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HAMILTON’S MUNICIPAL HOUSING PLEDGE

The City of Hamilton is committed to building a range and mix of housing types and tenures, including affordable housing, to meet the needs of the current and growing population. The City of Hamilton accepts the challenge of building 47,000 housing units by 2031 and continuing Council’s direction for growth through intensification.

Hamilton will meet the challenge through municipal policy and process initiatives, collaborations and partnerships, continual improvement and monitoring measures, with the awareness that there will be events and situations that may impact achievement of this Pledge that are beyond the City of Hamilton’s control.

1. Initiatives to be led by the City of Hamilton to Implement the Municipal Housing Pledge

Urban Hamilton Official Plan: Reviewing and updating policies within the Urban Hamilton Official Plan and secondary plans will be completed to identify additional areas to support intensification through increased height and built form permissions, in accordance with policies already approved through Phase 1 of the Municipal Comprehensive Review.

Major Transit Station Area Planning: The delineation of Major Transit Station Areas (MTSAs) and identification of densities to support the B-Line LRT will be completed and included in the Official Plan. Designation of Protected Major Transit Station Areas will support an Inclusionary Zoning framework as one tool to address affordable housing.

Zoning By-law Amendments: In conjunction with policy reviews noted above, Hamilton’s Zoning By-law will be amended to facilitate higher rates of infill and intensification through as-of-right zoning and will facilitate a future Inclusionary Zoning frameworks. Continued review of the Zoning By-law will address other areas that could create barriers for intensification such a parking standards.

Other Planning Policy Initiatives: Through the Family Friendly Housing and Rental Housing Protection initiatives, policy and guidelines will be established to support the achievement of a range and mix of unit sizes within higher density development and provide clear expectations for the conversions of rental housing and ensure protection for existing affordable rental housing units.

Evaluation of City Owned Lands: The City will continue to review it’s portfolio of city-owned lands to identify opportunities for building a variety of housing types or, for sale with proceeds to support affordable housing development.

Continuous Infrastructure Improvements: The City will continue to plan for and build the necessary infrastructure to support intensification. Review of capital budgets and completion of master plans will ensure that infrastructure is aligned with planned intensification.

2. Collaboration & Partnerships to support the Municipal Housing Pledge

Housing Sustainability and Investment Road Map (HSIR): Hamilton will continue the development of the HSIR to define a framework to change how the city and community partners work together to deliver on shared affordable housing goals.

Municipal Land Development Office (MDLO): The MDLO will continue collaborate and work with community partners to leverage municipally-owned lands or surplus lands for the development of housing.

Engaging the Development Industry Partners: The City will continue to work collaboratively with the development industry to bring housing to Hamilton. The City will maintain a strong dialog with all participants in the development industry to continue to share knowledge, identify barriers, and collaborate on new or improved approaches to building housing in Hamilton.

Engaging Federal and Provincial Levels of Government: The City will continue to engage and work with Federal and Provincial partners towards the shared goal of building housing and creating housing opportunities in Hamilton through funding programs and other housing initiatives or pilot projects as well as for infrastructure and transit. The City is currently participating in the Province’s Streamlining Development Approvals Fund to advance policy and process improvements.

3. Continual Improvement and Monitoring Measures

Monitoring of Progress towards achieving the Housing Pledge: The City will establish a framework for tracking progress towards achieving this Housing Pledge and other municipal housing targets including affordability targets. Annual reporting will update City Council and provide opportunities to consider other initiatives to accelerate housing development to meet the Pledge if necessary.

The City of Hamilton pledges to facilitate the construction of 47,000 housing units by 2031.

City’s commitment to this Pledge comes with the recognition that that there are factors outside the City’s control which will influence progress towards the target. The rate at which housing can be brought to market will be influenced by economic factors, labour markets and changes in the legislative landscape and these factors have the potential to influence both private and municipal housing and supporting projects.

Andrea Horwath
Mayor
City of Hamilton
March 1, 2023