



Official Plan Amendment to Implement GRIDS 2 / MCR

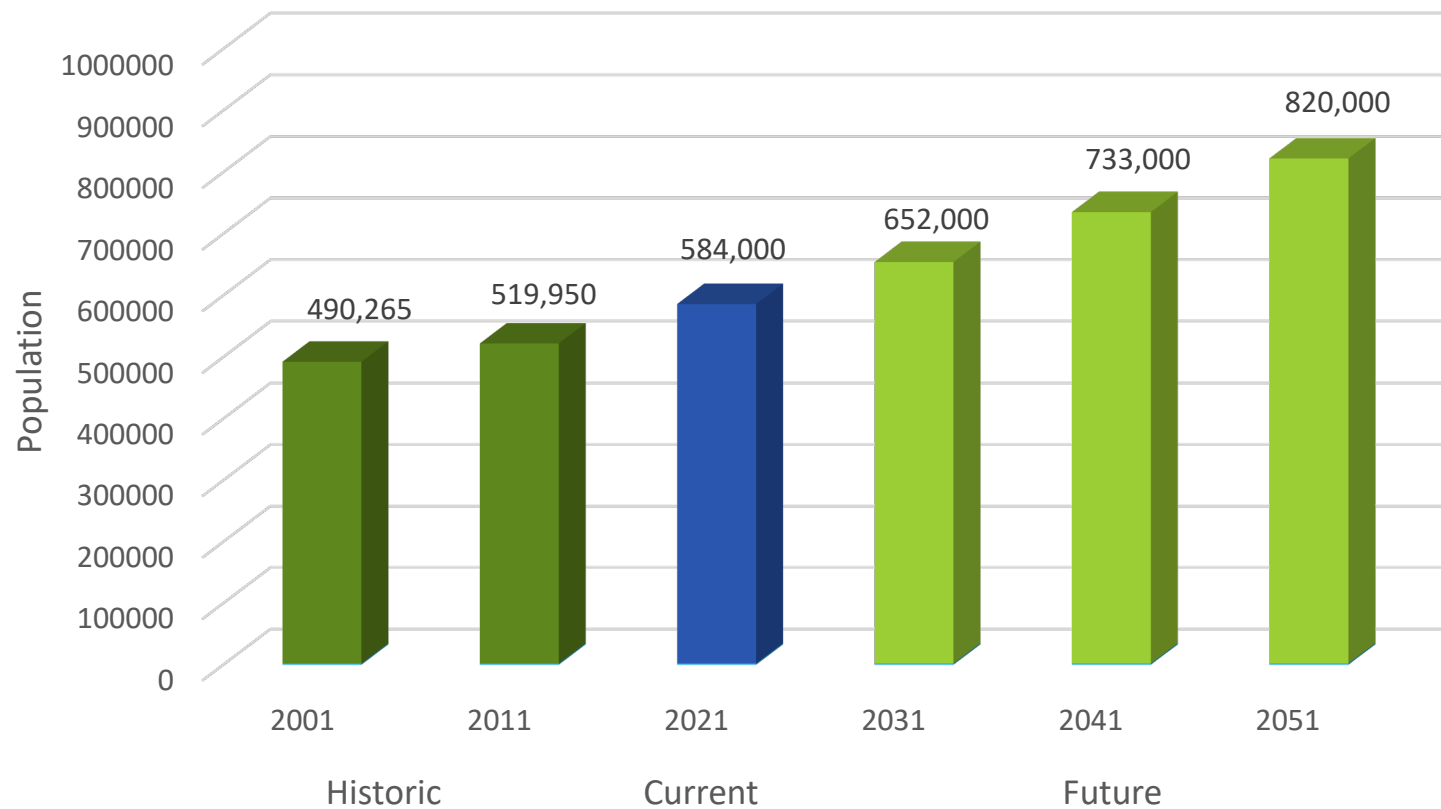
May 17, 2022

Residential Construction Impacts

- 20000+ jobs
- \$ 1.3 billion in wages
- \$ 2.3 billion in investment value
to the Hamilton economy in 2020.

Growing into the Future

Historic and Projected Growth in Hamilton



Housing - Challenges Ahead

Figure 13: Intraprovincial migration for Hamilton CMA and regions for ages 0 to 14



Source: Calculated from Statistics Canada. Table 17-10-0136-01 Components of population change by census metropolitan area and census agglomeration, 2016 boundaries

Zoning Changes – Enabling the Missing Middle



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Official Plan Policies – Enabling Density Downtown and City-wide



Policy	West End Home Builders' Response
<p>A.2.3.4.1 Hamilton's Downtown Urban Growth Centre has been planned to achieve a minimum gross density of 500 people and jobs per hectare by 2051. Overall density in excess of this target may be achievable and desirable.</p>	<p>WE HBA is very supportive of this change. Council may wish to consider which other policies might need to be amended to support such an increase in density.</p>
<p>B.2.4.1.4 Residential intensification developments within the built-up area 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;</p>	<p>WE HBA strongly supports this policy shift, especially the removal of the concept of maintaining neighbourhood character.</p>

