

**Authority:** Item 4, Planning Committee Report 24-002 (PED23143(c))  
CM: February 14, 2024 Ward: City Wide  
Written approval for this by-law was given by Mayoral Decision MDE-2024 02  
Dated February 14, 2024

**Bill No. 025**

## **CITY OF HAMILTON**

### **BY-LAW NO. 24-025**

#### **To Adopt The Housing for Hamilton Community Improvement Plan (2024)**

**WHEREAS** By-law No. 24-024 passed on the 14th day of February, 2024, designated the 'Housing for Hamilton Community Improvement Project Area (2024)';

**WHEREAS** Section 28(4) of the *Planning Act* states that where a by-law has been passed to designate a community improvement project area, the Council may provide for the preparation of a plan suitable for adoption as a community improvement plan for the community improvement project area;

**WHEREAS** under Section 28(1) of the *Planning Act* "community improvement" means "the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary";

**WHEREAS** Section F.1.15 of the Urban Hamilton Official Plan and Rural Hamilton Official Plan contains provisions relating to community improvement;

**WHEREAS** Council adopted By-law No. 19-285, the 'Housing for Hamilton Community Improvement Plan', on November 27, 2019;

**WHEREAS** Council, by its Planning Committee, held a public meeting on February 6, 2024 to discuss and receive public input regarding adoption of the Housing for Hamilton Community Improvement Plan (2024)', and has taken other required steps, prior to the enactment of this By-law, to adopt a community improvement plan for the 'Housing for Hamilton Community Improvement Project Area (2024)', as required by the *Planning Act* and Chapter F – Implementation, Section 1.17.2 of the Urban Hamilton Official Plan and Rural Hamilton Official Plan;

**WHEREAS** the City has prepared a plan entitled 'Housing for Hamilton Community Improvement Plan (2024)' attached hereto as Schedule "A" and forming part of this By-law.

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. By-law No. 19-285, as amended, is repealed on the date that the 'Housing for Hamilton Community Improvement Plan (2024)' comes into effect; and,
2. The 'Housing for Hamilton Community Improvement Plan (2024)', attached hereto as Schedule "A" and forming part of this By-law, is hereby adopted as the Community Improvement Plan for the 'Housing for Hamilton Community Improvement Project Area (2024)' designated by By-law No. 24-024.

**PASSED** this 14th day of February, 2024.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## **Schedule “A” to By-law No. 24-025**

### **1.0 INTRODUCTION**

Across the Greater Toronto and Hamilton Area (GTHA), affordability of housing and limited opportunities for both rental housing and home ownership have become significant social and land use planning issues which are threatening the ability for municipalities to create and sustain complete communities which are home to all peoples.

Housing affordability is an issue which requires innovative solutions from all levels of governments in collaboration with private sector investment. Although there is no single tool or action which will address affordability, City Council is committed to identifying opportunities to reduce barriers to the creation of a wider range and choice of housing with the tools available to it. This Community Improvement Plan is one such opportunity.

### **2.0 PURPOSE OF THIS PLAN**

This Housing for Hamilton Community Improvement Plan (the Plan) is intended to provide incentives which will minimize financial barriers to, and stimulate private sector investment in, the creation of a wider range and choice of housing to meet the needs of Hamilton’s residents. Incentives contained within this Plan are focused towards the development or redevelopment of targeted, under-utilized properties within the Hamilton Urban Area that are suitable for accommodating new mixed-income, mixed-tenure and affordable residential developments.

The expected outcome of this Plan is to provide new housing opportunities for persons with higher social and economic vulnerability; increase housing supply on under-utilized properties, provide new and/or revitalized affordable housing stock and generally support the integration of people from a variety of income groups into healthy, socially cohesive and financially sustainable communities.

### **3.0 LEGISLATIVE AUTHORITY**

The provision of financial incentives or other undertakings by a municipality to facilitate or carry-out community improvement in Ontario are primarily governed by the Planning Act and Municipal Act. Together these acts identify the tools, and their parameters, which municipalities may authorize and utilize for community improvement.

#### **3.1 Provincial Legislation**

Section 28 of the Planning Act permits a municipality to establish a Community Improvement Plan (CIP) for the purposes of facilitating the community improvement of an area through the provision of financial incentives or actions which would otherwise be prohibited under Sub-section 106(2) of the Municipal Act.

A CIP may be enacted by a municipality, by by-law, provided that:

- The municipalities Official Plan contains provisions relating to community improvement (Planning Act, Subsection 28 (2));
- The CIP identifies the geographic Community Improvement Project Area (CIPA) for which Council is of the opinion it is desirable to improve because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason (Planning Act, Subsection 28(2)) and which includes the provision of affordable housing (Planning Act, Subsection 28 (6)); and
- The total of all grants, loans and/or tax assistance provided with respect to lands or buildings within the CIPA do not exceed the eligible costs as described within the CIP (Planning Act, Subsection 28(7.3)).

