



Ontario Aboriginal Housing Services

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February 23, 2023

Members of Hamilton City Council,

We are writing in support of Item 10.4 on the Planning Committee agenda, Friday, February 23.

Ontario Aboriginal Housing Services (OAHS) is one of the largest providers of rental housing in the province of Ontario. Overall, we have over 3,000 units across Ontario, with several hundred of these units in Hamilton. We provide safe and affordable housing to Indigenous and non-Indigenous tenants, with a focus on offering a range of affordability, usually at or below average market rents.

In Hamilton, we oversee approximately 200 scattered, single family units. For several years, our strategic direction has been to investigate the conversion of these single-family units to three or fourplex units. Conversion would offer several advantages: 1) it will allow for much needed capital improvements to be made which will preserve these 200 deeply affordable units; 2) it will allow for the creation of up to 600 additional rental units that will be moderately affordable (up to 125% average market rents, the “missing middle”) at little or no cost to the City; 3) it increases the long term sustainability of these scattered units; and 4) it is consistent with the Hamilton Sustainability and Investment Roadmap whole-of-Hamilton approach.

The staff recommendation to allow the conversion to fourplex “as of right” is the key that makes this process possible. It allows for us to convert at scale...for example, ten at a time, instead of one at a time. This reduces construction costs, material cost increases, and allows us to plan more accurately.

In short, we think that by allowing for fourplex conversion as of right, the City is allowing for, and encouraging, desperately needed rental housing that is moderately affordable. We strongly support the recommendations contained in the report, and we look forward to continuing to work with the City of Hamilton.

Yours sincerely,

Justin Marchand
Chief Executive Officer

Cc: Cathy Connor
Director of Housing Development



Métis Nation
of Ontario