

HAF Action Plan Summary – Hamilton, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Acceleration Program for Accessory Dwelling Units and Multi-plex Conversions

Creating more housing options by introducing incentive programs for accessory dwelling units (ADUs) and multiplexes (6 units or less) in low-density neighbourhoods (*implementation in 2023*).

- Hamilton will create a new “acceleration team” dedicated to processing building permit applications for ADUs and multiplex conversions.
- New ADUs and multiplex conversions will be eligible for a permit fee refund, and a forgivable loan program will incentivize secondary suites with long-term affordable rents.

Initiative 2: Rapid Transit Multi-Residential Rental Housing Grant Program

Supporting the creation of new purpose-built rentals, including affordable rentals, along targeted rapid transit corridors (*implementation in 2023*).

- This initiative is focused on two priority rapid transit corridors: A-Line and B-Line (LRT).
- Eligible projects will receive a grant to assist with development costs and have access to a forgivable loan for long-term affordable rentals.

Initiative 3: Housing Acceleration Zoning Reform Program

City-wide residential planning rules will be updated, reducing barriers to housing construction and removing the need for rezoning approvals (*implementation through 2024 and 2025*).

- This initiative will increase density by introducing as-of-right zoning including changes to parking, setback, height and other requirements.
- Hamilton will also pre-zone land near future rapid transit corridors.

Initiative 4: Land and Property Disposition Program for Housing

Identifying opportunities to dispose of City-owned land, and acquire other under-utilized land and properties, for the purpose of developing affordable housing (*implementation through 2024 and 2025*).

- A comprehensive review will identify surplus lands and create a process for disposition.
- The City will also look to acquire properties for redevelopment and develop strategies to integrate housing into non-residential buildings and as part of new municipal buildings.

Initiative 5: New and Enhanced Incentive Programs for Housing Development

Creating and enhancing the City's suite of programs and incentives to promote housing supply (*implementation in 2024*).

- Changes to existing policy frameworks, enhancements to existing incentives (such as tax grants and low interest loans) and the introduction of new programs or incentives will collectively address challenges to building market, rental, and affordable housing.
- These changes and incentives will support gentle densification in built-up areas with community infrastructure and amenities.

Initiative 6: Planning Review and Studies for Rapid Transit Corridors

Assessing housing development opportunities and updating zoning to promote transit-oriented development along the full rapid transit network, building on work already underway for the City's LRT corridor (*implementation through 2024 and 2025*).

- A detailed assessment will identify housing needs and assess optimal densities and other land use considerations, including the capacity of existing infrastructure to support increased density.
- Planning rules will then be updated to allow higher density residential development and encourage new affordable housing in these corridors.

Initiative 7: Support Housing Development on Remediated Brownfield Sites

Leveraging brownfield sites for new residential development (*implementation in 2023*).

- This initiative will enhance the City's existing Environmental Remediation and Site Enhancement (ERASE) program that provides financial incentives to develop housing on brownfields – undeveloped or previously developed industrial or commercial properties that may be contaminated.