

March 28, 2023

City of Hamilton

71 Main Street West, Hamilton, ON

5.29**West End Home Builder's Association | Submission on Implementing OPA No. 167:
Secondary Planning Strategy for Urban Expansion Areas and Municipal Comprehensive Review Update**

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton and Burlington. The WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction. In 2022, the residential construction industry employed over 23,000 people, paying \$1.6 billion in wages, and contributed over \$3.2 billion in investment value within Hamilton.

WE HBA appreciates that the City of Hamilton is taking action to address the housing crisis and will be moving forward with the implementation of OPA 167 and beginning a Secondary Planning Strategy for Urban Expansion Areas. WE HBA supports the Ministerial modifications brought in through Minister Clark's approval of Hamilton's Official Plan Amendment 167. The Ministerial modifications facilitate increasing housing supply of all types, not only through expansion, but also through enhanced opportunities for intensification through taller buildings and additional opportunities for transit-oriented communities throughout the full BLAST network to accommodate population growth. WE HBA strongly believes that a healthy housing system exists when a city has the right mix of housing choices and supply that are able to address all residents' shelter needs through their full life cycle.

Moving forward with the implementation of OPA 167, the City should focus on a permissive planning framework to support additional opportunities for a diverse range of housing supply. More than doubling the annual production of housing in Hamilton (and across Ontario) is necessary, and in the public interest, given the significant housing shortage our City and broader region is facing. The shortage of new housing supply in places with so much housing demand is putting a squeeze on the future, primarily young Canadians and new Canadians. This lack of housing supply is discouraging people from moving to the most dynamic and productive parts of the country, while displacing families that already live here. Hamilton's supply of housing is lagging far behind our population growth. If Hamilton's housing completions had kept pace with Ontario's population growth, Hamilton would have built 11,536 new low-density homes and 349 additional apartment units between 2015-2020.¹

Hamilton currently builds an average 1,800 units a year, but the Council adopted Housing Pledge requires us to increase the number of housing completions to 4,700 units per year, every year, for the next ten years. WE HBA recognizes the City of Hamilton pledge is focused on intensification areas, and we support that approach to make significant amendments to our existing planning framework to allow for much higher levels of intensification. Planning approvals to build new homes take a very long time. The expansion areas provide an additional opportunity to set a framework for collaborative discussions with the City of Hamilton and the development community to be able to work together to move more quickly towards building more attainable housing supply in new complete communities.

Regards,



Michael Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association

¹ "Ontarians on the Move - Local Intelligence Report - Hamilton." Smart Prosperity Institute, June 2021. <https://institute.smartprosperity.ca/publication/ontarians-on-the-move>.