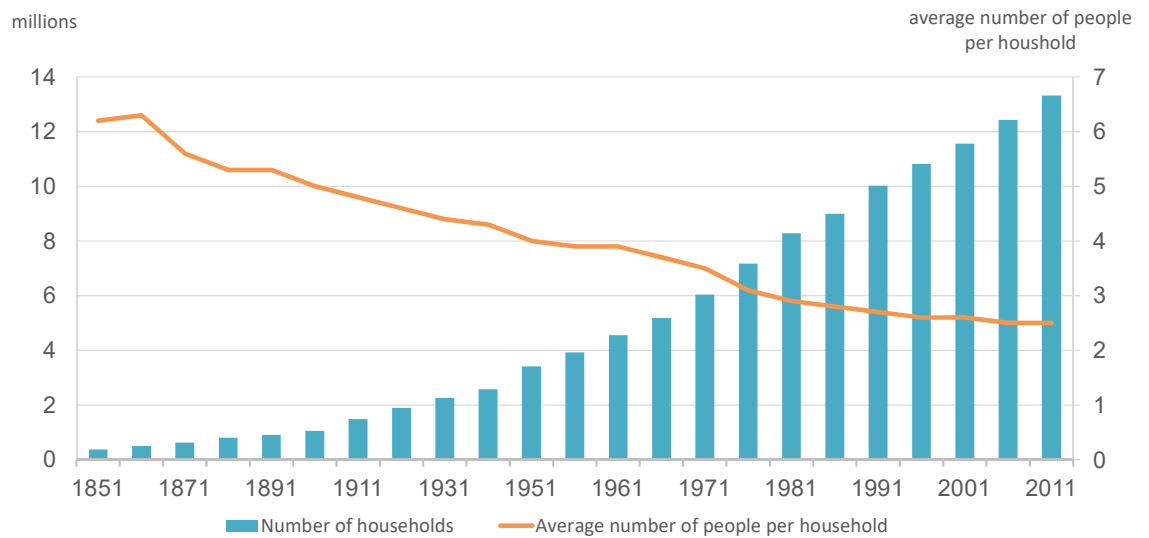
The decline in the overall size of households reflects changes in household composition. In 1981, the number of single person households surpassed the number of households with 5 or more persons for the first time (20.3 percent vs 14.6 percent). Nationally, large households with 5 or more people now make up only 8.4 percent of the total number of households, and single person households make up 28.2 percent. The proportion of 3 or 4 person households has also declined over the long term, although not as significantly as the largest household sizes. In 2016, three-person households accounted for 15.2 percent of all households, and 4 person households accounted for 13.8 percent.

**37%**

*In 2016, about 37 percent of households in Canada contained 3 or more persons.*

Figure 1:

Households and Average Number of People per Household, Canada, 1851 to 2011 (Statistics Canada, 2018)



In terms of family structure, in 2016, 26.5 percent of all households were comprised of couples with children, 8.9 percent of lone parents with children, 2.9 percent of multi-generational households (at least 3 generations living together), and other households such as two or more families living together or a family living with other people made up 3.6 percent (these households may or may not have children).

This information shows that although there has been a trend towards smaller households almost 40 percent of all households have children. Therefore, families make up a significant proportion of Canada's household demographic.

**38%**

*At least 38 percent of all households in Canada contain children.*



## 3.2 Hamilton's Households

A look at the City of Hamilton's household data provides a number of insights into housing types, housing sizes, and how families fit into the housing picture. This can be helpful to understand what household needs may be, and how to plan appropriately to meet those needs.

The total population of Hamilton recorded in the most recent 2016 census was 536,920 persons. This total population represents 222,920 households, and 211,600 dwellings (Some households may live together in the same dwelling). In Hamilton, approximately 40% of households contain three or more persons, slightly higher than the national average of 37%.

There are also slightly more households with children in Hamilton compared to the national breakdown. For Hamilton, the total number of households with children is approximately 94,610, which includes couples with children, and lone parent families. This is 43 percent of all the households in the City.



43%

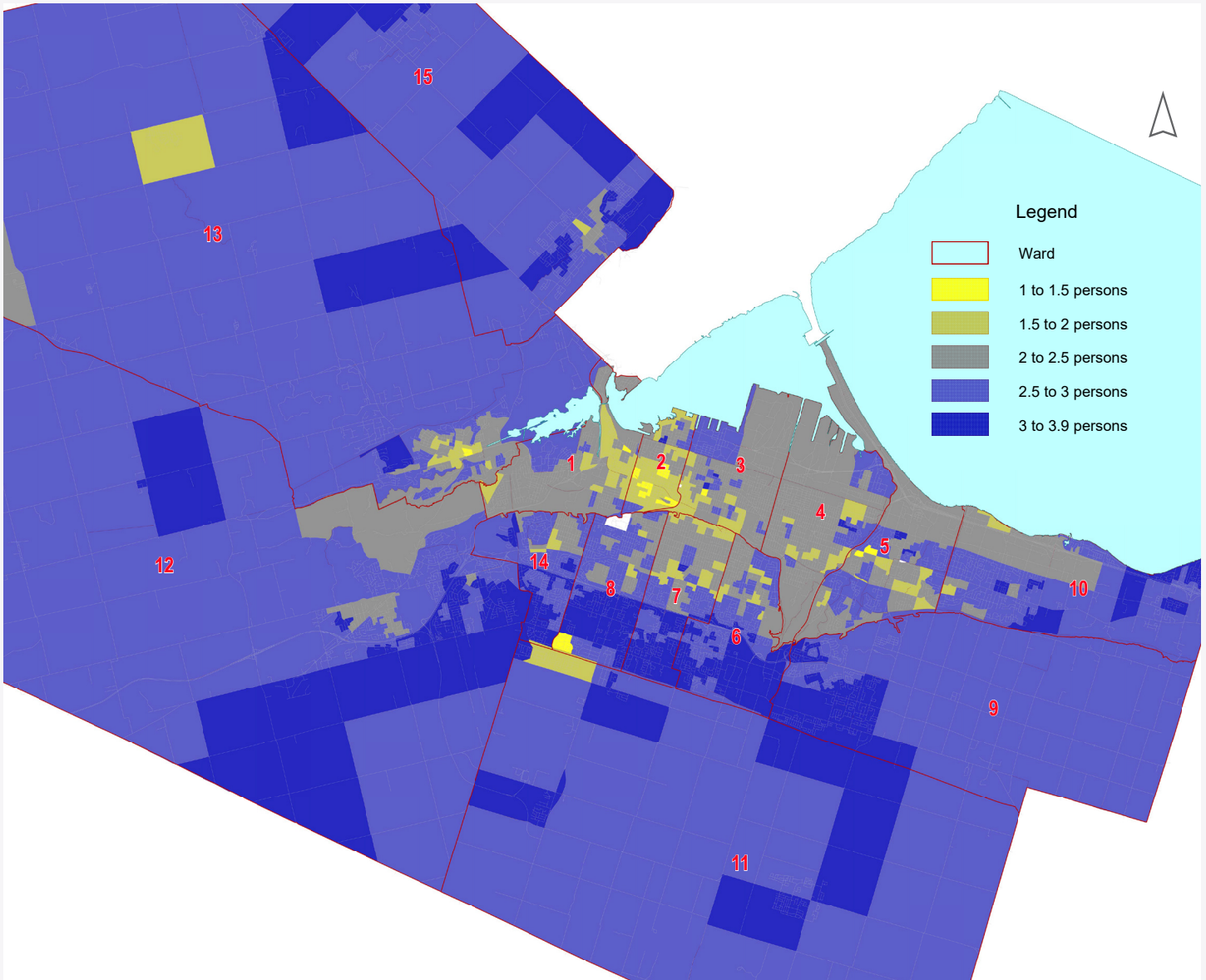
*In Hamilton, 43 percent of households contain children*

The average household size in Hamilton is 2.5 persons, just above the national average of 2.4 persons per household. Map 1 on page 11 shows the average household size across the City by census tract. When the average size of household is reviewed across various census tracts, certain trends are visible. There is a clear pattern of larger household sizes both in the rural area and in the suburban neighbourhoods around the external edge of Hamilton's urban boundary. Within the downtown and surrounding area, the average size of household is smaller.

Average household sizes in Hamilton are **larger** in rural and suburban areas.



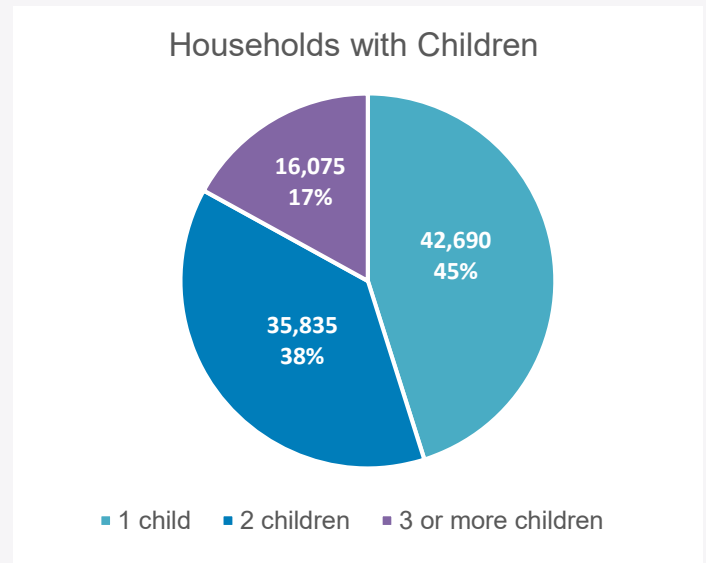
Map 1: Average Household size by Census Tract (Statistics Canada, 2016)





Of the households in Hamilton that have children, 45 percent have one child, 38 percent have two children, and 17 percent have three or more children, as shown in Figure 2.

**Figure 2: Number of Children per Household in Households with Children (Statistics Canada, 2016)**



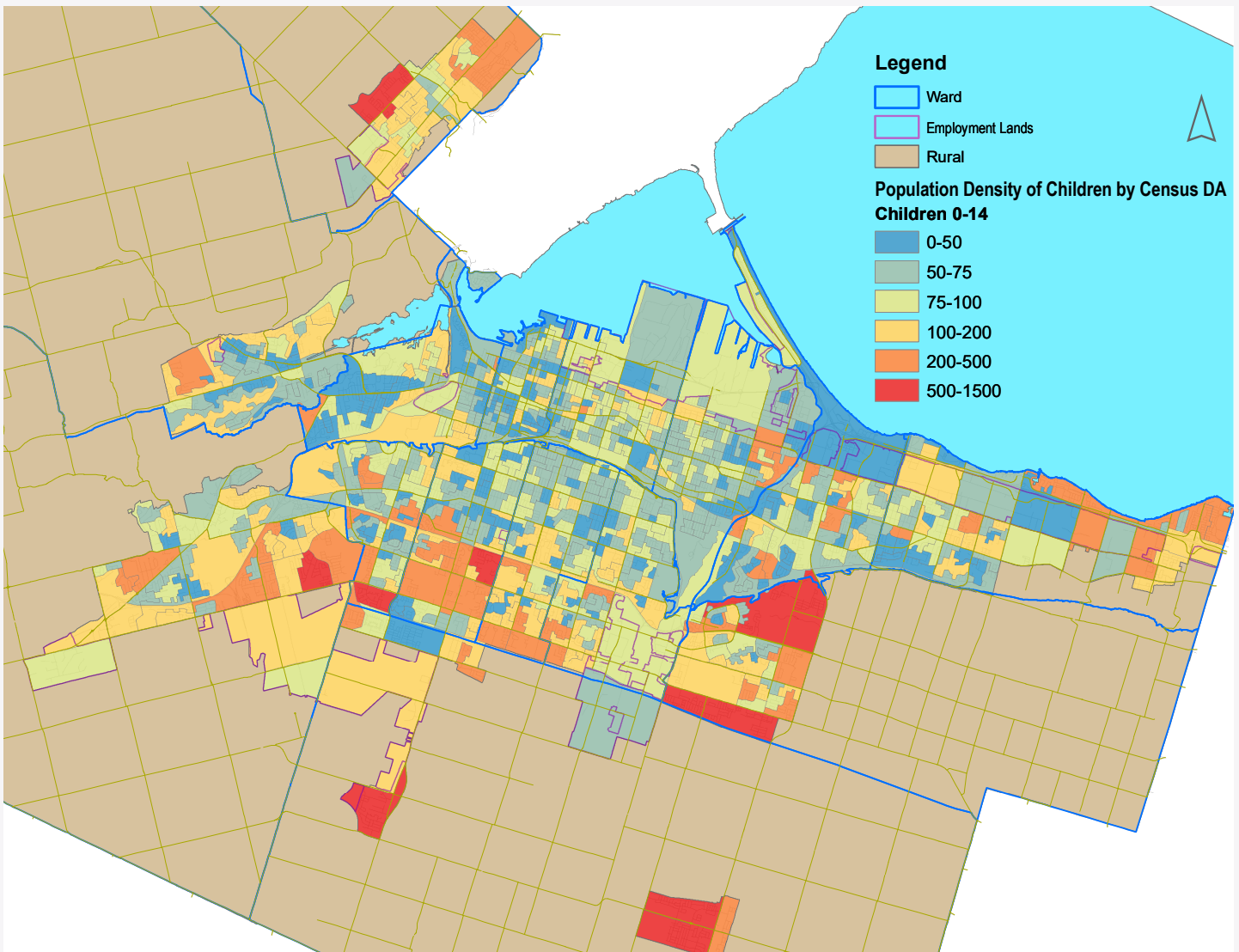
The population density of children within the urban area, based on 2016 census information is shown on Map 2. The total number of children living in the City is 87,055 (16 percent of Hamilton’s population). This has decreased over the last 25 years. Children made up 20 percent of the total population in 1991.

Newer suburban areas tend to have the highest proportion of children. This is consistent with data showing larger household sizes in these areas as well. Communities such as Waterdown, Ancaster, Mount Hope, Binbrook, the Heritage Green area in Stoney Creek, and the Fruitland Winona/lakefront areas in east Stoney Creek have higher proportions of children compared to the populations of these areas. The areas where more children are located tend to be areas where ground-oriented housing is the primary housing type. The majority of units in newer developed areas are single detached or townhouse units.

Newer suburban areas on the periphery of Hamilton’s urban area tend to have the highest proportion of children relative to population.



Map 2: Population Density of Children in Hamilton by Census Dissemination Area (Statistics Canada, 2016)



There is a significant concentration of children in select neighbourhoods within older urban areas. These areas are popular for families because of several factors, including affordability, proximity to the downtown, local jobs and schools.