Once a CIP has come into effect, a municipality may:

- Acquire, hold, clear, grade or otherwise prepare land for community improvement (Planning Act, Subsection 28(3));
- Construct, repair, rehabilitate or improve buildings on land acquired or held by it in the CIPA in conformity with the CIP, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto (Planning Act, Subsection 28(6)(a));
- Sell, lease or otherwise dispose of any land acquired or held by it in the CIPA to any person or governmental authority for use in conformity with the CIP (Planning Act, Subsection 28(6)(b));
- Provide grants and/or loans in conformity with the CIP, to registered owners, assessed owners and tenants of lands and buildings within the CIPA, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole, or any part of the, eligible costs of the CIP (Planning Act, Subsection 28(7)); and
- Provide grants and/or loans for eligible costs identified within the CIP which may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of land and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities (Planning Act, Subsection 28(7.1)).

### 3.2 Municipal Authorization

Community improvement policies are contained in Section 1.15 of the Urban Hamilton Official Plan (UHOP). In particular, the UHOP states the following with respect to municipal authorization of CIPs:

- It is the intent of Council through Community Improvement to promote and maintain a high-quality living and working environment throughout the City. Community Improvement shall be accomplished through (1) the upgrading and ongoing maintenance of communities or areas as characterized by obsolete buildings, and/or conflicting land uses and/or inadequate physical infrastructure

and community services, and, (2) the establishment of policies and programs to address identified economic, land development and housing supply issues or needs throughout the Urban Area.” (UHOP, Chapter F, Section 1.15); and

- Community Improvement shall be carried out through the designation, by Council, of Community Improvement Project Areas and through the preparation and implementation of Community Improvement Plans pursuant to the Planning Act, R.S.O., 1990 c. P.13. It is the intent of Council that the entire urban area or any part of the urban area as defined in this Plan, and as subsequently amended, may by by-law be designated as a Community Improvement Project Area. (UHOP, Chapter F, Section 1.15.1).

#### 4.0 SUPPORTING POLICY FRAMEWORK

Existing Provincial and City policy frameworks contain policies that support the purpose and goals of this Plan as outlined in Sections 2.0 and 4.0 respectively as well as the associated incentive programs described in Section 7.0. The key policies from applicable policy documents are outlined below.

##### 4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction for land use planning and development matters which are of Provincial interest including protecting resources, supporting public health and safety and creating high-quality natural and built environments. The PPS emphasizes the need for strong communities and identifies the need to provide sufficient housing which is affordable, and which will serve a broad range of needs within the community.

This Plan is consistent with the PPS and specifically addresses the following provincial interests identified within the PPS:

- Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (PPS, Section 1.1.1 (b));
- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate-income households (PPS, Section 1.4.3(a));
- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including those with special needs requirements (PPS, Section 1.4.3 (b));
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed (PPS, Section 1.4.3 (d)); and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and

facilitate compact form, while maintaining appropriate levels of public health and safety (PPS, Section 1.4.3 (f)).

#### 4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides a policy framework for implementing the Province’s vision for managing long-term growth within the Greater Golden Horseshoe (GGH), including Hamilton, while supporting economic prosperity, protecting the environment and helping communities to achieve a high quality of life. The Growth Plan envisions the GGH as an area with an increasing amount and variety of housing that is sufficient to reflect market demands and the needs of local communities in terms of income and household sizes.

This Plan is consistent with the Growth Plan and specifically addresses the following principles and policies as identified within the Growth Plan:

- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households (Growth Plan, Section 1.2.1);
- Provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes (Growth Plan, Section 2.2.1 (4)(c));
- Support housing choice through the achievement of the minimum intensification and density targets of the Growth Plan and identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents (Growth Plan, Section 2.2.6 (1)(a)(i));
- Identifying mechanisms, including the use of land use planning and financial tools, to support housing choice (Growth Plan, Subsection 2.2.6 (1)(b));
- Supporting the achievement of complete communities by planning to diversify overall housing stock across a municipality (Growth Plan, Subsection 2.2.6 (2)(d); and
- Supporting the achievement of complete communities by municipalities through the use of available tools to require multi-unit residential developments to incorporate a mix of unit sizes that accommodate a diverse range of household sizes and incomes (Growth Plan, Subsection 2.2.6 (3)).

#### 4.3 2022-2026 Council Priorities

The 2022-2026 Council Priorities were developed by the City Council to support the City’s vision “to be the best place to raise a child and age successfully”. The three priorities are: Sustainable Economic and Ecological Development (Priority 1), Safe and Thriving Neighbourhoods (Priority 2), and Responsiveness and Transparency (Priority 3). Each of the priorities has a set of outcomes and measures of success. As it applies to the purpose of this Plan, Priority 2 particularly aligns with this Community Improvement Plan with an Outcome being to increase the supply of affordable and supportive housing.

#### 4.4 2016-2025 Strategic Plan (2016)

The City of Hamilton's 2016-2025 Strategic Plan (Strategic Plan) establishes a 10-year vision for the City that provides the context within which City services are provided to achieve the Plan's stated mission "to provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner". To achieve this, the Strategic Plan establishes seven priorities which were identified through community engagement and resident conversations including those that occurred through the Our Future Hamilton: Communities in Conversation initiative.

