



Hamilton

Housing Assessment (Urban Boundary Expansion)

PURPOSE:

This document explains the process for the completion of a Housing Assessment, which may be required for the submission of an urban boundary expansion application under the *Planning Act*. All Housing Assessments shall follow the requirements referenced in this document.

The purpose of the Housing Assessment is to assess whether there is a need for the mix and type of housing proposed for the urban boundary expansion area that cannot be accommodated within the existing urban area and what the impact of the proposed expansion would be to the Urban Hamilton Official Plan's growth policies. This includes the City wide intensification rate, densification of the Downtown, Urban Growth Centres and other nodes and corridors including Major Transition Station Areas.

PREPARED BY:

Where a Housing Assessment is required, the required information should be incorporated into a Planning Justification Report as a separate section. Housing Assessments are required to be prepared by a Professional Land Economist (PLE) or qualified Registered Professional Planner with experience in completing housing assessments.

CONTENTS:

A preliminary consultation with staff may be required prior to preparing a Housing Assessment to confirm the terms of reference for the report. The contents of the Housing Assessment shall be based on the proposed type and mix of housing for the urban boundary expansion area as described and illustrated in the Planning Justification Report and Concept Plan. A Housing Assessment shall include the following five topic areas:

1. **Need for the Expansion** - Recognizing that under the PPS (2024) municipalities will be required to consider the need for settlement area expansion, proponents should be required to demonstrate that any proposed expansion is necessary to accommodate the range and mix of land uses, including housing by type based on the City's approved Urban Hamilton Official Plan housing targets. The Assessment shall consider whether there is a need for additional supply for

'ground-related' housing, at the time of application, and show that this type of supply cannot reasonably be provided within the existing urban area.

2. **Impact on City-Wide Intensification Objectives** – The Housing Assessment shall assess whether the proposed expansion would adversely affect City-wide intensification objectives including demand for higher-density forms within the Downtown Urban Growth Centre, other Urban Growth Centres and Urban Nodes and Corridors, notably the Major Transit Station Areas (MTSA). To the extent that higher density forms are proposed as part of 'complete communities' in new greenfield areas, the Assessment shall be required to show that these units would not compete or otherwise reduce demand within planned medium and high-density areas identified within the Urban Hamilton Official Plan (e.g. Downtown, Urban Growth Centres etc.). Implications for the planned distribution of intensification should also be addressed in terms of the shares of growth anticipated for the Downtown Urban Growth Centre, Urban Nodes and Corridors and Neighbourhoods designated in Schedule E of the Urban Hamilton Official Plan.
3. **Densification of Existing Neighbourhoods and Designated Greenfield Area Supply** - Recognizing that a critical aspect of the City's no urban boundary expansion growth strategy is to 'redirect' greenfield demand for ground-related housing to other potential opportunities within existing residential communities in the form of detached accessory units (i.e. laneway housing), the Housing Assessment shall show how any proposed expansion would impact that objective. The Housing Assessment shall also assess whether there are opportunities for the reasonable densification of existing vacant Designated Greenfield Areas.
4. **Greenfield Density Target** – The Housing Assessment shall include the planned greenfield density of the urban boundary expansion area and provide commentary on how this density relates to Provincial Policy and Plans and Urban Hamilton Official Plan policies. Where planned density exceeds Provincial and Municipal policies, implications to the City's intensification targets (see topic area #2) must be assessed.
5. **Phasing of Development** – In accordance with the Provincial Planning Statement (2.3.1.6), the Housing Assessment shall show that any new expansion is orderly and aligns with the timely provision of infrastructure and public service facilities and avoids the uneconomical expansion of infrastructure into rural areas or make reference to where this is discussed in other materials submitted as part of the urban boundary expansion application (e.g. reference which other studies and submissions such as the Financial Impact Analysis. In addition, the Housing Assessment shall include the targeted planning horizon the proposed expansion area would be developed (e.g. 2031-2041 etc.) as well as how the proposed housing relates to any other specific housing targets, including the Province's 10 year housing target.

REVIEWED AND APPROVED BY: Planning Division, Planning and Economic
Development Department

A peer review of a Housing Assessment may also be required.

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