### 3.2.1 Dwelling Types and Tenures

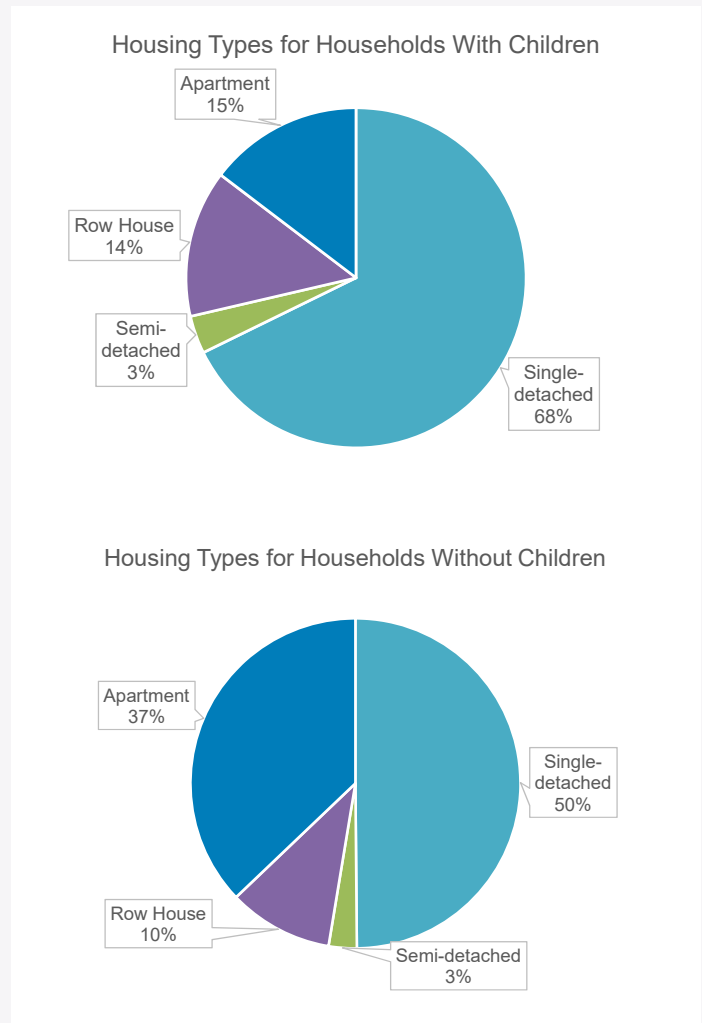
The City of Hamilton has a diverse mix of housing types. However, it has a similar pattern of development to many other municipalities, with a large number of lower density suburbs built around its inner City core areas. Fifty-seven percent of Hamilton households live in single detached dwellings. Apartments comprise 28 percent of all households. Other ground oriented housing forms such as semi-detached and row housing make up about 15 percent of households.

Single detached dwellings are the dominant form of housing in Hamilton for all types of households, both with and without children.

Due to the historic pattern of growth in Hamilton, the distribution of housing types differs significantly between Wards. Some Wards, such as Wards 1, 2, 3 and 5, contain large numbers of apartments, while other Wards such as Wards 9 and 11 contain very few apartment units in comparison to other unit types.

In Hamilton, families with children occupy a variety of dwelling types. Single detached dwellings are the most common type of dwelling, used by just over two thirds of families with children. Row housing and apartments make up a smaller, but still significant portion of housing. In households without children, single-detached homes still make up the largest proportion of housing, showing that a wide variety of household types prefer this form of housing, not just families with children. However, the proportion of households living in apartments is significantly higher among those without children. Figure 3 illustrates this difference in housing choice.

Figure 3: Housing Types for Households With and Without Children (Statistics Canada, 2016)



Out of a total of 58,145 apartment households recorded in the 2016 census data for Hamilton, 22 percent of those apartments housed families with children. This shows that although many families with children live in single detached homes, a significant number of all apartment units in Hamilton also contain children (about half of all single detached homes contain children).

22%

*of apartments in Hamilton contain children.*

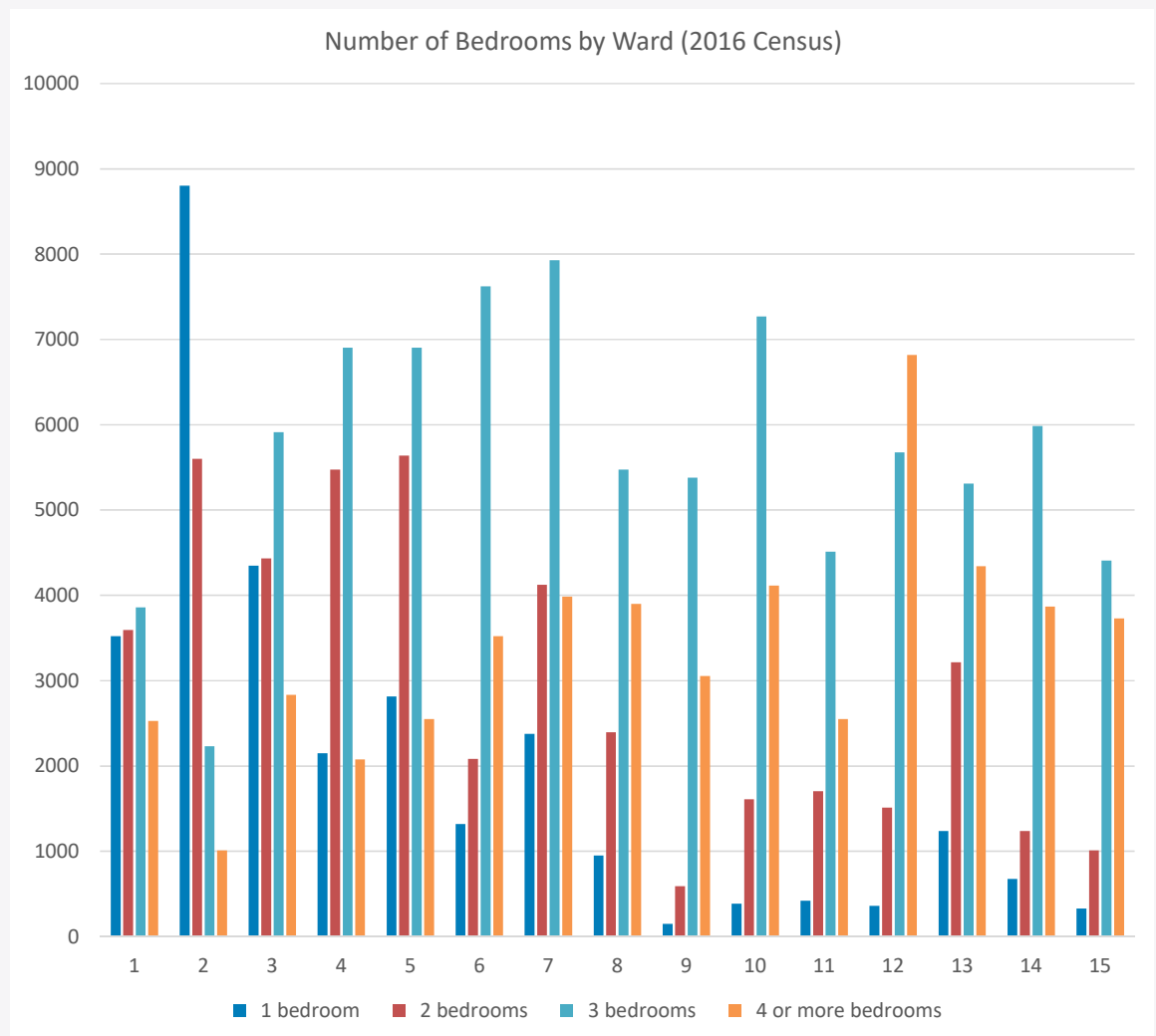


The available census data also allows us to look at the type of apartment in which families are living. Of the families with children living in apartments, 17 percent live in an apartment unit within a duplex, and 28 percent live in an apartment unit in a building that is fewer than 5 storeys in height. Larger buildings (above 5 storeys) account for the greatest number of families with children, at 55 percent. This could indicate a preference for this type of building, or it could simply reflect supply, with more units existing in taller buildings than in other types of buildings.

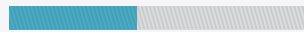
The number of bedrooms per dwelling unit (all forms of housing) in each Ward also varies significantly, as shown in Figure 4 below. Primarily, the “lower city” Wards have the greatest proportion of one-bedroom units, with the downtown significantly higher in one-bedroom units than any other ward.

Figure 4:

Number of Bedrooms per Unit by Ward (Statistics Canada, 2016)



To provide a full picture of the housing story in Hamilton, some details about tenure also need to be understood. Rental housing is important because it can provide an affordable housing option for all family types. In Hamilton, approximately 32 percent of households are renters. In Wards 1, 2, and 3, the number of renter households in each of these Wards exceeds the number of ownership households. Strategies for family-friendly housing need to be geared towards approaches that are effective for the rental market as well as the ownership market.



1/3

*One third of Hamilton's households are renters.*

A look at recent rental vacancy rates for the City shows that in 2020 and 2019, the overall vacancy rate for rental units was healthy, at 4.0 and 4.4 percent, respectively (The Canada Mortgage and Housing Corporation considers a 3 percent or greater vacancy rate to be healthy). By type, 1 and 2 bedroom unit sizes have consistently had the lowest vacancy rates each year. Over the last 10 years, vacancy rates for both of these types of units have been similar.



*Three bedroom units have higher vacancy rates than one and two bedroom units.*

Vacancy rates for bachelor units and three bedroom units have generally been higher. There could be several reasons for this. Demographics play a role, as a large number of households have 1 or 2 persons, making a 1 to 2 bedroom unit an ideal size for these households. There may also be a greater preference among 1 and 2 person households for this size of unit because of the additional space they provide over a bachelor unit. Also, affordability of larger units with more than two bedrooms could be a factor driving larger households to consider two bedroom units instead. If this is the case, any strategy relating to the provision of larger family-size rental units may need to be linked with other housing affordability strategies to be most effective.

### 3.2.2 Housing Suitability

'Housing suitability' is a measure used by Statistics Canada which refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms based on the age, sex, and relationships among household members. In essence, housing suitability assesses the match between "need" and the actual dwelling unit characteristics.

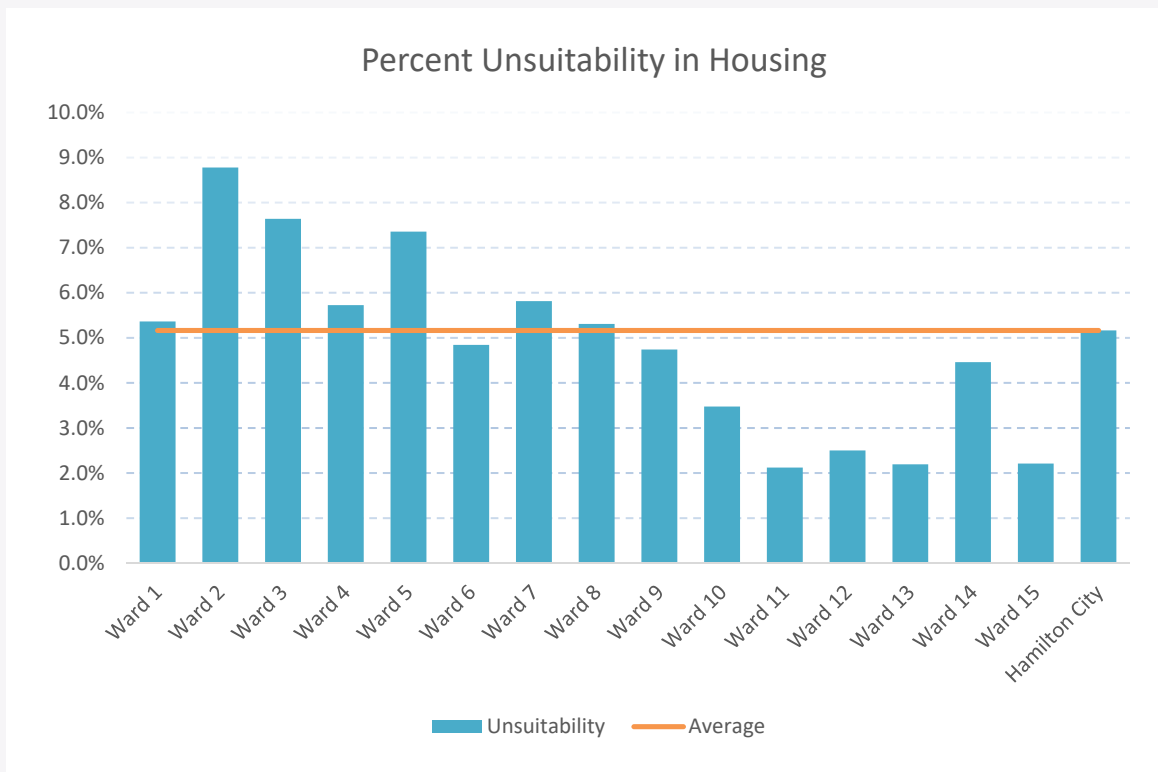
A review of housing suitability rates in Hamilton, illustrated on Figure 5, shows Wards 2, 3, 4, 5 and 7 have the highest incidence where household needs are not being met by their existing dwelling unit characteristics. These Wards are also the most dense neighbourhood environments in terms of population density (with the exception of Ward 1, which is also dense but has a large number of students). These same wards also have the highest number of apartment units. This appears to show a tendency that larger households also want to live in these wards but have a greater challenge finding suitable housing. This could indicate that a greater supply of family size units is needed in these areas, because a higher proportion of households are living in units that do not meet their requirements.

In areas which have higher population density, finding suitable housing is a greater challenge. More family sized units may be needed in these areas to meet housing needs.





Figure 5:  
Amount of Unsuitable Housing based on the National Occupancy Standard (NOS) (Statistics Canada, 2016)



(Statistics Canada 2016 Census, City of Hamilton; Housing Suitability in Private Households 25 Percent Sample)



## 4.0 RECENT DEVELOPMENT ACTIVITY IN HAMILTON

The market plays a large role in what is built in Hamilton. To gain a better understanding of recent trends in development, a high level review of residential development activity in Hamilton was undertaken. The review looked at development activity that has been occurring from 2010 to 2020.

In the last 11 years, there has been a shift occurring in the type of housing being built. In the past, single detached dwellings accounted for the largest proportion of new development. This is changing. Over the last several years, a greater proportion of development has been focused on row housing and multiple dwellings (apartments). Considering the continued focus on intensification as a strategy for accommodating a significant portion of growth in Hamilton, this trend is likely to continue in the future.

The City is experiencing a trend of more multiple dwellings and townhouses being built, and less single detached homes. This trend is likely to continue.

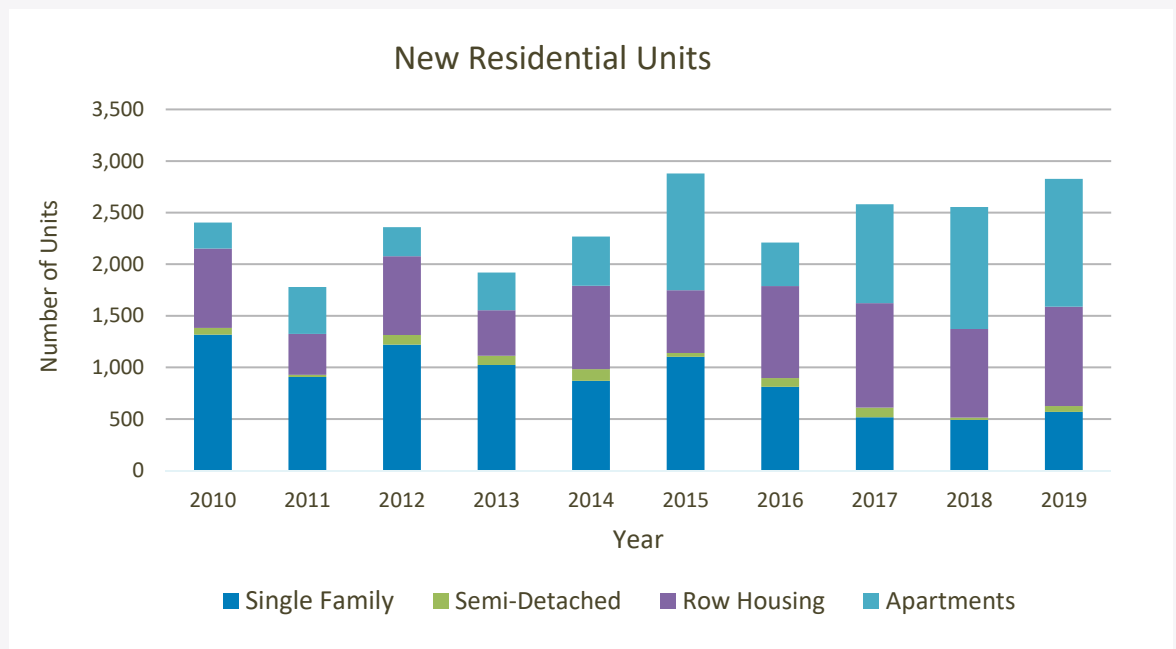
To maintain neighbourhoods as family-friendly places to live, the City must ensure that forms of development taking place through intensification continue to serve the full continuum of housing needs, including that of families with children.