Official Plan Policies – Sustainability and Parking



Policy	Response
<p>B.3.7.3 The City shall develop and update Sustainable Building and Development Guidelines to promote energy efficient development and redevelopment proposals, and implement the Guidelines through the development approvals process.</p>	<p>WE HBA supports the policy change that had been made from the initial draft Official Plan. A guideline approach is preferred to a checklist as it allows flexibility for each development to meet sustainability objectives in a way that suits the site.</p>
<p>C.4.2.5.1 b) supporting transit through an array of incentives and disincentives to automobile dependence and single-occupancy vehicles such as reduced parking standards for some land uses where appropriate and making provisions to support shared mobility such as car-sharing spaces through the site plan process where feasible and appropriate;</p>	<p>WE HBA strongly supports this policy. We wish to encourage the City to be bold in it's approach and consider a full removal of minimum parking requirements that allow property owners to determine how much parking to provide their users with.</p>

Official Plan Policies – Neighbourhood Change



Policy	Response
<p>E.1.0 h) Recognize that Hamilton’s neighbourhoods will evolve over time to accommodate projected household growth, changing demographics, and respond to the changing needs of complete communities.</p>	<p>Removal of the concept of “stable” neighbourhoods is appreciated. Existing neighbourhoods should be targeted for incremental growth and change over the coming decades.</p>
<p>E.3.4.3 Uses permitted in low density residential areas: a) shall include single-detached, semidetached, duplex, triplex, fourplex, and street townhouse dwellings; and, b) may include multiple dwellings containing a maximum of 6 units for lots in proximity to collector roads or arterial roads</p>	<p>Uses permitted in low density residential areas including all forms of low-density housing is a progressive start. This should be encouraged through OP and Zoning changes.</p>

Official Plan Policies – As-of-Right Medium Density



Policy	Response
<p>E.3.5.8 For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 12 storeys without an amendment to this Plan, provided [...] that</p> <p>a) [...] shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; b) [...] shall incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficiently techniques and low impact development approaches; [...] d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods.</p>	<p>WE HBA is supportive of this change, but we do have significant concerns. We appreciate City Staff taking the opportunity to align the midrise height limit to align with upcoming building code changes allowing for tall wood buildings up to 12 stories. We wish to caution the City on the use of angular planes being set out in the Official Plan, as they have significant drawbacks for energy efficiency and increasing housing supply. Furthermore, all of the policies outlined in the subsection will make it very difficult to achieve anything over six stories when working together, therefore limiting intensification potential City-wide.</p>

Official Plan Policies – As-of-Right Medium Density



Policy	Response
<p>E.4.6.8 Additional height up to a total of 12 storeys may be permitted without an amendment to this Plan, provided the Applicant demonstrates: a) the development shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; b) the development shall incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficient techniques and low impact development approaches; [...] d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods.</p>	<p>Similar to WE HBA's concerns with policy E.3.5.8, we strongly support additional height allowances, but feel the prescriptiveness of the policy will make higher levels of intensification on sites that might otherwise be suitable candidates difficult to achieve without an Official Plan Amendment.</p>

Official Plan Policies – 30 Storey Height Cap



Policy	Response
<p>E.3.6.7 For high density residential uses, the maximum height shall be 30 storeys. For high density residential uses below the Niagara Escarpment, building height shall not exceed the height of the top of the Niagara Escarpment, nearest to the development site. Applicants shall demonstrate that the proposed development shall not exceed the height of the top of the Niagara Escarpment through the submission of a height elevation survey depicting the proposed building in profile to the height of the top of the escarpment located nearest to the development site, to the satisfaction of the City</p>	<p>WE HBA cannot support this change to the Official Plan. While we have heard through discussions with Staff that they will permit heights greater than 30 storeys, they just wish to have a greater level of control over those application types, WE HBA believes this is planning by negotiation rather than appropriately planning for growth.</p> <p>This policy runs contrary to the City’s stated goals of intensification. There are already proposed developments seeking planning permissions for heights greater than the escarpment limit throughout the City. A height limit of 30-storeys or the escarpment is overly prescriptive and limits intensification potential within Hamilton.</p>

Official Plan Policies – As-of-Right High Density



Policy	Response
<p>E.3.6.8 Development within the high density residential category shall be evaluated on the basis of the following criteria: b) Multiple dwellings greater than 12 storeys shall not generally be permitted immediately adjacent to low density residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential use.</p>	<p>WE HBA echoes our earlier concerns about the use of angular planes, setbacks, and other requirements limiting the as-of-right potential for growth. Furthermore, we have concerns about the requirement for multiple land uses being required on a high density site.</p>

Official Plan Policies – Ongoing Monitoring



Policy	Response
F.3.5.2 The City shall monitor the cost of housing and land development and provide annual reports on housing and land development costs, including social housing development costs.	WE HBA strongly supports this change in monitoring, and would be pleased to assist the City in ongoing monitoring of the Official Plan.



HAMILTON NEEDS ROOM TO GROW.



- The policy you approve today governs how Hamilton's housing system functions. **Having in place permissive, flexible, and predictable planning policy with a vision towards the future will serve Hamilton well.**
- Housing affordability and home prices are driven by many factors, but significantly impacted by available supply and approval timelines for new construction.
- Streamlining the addition of new housing supply in Hamilton across the income spectrum eases pressures on housing affordability.

Staff have put before you today an important guiding document for growth. It is important to recognize that while it will require tweaks down the road, the improvement in flexibility for intensification is significant.

WE HBA strongly supports increased flexibility for intensification projects as we definitely need room to grow.