These priorities are:

- Community Engagement and Participation
- Economic Prosperity and Growth
- Healthy and Safe Communities
- Clean and Green
- Building Environment and Infrastructure
- Culture and Diversity
- Our People and Performance

This Plan contributes towards the achievement of the Strategic Plan's vision and is in alignment with the priorities by providing programs that contribute to Economic Prosperity and Growth and Health and Safe Communities by contributing to the development of further housing choice and opportunity.

#### 4.5 2021-2025 Economic Development Action Plan

The 2021-2025 Economic Development Action Plan is a Council approved, city-wide, action-oriented document that identifies areas of focus and key industry sectors that the City will concentrate resources and identify actions for in support of the City's economy. The Economic Development Action Plan identifies six key priority areas that are intended to build a stronger and more equitable economy for Hamilton's future. Of these, this Plan most directly supports the "Facilitating a Skilled and Adaptable Workforce" priority which, among other actions, are supported by incentivizing investment in housing to meet the needs of a diverse workforce.

#### 4.6 Urban and Rural Hamilton Official Plans (2013)

The Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP) are the City's long-term policy framework which establish the City's vision for the future in terms of managing land use change and the physical development of the City as it is affected by environmental, social, and economic factors. The development of new mixed-income, mixed-tenure developments that increase the supply of affordable housing addresses the social and economic challenges facing the City.

This Plan is consistent with the UHOP and RHOP and specifically addresses the following goals and policies of these plans:

#### 4.6.1 Urban Hamilton Official Plan

##### Goals

- Increase Hamilton's stock of affordable housing of all types, particularly in areas of the City with low levels of affordable housing (UHOP, Chapter B, Section 3.2.1.3);
- Increase Hamilton's stock of housing for those whose needs are inadequately met by existing housing forms or tenure, affordability, or support options (UHOP, Chapter B, Section 3.2.1.4); and
- Increase the mix and range of housing types, forms, tenures, densities, affordability levels, and housing with supports throughout the urban area of the City (UHOP, Chapter B, Section 3.2.1.6).

##### Policies

- Many households in Hamilton cannot obtain housing that is affordable or appropriate to their needs. Households and individuals may be at risk of homelessness because of economic and/or personal circumstances where a level of support is required to live independently. Hamilton's aging and diversifying population has new and unique housing needs that cannot solely be met through current housing options. The City recognizes the importance of affordable housing and housing with supports in meeting the housing needs of those without the resources to participate in the private housing market (UHOP, Chapter B, Section 3.2.3);
- Where appropriate, assistance shall be provided, whether by the City and/or senior governments, to encourage the development of affordable housing, with priority given to projects in areas of the City that are lacking in affordable housing. City assistance may include selling or leasing of surplus City land or financial assistance (UHOP, Chapter B, Section 3.2.3.2); and,
- Investment in new affordable housing shall be encouraged by a coordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory and administrative policies, and incentives (UHOP, Chapter B, Section 3.2.3.6).

#### 4.6.2 Rural Hamilton Official Plan

##### Policies

- The City shall endeavour to provide a facilitative land use planning process for development applications for affordable housing and housing with supports. (RHOP, Chapter B, Section 3.2.1.1);
- Where appropriate, assistance shall be provided, whether by the City and/or senior governments, to encourage the development of affordable housing, with priority given to projects in areas of the City that are lacking in affordable housing. City assistance may include selling or leasing of surplus City land or financial assistance (RHOP, Chapter B, Section 3.2.1.2);



- In accordance with the City's 'Housing First' policy, all City-owned land that is surplus to the City's needs and appropriate for residential development shall be given priority for sale or lease for the development of affordable housing by CityHousing Hamilton Corporation, or coordinated by CityHousing Hamilton Corporation or the City of Hamilton Housing Services for development by other housing stakeholders (RHOP, Chapter B, Section 3.2.1.3); and,
- Investment in new affordable housing shall be encouraged by a coordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory and administrative policies and incentives (RHOP, Chapter B, Section 3.2.1.6).

#### 4.6.3 Secondary Plans

Within specific communities of the city, the Urban Hamilton Official Plan may be supplemented by detailed, area specific policies responding to the unique needs and considerations for how a specific area/community will develop over time. The following Secondary Plans contain policies that directly relate and support the purpose and goals of this Plan.

##### Ainslie Wood Westdale Secondary Plan

This Secondary Plan includes the area bounded by the former boundaries between the former City of Hamilton and former Town of Dundas on the west, Cootes Paradise on the northwest, and Highway 403 on the east and the southeast.

This Secondary Plan contains the following policies:

- Provide a diversity of suitable housing choice for families, students, seniors and others (UHOP, Volume 2, Chapter B, 6.2.4 a));
- Maintain low density, single detached residential areas, in terms of both appearance and use (UHOP, Volume 2, Chapter B, 6.2.4 b));
- Provide a wide variety of housing forms for many types of households, including households of various sizes and age groups (UHOP, Volume 2, Chapter B, 6.2.5.2 a));
- Encourage the maintenance of the appearance of low density housing, especially single detached homes, where possible (UHOP, Volume 2, Chapter B, 6.2.5.2 b)); and,
- A range of residential designations is provided to encourage a variety of housing types, forms and sizes. Rental housing is important in providing a range of housing types (UHOP, Volume 2, Chapter B, 6.2.5.3 a)).