In the housing market, ground-oriented row (townhouse) housing is typically considered family-friendly, even if these units are not always directly marketed towards families. These unit types generally have at least 2 bedrooms, and a large proportion have 3 bedrooms, making them large enough to accommodate a family household. They also frequently have private outdoor amenity space. Other types of ground-oriented housing, such as maisonettes (back-to-back townhouses) or stacked townhouses could be considered family-friendly in terms of their size as well, although they do not usually have private yards.

To ascertain whether the market has been building family size units in newer multiple dwelling developments (apartments), City staff reviewed all site plan applications for multiple residential developments (or mixed use developments with apartments) from 2010 to 2019. If available, unit size information (number of bedrooms per unit) was collected. Building permit records and marketing websites were also reviewed to obtain additional information about unit sizes where the information was not available through the site plan

Figure 6:

New Residential Units by Type (2010-2020)





application. Unit size information was not available for all developments but was obtained for over 75 percent of the development proposals. CityHousing developments, other non-profit supportive housing, retirement homes and student housing projects were not included in the review, as well as development proposals that were not approved as of the writing of this report. Based on site plan application records, approximately 8,966 multiple dwelling units have been approved between 2010 and 2019 (Not all of these are included in the Figure 6 totals, as some projects have not been built yet or are still under construction). Figure 7 shows the distribution of unit sizes among the information that was available.

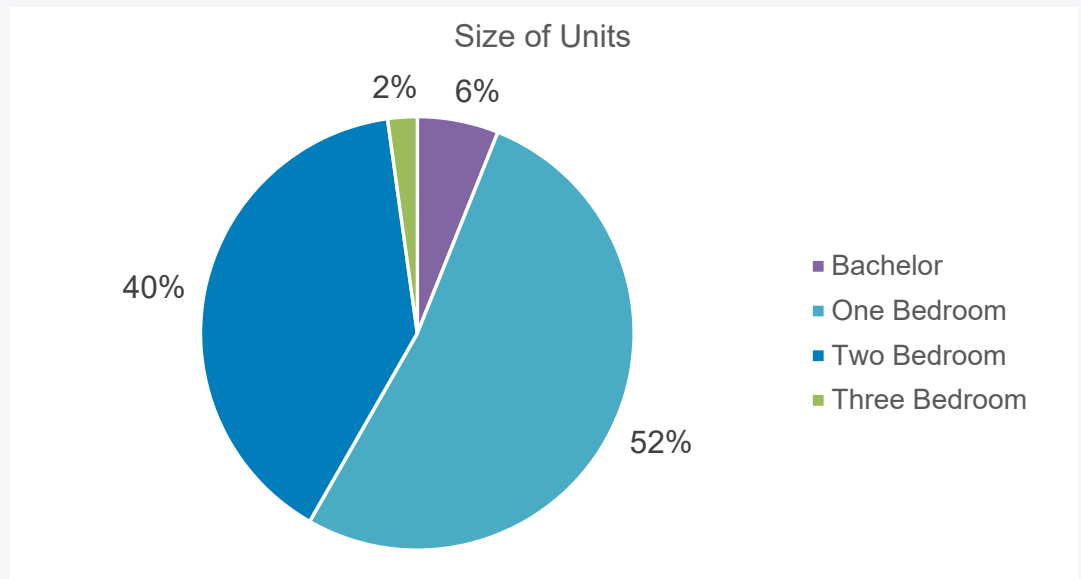
Based on the data, about 40 percent of new multiple dwelling units being built in Hamilton are two-bedrooms. This indicates that there is a market for these units. The number of 3-bedroom units in multiple dwellings is much lower, being only two percent of the total, or 151 units. It is also noted that in 2018 and 2019, for the 17 proposals submitted for buildings with more than 50 units, the number of three bedroom units proposed was zero. These 17 proposals in 2018 and 2019 (3,601 units) make

up a full 43 percent of all the units approved in the last 10 years. If the City is trying to create opportunities for families to have the option of living in a multiple dwelling, then this is a concern.

Seventeen site plan applications for larger apartments in 2018 and 2019 accounted for over 40 percent of all apartment units approved in the last ten years. There were no three bedroom units in any of these developments.

The locational pattern for multiple dwelling developments shows that Ward 2 had the highest number of new multiple dwelling units. Wards 15 (Waterdown) and 9 (Upper Stoney Creek) have each had over 1000 units proposed as well, showing that new multiple dwellings are also popular in new growth areas.

**Figure 7:**  
Unit Size in Multiple Dwellings Approved Between 2010 and 2019



## 5.0 PROVINCIAL AND MUNICIPAL PLANNING POLICY DIRECTIONS

Housing is a matter of provincial interest in Ontario. Ontario municipalities are tasked with ensuring housing is available and adequate for all residents, as legislated by the Planning Act and described by the Provincial Policy Statement. The City of Hamilton has a number of policies and plans in place to promote a mix and range of housing types and densities in appropriate locations. The Urban Hamilton Official Plan is the main source of municipal policy on housing, but other documents such as the Housing and Homelessness Action Plan also provide supplementary guidance.

### 5.1 The Planning Act

The Planning Act (the Act) is legislation which establishes the requirements for land use planning processes in Ontario. The Act requires all municipalities to conform to matters of Provincial interest, and to integrate these matters into municipal planning decisions. Several of the matters of Provincial interest listed in the Act relate to conditions that influence family-friendly housing. These include “the orderly development of safe and healthy communities”, “the adequate provision and distribution of educational, health, social, cultural and recreational facilities”, and “the adequate provision of a full range of housing, including affordable housing”.

### 5.2 Provincial Policy Statement (2020)

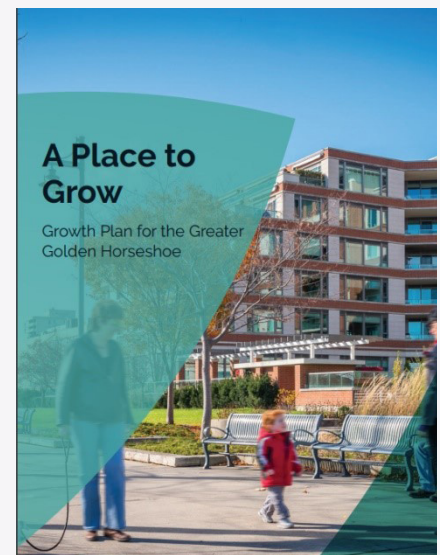
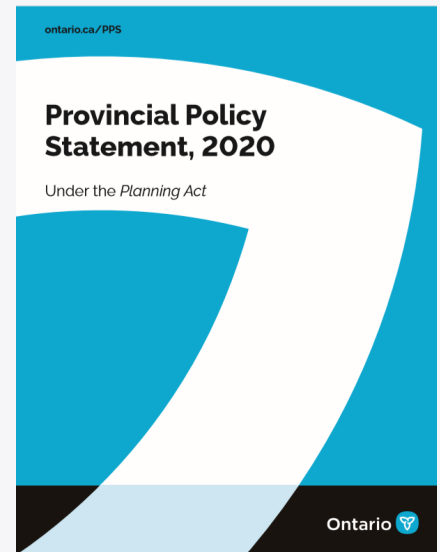
The Provincial Policy Statement (PPS) is part of the Province of Ontario’s policy-led planning framework, issued under the authority of Section 3 of the Planning Act. The PPS provides policy direction on matters of provincial interest and sets the policy foundation for regulating the development and use of land.

The PPS promotes the accommodation of an appropriate range and mix of land uses through intensification, redevelopment and compact built form, where appropriate levels of infrastructure and public service facilities are or will be available.

### 5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

The Growth Plan builds upon the principles within the PPS and contains policies for municipalities about directing growth and achieving complete communities in the Greater Golden Horseshoe area. The Plan endorses a concept of complete communities, which feature a diverse mix of land uses, improve social equity and overall quality of life, and provide a diverse range and mix of housing options.

The Growth Plan has several specific housing policies which direct municipalities to permit a diverse range and mix of housing options and densities to meet the needs of current and future residents. In particular, Policy 2.2.6.3 directs that “to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit



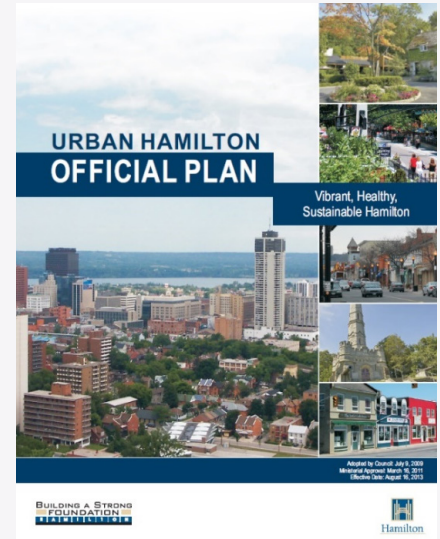
residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.” This Policy highlights the fact that additional regulation might be necessary to ensure that intensification provides appropriate housing for all types of households. Unit mix and size requirements can be mandated by municipalities where appropriate mixes that meet long term needs are not being created by the current market.

## 5.4 Urban Hamilton Official Plan

The Urban Hamilton Official Plan (UHOP) projects the long-term vision for the physical development of the City over the next 30 years. Chapter B – Communities of the UHOP promotes the creation of complete, healthy, diverse and vibrant communities to improve quality of life.

Housing for people of all incomes and demographics in different housing types and tenures is critical to quality of life. Chapter B of the UHOP contains policies which promotes a mix and range of housing types, forms, densities and affordability levels to ensure housing is available for all residents with a wide variety of needs.

Chapter B contains policies for residential intensification to ensure land, urban services and the transportation network is used efficiently. Residential intensification is recognized as a key component of Hamilton’s growth strategy and a contributor to creating and maintaining vibrant neighbourhoods. One of the criteria in the UHOP for evaluating proposals is the development’s contribution to maintaining and achieving a range of dwelling types and tenures. This range would include the supply of housing types and tenures required by families.





## 6.0 REVIEW OF FAMILY FRIENDLY HOUSING APPROACHES

The objective of creating family-friendly housing and neighbourhoods is often included in municipal planning documents in a broader sense with overall housing goals and policies that serve the needs of all households. The specific needs of children are not frequently separated from this broad view and studied in greater detail. However, a literature review on the subject did identify some examples of plans, studies, zoning requirements or research that have been focused specifically on planning for the needs of families with children. Most of the examples noted have been created or implemented in the last 5-10 years, indicating that this is an emerging issue that municipalities are trying to address.

This Section provides a summary of various studies and initiatives that were identified through the literature review. Initiatives used in other cities can be grouped into four types: policy, zoning, design, or other approaches. Table 1 identifies the specific cities and/or municipalities where family-friendly initiatives were noted, and the type of initiatives discussed in the report. Section 7 of this report outlines how the various approaches and actions in these other projects could be considered for Hamilton.

Table 1:  
Cities Noted  
in Literature  
Review and  
Corresponding  
Types of  
Initiatives

City or Municipality	Policy	Zoning	Design	Other
<b>Ontario</b>				
Toronto				
Markham				
Vaughan				
Mississauga				
<b>Canada</b>				
Vancouver, BC				
New Westminster, BC				
Edmonton, AB				
Halifax, NS				
Saskatoon, SK				
<b>International</b>				
Seattle, USA				
Portland, USA				
Rotterdam, Netherlands				
London, United Kingdom				
Ireland				
<b>Additional Academic Research</b>				
Multiple Locations				

## 6.1 Ontario Examples

In Ontario, Toronto is the primary example for planning approaches that recognize and meet the needs of families and larger households, although several other municipalities also speak to family housing needs in policy documents. Documents noted in this report which link to family-friendly planning include:

- City of Toronto Draft Policy on Units Suitable for Families with Children (2010)
- Mimico-by-the-Lake Secondary Plan (Toronto, 2013)
- City of Toronto Zoning By-law 569-2013
- City of Toronto Growing Up: Planning for Children in Vertical Communities Study and Urban Design Guidelines (2017)
- Mississauga and Toronto Rental Housing Demolition and Conversion By-laws
- City of Markham Official Plan
- City of Vaughan Official Plan

A detailed overview of the family-friendly planning approaches for each of these documents is provided in Appendix A.

Policy approaches identified in these examples include:

- Identifying specific areas in Official Plans where there is a need to provide units suitable for larger households (i.e. within downtowns or intensification areas);
- Creating Official Plan policy requiring a minimum amount of three bedroom units for proposals within targeted areas of concern; and,
- Encouraging flexible unit design such as knock-out walls and adaptable layouts.

Zoning approaches identified include:

- Ensuring adequate amounts and usability of indoor and outdoor amenity space through zoning requirements.

Design approaches identified include:

- Creating design guidelines that address planning for children in multiple dwelling projects.

Other Approaches include:

- Regulating the demolition and conversion of existing larger rental units through by-laws to protect existing family-sized housing stock; and,
- Requiring information on proposed housing types, tenures, unit sizes and prices to be submitted as part of certain Planning Act applications.

## 6.2 Canadian Examples

Examples of policy, zoning, design guidelines and other approaches to providing adequate housing for families can also be found in other cities in Canada. Vancouver has used a range of approaches to address this topic. The City of New Westminster has developed a specific Family Friendly Housing Policy implemented through zoning and design standards. Other cities have used additional strategies. Examples of different approaches from across Canada which were reviewed include the following documents:

- Family Room: Housing Mix Policy for Rezoning Projects (Vancouver, 2016)
- City of Vancouver Zoning and Development Bylaw
- Bonusing in Vancouver
- Marpole Community Plan (Vancouver, 2014)
- Vancouver High Density Housing for Families with Children Guidelines (1992)
- North Vancouver Child, Youth and Family-Friendly Strategy (2014)
- New Westminster Family-Friendly Housing Feasibility Study and Policy (2016)
- City of Edmonton Municipal Plan (2010) and City Plan (2020)

- City of Edmonton Zoning By-law
- City of Edmonton Development Incentives
- City of Halifax
- Saskatoon Incentives and Land Pre-designation program

A detailed overview of the family-friendly planning approaches for each of these documents is provided in Appendix B.

Policy approaches identified in these examples include:

- Establishing policy requiring minimum percentages of two bedroom and three bedroom units in new multiple dwelling developments, either City-wide or in defined areas; and,
- Considering the need for family oriented housing and the infrastructure needed to support families with children in the preparation of land use plans.

Zoning approaches identified include:

- Implementing unit size policies through zoning;
- Requiring unit size mixes through zoning only;
- Defining family oriented units in a zoning by-law;
- Requiring a proportion of larger units to be located on lower floors of a building;
- Establishing amenity area requirements in zoning for indoor and outdoor common spaces;
- Requiring replacement of rental units impacted by development proposals;
- Encouraging child care facilities in supportive locations; and,
- Updating zoning in targeted areas to permit construction of new ground-related units in existing neighbourhoods (i.e. townhouses, maisonettes, stacked townhouses).

