




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	October 17, 2023
SUBJECT:	Vacant Residential Land Area – 2023 Update (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to advise Council of the City's current amount of vacant residential land and projected number of dwellings based on existing land use permissions for the pre Official Plan Amendment 167 urban areas. This update also provides an update on additional work being undertaken by the Planning Division related to residential growth and monitoring.

The Planning Division maintains an inventory of vacant residential land by dwelling type which is used to project residential development potential for both intensification and designated greenfield areas. The vacant residential land inventory is updated annually. Attached as Appendix "A" to this Communication Update is the most recent projection for the period ending June, 2023. It is important to note that the table has not yet been updated to include lands added to the urban boundary through Official Plan Amendment 167. A breakdown by community is provided in the table below which combines both residential land within the City's built-up area and Pre Official Plan Amendment 167 designated greenfield areas.

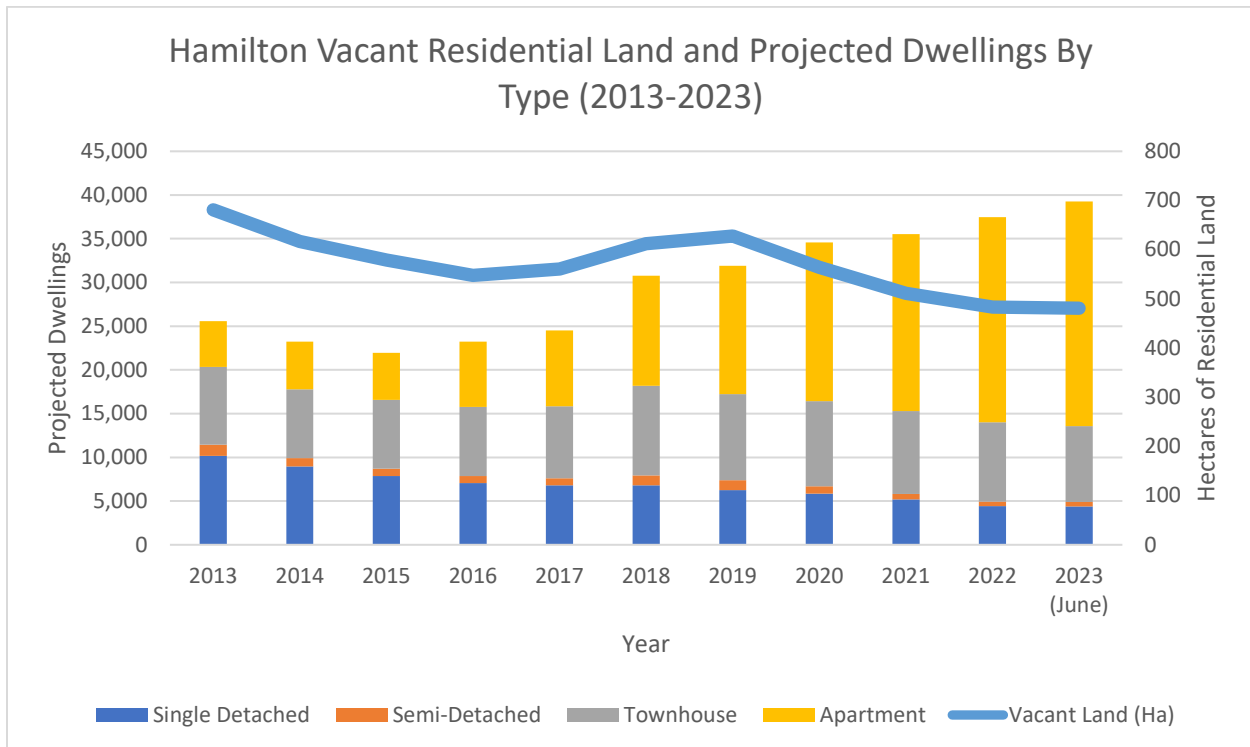
Community	Land Area (Hectares)	Projected Dwellings
Ancaster	41.2	1,459
Dundas	5.2	377
Flamborough	39.4	40,998
Glanbrook	79.9	3,057
Hamilton	126.8	17,562
Stoney Creek	188.7	12,718
TOTAL	481.2	39,271

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

As shown in the chart below, the amount of vacant residential land has generally decreased in the past ten years as lands are developed; however, as a result of amendments to the Urban Hamilton Official Plan and Zoning By-law to expand and increase residential land use permissions, in particular for multiple dwellings, the total projected number of dwellings has steadily increased. The increase in vacant residential land between 2017-2018 is attributed to the Fruitland-Winona Secondary Plan area which previously had not been included in the assessment.



Based on the preliminary analysis of the urban boundary expansion areas, the new growth area can accommodate at least 28,000 new residential units.