##### Ancaster Wilson Street Secondary Plan

This Secondary Plan includes the area generally located along Wilson Street between Montgomery Drive and Meadowbrook Drive in Ancaster (The Secondary Plan area consists of a narrow corridor of properties oriented to, or near Wilson Street).

This Secondary Plan contains the following policies:

- Allowance for access to a variety of housing, employment, services, and recreation options in close proximity to each other (UHOP, Volume 2, Chapter B, 2.8.5 a)); and,
- The Ancaster Community Node shall include a range of housing forms and tenures, and a mix of employment, institutional, recreational, and commercial uses subject to the land use designation policies of this Secondary Plan and Volume 1 of this Plan (UHOP, Volume 2, Chapter B, 2.8.6.1 b)).

#### Binbrook Village Secondary Plan

This Secondary Plan includes the area bounded by Fletcher Road to the west, the Ontario Hydro easement to the south, a pipeline easement to the north and lands east of Regional Road 56.

This Secondary Plan contains the following policies:

- Create safe, efficient and attractive residential neighbourhoods consisting of a range and mix of housing types and densities (UHOP, Volume 2, Chapter B, 5.1.4.1 c));
- A range and mix of housing types shall be permitted, including single detached, semi-detached, duplexes, townhouses, quattroplexes, and apartment (multiple) dwellings, as well as housing with supports (UHOP, Volume 2, Chapter B, 5.1.4.3 c)); and,
- Innovative and varied housing types and designs shall be encouraged (UHOP, Volume 2, Chapter B, 5.1.4.3 d)).

#### Centennial Neighbourhoods Secondary Plan

This Secondary Plan includes the generally bounded by the Red Hill Valley Parkway to the west, Lake Avenue to the east, the Queen Elizabeth Way (QEW) to the north, and by local streets and properties just south of Queenston Road to the south.

This Secondary Plan contains the following policies:

- Support the provision and maintenance of a mix of housing types and tenures that meet the housing needs of residents throughout their life cycle and provide opportunities for residents to remain within the community (UHOP, Volume 2, Chapter B, 6.7.3.1 c));
- The Centennial Neighbourhoods Secondary Plan area shall include a range of housing forms and tenures and a mix of employment, commercial, institutional and open space uses (UHOP, Volume 2, Chapter B, 6.7.4.1 a)); and,
- Development shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes (UHOP, Volume 2, Chapter B, 6.7.6.2 a)).

### Chedmac Secondary Plan

This Secondary Plan includes the area generally bounded by Mohawk Road West to the south, Sanatorium Road to the east, San Pedro Drive to the North and Magnolia Drive to the west.

This Secondary Plan contains the following policies:

- Create residential areas consisting of a range of housing types and densities to satisfy a range of housing needs (UHOP, Volume 2, Chapter B, 6.3.1 a)); and,
- Provide a variety of housing at a range of prices including affordable residential units (UHOP, Volume 2, Chapter B, 6.3.1 b)).

### Downtown Hamilton Secondary Plan

This Secondary Plan includes the area bounded by Cannon Street to the north, Victoria Avenue to the east, Hunter Street to the south and Queen Street to the west and includes the frontage properties along James Street North to Stuart Street and along James Street South to Charlton Avenue West.

This Secondary Plan contains the following policies:

- Create a diversified housing supply in the Downtown geared to the needs of various age groups, household size, and income levels with increased opportunities for affordable housing (UHOP, Volume 2, Chapter B, 6.1.3.3 b));
- Provide for a range of housing types, forms, and densities to meet the social, health, and well-being requirements of all current and future residents (UHOP, Volume 2, Chapter B, 6.1.3.7 a));
- Provide housing within complete communities (UHOP, Volume 2, Chapter B, 6.1.3.7 b));
- Increase Downtown's stock of affordable housing of all types (UHOP, Volume 2, Chapter B, 6.1.3.7 c));
- Maintain a balance of primary rental and ownership housing stock as outlined in the Affordable Housing Strategy (UHOP, Volume 2, Chapter B, 6.1.3.7 d));
- The development of housing with a full range of tenure, affordability, and support services shall be provided for and promoted throughout the Downtown in a full range of built housing forms in accordance with the policies of Section B.3.2 – Housing Policies of Volume 1 (UHOP, Volume 2, Chapter B, 6.1.4.10); and,
- Development proposals for tall buildings containing residential units shall be encouraged to provide a range of unit types and unit sizes, including those suitable for larger households, and those with children and seniors (UHOP, Volume 2, Chapter B, 6.1.4.24).

### Fruitland-Winona Secondary Plan

This Secondary Plan includes the area that consists of the lands east of Fruitland Road, north of Highway No. 8, south of Barton Street (including Winona); and the lands east of Winona, north of Highway No. 8, south of the QEW, and west of the City limits.

This Secondary Plan contains the following policies:

- Encourage a mix of uses and housing types that meet the housing needs of residents throughout their life cycles and allow them to remain within the community (UHOP, Volume 2, Chapter B, 7.4.2.6 b)); and,
- Development within the Fruitland-Winona Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes (UHOP, Volume 2, Chapter B, 7.4.3 c)).