Design approaches identified include:

- Creating design guidelines which address planning for children in high density developments.

Other approaches include:

- Creating a family-friendly strategy/action plan;
- Utilizing bonusing funds for amenities which serve children, such as child care centres and community centres;
- Increasing the safety and extent of the sidewalk system in priority areas;
- Use of incentive programs to encourage more three-bedroom units in new multiple dwellings or additional ground-oriented units via secondary dwelling units; and,
- Applying conditions to the sale of City-owned properties to create appropriately sized units and affordable housing.

### 6.3 International Examples

The challenge of creating housing suitable for families is one that has also been considered in many cities internationally. Examples of different planning approaches identified through the literature review include examples from the Cities of Seattle and Portland in the USA, the City of Rotterdam in the Netherlands, the City of London in the UK, and the country of Ireland. Documents reviewed include:

- City of Seattle Comprehensive Plan (Seattle, USA, 2019)
- Family-Sized Housing - An Essential Ingredient to Attract and Retain Families with Children in Seattle (Seattle, USA, 2014)
- Seattle Multi Family Property Tax Exemption Program (Seattle, USA)
- City of Portland Better Housing by Design Project (Portland, USA, 2020)
- Principles of Child-Friendly Housing (Portland, USA, 2007)
- Rotterdam, City with a Future: How to Build a Child Friendly City (Rotterdam, Netherlands, 2010)



- Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation (London, United Kingdom, 2012)
- Sustainable Urban Housing: Design Standards for New Apartments (Government of Ireland, 2018)

A detailed overview of the housing approaches for each of these documents is provided in Appendix C.

Policy approaches identified through the review include:

- Creating policies which encourage the development of family-sized housing affordable for households with a range of incomes;
- Encouraging the use of customizable modular designs and flexible housing; and,
- Establishing a minimum requirement for apartments with three or more bedrooms if an evidence-based assessment demonstrates a need.

Zoning approaches identified include:

- Requirements for courtyards and/or outdoor spaces in higher-density zones;
- Allowing daycares on all multi-dwelling zoned properties;
- Allowing flexibility in density permissions if housing form is appropriate;
- Allowing additional density where development has a greater number of 3 bedroom units and where units are affordable (bonusing);
- Promoting additional housing types in targeted intensification areas that are currently zoned for single-family development; and,
- Rezoning some areas to allow for more multi-unit housing that is family sized, and to allow stacked townhouses and other forms of street-facing housing.

Design approaches identified include:

- Creating guidelines which address design of outdoor spaces and play areas;
- Creating guidelines for unit sizes for 1, 2 and 3 bedroom units; and,
- Creating guidelines for low-rise and mid-rise street oriented housing types.

Other approaches include:

- Creating an action plan which utilizes various approaches;
- Conducting individual neighbourhood assessments to identify gaps in child friendly housing, public space, facilities, and safe traffic routes, and using assessment results to guide investment in targeted improvements; and,
- Using a tax exemption program to encourage private owners to provide affordable rents for family-oriented housing.

## 6.4 Additional Academic Research

Some notable academic research on family-friendly planning was also identified through the literature review. Natalia Krysiak is an Australian architect and researcher who has completed several research papers outlining design best practices for child-friendly cities. Two of Natalia Krysiak's research papers were reviewed to identify various examples of best practices:

- Designing Child-Friendly High Density Neighbourhoods (Natalie Krysiak, 2019)
- Where do the Children Play? Designing Child-Friendly Compact Cities (Natalia Krysiak, 2018)

A detailed overview of the design best practices outlined in each of these documents is provided in Appendix D.

Policy approaches identified through the review of these research papers include:

- Establishing a children's play and active mobility policy.

Design approaches include:

- Creating guidelines which address design of outdoor spaces and play areas; and,
- Applying child friendly design best practices to interior and exterior building design and amenity space design.

Other approaches include:

- Allowing community use of school facilities;
- Encouraging play through installing public art that facilitates play, and creating play opportunities at bus stops, underutilized spaces and on building facades;
- Creating safe travel routes for children via mapping of routes, traffic calming and separated walkways and bike paths;
- Co-location of supportive retail/restaurant uses with outdoor amenity areas
- Integrating child care facilities into residential buildings; and,
- Designing schools as community hubs and co-locating family friendly development adjacent to schools, including affordable housing.



## 6.5 Additional Tools, Approaches and Best Practices

In addition to the Official Plan, Zoning, design, and other approaches identified in Sections 6.1 to 6.4 of this Report, there are several other tools and approaches available to Ontario municipalities, summarized below.

### 6.5.1 Inclusionary Zoning

Inclusionary zoning is a type of land-use planning policy tool that requires a certain percentage of new residential development or redevelopment to be affordable to people with low to moderate incomes. Some North American cities, including New York, San Francisco, Boston, and Vancouver have implemented inclusionary zoning, to try to ensure that appropriate housing is available to the full range of affordability levels (City of Toronto, 2018).

In Ontario, amendments to the Planning Act to permit municipalities to enact inclusionary zoning initially came into effect in 2016, but final regulations were not enacted until April 2018. Further amendments to the inclusionary zoning statutes in the Planning Act were made by the More Homes More Choice Act in 2019 (Bill 108). The main purpose of inclusionary zoning is to dedicate or maintain a portion of new residential units as affordable housing. The permissions granted by the Act also permit specific zoning standards to be applied to affordable units. As such, affordable housing units of a specific size or number of bedrooms could be mandated.

The use of inclusionary zoning in Ontario is restricted to areas within a Protected Major Transit Station Area or Development Permit System area. Non-profit housing providers and developments with less than 10 units are exempt. Protected Major Transit Station Areas is a new term introduced by Bill 108. As such, Official Plan Amendments may be required by municipalities to adopt Protected Major Transit Station Areas first. Prior to implementing inclusionary zoning, municipalities must conduct an assessment report considering housing supply, population, household incomes, and the potential impact of such policies on the housing market.

### 6.5.2 Community Benefits Charges

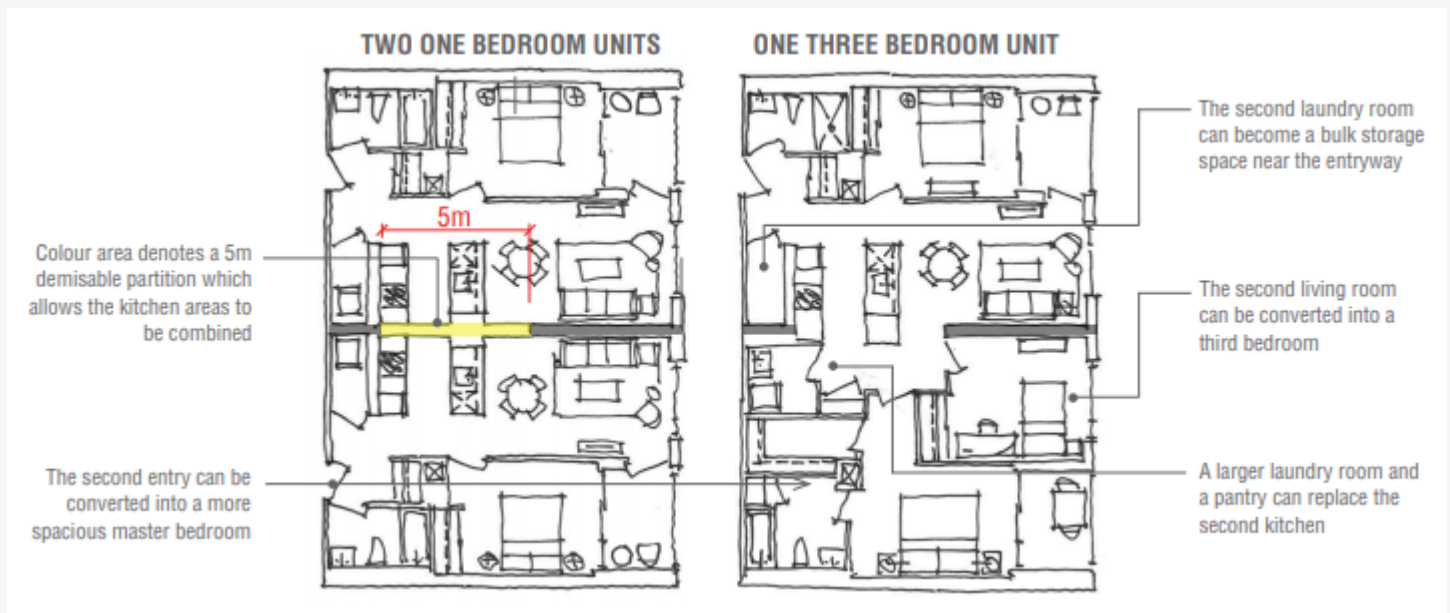
In Ontario, Section 37 bonusing provisions of the Planning Act were recently repealed through changes made in 2019 as part of the More Homes, More Choice Act (Bill 108). The original bonusing provisions allowed municipalities to permit increases in height and/or density in return for community benefits. Bill 197 introduced Ontario Regulation 509/20 under the Planning Act to implement Community Benefits Charges (CBCs) to essentially replace the former Section 37 Bonusing tool of Planning Act. A CBC will allow municipalities to pass a “community benefit charge” by-law to fund various community services not otherwise covered by development charges or parkland fees. The amount that can be collected through this charge is capped at 4% of the land value (calculated the day before building permit issuance).

This would be an appropriate tool to help fund neighbourhood services and amenities targeted towards families in Hamilton. The City of Hamilton is actively investigating the new regulations and will be working towards implementing a CBC By-law before the expiration of the Provincial transitional period on September 18, 2022.

### 6.5.3 Flexible Units and Adaptable Designs

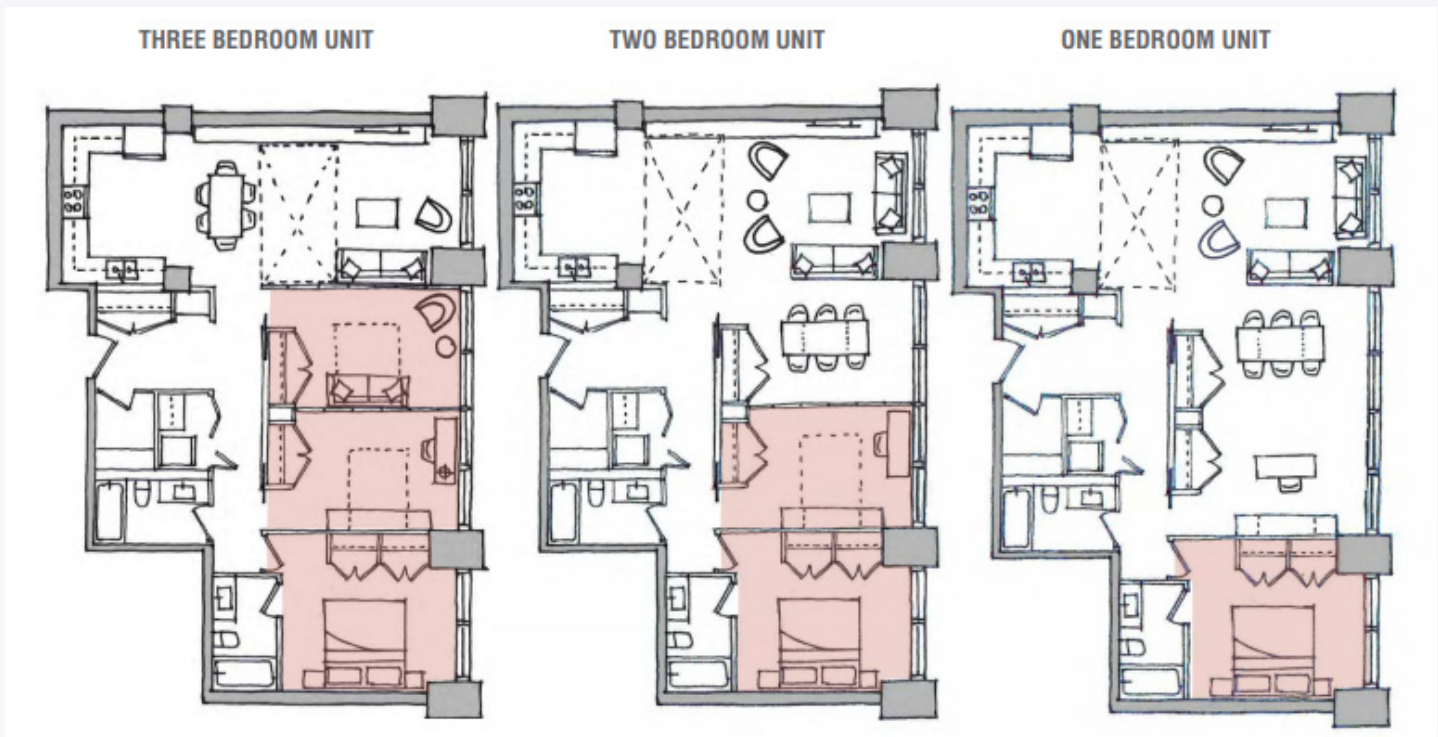
Flexible unit design has been identified by some Ontario municipalities as a way to increase the potential for additional larger units. The risk to a developer is reduced by giving a developer flexibility to provide the size of unit a purchaser wants. Potential purchasers are given the option to buy a larger unit by combining the space of two (or more) smaller units. This approach has been proposed or used for several recent developments in Hamilton. There can be variations in this approach as well. For example, the development initially proposed at 468 James Street North in Hamilton was based on a model that would have given owners the ability to purchase multiple spaces and customize unit configuration and size, and then alter these units in the future. In other developments such as a multiple dwelling at 153 Wilson Street West in Ancaster, some single bedroom units in the building are marketed as units that can be combined with adjacent units to create a larger two bedroom unit. In this second example, there is no additional flexibility once a unit is sold and fully built.

**Example Flexible Unit Design from the Growing Up – Planning for Children in New Vertical Communities Urban Design Guidelines (City of Toronto, 2020)**





Example Flexible Unit Design from the Growing Up – Planning for Children in New Vertical Communities Urban Design Guidelines (City of Toronto, 2020)



In addition to combining spaces, units can also be designed with adaptable interiors, to enable different layouts or numbers of bedrooms within the same unit, depending on the needs of the household.

#### 6.5.4 Dog Waste Management Innovations

Related to the discussion on family-friendly development is accommodations and amenities for pets. As landscaped areas or green spaces where children may play are often shared areas also used by residents with pets, addressing issues such as the management of pet waste are integral to creating inviting spaces for children and families to use. In high density developments, there can be many pets, and consequently, a large amount of pet waste. In addition to being unsightly and creating unpleasant odours, pet waste can be a health hazard. New approaches are being piloted to deal with these issues. Pet friendly approaches range from simple installations of custom containers to collect and hold dog waste, installations of special “pooch patch” containers that can be placed on balconies, creating dog ‘toilet’ areas, and including designated dog runs/

relief areas and pet washing stations on ground floors of multi-story developments.

#### 6.5.5 Innovative Programming

The literature review identified several unique programs that were also geared towards providing amenities for children in higher density areas. Similar programs could also be considered in Hamilton as part of a wider approach.

- The City of Rotterdam established neighbourhood “toy boxes” (storage containers) in public spaces or squares where parents can gather and sign out toys to play with in the square. The toy box programs are run by volunteers.
- An organization called “Play Depot” in To Kwa Wan, Hong Kong, created a communal indoor “maker space” free for residents and children, with tools, and art supplies and recycled donated materials.

