

Proposed Text Amendments – Housing

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required	
			Provincial Conform?	Comment
Volume 1, Chapter B – Communities				
B.2.4.1.1	<i>Residential intensification</i> shall be encouraged throughout the entire <i>built-up area</i> as shown on Appendix G in accordance with the policies of Chapter E – Urban Systems and Designations and Chapter F- Implementation	<i>Residential intensification</i> shall be encouraged throughout the entire <i>built-up area</i> as shown on Appendix G in accordance with the policies of Chapter E – Urban Systems and Designations and Chapter F- Implementation	√ Growth Plan 2.2.2.3 c)	Add reference to UHOP mapping where built-up area is depicted
B.2.4.1.4	<i>Residential intensification</i> developments within the built-up area shall be evaluated based on the following criteria: a) a balanced evaluation of the criteria in b) through g) l) , as follows; b) the relationship of the proposal proposed development to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form; c) the development's contribution of the proposed development to maintaining and achieving a range of dwelling types and tenures; d) the <i>compatible</i> integration of the proposed development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;	<i>Residential intensification</i> developments within the <i>built-up area</i> shall be evaluated based on the following criteria: a) a balanced evaluation of the criteria in b) through l), as follows; b) the relationship of the proposed development to existing neighbourhood character so that it builds upon desirable established patterns and built form; c) the contribution of the proposed development to maintaining and achieving a range of dwelling types and tenures; d) the <i>compatible</i> integration of the proposed development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;	√ Growth Plan Policy 1.4.3 c), d), e)	Addition of reference to existing or planned active transportation. Addition of reference to transit-supportive development. Addition of reference to the availability

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required	
			Provincial Conform?	Comment
	<p>e) the development's contribution of the proposed development to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;</p> <p>f) infrastructure and transportation existing and planned water, wastewater and stormwater capacity ;and,</p> <p>g) the incorporation and utilization of green infrastructure and sustainable design elements in the proposed development;</p> <p>h) the contribution of the proposed development to supporting and facilitating active transportation modes;</p> <p>i) the contribution of the development to be transit-supportive and supporting the use of existing and planned local and regional transit services;</p> <p>j) the availability and location of existing and proposed public community facilities/services;</p> <p>k) the ability of the development to retain and / or enhance the natural attributes of the site and surrounding community including, but not limited to native vegetation and trees; and,</p> <p>g) l) the ability of the development to comply compliance of the proposed development with all other applicable policies.</p>	<p>e) the contribution of the proposed development to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;</p> <p>f) existing and planned water, wastewater and stormwater capacity,</p> <p>g) the incorporation and utilization of <i>green infrastructure</i> and sustainable design elements in the proposed development;</p> <p>h) the contribution of the proposed development to supporting and facilitating active transportation modes;</p> <p>i) the contribution of the development to be transit-supportive and supporting the use of existing and planned local and regional transit services;</p> <p>j) the availability and location of existing and proposed public community facilities/services;</p> <p>k) the ability of the development to retain and / or enhance the natural attributes of the site and surrounding community including, but not limited to native vegetation and trees; and,</p> <p>l) compliance of the proposed development with all other applicable policies.</p>		and location of existing and proposed public community facilities/s ervices.
B.2.4.2.1	<i>Residential intensification</i> within the built-up area and on lands designated Neighbourhoods identified on Schedule E-1 - Urban Land Use Designations shall comply with Section E.3.0 – Neighbourhoods Designation.	<i>Residential intensification</i> within the <i>built-up area</i> and on lands designated Neighbourhoods identified on Schedule E-1 - Urban Land Use Designations shall comply with Section E.3.0 – Neighbourhoods Designation.		
B.3.2.2	The housing targets in Tables B.3.2.1 – Housing Targets – Ownership and B.3.2.2 – Housing Targets – Rental are based on future population growth forecasts to the year 2034 2051 and future housing need.	The housing targets in Tables B.3.2.1 – Housing Targets – Ownership and B.3.2.2 – Housing Targets – Rental are based on future population growth forecasts to the year 2051 and future	Yes	Clarify that housing targets for