Annual Housing Monitoring

Official Plan Amendment 167 established new policies in the Urban Hamilton Official Plan (Policies F.3.5.1 and F.3.5.2) for the City to monitor and report annually on the following:

- The residential intensification rate;
- The planned density of the designated greenfield area;
- The planned density of the urban growth centre and other urban nodes;
- Construction activity including the range and mix of housing types;
- The Vacant Residential Land Inventory;

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- Comparison of the City’s actual population and employment growth to the forecasted population growth identified in policy A.2.3.1 and employment growth identified in Policy A.2.3.2;
- Employment and land absorption;
- Housing affordability; and,
- Housing and land development costs, including social housing development costs.

Note that these policies were not modified by the Ministry of Municipal Affairs and Housing. The Planning Division retained Dillon Consulting to prepare a framework for preparing the annual housing monitoring report which is currently under review. The Planning Division estimates that the first annual housing report will be submitted to Planning Committee in Q2:2024 using year end 2023 data.

For further information please contact Charlie Toman, Program Lead, Policy Planning & Municipal Comprehensive Review by phone at (905) 546-2424 Ext. 5863, or by email at Charlie.Toman@hamilton.ca.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Vacant Residential Land Inventory – June 2023

Vacant Urban Residential Land Area & Unit Potential, June 2023

Planning Status	Single Detached		Semi-Detached		Townhouse		Apartment		City Total	
	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)
Registered/Final Approved										
Ancaster	109	6.9	2	0.1	3	0.0	151	3.4	265	10.4
Dundas	3	0.3	2	0.2	29	0.6	0	0.0	34	1.1
Flamborough	18	1.0	0	0.0	26	0.9	658	4.5	702	6.5
Glanbrook	45	1.9	0	0.0	343	7.5	132	5.0	520	14.4
Hamilton	21	0.8	2	0.0	128	2.0	4,175	8.0	4,326	10.8
Stoney Creek	17	1.3	0	0.0	124	2.4	827	0.7	968	4.3
Total	213	12.2	6	0.3	653	13.4	5,943	21.5	6,815	47.4
Draft Approved										
Ancaster	93	4.1	0	0.0	41	0.8	0	0.0	134	4.9
Dundas	0	0.0	0	0.0	0	0.0	127	0.5	127	0.5
Flamborough	100	3.7	2	0.0	307	4.8	257	1.3	666	9.8
Glanbrook	926	29.2	0	0.0	579	13.7	135	0.9	1,640	43.9
Hamilton	746	34.1	62	1.3	451	10.8	4,685	13.7	5,944	59.9
Stoney Creek	161	7.9	24	0.5	736	15.1	1,349	8.4	2,270	31.9
Total	2,026	79.1	88	1.8	2,114	45.2	6,553	24.8	10,781	150.9
Pending										
Ancaster	40	2.8	0	0.0	104	3.4	170	0.7	314	6.8
Dundas	0	0.0	0	0.0	21	0.5	159	1.0	180	1.5
Flamborough	0	0.0	0	0.0	205	4.0	2,272	13.9	2,477	17.9
Glanbrook	196	6.6	44	0.9	472	9.4	148	2.5	860	19.4
Hamilton	168	6.5	0	0.0	452	8.2	3,967	8.8	4,587	23.5
Stoney Creek	331	12.4	0	0.0	1,502	30.6	3,268	6.6	5,101	49.6
Total	735	28.3	44	0.9	2,756	56.1	9,984	33.5	13,519	118.8
Potential Development										
Ancaster	230	11.6	32	1.1	224	4.7	260	1.7	746	19.1
Dundas	21	1.4	0	0.0	15	0.7	0	0.0	36	2.1
Flamborough	110	4.0	0	0.0	0	0.0	143	1.2	253	5.3
Glanbrook	37	2.1	0	0.0	0	0.0	0	0.0	37	2.1
Hamilton	304	15.7	24	0.6	448	9.7	1,929	6.6	2,705	32.6
Stoney Creek	705	34.8	326	9.2	2,476	47.1	872	11.8	4,379	102.8
Total	1,407	69.7	382	10.8	3,163	62.2	3,204	21.3	8,156	164.0
City Total										
Ancaster	472	25.4	34	1.1	372	8.9	581	5.8	1,459	41.2
Dundas	24	1.7	2	0.2	65	1.8	286	1.5	377	5.2
Flamborough	228	8.8	2	0.0	538	9.6	3,330	21.0	4,098	39.4
Glanbrook	1,204	39.9	44	0.9	1,394	30.7	415	8.4	3,057	79.9
Hamilton	1,239	57.1	88	1.9	1,479	30.7	14,756	37.0	17,562	126.8
Stoney Creek	1,214	56.4	350	9.7	4,838	95.2	6,316	27.4	12,718	188.7
Total	4,381	189.3	520	13.8	8,686	176.9	25,684	101.1	39,271	481.2

Source: City of Hamilton Planning and Economic Development Department GIS, Data as of June 30, 2023

1. Data derived from the City of Hamilton Planning Property Inventory containing various assumptions. Although the data has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

2. Totals may differ due to rounding.

3. The Urban Area does not include recent OPA167 expansion lands from the November 2022 Provincial approval.

Data as of June 30, 2023