- Tokyo, Japan established mini park spaces or neighbourhood play yards, staffing these spaces to ensure safety, and providing resources (i.e. water, buckets, chalk) so children can come on their own to play and engage in messy play.
- Odense, Denmark has created several “play streets” where vehicle traffic is limited or prohibited. Outdoor games are painted on the pavement to allow for play opportunities.
- Schools in Tokyo, Japan worked with city staff to create child-friendly travel routes to schools, including providing mapping, signage along routes, and temporary street closures around schools during arrival/departure times. Similar work is currently being done through Hamilton’s Active and Sustainable School Transportation Hub (ASST) program, coordinated between the City’s Public Health and Transportation Planning groups.

## Summary of Other Approaches

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- Mandating affordable units for larger households through inclusionary zoning
  - Using Community Benefits Charges for amenities that support families
  - Encouraging flexible unit designs or combinable units
  - Managing pet waste to avoid impacts on outdoor amenity spaces
  - Encouraging play through innovative programming in dense urban areas
  - Creating child-friendly routes to schools
- 

## 6.6 Barriers to Success

### 6.6.1 Financial Feasibility

The majority of new housing is private developer-driven housing and requires a specific profit margin to be viable. Developers are sensitive to the market and to requirements that impact the cost of development.

The City of New Westminster, B.C. undertook a feasibility study during the development of mandatory requirements for family sized units in new developments which evaluated the cost implications of requiring a greater number of two and three bedroom units in a development. The feasibility study concluded that there is negligible impact on return on cost when the number of two and three bedroom units in a project is increased, whether the project was ownership or rental tenure. However, there was a potential impact on project financing, as larger units (two and three bedrooms) on average require more time to sell. Project financing operates based on a model of steady sales. Having a larger number of one bedroom units in a project creates a more dependable revenue stream and is ideal for developers from a financing standpoint. Investors and/or speculators also tend to have a preference for purchasing smaller units leading to strong sales in these unit sizes. The feasibility study noted that “the longer absorption period associated with a larger ratio of family-friendly units increases project risk, which may incentivize a developer to require a higher profit margin. This in turn affects the viability of the project and may become the primary reason why it is not worthwhile for the developer to take on more risk, and essentially gain little to no return.” (Colliers International Consulting and Toderian UrbanWORKS, 2014). Developers in Toronto noted the same issues of slower absorption rates for larger units impacting the ability to obtain financing (City of Toronto, 2014).

The study also noted that the financing for rental projects often has a very low return on cost or a negative return on cost, which is why most rental projects are not viable unless other incentives are involved. The report recommended that it was reasonable to mandate some level of family-friendly sized units in ownership projects, but that it may be problematic to mandate the same for rental projects. It was noted that family sized rental housing was still very important and should possibly

be pursued through other measures rather than mandating unit sizes.

On the buyer's side, larger units, although typically a lower cost per square foot, are overall more expensive than smaller units. In addition, larger units can incur higher ownership costs due to higher property tax and/or condo fees. This can make large units a fairly expensive option for families at full market rates.

### 6.6.2 Lack of Awareness and Knowledge

Although there are some good examples in literature and policy about incorporating family needs in planning for housing, in general, there appears to be a lack of awareness about the issue in planning and policy documents, particularly in Canada. Only the municipalities of Vancouver (BC) and New Westminster (BC) were identified as having stand-alone policies on Family-Friendly Housing in the literature review. Also, much of the literature and policy on family friendly housing is from the last ten years.

Although elements such as transportation, housing, infrastructure, and services are planned for, it does not appear that a "child-friendly" lens is frequently applied to decisions on various planning components. There is a lack of awareness on the part of municipalities, planners and developers about where planning may be falling short in addressing the needs of children.

Lack of awareness can lead to resistance. In the City of Toronto Condominium Consultation Report, it was noted that developers were hesitant to market openly to families or include child-friendly amenities in new developments because of a fear that it may deter buyers without children.

### 6.6.3 Inaccurate Assumptions and Perceptions

There appear to be commonly held misconceptions among the public and within municipal environments that families don't want to live in urban environments, or that families living in these areas are only doing so on a temporary basis, until they can move to a single-family dwelling. This is a problem because when this assumption is made, the failure to plan for children in these environments continues and the needs of families are not addressed, hampering the achievement of

If children are not designed into our cities, they are designed out. This means that they are deprived of contact with the material world, with nature, with civic life and with their own capacities."

*George Monbiot, Writer*

complete communities and the development of vibrant, inclusive neighbourhoods. There is research evidence which shows that families with children do want to live in urban areas close to jobs and a mix of uses and that if attractive, affordable options are created within our denser urban areas, families will choose to live there (Whitzman and Mirachi, 2012).

In previous generations, the single-family dwelling was seen to be the ideal home for families. This idea is slowly shifting based on several factors. One of the major factors driving this shift is the lessening affordability of housing; another is the trend towards intensification within our built environment which is occurring in many cities all around the world, not just in Canada or Ontario. This is not to say that high-rise developments in dense urban areas are now preferred over other more-ground oriented housing forms. There must be room for families in both contexts. Since more people are choosing to live in urban areas to access other benefits such as better public transportation, culture, and walkability, it is important to ensure that housing options for families exists in these areas, and that child-friendly design is considered in all intensification projects.





## 7.0 POTENTIAL APPROACHES FOR THE CITY OF HAMILTON

The literature review revealed numerous approaches for meeting identified needs for family friendly housing. There is no single method that is considered “the best”. Rather, it appears that a combination of tools would be most effective to achieve the desired objective of making intensification areas more hospitable to families and creating the needed supply of units. The suggested approaches outlined make use of several different tools, including the City’s Official Plan, the Zoning By-law, design guidelines and regulatory tools to achieve the objective of providing sufficient housing that meets the needs of families.

### 7.1 Existing Initiatives and Actions

It is important to recognize that the City of Hamilton already supports the provision of appropriate housing and living environments for families in many ways. An overview of multiple aligned initiatives is noted in this report to illustrate the range of existing documents that contribute to meeting the housing needs of children, including the provision of supportive amenities. New approaches can build on the existing work that is already in place.

Hamilton’s Charter of Rights of Children and Youth was created in 2015 using input from children and youth across Hamilton. The City’s endorsement of this set of rights for children and youth, which includes a right to housing, to play, to accessing nature, and to safe environments, sets a foundation for making further decisions and investments that impact children in Hamilton.

The City-wide Transportation Master Plan approved in 2018 provides future direction for all facets of the City’s transportation network. An important concept in the plan is the adoption of a “Complete Livable Streets” policy for road design, to ensure that road designs, including the pedestrian network, consider the needs of users of all ages and abilities. The plan also endorses actions to improve road safety as part of its “Vision Zero” target. These concepts and directions advance the goal of giving children more independent mobility in their neighbourhoods.

The City is involved in promoting active and sustainable school travel in Hamilton through partnerships with local school boards and other organizations. The City and local school boards have jointly endorsed an Active Sustainable School Transportation Charter which includes planning actions that can support active transportation by children to school. The City also assists local schools with the creation of School Travel Plans to provide greater safety for children walking or biking to school.

Updated Design Standards for new development are being developed by the City’s Planning Division. The Design Standards are expected to be completed in 2021 and will replace the current 2003 Site Plan Guidelines. The revised design standards will include improved direction for building and site design. Many of the standards will address design elements related to child-friendly design, include providing safe pedestrian circulation, a high quality public realm design, and providing play areas for children in new developments.

The City is developing updated zoning for all residential areas of the City, which will be incorporated into the City’s comprehensive Zoning By-law No. 05-200. This project is being completed in phases. Low density residential zoning is being developed in the first phase, which is in progress. As part of this zoning, unique flexible low density zones are being considered for urban areas around the downtown, which could permit a variety of low density uses such as single detached, semi-detached, duplex and street townhouse uses. This type of flexible zoning would encourage a greater supply of family-oriented units within urban neighbourhoods.

The City also recently approved zoning requirements for secondary dwelling units to implement the Province’s requirement to permit these units within existing single detached, semi-detached and row house dwellings. These new standards help to remove barriers for homeowners looking to create secondary units and increase supply of these units. This could provide a greater number of ground-oriented housing options for families, particularly for renters.

The City's Urban Hamilton Official Plan permits day nurseries on the ground floor of any multiple dwelling as a local commercial use. This provides more flexible options for child care facilities to be located in close proximity to the populations they serve.

In mixed use zones already existing within the City's consolidated Zoning By-law No. 05-200, the same parking ratio (spaces required per unit) is maintained for two or three-bedroom units as for single bedroom units, to avoid discouraging larger units from being created.

## 7.2 Approaches to Consider in Conjunction with Planned Projects

Several types of family-oriented planning approaches that could be beneficial for Hamilton can be considered in conjunction with upcoming or recently initiated planning projects. It is recommended that four planned City projects include consideration of specific approaches as described in the list below.

1. The City is expected to consider the creation of inclusionary zoning standards in the short term future, now that specific requirements have been established by the Province. As part of this project, requirements mandating different sizes of affordable units (i.e. one bedroom, two bedroom and three bedroom) should be considered.
2. The City has initiated the process of creating a community benefit charge by-law to cover the cost of various "soft" services and amenities needed to support development, in accordance with new Provincial requirements. This process should ensure that an appropriate proportion of these funds is used for the provision of family-supportive amenities and services.
3. As noted previously, the City is undertaking a Residential Zoning Project to establish consolidated zoning for all residential lands across the City. The project is being completed in phases, starting with the rezoning of low-density residential properties, which is in progress now. Subsequent phases of this project will include medium and high density residential lands. Several zoning approaches should be considered for the medium and high density

residential phases as this project progresses, including:

- assessing areas where it may be appropriate to amend existing residential zoning permissions to permit ground oriented medium density residential uses, such as block townhouses, back-to-back townhouses and stacked townhouses. These housing forms are considered family-friendly and can provide a greater range of housing options for families. They are generally more affordable and thus more attainable for families than single detached homes. Areas along arterial roads, on the periphery of neighbourhoods and in nodes and corridors could be appropriate places for these zoning changes.
  - requiring the same parking ratio for one bedroom as for two and three bedroom dwelling units, so that larger units are not discouraged through increased parking requirements.
  - development of minimum standards for common indoor and outdoor amenity space in multiple dwellings over a specific number of units.
  - requiring outdoor amenity areas for ground-oriented dwelling types which have limited amenity space, such as block townhouses, back-to-back townhouses and stacked townhouses.
4. Hamilton City Council has provided previous direction to staff via a motion to review existing criteria for conversions of primary rental housing from rental tenure to condominium within the City's Official Plan, and report back with recommendations for strengthening the criteria. The review is underway. An evaluation of the potential use of a Municipal Act by-law in conjunction with Official Plan policies to regulate demolition and conversion of rental housing is being undertaken as part of the project. The City's of Mississauga and Toronto have considered this tool to be a useful approach to protecting and replacing existing family-sized rental housing stock.

### 7.3 Other Approaches to Consider

There are numerous other measures that Hamilton could consider implementing, based on the examples outlined in this report. The following list of approaches should receive further consideration.

	Action	Scale/Tool Type	Comment
1	Add policy language to the Urban Hamilton Official Plan about meeting the needs of families with children and larger households.	Official Plan	Although the Urban Hamilton Official Plan encourages the provision of a full range of housing types to meet the needs of residents, it does not explicitly reference the need for family-friendly housing or describe the term. The housing policies of the Official Plan could be amended to clearly describe the term “family-friendly housing” and explain the importance of providing family-friendly housing as part of residential intensification. This would help to highlight this issue, particularly with regards to the review of development applications.
2	Add policy language to the Urban Hamilton Official Plan promoting the use of flexible unit layouts that can be adapted over time to meet the changing needs of residents.	Official Plan	The addition of this language in the Official Plan would highlight this as a good practice and would allow the City to communicate a desire for more flexible units in new developments.
3	Add specific targets for family sized units in new high density developments to the Urban Hamilton Official Plan to promote an adequate supply of housing.	Official Plan	The City of New Westminster and the City of Vancouver created minimum targets of 15-20 percent and 25 percent respectively for two-bedroom units, and five percent and ten percent respectively for three-bedroom units. The City of New Westminster set a lower target of five percent three-bedroom units for rental projects. In the City of Toronto, the Mimico Secondary Plan also mandated that a minimum of five percent of units in new developments have three bedrooms or more. Ireland also allows municipalities to implement requirements if justified by a needs assessment. Requiring family size units within developments may help to ensure a balanced stock of unit sizes in certain



	Action	Scale/Tool Type	Comment
			<p>areas which are experiencing a high amount of intensification in the form of multiple dwellings. However, this approach should be used cautiously, as there may be financing impacts to developers that could impact the feasibility of projects. It is clear in the literature that one size does not fit all. As a best practice, a detailed assessment of need and market feasibility should be completed before setting targets. Based on other examples where family-friendly housing is targeted to specific areas, it would be appropriate to apply this type of requirement to specific areas within the City where identified needs are greatest, such as in intensification areas like nodes, corridors and major transit station areas. Also, it may be necessary to combine this approach with other strategies that are linked to providing affordable housing.</p>
4	<p>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.</p>	Zoning By-law	<p>This requirement should be considered where a supporting Official Plan Amendment is proposed which will set a minimum target of three bedroom units. The Zoning requirements should be based on a needs assessment and would likely be limited to specific areas as identified through an Official Plan policy. It is important to note that the zoning by-law cannot create different standards for rental versus condominium ownership.</p>
5	<p>Define a “family-oriented dwelling unit” or “unit suitable for larger household sizes” in the Zoning By-law.</p>	Zoning By-law	<p>A definition of a family-oriented dwelling unit would include a minimum number of bedrooms (i.e. three or more) and could also define where the units must be located in a building, such as within the first three or four storeys. This definition could be used to implement zoning requirements for minimum numbers of three bedroom units where these are in place.</p>

	Action	Scale/Tool Type	Comment
6	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.	Zoning By-law	This approach will be considered as part of the residential zoning project. However, amendments to existing zones in mixed use areas and the downtown that permit multiple dwellings should also be considered to be consistent. Current zoning standards for commercial and mixed use areas mandate a minimum amount of amenity space per unit, however this is typically provided as balcony space and/or an indoor amenity room for residents to use. These spaces are not usually compatible with outdoor play needs for children. In the literature review, community outdoor amenity areas are typically required once a development exceeds a threshold number of units, such as 20 units or more.
7	Require indoor communal amenity space in addition to outdoor space in the Zoning By-law.	Zoning By-law	In the City of Toronto's "Growing Up: Planning for Children in New Vertical Communities Study", indoor spaces for activities were also noted as being important for families, particularly during colder months. The Zoning By-law could make a distinction between indoor and outdoor amenity space for residential units and could specify that both types be provided. For residential zones, this approach should be considered as part of the residential zoning project. Zoning amendments for existing zones in the downtown and in mixed use area should also be considered to be consistent.
8	Create specific design guidelines for outdoor amenity areas.	Design Guidelines	In addition to the higher level design standards that will be included in the City's new design standards document, the City should also consider creating a supplementary guideline document that provides more specific direction for outdoor amenity area design. This could address matters such as: <ul style="list-style-type: none"> <li>• Where to locate amenity areas on a site</li> <li>• Appropriate dimensions for amenity areas to optimize usability</li> <li>• Promoting safety for children in the design of amenity areas</li> </ul>