#### Nash Neighbourhood Secondary Plan

This Secondary Plan includes the area bounded by Felker's Creek to the west, the Niagara Escarpment to the north, Upper Centennial Parkway to the east and Mud Street to the south.

This Secondary Plan contains the following policies:

- Development within the Nash Neighbourhood shall provide a mix of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles, and household structures (UHOP, Volume 2, Chapter B, 7.5.3.2).

#### North-West Glanbrook Secondary Plan

This Secondary Plan includes the area bounded by the utility corridor to the north, Twenty Road West to the south, and Glancaster Road to the west.

This Secondary Plan contains the following policies:

- A variety and mix of dwelling types shall be permitted, including but not limited to, single detached dwellings, semi-detached dwellings, townhouses, apartments, and housing with supports (UHOP, Volume 2, Chapter B, 5.3.2.2 b)).

#### Meadowlands Neighbourhood IV Secondary Plan

This Secondary Plan includes the area generally bounded by Stonehenge Drive to the north, Redeemer College to the west, Tiffany Creek Headwaters Core Area to the east and Garner Road to the south.

This Secondary Plan contains the following policies:

- Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles, and household structures (UHOP, Volume 2, Chapter B, 2.6.1.3b)).

### Rymal Road Secondary Plan

This Secondary Plan includes the area bounded by Hydro corridor to the south, Trinity Church Road to the west, Rymal Road to the north and Swayze Road to the east.

This Secondary Plan contains the following policies:

- Encourage a mix of dwelling types and densities, including the opportunity for lifestyle residential development and to encourage 'aging in place' where different housing forms accommodate life cycle changes (UHOP, Volume 2, Chapter B, 5.2.2 a)); and,
- Mixing of unit types shall be encouraged, and the implementing Zoning By-law may contain provisions to allow for a mixing of units (UHOP, Volume 2, Chapter B, 5.2.2.3 b)ii)).

### Shaver Neighbourhood Secondary Plan

This Secondary Plan includes the area generally bounded by Highway 403 to the north, Shaver Road to the west, Highway 53 to the south and Fiddler's Green Road to the east.

This Secondary Plan contains the following policies:

- The residential policies shall define the location and scale of each type of residential use, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents (UHOP, Volume 2, Chapter B, 2.2.1).

### Strathcona Secondary Plan

This Secondary Plan is located west of downtown Hamilton and is bounded by Highway 403 to the west, Queen Street North to the east, York Boulevard to the north and Main Street West to the south.

This Secondary Plan contains the following policies:

- Support the provision and maintenance of a mix of housing types and tenures that meets the housing needs of residents throughout their life cycles and provides opportunities for residents to remain within the community (Volume 2, Chapter B, 6.6.3 – Land Use c)); and,
- Development within the Strathcona Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes (UHOP, Volume 2, Chapter B, 6.6.5.2 c)).

### Waterdown Community Node Secondary Plan

This Secondary Plan includes the area generally bounded by Grindstone Creek and First Street to the east, and extends north to Parkside Drive, west to Goldenview Court, and south to the southern end of Main Street.

This Secondary Plan contains the following policies:

- A high quality living environment includes the provision of appropriate housing for all residents as well as ensuring that the physical, social and emotional well-being of residents is supported (UHOP, Volume 2, Chapter B, 4.4.2 f), Principle 6);
- The Waterdown Community Node Secondary Plan area shall include a range of housing forms and tenures and a mix of commercial, institutional and open space uses (UHOP, Volume 2, Chapter B, 4.4.3.1 b));
- The development of affordable housing is encouraged within the Secondary Plan area to provide a full range of housing and meet the City's affordable housing targets outlined in Policy B.3.2.2 of Volume 1 (UHOP, Volume 2, Chapter B, 4.4.3.1 e));
- To achieve affordable housing targets and meet affordable housing needs in the community, partnerships with non-profit organizations and any other available tools or resources may be considered (UHOP, Volume 2, Chapter B, 4.4.3.1 f)); and
- A mix of housing forms, styles and tenures suitable for residents of different age groups, abilities, income levels and household sizes shall be encouraged in the Secondary Plan area (UHOP, Volume 2, Chapter B, 4.4.5.2 a)).

### Waterdown North Secondary Plan

This Secondary Plan includes the area generally bounded by the urban boundary to the north, Parkside Drive to the south, the pipeline easement to the west, lands north of the North Waterdown Drive and Centre Road to the east.

This Secondary Plan contains the following policies:

- Provision of a mix and range of housing, including housing affordable to a wide spectrum of households through a variety of building types and densities to provide housing choices for families, seniors, single person households and other residents (UHOP, Volume 2, Chapter B, 4.2.1 b));
- Provide a wide variety and mix of housing types throughout the neighbourhoods (UHOP, Volume 2, Chapter B, 4.2.2.1 b));
- The Waterdown North community shall be primarily a residential area that includes a wide range of housing types and demonstrates a mix of housing (UHOP, Volume 2, Chapter B, 4.2.4);
- A broad range and mix of housing types are promoted between and within residential density categories. The City shall strive to achieve a variety of building types within each density category, such that no portion of the Secondary Plan

area is dominated by one housing type (UHOP, Volume 2, Chapter B, 4.2.4.2 b)); and,

- A mix of lot sizes and housing types shall be required throughout the Low Density Residential 2 designation such that there is not a large concentration of one type of lot size or housing unit in any one area. There shall be a variety of lot sizes and housing types along any given street (UHOP, Volume 2, Chapter B, 4.2.4.3 c)).