Policy Number	Proposed Change	Proposed New Policy					Why Change is Required	
							Provincial Conform?	Comment
	Targets for <i>affordable</i> rental housing are divided into housing <i>affordable</i> for <i>low and moderate income households</i> . The targets for the provision of housing which is <i>affordable to low and moderate income households</i> is informed by, and shall align with the City’s Housing and Homelessness Action Plan. Meeting the housing targets for housing <i>affordable</i> for <i>low and moderate income households</i> will require sustainable and predictable funding from senior levels of government.	housing need. Targets for <i>affordable</i> rental housing are divided into housing <i>affordable</i> for <i>low and moderate income households</i> . The targets for the provision of housing which is <i>affordable to low and moderate income households</i> is informed by, and shall align with the City’s Housing and Homelessness Action Plan. Meeting the housing targets for housing <i>affordable</i> for <i>low and moderate income households</i> will require sustainable and predictable funding from senior levels of government.					PPS 1.4.3 a)	affordable for low and moderate income households aligns with local housing and homelessness plan.
B.3.2.2.1	In addition to projected housing needs targets based on population and household forecasts in Tables A.1 and A.2 are provided in Table B.3.2.1 – Housing Targets – Ownership, and Table B.3.2.2 – Housing Targets – Rental. , the City has a substantial existing shortage of <i>affordable</i> rental housing. In particular, 12,650 renter households (1 in 5) are currently paying more than 50% of their income on rent (2006 Census) and are at risk of homelessness. This need shall be addressed through a target of 1,265 new annual rent supplements/housing allowances, over a period of ten years (2006 to 2016), in addition to the targets for future new rental housing shown in Table B.3.2.2 – Housing Targets – Rental. This need will require sustainable and predictable funding from senior levels of government to be met.	Projected housing targets based on population and household forecasts in Tables A.1 and A.2 are provided in Table B.3.2.1 – Housing Targets – Ownership, and Table B.3.2.2 – Housing Targets – Rental.					Yes PPS 1.4.3 a)	Update to reference updated population target table in Chapter A, and that the projected housing targets for ownership and rental take the forecasts into account.
Table B.3.2.1 Housing	Update Table B.3.2.1 – Housing Targets – Ownership, as follows:	Target Type	Target # of Units Annually	% of Total Annual	Product to	Methods to	Yes	Update existing table with

Policy Number	Proposed Change				Proposed New Policy					Why Change is Required		
										Provincial Conform?	Comment	
Table B.3.2.2 Housing Targets - Rental	Update Table B.3.2.2 – Housing Targets – Rental, as follows:				Target Type	Target # of Units Annually	% of Total Annual Target by Tenure	Product to Achieve Target	Methods to Achieve Target			
	Target Type	Target # of Units Annually	% of Total Annual Target by Tenure	Product to Achieve Target								Methods to Achieve Target
	New Rental Housing (market rate not affordable)	396 252	40%	New rental housing, both primary and secondary market (rented condos, second dwelling units)	Primary rental housing development, conversion to rental residential, secondary rental market (rented condos, second dwelling units)	New Rental Housing (market rate)	396	40%	New rental housing, both primary and secondary market (rented condos, second dwelling units)	Primary rental housing development, conversion to rental residential, secondary rental market (rented condos, second dwelling units)		

Policy Number	Proposed Change					Proposed New Policy					Why Change is Required	
											Provincial Conform?	Comment
	<p>New Rental Housing Affordable to Moderate Income Households</p> <p>(includes housing with supports)</p>	<p>198 125</p>	<p>20%</p>	<p>New rental housing, both <i>primary</i> and secondary market (rented condos, second dwelling units)</p> <p>between average market rent and 20% below average market rent</p>	<p>Same as above but requires capital assistance program (e.g. COAHP) and/or other assistance to lower <i>development</i> cost, as well as support services</p>	<p>New Rental Housing Affordable to Moderate Income Households</p> <p>(includes housing with supports)</p>	<p>198</p>	<p>20%</p>	<p>New rental housing, both <i>primary</i> and secondary market (rented condos, second dwelling units)</p> <p>between average market rent and 20% below average market rent</p>	<p>Same as above but requires capital assistance program (e.g. COAHP) and/or other assistance to lower <i>development</i> cost, as well as support services</p>		