	Action	Scale/Tool Type	Comment
			<ul style="list-style-type: none"> <li>• Provision of access to amenity areas</li> <li>• Provision of appropriate play equipment for a range of users</li> <li>• Provision of naturalized landscaping or access to natural areas</li> <li>• Provision of pet waste amenities and separate areas for pets to relieve themselves, to prevent conflicts with use of outdoor spaces by children</li> </ul>
9	Create family friendly design guidelines for the interior design of high-rise buildings and units.	Design Guidelines	<p>The City could also consider creating supplementary guidelines which promote family-oriented design in the interior of buildings. This would serve to provide guidance for applicants on to consider in the design of their buildings including interiors. It should be noted that the Planning Act does not allow municipalities to regulate interior design of buildings, therefore the City does not have the authority to mandate matters of interior design. This guideline would be informative only, providing guidance on:</p> <ul style="list-style-type: none"> <li>• Unit sizes and bedroom sizes that are suitable for families</li> <li>• The provision of windows for bedrooms</li> <li>• Unit storage, entry space, and other family-friendly unit design elements</li> <li>• Interior amenity spaces and common areas, to allow for use by children and social interaction among residents and their pets.</li> <li>• The location and placement of larger units (i.e. grouping larger units together, locating them on lower floors of the building)</li> <li>• Details regarding flexible unit design and construction</li> </ul>
10	Conduct neighbourhood assessments to identify the degree of	Neighbourhood Action Plan	This approach is based on the successful implementation of a similar program in Rotterdam. Individual neighbourhoods are evaluated to identify strengths and weaknesses in four areas: housing, public



	Action	Scale/Tool Type	Comment
	and potential for child-friendliness, and develop focused action plans or strategies for improvements.		space, facilities/amenities and safe traffic routes. Following the review, a neighbourhood action plan is created outlining actions that will be taken to make the neighbourhood more child-friendly. This approach could be implemented first for a single neighbourhood as a pilot project and expanded to additional neighbourhoods at a later date.
11	Require a Housing Options report to be submitted with Planning Act applications.	Development Application Requirements	The City could require developers, as appropriate, to submit a Housing Options Report with applications for Official Plan Amendment, Zoning By-law Amendment, Plan of subdivision or Site Plan applications outlining the proposed tenure, unit types, unit sizes, and anticipated prices of units in residential developments. The Report would help staff and Council assess how individual proposals are meeting the objectives of the Official Plan to provide a range of housing types, tenures, and prices. Also, data received through these reports would be valuable for tracking and analyzing numbers of bedrooms in new units and unit sizes built in Hamilton. Currently, some applications provide unit details and some do not, making this information difficult to track.

## 7.4 Other Considerations

Beyond the scope of the individual approaches outline in subsection 7.3, there are several other actions to note that would advance the broader objective of making the City more child-friendly. These could be part of a wider strategy for achieving the City's vision of making the City the best place to raise a child.

### 1. Applying a Child-friendly lens to other City Plans

Planning for families at a neighbourhood scale and larger is very important to the success of creating a family-friendly environment. This includes planning for schools, planning for recreation facilities, and ensuring access to parks and open spaces. It also involves planning our transportation network to create safe pedestrian and cycling routes. To achieve a child-friendly City, City plans such as the Transportation Master Plan: City in Motion (TMP), the Recreational Trails Master Plan, the Public Art Master Plan, Secondary Plans and others must apply a child-friendly lens when making plan changes and updates. This is an ongoing action that should be applied as plans are created or updated.

### 2. Creating a City-wide Child Friendly Hamilton Strategy or Action Plan

The City of Hamilton created an Age Friendly Hamilton Plan in 2014, through a partnership with the Hamilton Council on Aging (HCoA) and the Seniors Advisory Committee of Council (SAC). The Plan was developed with significant stakeholder and public involvement, and has seven main areas of focus. Each area of focus contains a list of objectives and actions that the City and other agencies have committed to work towards. The very first area of focus in the Plan is housing and the second is mobility, outdoor spaces and building design. These areas are also key in the context of creating family-friendly housing and neighbourhoods. Developing a similar plan for children with supporting agencies would be an initiative that is much broader in scope than the focus on housing. It could play a meaningful role in advancing family-friendly housing goals, in addition to other child-friendly goals.

### 3. Implementing Innovative Programming for Children

There were numerous examples of child-focused innovative programming ideas identified in the literature review, such as maker spaces, neighbourhood toy depots, and the creation of "play streets". These ideas are focused on creating opportunities for children to play, which is an essential ingredient for a child-friendly environment. The City should strive to identify opportunities to implement new and innovative ways to encourage play in all neighbourhoods.



## 8.0 SUMMARY AND NEXT STEPS

Considering the continuously changing nature of our cities, and the differences from generation to generation in demographics, housing and the way cities function, it can be difficult to know how to plan for housing that will meet the needs of its citizens over the long term. Built form has a long lifespan, continuing to impact the urban landscape and neighbourhood evolution for generations. Therefore, decisions about how residential developments are designed have long-lasting impacts.

Hamilton is a City with many housing options, and a City where housing is still relatively affordable. We have many different types of housing environments, including suburbs, a high density downtown area, and many other urban areas which are somewhere in between.

Some of the strategies identified in this report, such as inclusionary zoning and mandatory percentages of family-friendly units, are helpful but should be focused on those areas which we know are most lacking in suitable housing based on data, and those areas where the City has directed that intensification be focused (strategic growth areas, nodes, corridors, major transit station areas). It is in these areas where the City faces the most challenges providing family-friendly housing. Other strategies would function best when applied at a City-wide level, such as zoning standards for indoor and outdoor amenity spaces.

The next step for advancing the goal of creating and maintaining family friendly housing in Hamilton should be to undertake public consultation to confirm which approaches are most appropriate for Hamilton, and to further refine the details that should be included in these approaches. Public consultation should have a strong focus on input from families and children, to foster a greater understanding of what needs are most important to address.





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## APPENDIX A – ONTARIO FAMILY-FRIENDLY PLANNING EXAMPLES

### City of Toronto Draft Policy on Units Suitable for Families with Children (2010)

In 2010, an amendment to the City of Toronto's Official Plan was proposed to address concerns raised about a shortage of family-sized housing units being built in the downtown area. A decision on the amendment was deferred to the comprehensive Official Plan review and therefore the changes have not been enacted. However, the background and details of the proposed policy changes are beneficial to the literature review.

It was noted in the staff report for this draft policy that there had been a case-by-case negotiation as part of previous rezoning applications in the downtown to obtain larger sized units in new developments through applying conditions to the rezonings. A common standard in these negotiated conditions was a requirement for 10 percent of units to be three bedroom units, or for at least ten percent to be convertible units (two bedroom units with layouts that could accommodate a third bedroom via future renovations, at the expense of removing other living space).

The proposed Official Plan Amendment would have required a minimum of five percent of units to be three bedrooms or more, or for ten percent of units to be larger convertible units. This is similar to what was being sought through individual rezoning negotiations, but the amendment would have standardized the requirement for all applications. It would have applied to both rental and ownership projects, but only to buildings with 100 units or more, as larger buildings were seen to be a more appropriate size for the provision of certain amenities specifically suited to children. Also, it was suggested that larger buildings would be better able to absorb costs related to the design and construction of larger units and child-specific amenities.

### Mimico-by-the-Lake Secondary Plan (Toronto, 2013)

The Mimico-by-the-Lake Secondary Plan applies to a community along Toronto's western waterfront which is located along Lake Shore Boulevard West. A Secondary Plan was approved for the area as part of a revitalization study completed by the City of Toronto. The Plan includes two key policies that relate to housing for larger households.

The Plan requires existing rental units to be maintained or replaced in accordance with the City of Toronto's Official Plan policies on rental replacements and its rental Housing Demolition and Conversion Control By-law. The policies of the Plan allow for some flexibility in replacement of units, in that a lesser number of replacement units may be provided if the units being built are larger units, and the overall floor area being replaced is similar.

The Secondary Plan contains requirements for new housing suitable for larger households. A minimum of five percent of the units constructed on a development site (not including replacement rental units) must be built with three or more bedrooms. Unit designs that facilitate additional three bedroom units beyond the minimum are encouraged, such as through adaptable interior layouts or knock-out wall design to allow for the merger of two smaller units. The Plan also encourages grade-related housing types for larger households.

### City of Toronto Zoning By-law 569-2013

The City of Toronto's Zoning By-law recognizes the need for both indoor and outdoor amenity space in multiple dwellings, and also the need for this amenity area to be provided as a common amenity space area instead of just private balconies, which are not conducive to play for children. The zoning by-law also requires indoor and outdoor amenity spaces to be co-located, which provides additional functionality for these spaces.

In the various zones which permit multiple dwellings, any building with 20 or more units must provide at least 4 square metres of amenity space for each unit. At least half of this needs to be provided as indoor space, and at least 40 square metres needs to be an outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

### **City of Toronto Growing Up: Planning for Children in Vertical Communities Study and Urban Design Guidelines (2017)**

Toronto's vision is to create an attractive and safe city where people of all ages and abilities can enjoy a good quality of life. Families with children living in high rise buildings has become a growing trend in Toronto. If the trend continues, it is anticipated that the demand for family suitable housing will exceed supply. To address this issue, the City of Toronto drafted city-wide guidelines to integrate family suitable design into the planning of new multi-unit residential development. The guidelines promote a range of unit types and sizes, improved livability and quality of life, and a public realm that facilitates children's independent mobility.

The guidelines apply to any development of 20 units or more. In addition, they can be used by city staff during the development of parks, community facilities and complete streets. They are organized into three scales: the neighbourhood, the building and the unit.

At the neighbourhood scale, the guidelines focus on children's experience in the city, promoting children's independent mobility and the provision of high quality and conveniently located parks and open spaces, child care facilities and schools. The guidelines recognize the benefits of the co-location of community services with new developments and the creation of an active street life. Vertical living becomes a more desirable and feasible option for families when the public realm is designed to support the specific needs of households with children.

At the building scale, the guidelines focus on the siting, configuration and typology of new buildings. There are specific targets in the building scale guidelines of 25 percent larger units in each development, of which 10 percent or more should be three bedroom units. The larger units should be located with direct access to the outdoors and allow for informal supervision of amenity areas. The guidelines also encourage the provision of a flexible building floor plate, common indoor and outdoor amenity spaces appropriate for all age groups, lobbies and common areas designed to promote social interaction and the provision of storage and utility space for larger items. In addition, the guidelines require privately owned publicly accessible spaces (POPS) on-site if there is no park in the vicinity of the development.

At the unit scale, the guidelines focus on achieving functional spaces to accommodate the daily needs of a family and to respond to the changing spatial needs of families to allow for aging in place. The guidelines recommend minimum areas for each unit and bedroom but note design is also an important consideration to ensure functionality for families. Design considerations include space to comfortably enter, exit and store items, space for laundry and utility, space to socialize, and space to provide access to the outdoors.

### **Mississauga and Toronto - Rental Housing Demolition and Conversion By-laws**

In 2018, the City of Mississauga passed a by-law to regulate the demolition of rental housing or conversion of rental housing to condominium tenure, using the authority given through the Municipal Act. The By-law came into effect in 2019. The purpose of the by-law is to protect the existing supply of purpose-built rental units in the City. The by-law works in conjunction with rental housing policies in the Mississauga Official Plan that provide direction for conversions and demolitions. Although not related to the creation of new family-friendly units, this tool can be used to ensure that the existing supply of family-sized rental units is maintained, in particular affordable units. Conversion or demolition requires a permit, which will not be granted until a number of conditions are met. Under the by-law most conversions or demolitions require replacement units to be provided in the same or a nearby location, with the same number of bedrooms. Alternatively, a cash-in-lieu payment can be made to the City for the units being removed.

The City of Toronto also has a by-law in place under the authority of the City of Toronto Act with a similar function. This by-law is referenced in the Mimico Secondary Plan policies, which allow a lower number of replacement units to be considered if smaller units are being replaced with larger 3-bedroom units.

This by-law tool complements municipal Official Plan policies regarding rental housing protection, by establishing a mechanism for applying conditions to a conversion or demolition and creating legal agreements for matters such as the construction of replacement units, tenant relocation and tenant assistance.

## City of Markham Official Plan

The City of Markham Official Plan has a broad policy in the Housing Section of its plan which describes the need to provide a greater diversity of housing types (Policy 4.1.2). This policy references an increasing number of smaller households, but also specifically mentions “households with children requiring dwelling units of sufficient size to accommodate families”. This direction to provide a mix of unit sizes to accommodate both family and non-family households is described in a subsequent policy as well (Policy 4.1.2.4). Within the plan, several targeted areas are identified (Markham Centre, the Langstaff Gateway, and key development areas) where a mix of family housing types should be provided.

## City of Vaughan Official Plan

In the housing policies of the City of Vaughan’s Official Plan, all significant developments that include a residential component must demonstrate their contribution to meeting the City’s housing objectives through the preparation of a housing options statement. (Policy 7.5.1.3). Housing options statements are required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications. The housing options statements are required to include information on housing types, tenure types, unit sizes, and estimated unit prices. The Official Plan supports and prioritizes certain types of housing initiatives, including seniors housing, secondary suites, and the provision of family-sized housing units in intensification areas.

## APPENDIX B – CANADIAN FAMILY-FRIENDLY PLANNING EXAMPLES

### Family Room: Housing Mix Policy for Rezoning Projects (Vancouver, 2016)

In 2016, the City of Vancouver released a policy document entitled Family Room: Housing Mix Policy for Rezoning projects. The policies in this document apply to all Zoning Amendment applications city-wide and builds off existing family unit housing mix requirements, targets and guidelines which have successfully encouraged the development of more family units (2 bedrooms or more) in the past. Since the 1990s, condominium projects have typically met or exceeded the baseline requirement of 25 percent family units. However, the majority of family units created are two-bedroom units, resulting in a limited supply of three-bedroom units suitable for larger families and households. In addition, providing family units in rental projects is challenging. As of 2016, there were only 16 percent two-bedroom units and less than 1 percent three-bedroom units among rentals.

As such, this updated policy has unit mix requirements and targets for rezoning projects for both strata housing (ownership) and rental projects. The requirements are as follows:

- Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units (units having two or more bedrooms), including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units.
- Rezoning applications for secured market rental projects are required to include a minimum of 35 percent family units with two or more bedrooms.
- The Director of Planning has delegated authority to relax these standards if deemed appropriate based on project specific factors.

### City of Vancouver Zoning and Development Bylaw (2020 Consolidation)

The City of Vancouver has several variations of family-friendly housing requirements in its zoning by-law for different multiple residential zones. The explanatory note for several zones mentions the intended size, mix and composition of housing, including an intent to provide housing suitable for families with children. In some zones, where a development is below a specific floor space ratio (FSR) a minimum of 25 percent of units must have at least three bedrooms. When the FSR is higher, the ratio changes to a minimum of twenty-five percent two-bedroom units, and a minimum of ten percent three-bedroom units (or larger). Where the zoning allows buildings taller than three storeys a minimum of 50 percent of the two- and three-bedroom units must be located within the first three floors of the building. The zoning by-law delegates the Director of Planning some authority to vary the bedroom ratios, provided that at least 35 percent of all units in a development have two or more bedrooms at a minimum.

In addition to unit sizes, medium and high-density residential zones also require both private open space directly accessible from each unit, and a common outdoor area in an appropriate location that can be developed as a children's play area. Also, each habitable room in every unit must have at least one window on an exterior wall of the building. Lower density residential zones permit a variety of flexible housing types as well, subject to specific standards, including secondary suites, conversions to two-family dwellings and lane-way housing.