#### Waterdown South Secondary Plan

This Secondary Plan includes the area generally bounded by Dundas Street to the north and Mountain Brow Road to the south, the municipal boundary along Kerns Road to the east and the Renwood Park subdivision to the west.

This Secondary Plan contains the following policies:

- Encourage a mix of uses and housing types that meet the housing needs of residents throughout their life cycles and allows them to remain within the community (UHOP, Volume 2, Chapter B, 4.3.2.1 b));
- Promote a variety of housing forms with diverse architecture for individuals and families of all ages (UHOP, Volume 2, Chapter B, 4.3.2.6 k));
- A variety of housing opportunities suitable to a wide range of housing needs shall be encouraged through a variety of tenure options, housing prices and housing forms, including adult lifestyle housing and innovative housing ideas (UHOP, Volume 2, Chapter B, 4.3.3.3 a)); and
- A broad range and mix of housing types shall be promoted between and within residential designations. The City shall strive to achieve a variety of building types within each designation, such that no portion of the Secondary Plan Area is dominated by one housing type, and to provide an interesting streetscape (UHOP, Volume 2, Chapter B, 4.3.3.3 b)).

#### West Harbour (Setting Sail) Secondary Plan

This Secondary Plan includes the area bounded by Hamilton Harbour to the north, York Boulevard and Cannon Street West to the west and south and Wellington Street North to the east.

This Secondary Plan contains the following policies:

- To encourage a broad mix of household types at varying income levels, West Harbour shall accommodate a diversity of housing types, including detached and semi-detached dwellings, and multiple dwellings (UHOP, Volume 2, Chapter B, 6.5.3.4).

#### West Mountain Area (Heritage Green) Secondary Plan

This Secondary Plan includes the area generally bounded by Felkers Creek, Mud Street, Upper Centennial Parkway, Rymal Road, east of the Trinity West Secondary

Plan Boundary, north of Highland Road, west of Upper Red Hill Valley Parkway to north of the interchange of Mud Street and the Redhill Expressway, west of the existing Upper Mount Albion Road, to the Niagara Escarpment.

This Secondary Plan contains the following policies:

- West Mountain Core Area shall be a mixed use area, providing a broad range of commercial uses including large-format retail stores, retail, entertainment, restaurants, office and service/commercial uses. A range of housing forms and types shall be developed at medium densities including low rise (2 to 3 storeys), mid-rise (3 to 9 storeys), commercial/residential uses and live/work housing options (UHOP, Volume 2, Chapter B, 7.6.9.2 c)).

#### 4.7 Housing and Homelessness Action Plan (2020)

The City's 10-year Housing and Homelessness Action Plan (HHAP) is a strategic implementation plan to address affordable housing and homelessness in Hamilton. The development of the Action Plan was informed by extensive community engagement and a comprehensive needs analysis which provided the basis for the development of a framework to inform decisions about housing resource allocation in the city. This framework includes a series of fundamental strategies with a set of specific implementation actions that are designed to address the supply, affordability and quality of Hamilton's affordable housing stock.

This Plan is consistent with the HHAP and specifically addresses the following strategies of the Plan:

- Use innovative approaches to create more affordable and market rental housing (Housing and Homelessness Action Plan, Outcome 1, Strategy 2);
- Develop a strategy and implementation plan to increase the supply of secondary rental units (Housing and Homelessness Action Plan, Outcome 1, Strategy 4);
- Develop and implement innovative approaches to create more affordable ownership units (Housing and Homelessness Action Plan, Outcome 1, Strategy 6); and,
- Increase the diversity of housing forms, types, tenures, and affordability in all urban areas of the city (Housing and Homelessness Action Plan, Outcome 2, Strategy 2).

#### 4.8 Housing Sustainability and Investment Road Map (2023)

The City's Housing Sustainability Investment Road Map is a response to the current housing crisis and takes a whole-of-city approach to respond to new and growing pressures along the housing continuum to deliver the best possible affordable housing outcomes for Hamiltonians across four pillars: new construction of affordable housing, maintaining and preservation of existing units, acquisition, and the provision of housing-based supports. It recognizes the collective need for prioritized action, integrated efforts and a change in how City government and community partners work together to identify and deliver on shared affordable housing goals.



## 5.0 COMMUNITY IMPROVEMENT PROJECT AREA

This Plan contains programs that apply to the entirety of the City of Hamilton and/or specific sub-areas that together have been geographically delineated within the companion Housing for Hamilton CIPA (2024) By-law No. 24-024. The Housing for Hamilton CIPA (2024)'s sub-areas where specific programs may or may not apply as further described in Section 7.0 and Appendices to this Plan include:

### 5.1 Housing for Hamilton CIPA (2024) Sub-Area 1 – Rapid Transit Housing Area

This area encompasses an approximately 1500 metres radius of the City's A-Line and B-Line rapid transit corridors forming part of the proposed BLAST-E Re-envision Rapid Transit Network. The 1500 metre radius was defined by the Canada Mortgage and Housing Corporation as part of the Housing Accelerator Fund as an area of focus for the incentivization of transit supportive housing. The Housing for Hamilton CIPA (2024) Sub-Area 1- Rapid Transit Housing Area boundary has been developed so as to respond to Hamilton's unique context including ensuring that areas are excluded where housing development should not be promoted (e.g. employment lands, parks etc.) and to take into account natural geographic barriers (such as the escarpment).