Policy Number	Proposed Change					Proposed New Policy					Why Change is Required													
											Provincial Conform?	Comment												
	<table border="1"> <tr> <td>New Rental Housing Affordable to Low Income Households (includes housing with supports)</td> <td style="text-align: center;">396 252</td> <td style="text-align: center;">40%</td> <td>New primary rental housing, more than 20% below average market rent</td> <td>Same as above but requires rent-geared-to-income housing assistance (e.g. rent supplement, housing allowance), as well as support services</td> </tr> <tr> <td>Total New Rental</td> <td style="text-align: center;">990 629</td> <td style="text-align: center;">100%</td> <td></td> <td></td> </tr> </table>	New Rental Housing Affordable to Low Income Households (includes housing with supports)	396 252	40%	New primary rental housing, more than 20% below average market rent	Same as above but requires rent-geared-to-income housing assistance (e.g. rent supplement, housing allowance), as well as support services	Total New Rental	990 629	100%			<table border="1"> <tr> <td>New Rental Housing Affordable to Low Income Households (includes housing with supports)</td> <td style="text-align: center;">396</td> <td style="text-align: center;">40%</td> <td>New primary rental housing, more than 20% below average market rent</td> <td>Same as above but requires rent-geared-to-income housing assistance (e.g. rent supplement, housing allowance), as well as support services</td> </tr> <tr> <td>Total New Rental</td> <td style="text-align: center;">990</td> <td style="text-align: center;">100%</td> <td></td> <td></td> </tr> </table>	New Rental Housing Affordable to Low Income Households (includes housing with supports)	396	40%	New primary rental housing, more than 20% below average market rent	Same as above but requires rent-geared-to-income housing assistance (e.g. rent supplement, housing allowance), as well as support services	Total New Rental	990	100%				
New Rental Housing Affordable to Low Income Households (includes housing with supports)	396 252	40%	New primary rental housing, more than 20% below average market rent	Same as above but requires rent-geared-to-income housing assistance (e.g. rent supplement, housing allowance), as well as support services																				
Total New Rental	990 629	100%																						
New Rental Housing Affordable to Low Income Households (includes housing with supports)	396	40%	New primary rental housing, more than 20% below average market rent	Same as above but requires rent-geared-to-income housing assistance (e.g. rent supplement, housing allowance), as well as support services																				
Total New Rental	990	100%																						
B.3.2.4.1	<p>B.3.2.4.1 The City shall plan for the full continuum of housing to ensure that an appropriate development of a full range and mix of housing forms, types and densities to meet market-based and affordable housing needs of current and future residents shall be provided for and promoted throughout the City of Hamilton through residential intensification and, new development, and redevelopment is available. The full continuum of housing includes built form, tenure and affordability A full range of housing forms, types, and densities means the full spectrum of physical housing types including single detached dwellings, semi-detached dwellings, duplexes, townhouses of various types (street, block, stacked), apartments and other forms of multiple dwellings, and lodging houses, built at a range of densities and ownership and rental tenures.</p>					<p>B.3.2.4.1 The City shall plan for the full continuum of housing to ensure that an appropriate range and mix of housing forms, types and densities to meet market-based and affordable housing needs of current and future residents through residential intensification, new development, and redevelopment is available. The full continuum of housing includes built form, tenure and affordability including single detached dwellings, semi-detached dwellings, duplexes, townhouses of various types (street, block, stacked), apartments and other forms of multiple dwellings, and lodging houses, built at a range of densities and ownership and rental tenures.</p>					PPS 1.4.3 1.4.1													
B.3.2.4.2	<p>B.3.2.4.2 The development of housing with a full range of tenure, affordability, and support services shall be provided for and promoted throughout the City in accordance with the City's Housing and</p>					<p>B.3.2.4.2 The development of housing with a full range of tenure, affordability, and support services shall be provided for and promoted throughout the City in accordance with the City's Housing and</p>					PPS 1.4.3 a)													

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required	
			Provincial Conform?	Comment
	<p>Homelessness Action Plan, and the Housing Targets provided in Tables B.3.2.1 and B.3.2.2 Where there are documented unmet needs for housing tenure, affordability levels or support services, priority shall be given to <i>development</i> applications that help meet those needs. Housing with a full range of tenure, affordability and support services in a full range of built housing forms means both ownership and <i>primary rental housing</i> with a full range of affordability, <i>social housing</i>, rent-gearred-to-income housing, lodging houses, shared and/or congregate-living housing arrangements, <i>housing with supports</i>, emergency and transitional housing, and housing that meets all needs.</p>	<p>Homelessness Action Plan, and the Housing Targets provided in Tables B.3.2.1 and B.3.2.2. Housing with a full range of tenure, affordability and support services in a full range of built housing forms means both ownership and <i>primary rental housing</i> with a full range of affordability, <i>social housing</i>, rent-gearred-to-income housing, lodging houses, shared and/or congregate-living housing arrangements, <i>housing with supports</i>, emergency and transitional housing, and housing that meets all needs.</p>		
B.3.2.4.8 (New)	<p>Insert new Policy B.3.2.4.8, as follows: B.3.2.4.8 Where there are documented unmet needs for housing tenure, affordability levels or support services, priority shall be given to <i>development</i> applications that help meet those needs.</p>	<p>B.3.2.4.8 Where there are documented unmet needs for housing tenure, affordability levels or support services, priority shall be given to <i>development</i> applications that help meet those needs.</p>		Relocated from B.3.2.4.2
B.3.2.4.9 (New)	<p>Insert new Policy B.3.2.4.9, as follows: B.3.2.4.9 In planning for the creation of complete communities and to support the creation of family friendly housing, the City will utilize available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a range of household sizes and income levels.</p>	<p>B.3.2.4.9 In planning for the creation of complete communities and to support the creation of family friendly housing, the City will utilize available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a range of household sizes and income levels.</p>	Growth Plan 2.2.6.3	Encourage creation of family-size units.
B.3.2.4.10 (New)	<p>Insert new Policy B.3.2.4.10, as follows: B.3.2.4.10 The population and household forecasts in Tables A.1 and A.2 will be used to maintain, at all times: a) the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and lands designated and available for residential development within the City’s <i>urban area</i>; b) where new development is to occur, land with servicing capacity sufficient to provide a three-year supply of residential units available through suitably zoned lands to facilitate residential intensification, and lands in draft approved or registered plans.</p>	<p>B.3.2.4.10 The population and household forecasts in Table A.1 will be used to maintain, at all times: a) the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and lands designated and available for residential development within the City’s <i>urban area</i>; b) where new development is to occur, land with servicing capacity sufficient to provide a three-year supply of residential units available through suitably zoned lands to facilitate residential intensification, and lands in draft approved or registered plans.</p>	PPS 1.4.1	