The City of Vancouver also has requirements in place to ensure that any rental units impacted by development are replaced. These requirements are embedded into the zoning by-law as conditions, requiring a developer to enter into a housing agreement securing replacement units.

### Bonusing in Vancouver

The City of Vancouver has a type of bonusing in place called a Community Amenity Contribution (CAC) which is negotiated with a developer as part of every rezoning application. The City aims to recoup 50 to 70 percent of the value uplift of the property resulting from the



development as a cash or other contribution, such as providing amenities like child care facilities or a community centre.

For a few of the multiple residential zones in Vancouver's Zoning and Development Bylaw, there are also allowances for increased floor areas if a financial contribution is made by a developer. The zoning by-law specifies that the permitted floor area may be increased by one square metre per amenity share or affordable housing share provided to the City, up to a maximum floor space ratio. Costs for amenity shares or affordable housing shares are defined through a Schedule in the zoning by-law and are updated yearly. They can range from \$36 per square metre up to \$716 per square metre, depending on the zone.

### **Marpole Community Plan (Vancouver, 2014)**

The Marpole Community Plan is a Secondary Plan created for one of the oldest communities in the City of Vancouver. A review of housing in Marpole identified the need for additional ground-oriented housing and family sized units as important priorities in Marpole. The review found that 23 percent of families with children in Marpole were living in studio or one-bedroom apartments. The policies of the plan provide several directions to address these challenges and encourage a wider variety of housing options.

The Plan notes that affordable home ownership options are to be increased by encouraging additional ground-oriented housing and apartments in the area. This is to be achieved by introducing new townhouse and 4 storey apartment zones in designated areas, and allowing for new apartments above four storeys in designated areas.

The Plan also mandates that new multi-family developments have two and three bedroom units for families, in accordance with the City's "Family Room: Housing Mix Policy for Rezoning Projects". For social housing, the target provided is for 50 percent of units to have 2 or more bedrooms. Seniors housing and supportive housing projects are exempt from the unit mix requirements.

The Community Plan also includes policies related to transportation, parks and open space, local economy and community well-being that relate to family friendly planning at a neighbourhood level.

These include:

- creating a complete sidewalk network with improved accessibility and safety in priority areas (e.g., areas close to schools, parks, and childcare);
- improving parks and open space to meet the needs of all users; and
- encouraging new childcare facilities to be located in convenient pick-up and drop-off locations, particularly along major transit and commercial corridors, areas of high employment, and higher density growth areas.

### **Vancouver High Density Housing for Families with Children Guidelines (1992)**

In 1992, City of Vancouver Council adopted the High-Density Housing for Families with Children Guidelines which provide guidance on site, building and unit design for family-friendly apartments and buildings. The guidelines are grouped into three categories: project planning, project design, and unit design. They apply to developments with a density of 75 units per hectare or more.

The project planning category includes guidelines to ensure family friendly housing has sufficient access to community services and recreational amenities, is protected from conflicting land uses, and that the scale, character and materials is compatible with the neighbourhood. In addition, a sufficient number of family units is encouraged to create a sense of community. In developments planned for a mix of household types, the family units are directed to be grouped together in the most appropriate parts of the building or site.

The project design category includes guidelines on the different types of spaces in family developments. The guidelines direct that there should be sufficient common open space, outdoor play areas and common indoor amenity space to meet the needs of families. The design of family developments should create a safe environment for children and maximize the potential for adults to supervise children while using the common indoor and outdoors spaces. In addition, the design of family developments should include effective and safe pedestrian circulation routes and accessible parking.

The unit design category includes guidelines for the size and layout of units. Family units should have a minimum of two bedrooms of sufficient size and private outdoor open space of a reasonable size. Other considerations for family units include ease of supervision, privacy, safety and storage.

### **North Vancouver Child, Youth and Family-Friendly Strategy (2014)**

Another example of an aligned initiative in Vancouver area is the Child, Youth and Family-Friendly Strategy developed by the City of North Vancouver. The Strategy includes a section on housing in addition to four other sections that address community engagement, community spaces, program design and delivery, and community partnerships. Each section of the Strategy has a group of actions to implement its stated goals. This structure is somewhat similar to the structure of Hamilton's Plan for an Age-Friendly City.

### **New Westminster Family-Friendly Housing Feasibility Study and Policy (2016)**

In 2014, the City of New Westminster (British Columbia) started work on a Family-Friendly Housing policy. The background work included research and consultation, a housing supply analysis and a feasibility study. The final housing policy approved by the City mandated minimum percentages for two and three bedroom units in both multi-family ownership projects and multi-family rental projects, which are as follows:

Multi-family ownership projects must include a minimum of 30 percent two and three bedroom units, and at least 10 percent of the total project units must be three bedrooms or more. Multi-family rental projects must include a minimum of 25 percent two and three bedroom units, and at least five percent of the total project units must be three bedrooms or more. Projects may increase the percentage of three-bedroom units with a corresponding decrease in two-bedroom units.

The Family-Friendly policy was implemented through a Zoning By-law Amendment which came into effect in 2016 and applies to any development application with 10 or more residential units. In addition, the policy document also contains some basic guidelines for bedroom size, design, and affordability considerations. The key directions include locating bedroom doors so

they can open fully when a room is furnished, providing sufficient room for storage, providing windows for all bedrooms, avoiding designs that locate beds under upper storey functional windows, ensuring at least one bedroom can fit a standard queen size bed, and making sure that in units with 3 or more bedrooms, the smallest bedroom is no smaller than 6.5 square metres and at least 7 feet on each side. Affordability considerations relate to locating units in lower priced per square footage building areas, such as lower portion of buildings and areas with less marketable views.

### **City of Edmonton Municipal Plan (2010) and City Plan (2020)**

The City of Edmonton is undergoing a transition between its previous Municipal Plan and a new City Plan which was approved in December 2020. The previous Plan had several policies which specifically related to housing for families with children, as follows:

- To assist in long term community building, a minimum of 25 percent of family oriented housing units should be part of large residential infill site projects within the Mature Neighbourhood Overlay.
- The need for family-oriented housing and the infrastructure necessary to support families with children must be considered in the preparation of land use plans in established neighbourhoods.
- The mature neighbourhood overlay referenced in the policies is similar to a built boundary map. It includes a large central portion of the city around the downtown area, but not newer subdivision areas on the periphery of the City.

The new Edmonton City Plan is more visionary and goal-focused in its structure. It describes an overall strategy for the City's future to guide decision-making but does not include detailed policies. However, the plan does note the following goals and objectives:

- Ensuring that all households have homes that meet their core housing needs, that are affordable for their needs and are suitable to the number of people in their family.
- Ensuring vibrant and inclusive communities

where children, youth and families can live, learn and grow together.

- Incorporating the needs of children, youth and those around them into plans, programs and amenities that serve and impact them.
- Designing open space and play space to accommodate intergenerational use.
- Enabling child care facilities in a variety of locations throughout the city.
- Encouraging medium and high density residential development that serves households above the average Edmonton household size.

The new plan also speaks to neighbourhood life cycles and how neighbourhoods experience cycles of population growth and decline, partially due to changes in household sizes from families having children and those children growing up and leaving over time. Redevelopment and intensification are noted as practices that can revitalize a neighbourhood by increasing available dwellings and attracting new residents.

### City of Edmonton Zoning By-law

The City of Edmonton has several requirements in its zoning by-law address family housing and related amenity space. The term "Family Oriented Dwelling" is a defined term within the zoning by-law. Family oriented dwellings are considered dwellings suitable as a residence for a household with children, where the lowest storey of the dwelling is no higher than the third storey of a building, where the dwelling has two or more bedrooms, and where the dwelling has either individual private access at grade, or for apartment housing, shared accesses are limited to no more than 6 dwellings on any one storey or landing. Within the Zoning by-law, there are a variety of zones which require family-oriented housing.

Communal amenity area requirements are also prescribed in several of the zones, such as a row house zone that permits various types of townhouse forms. The requirement for a communal recreational space is applicable to developments with 20 or more units. In high density zones, amenity space is calculated as a

percentage of the total area of residential uses (three percent to six percent). In addition, developments on sites larger than 3000m<sup>2</sup> must provide at least five percent of the site area as open space in the form of parks, plazas, atriums or publicly accessible spaces at grade for the benefit of residents or tenants.

Edmonton has also permitted child care services as accessory uses within many of their residential zones, recognizing the important link between family-friendly dwelling units and providing family services in close proximity to family-friendly dwelling units.

### City of Edmonton Development Incentives

In 2012, the City of Edmonton Council considered an information report which outlined a number of options for encouraging family oriented dwelling units in multi-storey buildings. One of the options listed was to use an existing Development Incentive Program that targeted specific main street commercial areas and residential areas. The incentive program gave grants for new development meeting certain criteria. To encourage family oriented units, the City considered the option of amending the criteria to require that a proportion of new dwelling units in a project be family friendly in terms of size or number of units, in order to be eligible for the incentive. Council did not move forward with implementing this incentive, but it is an example of an approach that could be considered.

### City of Halifax

The City of Halifax has two different zoning by-laws, a Halifax Mainland zoning by-law and a Halifax Peninsula zoning by-law. In the Mainland zoning by-law, there are several residential and mixed use zones where a mix of units sizes is mandated. In two residential zones, a unit ratio is used as a requirement instead of using a percentage calculation, (e.g. there must be a minimum of one two-bedroom unit for each bachelor or one-bedroom unit, or one two-bedroom unit for every three bachelor or one-bedroom units). In the mixed use zones, the requirement is for a minimum of 30 percent of units to have two or more bedrooms.

In the Peninsula zoning by-law, unit size requirements are found in requirements applying to conversions of existing buildings to create multiple unit apartments on a smaller scale (two to six units). In these conversions, at

least one unit (or in some cases more, depending on the zone) must have two or more bedrooms.

## **Saskatoon**

Saskatoon, Saskatchewan recognizes that secondary suites play an important role in establishing a range of housing types and meeting housing needs. Saskatoon has established an incentive program which refunds building permit and plumbing permit fees for the construction of new secondary suites upon completion of the work. Existing secondary suites that are being legalized are eligible for a refund of 25 percent of the legalization fee.

Saskatoon also has land pre-designation programs which are used to create affordable ownership and purpose-built rental developments. The City pre-designates surplus parcels of land that it owns to allow for development and also identifies specified development criteria for these sites which reflect housing needs for the area. The sites are offered to land developers through a request for proposal process (RFP) and are sold at a fixed price to the developer whose proposal best meets the criteria.



## APPENDIX C – INTERNATIONAL FAMILY-FRIENDLY PLANNING EXAMPLES

### City of Seattle Comprehensive Plan (Seattle, USA, 2019)

The City of Seattle adopted a new Comprehensive Plan in 2019. The new Comprehensive Plan focuses heavily on issues of social equity, and its housing policies are no exception. The Plan describes the significant growth that Seattle has been experiencing, the future growth that is expected, and the housing challenges that growth brings. The Plan directly acknowledges the significant challenges that families with children have in finding appropriate housing that meets their needs. The housing policies in the Plan note that housing diversity is important to meet the needs of all residents. The policies encourage the development of family-sized housing affordable for households with a broad range of incomes in areas with access to amenities and services. The use of customizable modular designs and other flexible housing concepts is promoted, as well as allowing additional housing types in areas that are currently zoned for single-family development inside urban villages. Urban Villages are described in the plan as smaller areas within the City expected to accommodate higher densities of housing and employment uses, similar to the identification of nodes in Hamilton.

### Family-Sized Housing - An Essential Ingredient to Attract and Retain Families with Children in Seattle (Seattle, USA, 2014)

Family-Sized Housing - An Essential Ingredient to Attract and Retain Families with Children in Seattle was a white paper written after an earlier 2011 report (Housing Seattle Report) documented that the need for suitably sized housing for low and middle income families was one of the most prominent housing challenges for the City. The white paper proposed eleven major actions broken down into multiple sub-actions to help address the challenge of providing appropriate housing for families. Many of these actions are approaches previously identified within this report, including policy changes, zoning, design guidelines, bonusing, and tax

incentives. The eleven proposed major actions are as follows:

1. Adopt a formal definition of family-sized housing and family-friendly buildings to facilitate development of policies, legislation, programs, and design guidelines.
2. Allow added zoning flexibility in single-family zoned areas with frequent, reliable transit and in other selected areas.
3. Foster a larger supply of family-friendly low-rise and mid-rise multifamily housing. This action involves rezoning some areas of the City to allow for more multi-unit housing that is family sized, and to allow stacked townhouses and other forms of street-facing housing. Design guidelines are also part of this action.
4. Ensure that bonus development provisions and incentive zoning programs work to encourage family-sized units.
5. Advance the creation of residential core with ground-related housing in the city's most urban neighbourhoods.
6. Ensure that the Multifamily Tax Exemption Program encourages the production of 2-bedroom and 3+ bedroom units.
7. Encourage the creation of more family-friendly housing through innovative design and construction (i.e. knock-out wall panels, flexible housing concepts).
8. In affordable housing programs, include a strong priority for families with children.
9. Strengthen partnerships to align School District planning and capital investments with the City's planning for growth in family-friendly urban neighbourhoods.
10. Institute a family-oriented lens in updating Seattle's Comprehensive Plan and in ongoing policy and planning efforts.
11. Devote resources needed to further inform the Action Plan and steward its success. (i.e. additional research, tracking and monitoring)

### Seattle Multi Family Property Tax Exemption Program (Seattle, USA)

Item six in the actions proposed through the Family-Sized Housing - An Essential Ingredient to Attract and Retain Families with Children in Seattle white paper references a Multi Family Property Tax Exemption (MFTE) program. Seattle has put this program in place to provide a tax exemption on eligible multifamily housing in exchange for a property owner providing income- and rent-restricted units (subsidized housing). The purpose of the incentive is to create affordable housing in the City. As part of the actions in the white paper, the City considered introducing an additional level in this incentive program for the development of units with 3 or more bedrooms, to encourage a greater number of family-sized units through the program.

### City of Portland Better Housing by Design Project (Portland, USA, 2020)

Portland has identified itself as being in a housing crisis. It is experiencing a significant amount of housing demand and is struggling to create enough housing for all incomes and housing needs. To address this, Portland has undertaken a "Housing Opportunities Initiative". The initiative included two zoning update projects, as well as work on an anti-displacement plan. One of the zoning projects was called "Better Housing by Design".

The "Better Housing by Design" zoning project revised zoning standards in multi-dwelling zones (sites allowing townhouses or multiple dwellings with 4 or more units) outside of Portland's central core to improve the design of new multi-family housing. The updates took effect on March 1, 2020. Changes which relate to family friendly housing measures include:

- Requirements for courtyards or other shared outdoor areas for projects on large sites and new requirements for outdoor spaces in higher-density zones.
- Allowing daycares (up to 3,000 square feet) on all multi-dwelling zone properties, not just along major corridors.
- Density in the zoning is now measured by Floor Area Ratio (FAR) instead of units per area.

Previously, the units per area requirements were resulting in frequent amendments being needed for denser developments which were still compatible in form with the neighbourhood. An exemption from FAR is permitted in the new zoning for indoor common areas, such as community or recreation rooms.

- Amendments to a previously existing density bonus that was available for projects with units that had three or more bedrooms. In the updated zoning, a FAR bonus of 25 percent is permitted where at least 50 percent of units in a project have three bedrooms and are affordable to households earning no more than 100 percent of the median family income. Units are required to maintain affordability for a period of at least ten years.