### 5.2 Housing for Hamilton CIPA (2024) Sub-Area 2 – Roxborough

This area is located within the McQueston Neighbourhood in East Hamilton. The area consists of the former Roxborough Park School as well as other existing residential properties including a townhouse complex owned and operated by CityHousing Hamilton.

This area was identified for its potential to accommodate a new mixed income, mixed tenure and affordable housing demonstration project based on the following attributes:

- The area contains a former school site which provides opportunities for new residential development within the existing neighbourhood;
- The area contains an existing townhouse complex owned and operated by CityHousing Hamilton which has been identified as being at the end of its intended life and in need of significant capital for repairs;
- The area is located within the McQueston Neighbourhood which was the subject of a study by the Social Planning and Research Council (SPRC, 2012)) which found that the social and economic vulnerability of this neighbourhood's population is more significant than other neighbourhoods in the City, particularly with respect to young families and the elderly; and,
- The area is serviced by a variety of significant modes of transportation including but not limited to, the Red Hill Parkway, the Confederation GO Station at Queen Elizabeth Way (QEW) and Centennial Parkway and is in proximity to a future stop on the planned Light Rail Transit (LRT) route.

## 6.0 GOALS OF THIS PLAN

The goals and objectives of this Plan are to foster developments which are consistent with Provincial and City policy frameworks as detailed in Section 3.0 and which build upon these policies by achieving the following specifically:

- Result in a net increase in the number of affordable and market housing provided;
- Create a spectrum of affordable housing options, including households with incomes below the 40th income percentile (i.e. deeper affordability);
- Maintain or exceed current service level standards for City Housing Hamilton where developments include a property currently or formerly owned and operated by CityHousing Hamilton;
- Create a mix of housing based on tenure including rental and ownership options;
- Achieve a high quality of urban design and deliver significant environmental improvements including through such means as, for example, Passive Housing standards;
- Developments must achieve a mix of unit sizes and bedrooms to ensure a range of housing needs are met within the community, including for larger households;
- Provide enhanced accessibility standards;
- Ensure affordability of housing is maintained over the long-term; and,
- Explore opportunities for the inclusion of community support services through co-ordination with housing services and other external agencies.

## 7.0 INCENTIVE PROGRAMS

This section identifies the primary purpose and parameters of incentive programs the City may employ to achieve this Plans goals within areas identified in the companion Housing for Hamilton CIPA (2024) By-law No. 24-024. Additional detailed descriptions outlining the terms, eligibility criteria and administrative processes for each program described in this section, as adopted by City Council resolution, are contained in Section 10.0 Appendices of this Plan for reference.

The applicable program descriptions shall be those that were approved by City Council and in effect on the date an application under any program in this section was approved by City Council or their delegate.

Notwithstanding any program descriptions approved by City Council, applications under any program authorized under this Plan can be rejected by City Council for any reason. Such a decision can take into account matters not set forth in the applicable program descriptions and are within City Council's sole, absolute and unfettered discretion. Decisions and reasons for the City's accepting or rejecting an application shall not act as a precedent for any other application.

### 7.1 Additional Dwelling Unit and Multi-Plex Housing Incentive (ADU-MHI) Program

The Additional Dwelling Unit and Multi-Plex Housing Incentive Program (the Program) is intended to provide financial incentives to support the creation of Additional Dwelling

Units or Garden Suites within, or on the same property as, new or existing low-density houses or the creation of multi-plex developments with six (6) or less Dwelling Units.

This Program applies to sites located within the Housing for Hamilton CIPA (2024) with the exception of those within Housing for Hamilton CIPA (2024) Sub-Area 2 – Roxborough.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible studies/costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix A.

### 7.2 Rapid Transit Multi-Residential Rental Housing Incentive (RTMRHI) Program

The Rapid Transit Multi-Residential Rental Housing Incentive Program (the Program) is intended to provide financial incentives to support the creation of seven (7) or more net new residential rental and/or affordable residential rental units on Sites with or without pre-existing development and located in close proximity to strategic rapid transit corridors.

This Program applies to sites wholly located within Housing for Hamilton CIPA (2024) Sub-Area 1 – Rapid Transit Housing Area of the Housing for Hamilton CIPA (2024).

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible studies/costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix B.

### 7.3 Housing Acceleration Incentive (HAI) Program

The Housing Acceleration Incentive Program (the Program) is intended to provide financial incentives to support the creation of seven (7) or more net new housing units and/or affordable rental housing units on sites which have been the subject of a City-led land use planning initiative that occurred after April 7, 2022 and which removed barriers in order to support of new housing creation.

This Program applies to sites located within the Housing for Hamilton CIPA (2024) with the exception of those located in Housing for Hamilton CIPA (2024) Sub-Area 1 – Rapid Transit Housing Area and Housing for Hamilton CIPA (2024) Sub- Area 2 – Roxborough.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible studies/costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix C.

#### 7.4 Roxborough Access to Homeownership Grant (RAHG) Program

The Roxborough Access to Homeownership Grant Program (the Program) is intended to provide grants equivalent to the value of municipal Development Charges for below-market homeownership units created within Housing for Hamilton CIPA (2024) Sub-Area 2 – Roxborough. Grants provided under this program are intended to support the provision of homeownership units at below-market prices to enable greater access to homeownership within the City and contribute to the broader spectrum of housing options within the Roxborough community specifically.

This Program applies only within Housing for Hamilton CIPA (2024) Sub-Area 2 – Roxborough as defined through the Housing for Hamilton CIPA (2024).

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible studies/costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix D.

#### 7.5 Roxborough Rental Housing Loan (RRHL) Program

The Roxborough Rental Housing Loan Program (the Program) is intended to provide forgivable loans equivalent to the value of municipal Development Charges required for rental units created within Housing for Hamilton CIPA (2024) Sub-Area 2 – Roxborough. Forgivable loans provided under this program are intended to support the creation of new residential rental units which meet a specific rent threshold in the City and which will contribute to the broader spectrum of housing options within the Roxborough community specifically.

This Program applies only within Housing for Hamilton CIPA (2024) Sub-Area 2 – Roxborough as defined through the Housing for Hamilton CIPA (2024).

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible studies/costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix E.

### 8.0 ADMINISTRATION AND MONITORING

This Plan and the programs contained therein, will be administered by the Healthy and Safe Communities Department, unless otherwise referenced within the applicable Program Description and terms contained in Section 10.

The Healthy and Safe Communities Department will monitor the use of incentive programs contained within this Plan and their effectiveness in terms of metrics which correspond to the stated purpose and goals of this Plan as contained in Sections 2.0 and 7.0 respectively. This monitoring will be on an individual project and aggregate basis and the subject periodic reporting to City Council.

## 9.0 AMENDMENTS AND TRANSITIONAL MATTERS

This Plan will be reviewed from time to time to ensure that it is adequately reflecting existing City policies and priorities, Provincial policies and community needs. Community and applicant feedback regarding this Plan and its associated incentive programs may also lead to amendments and / or minor revisions to the detailed incentive program descriptions, eligibility criteria and program administration terms contained in the Appendices to this Plan.

### 9.1 Formal Amendments

A formal amendment to this Plan is required in the following instances:

- To introduce any new financial incentive programs;
- To increase the amount of financial assistance that may be provided to registered owners, assessed owners, tenants and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan except where the maximum amount of assistance is not referenced in Section 7.0 or the conditions under which increased assistance under a program may be provided is already established within this same section; or,
- To add, extend, remove or otherwise change the Community Improvement Project Area's which are the subject of this Plan as contained in Section 5.0.

Formal amendments will require approval by City Council and shall be undertaken in accordance with Section 28 of the Planning Act and the City's Public Participation and Notification Policies contained in Chapter F – Implementation, Section 1.17.2 of the Urban and Rural Hamilton Official Plans. Proposed amendments will be circulated to the Ministry of Municipal Affairs and Housing for information purposes. In addition, the City may undertake other communication methods to provide information and seek input, such as public information open houses, workshops, public meetings, the City's web site and direct or electronic mail outs and surveys.

### 9.2 Other Amendments

Detailed program descriptions providing for the efficient administration of each program authorized through this Plan will be adopted, through resolution, by City Council. The program descriptions shall include, but not be limited to, program terms, eligibility criteria, maximum grant amounts, grant calculations, assignability, maximum loan amounts, repayment requirements and detailed administrative procedures terms and will form appendices to this Plan. Changes to the appendices will be adopted by City Council through resolution. In addition, City Council may discontinue any of the programs contained in this Plan, without amendment to this Plan. Formal amendments, including public meetings under the Planning Act, shall not be required for updates or amendments to program descriptions attached to this Plan as appendices. Minor administrative amendments to this Plan such as format changes, typographical errors, grammatical errors and policy number changes shall not require a formal amendment.

### 9.3 Transitional Matters

Program applications will be processed under the terms of the program in effect at the time the application was submitted. When program terms are revised, applications submitted but not yet approved will be subject to and processed under the revised terms. Application already approved at the time revised program terms are in effect will continue to be subject to the program terms in effect at the time the application was approved.

### 10.0 APPENDICES

The following appendices are provided under separate cover and adopted by Council resolution:

Appendix A - Additional Dwelling Unit and Multi-Plex Housing Incentive (ADUMHI)  
Program Description

Appendix B - Rapid Transit Multi-Residential Rental Housing Incentive (RTMRHI)  
Program Description

Appendix C - Housing Acceleration Incentive (HAI) Program Description

Appendix D - Roxborough Access to Homeownership Grant (RAHG) Program  
Description

Appendix E - Roxborough Rental Housing Loan (RRHL) Program Description