### Principles of Child-Friendly Housing (Portland, USA, 2007)

In 2007, the City of Portland, Oregon compiled a number of principles about child-friendly housing design into a short document based on available research and literature. This document was used to provide guidance to designers in the Portland Courtyard Housing competition. Essentially, the document reiterates a number of important design principles that have been heard repeatedly in the literature review, including the basic need for children to have safe spaces, independence, and outdoor play. The document also includes unit design specifications and notes that family housing units should have a minimum of three bedrooms and at least 1.5 bathrooms. Recommendations for play area sizing are also outlined, based on the number of children that a play area is serving. A minimum of 75 ft<sup>2</sup> per child is recommended, but 200 ft<sup>2</sup> per child is noted as ideal.

### Rotterdam, City with a Future: How to Build a Child Friendly City (Rotterdam, Netherlands, 2010)

In 2007, the City of Rotterdam, started the Child Friendly Rotterdam initiative. The impetus for the initiative was when Rotterdam was labelled the worst city in the Netherlands to raise a child in a 2006 report. The main goals of the Child Friendly Initiative were to enhance the

city as a residential location, keep families in the city, strengthen the economy, and improve the quality of life for children. The initiative uses a method of analysis developed by the City called “Building Blocks for a Child Friendly Rotterdam” to scan neighbourhoods on their degree of, and potential for, child friendliness, and to identify strengths and weaknesses. The four building blocks are: child friendly housing, public space, facilities, and safe traffic routes. This tool was developed for use by Council, housing corporations and developers to direct investments and assess proposals. Pilot studies conducted in eleven neighbourhoods have shown that investments and initiatives that have been implemented are having a positive impact.

The measures listed in the housing ‘building block’ include:

- A minimum floor area of 85m<sup>2</sup> (915 sq ft) per unit;
- A direct correlation between entrance and street, and adequate storage space;
- A room for each child;
- A communal playground within the building site in apartment blocks higher than four storeys;
- An elevator;
- Private outdoor area(s) large enough for at least a table;w and,
- Good outdoor play areas and communal areas for various age groups.

### **Shaping Neighbourhoods: Children and Young People’s Play and Informal Recreation (London, United Kingdom, 2012)**

This supplementary planning guideline was published by the City of London to support policy direction in the London Plan (Official Plan document). The intent of the document is to ensure that children and young people have access to “free, inclusive and accessible spaces offering high-quality play and informal recreation opportunities in child-friendly neighbourhood environments.” Development proposals for housing must ensure that play and informal recreation opportunities are provided that meet the current and future needs of children.

### **Sustainable Urban Housing: Design Standards for New Apartments (Government of Ireland, 2018)**

The Republic of Ireland released an updated national design standard guideline document for apartments in 2018. The document recognizes the pressing need for more housing in many cities in Ireland and establishes standards for building apartment housing to meet these needs. It outlines current demographic realities and future forecasts, noting that in the future, the majority of households will be small, with 1-3 persons. Although the document notes that families with children are one group of people that may live in apartments, it specifies that minimum requirements for apartments with three or more bedrooms are not permitted unless an evidence-based Housing Need and Demand Assessment (HNDA) has been completed by a specific area, county or city, and is incorporated into the policy plans for that area.

The guidelines set minimum floor areas for apartments with different numbers of bedrooms. A two bedroom apartment must be at least 73 sq. m. and a 3 bedroom must be at least 90 sq. m. Also, to ensure that there is a variety of unit sizes and not all units are built to the minimum, the majority of apartments in any project over 10 units must exceed the minimum floor areas by at least 10percent.

The guidelines also address children’s play areas, requiring that the recreational needs of children be addressed as part of private and communal amenity space. Children’s play needs are to be addressed by designing for child safety within the private open space associated with individual apartments (i.e. balconies), by providing small play spaces (85-100 square metres) for children aged 0-6 in developments of 25 units or more, and by providing larger play areas (200-400 square metres) for older children and young teenagers in developments of 100 units or more. The guidelines note that a perimeter block design with a central communal open space area, where access from the street is controlled, is an effective design for play space.

## APPENDIX D – ACADEMIC RESEARCH FAMILY-FRIENDLY PLANNING EXAMPLES

### Designing Child-Friendly High Density Neighbourhoods (Natalie Krysiak, 2019)

Natalia Krysiak recently completed a research project looking at how to design high density living environments to meet the needs of children. High density, in this context, is identified as a density of over 60 units per hectare and focuses mostly on apartment buildings. The published report outlines various case studies of design approaches, programming approaches, and policy approaches to creating child-environments from around the world, focusing on six factors that positively contribute to children’s health: access to nature, social connectedness, playability, active mobility, a sense of ownership, and decision-making.

The report examines these best practice cases in the context of intensification trends occurring in Australia, which appear to be similar to those in many Canadian municipalities. The author describes a trend towards increasingly vertical communities, and towards intensification, particularly in large cities like Sydney, Australia. It is estimated that by 2024, thirty-two percent of apartment residents in Sydney will be families with children. At such, the tendency to exclude children in the design of new development is a significant concern.

Some of the design best practices noted in the case studies are summarized below:

- Designing large new developments with generous play/green space at ground level that is free from car traffic and parking (by locating parking underground).
- Incorporating playgrounds into greenspaces that are part of new developments.
- Locating larger family units on the ground floor to provide direct surveillance of play areas and easy access to outdoors.
- Avoiding fencing of individual front yard

spaces to promote community.

- Partially closing off laneways beside developments and designing these areas as a play and leisure space.
- Ensuring that ground level units face a laneway designed for play/leisure to provide surveillance.
- In the design of play spaces, co-locating outdoor eatery and community facilities with play spaces, co-locating play spaces with equipment designed for youth and the elderly, and having adjacent shaded sitting areas.
- Designing schools and school yards as community hubs with multiple community functions and integrating affordable housing projects next to school yard areas.
- Including naturalized areas and natural objects in play space design.
- Integrating child care facilities into residential developments and/or designing one or more units to function as in-home family daycares, with private outdoor spaces, larger laundries and bathrooms, and extra storage space for toys.
- Creating green roof amenity areas and raised-bed gardens in developments, and considering how to link them in a network and how to access them from ground level.
- Designing buildings with “void decks”, which are open spaces on the ground floor with building units above. These spaces are used as multi-purpose common amenity areas, and for social events. They can contain retail or restaurant uses opening onto the space. These spaces can also be located beside green amenity or play space, which allows for extra surveillance.
- Creating communal courtyards designed as play spaces within developments, and providing direct access and direct visibility from private open space.
- Creating communal indoor spaces that have features such as access and visibility to a



common outdoor space, a kitchenette with a sink, toy storage, and flexible space.

- Designing lobbies, corridors and stair cores as spaces where play and socializing can take place.
- As an alternative to balconies, designing buildings with covered external walkways (connected balconies), which can provide outdoor sitting space, space for stroller storage, and can overlook common amenity space.

### Where do the Children Play? Designing Child-Friendly Compact Cities (Natalia Krysiak, 2018)

Natalia Krysiak published an earlier research document in 2018 which also looked at how to accommodate the needs of children in compact urban environments. The report noted the increasing trend of children living in apartments in Sydney, Australia, and the worsening trend of children's mental and physical health and well-being in the country. Encouraging physical activity, in particular children's play, is one of the key ways to combat some of the health concerns facing this demographic.

The report describes a number of design strategies for promoting children's health and well-being, grouped into four topics: play in the public realm (creating a network of play opportunities throughout the city), safe travel routes (to enable children's independence), opportunities for children's play and social exchange in high density housing, and school networks (which filter into the public realm).

Examples of some of the design strategies include:

- Playful installations in public spaces (public art, play structures, games)
- Play opportunities at waiting zones such as bus stops
- Wild nature pockets
- Intergenerational play equipment
- Play opportunities in underutilized spaces (e.g. under a highway bridge)
- Integrating play into building façades (chalk walls, games and climbing structures)

- Mapping out children's travel routes
- Traffic calming street design
- Separation of street and walkways
- Children's bike paths
- Games and puzzles along designated children's routes
- Community signage for children's travel routes
- Outdoor shared spaces directly accessible from apartment entrances
- Passive surveillance to outdoor spaces from windows and balconies
- Using plantings and less/low fencing around schools to create welcoming frontages
- Sharing school (indoor and outdoor) facilities with local communities
- The report concludes with three recommendations for New South Wales (NSW); establishing a children's play and active mobility design policy, establishing planning and design standards adopted by Council, and embedding the principles of the design policy into Council's decision-making process through workshops and educational forums.

## APPENDIX E – LITERATURE REVIEW INDEX

### ACADEMIC

	<b>Document Title</b>	<b>Author</b>	<b>Year</b>
1	Beyond wastelands and glass houses: creating supportive high rise environments for children in Melbourne	Carolyn Whitzman and Dana Mizrahi	2012
2	Building Cities Fit for Children: Case studies of child-friendly urban planning and design in Europe and Canada	Tim Gill	2017
3	Case Study – New Westminster’s Award-Winning Housing Policies and Programs	Alison Homer, The Tamarack Institute	2018
4	Comprehensive Planning for Family-Friendly Communities	Brianna Olson	2009
5	Designing Child-Friendly High Density Neighbourhoods	Natalie Krysiak	2019
6	Encouraging Family-Friendly Condominium Development and Creating Complete Communities in Downtown Toronto	Caitlin Ann Wilcocks	2011
7	Getting to Yes: Overcoming barriers to affordable family friendly housing in inner Melbourne	Andrew Martel and Melbourne University Research Team	2013
8	Making Space for Families: Municipal Policy Options to Create High Density Housing For Families with Children	Sean Bohle, University of British Columbia	2013
9	Planners’ Role in Creating Family Friendly Communities: Action, Participation and Resistance	Mildred Warner and Joseph Rukus	2013
10	Planning for Family Friendly Communities: Motivators, Barriers and Benefits	Mildred Warner and Joseph Rukus	2013
11	The Economic Importance of Families With Children	Mildred Warner and Rebecca Baran-Rees	2012
12	Where do the Children Play? Designing Child-Friendly Compact Cities	Natalia Krysiak	2018

ONTARIO

	<b>Document Title</b>	<b>Author</b>	<b>Year</b>
1	Bill 108	Ministry of Municipal Affairs and Housing	2019
2	By-law Number 0121-2018	City of Mississauga	2018
3	By-law 885-2007	City of Toronto	2007
4	City of Toronto Condominium Consultation Recommendations Report	SWERHUN In association with: R.E. Millward & Associates Ltd. regionalArchitects, Halsall Associates	2014
5	City of Vaughan Official Plan 2010	City of Vaughan	2010
6	Final Report – Mimico-by-the-Lake Secondary Plan	City of Toronto	2013
7	Issue Briefing: Inclusionary Zoning – Securing Affordable Housing in Toronto	City of Toronto	2018
8	PG 7.1 Report. Implementing By-law for s.111 of City of Toronto Act - Rental Housing Protection	City of Toronto	2007
9	PG 8.7 Report. Encouraging New and Protecting Existing Family-Sized Units	City of Toronto	2007
10	PG16.5 Report. Growing Up: Planning for Children in New Vertical Communities – Study Update (Phase 1 Summary Report)	City of Toronto	2016
11	PG21.3 Report. Growing Up: Planning for Children in New Vertical Communities – Draft Guidelines	City of Toronto	2017
12	PG 39.2 Report. Revised Official Plan Amendment to Encourage the Development of Units for Households with Children	City of Toronto	2010
13	Planning for Children in New Vertical Communities Urban Design Guidelines	City of Toronto	2017
14	Planning Markham’s Future – City of Markham Official Plan	City of Markham	2014
15	Report on the Condo Consultation	City of Toronto	2014
16	Toronto Official Plan (2019 Office Consolidation)	City of Toronto	2019
17	Zoning By-law 569-2013	City of Toronto	2013

CANADA

	<b>Document Title</b>	<b>Author</b>	<b>Year</b>
1	Calgary's Play Charter	City of Calgary	2017
2	Child and Youth Friendly Housing and Neighbourhood Design	Cherie Enns, Social Planning Consultant, Abbotsford, BC	2014
3	City of Langford Official Community Plan	Langford, BC	2019
4	City of Vancouver Marpole Community Plan	City of Vancouver	2014
5	CNV4ME Child, Youth, and Family Friendly Strategy	City of North Vancouver	2014
6	Draft Edmonton City Plan – One Million More	City of Edmonton	2020
7	Edmonton Zoning Bylaw 12800	City of Edmonton	2019
8	Family Friendly Housing Policy	City of New Westminister	2016
9	Family Room: Housing Mix Policy for Rezoning Projects	City of Vancouver	2016
10	High Density Housing For Families with Children Guidelines	City of Vancouver	1992
11	Housing Business Plan 2013-2022	City of Saskatoon	2013
12	Land Use By-law Halifax Mainland	Halifax Regional Municipality	2019
13	Land Use By-law Halifax Peninsula	Halifax Regional Municipality	2019
14	New Westminister, BC, Family Friendly Housing Feasibility Study	Colliers International Consulting & Toderian UrbanWORKS	2014
15	Sustainable Development Report 2012SCP013, Incentives to Build Additional Bedroom units in Multi-storey Buildings	City of Edmonton	2012
16	The City of Calgary Municipal Development Plan	City of Calgary	2009
17	Zoning Bylaw 6680	City of New Westminister	2019
18	Zoning and Development By-law, 2020 Consolidation	City of Vancouver	2020



INTERNATIONAL

	<b>Document Title</b>	<b>Author</b>	<b>Country</b>	<b>Year</b>
1	Better Housing By Design – An Update to Portland’s Multi-Dwelling Zoning Code	City of Portland, Oregon Bureau of Planning and Sustainability	United States	2020
2	Child Friendly Cities and Communities Handbook	UNICEF	World	2018
3	Family-Sized Housing An Essential Ingredient to Attract and Retain Families with Children in Seattle	The Seattle Planning Commission	United States	2014
4	Housing for Families with Children	San Francisco Planning Department	United States	2017
5	Multifamily Tax Exemption	City of Seattle	United States	2004
6	Play Streets	Municipality of Odense	Denmark	2010
7	Portland 2035 Comprehensive Plan	City of Portland	United States	2018
8	Principles of Child-Friendly Housing	City of Portland, Oregon, Bureau of Planning	United States	2007
9	Rotterdam, City with a Future: How to Build a Child Friendly City	City of Rotterdam		2010
10	Seattle 2035 Comprehensive Plan	City of Seattle	United States	2018
11	Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance	City of London	United Kingdom	2012
12	Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities	Department of Housing, Planning and Local Government	Ireland	2018

**MEDIA**

	<b>Title</b>	<b>Author</b>	<b>Year</b>
1	All Work, No Play: Why Child-Blind Cities Need to Change	Natalia Krysiak, The Urban Developer	2017
2	A Whiff of Trouble in Dog Town	Matthew LaPierre, The Globe and Mail	2019
3	Housing is the Key to Family-Friendly Cities	Bradley Calvert, Planetizen	2014
4	How to Build Cities Fit for Children	Tim Gill, Rethinking Childhood	2019
5	Ontario government proposes sweeping changes to the planning and development system	Chris Barnette, Osler, Hoskin and Harcourt LLP	2019
6	Ontario Paving the Way for More Affordable Housing	Ministry of Municipal Affairs and Housing	2018
7	Ontario's Summary of Proposed Inclusionary Zoning Regulations	Max Laskin, Allan Leibel, Mark Noskiewicz, Goodman LLP	2018
8	Rotterdam wins a national prize for the most child friendly city initiative	Marketa Vesela	2010
9	The Key to a Family Friendly City? Family-Sized Housing	Christopher Cheung, The Tyee	2016