SUBJECT: New Official Plan Policies for Housing (PED08283) (City Wide)

RECOMMENDATION:

a) That Report PED08283 respecting the new Official Plan (OP) policies for housing be received.

b) That staff be authorized to consult with the general public, land owners, and various stakeholders on the lands affected by the proposed Official Plan (OP) policies for housing.

EXECUTIVE SUMMARY:

The purpose of this Report is to inform Committee about new draft Official Plan (OP) policies (attached as Appendix “A” to this Report) and to seek authorization to consult with the general public, affected land owners and other stakeholders. The proposed policies implement directions from Keys to the Home: A Housing Strategy for Hamilton, approved by Council in 2004, as well as Provincial directions of the Provincial Policy Statement and the Growth Plan. Proposed policies directly promote affordable housing as well as a mix and range of housing, permit housing with supports and accessory apartments (subject to zoning provisions), and protect rental
housing. The key issue of the proposed policies is the protection of rental housing and the challenge of protecting rental housing while meeting other important conflicting City goals. 

Supporting documentation in the form of a background paper can be obtained by contacting the Strategic Services / Special Projects Division.

**BACKGROUND:**

1.0 PURPOSE OF REPORT

The purpose of this Report is to inform Committee of the recommended draft OP policies respecting housing.

2.0 CONTEXT

The proposed policies address the needs of Hamiltonians for affordable housing and for a mix and range of housing types and ownership options. Proposed policies directly promote affordable housing as well as a mix and range of housing, permit housing with supports and accessory apartments (subject to zoning provisions), and protect rental housing.

3.0 RELATED CITY INITIATIVES


**Recommendation #7**

*That the new Official Plan for the City of Hamilton include a statement on housing principles and policy direction in a number of key housing areas including condominium conversions, maintenance of Hamilton’s dwelling stock, the affordable housing continuum, housing supply targets, residential intensification, accessory apartments and lowering the cost of new housing construction through alternative development standards.*

**Recommendation #8**

*That following the directions established through Official Plan policy (determined through Recommendation #7 above) and as part of the development and harmonization of the former area municipal zoning by-laws into one Hamilton zoning by-law by the Development and Real Estate Division [now the Special Services/Special Projects Division] of the Planning and Development Department, accessory apartments as-of-right throughout the City with appropriate site specific requirements be considered for implementation as it represents a cost effective way of providing new lower cost rental housing opportunities.***

An Affordable Housing Strategy, including affordable housing targets is currently being prepared by the Housing Division. This strategy will update *Keys to the Home: A Housing Strategy for Hamilton* (2004) and meet the Growth Plan requirement for a housing strategy.
1.0 HIGHLIGHTS OF OP POLICIES

The proposed housing policies (attached as Appendix “A” to this Report) are divided into two main sections: Affordable Housing (B.3.2.1), and Urban Housing (B.3.2.2). Urban Housing is further divided into general urban housing policies and policies for the protection of rental housing.

The new proposed policies cover the same topic areas as existing policies in the former City of Hamilton and Stoney Creek OPs but, based on Provincial requirements, are clearer and more definitive. The directions of existing policies from the former City of Hamilton and Stoney Creek OPs are proposed to be extended throughout the amalgamated City of Hamilton in the following key policy directions:

• **Permitting small scale housing with supports, including residential care facilities**, wherever residential uses are permitted, subject to zoning provisions. Residential care facilities and other forms of socially-assisted housing are currently permitted and encouraged in all areas of the former City of Hamilton, in the former City of Hamilton OP. This is not the case for all former municipalities. Failing to extend this permission for small scale housing with supports, including residential care facilities, throughout the City is counter to the Ontario Human Rights Code and could leave the City open to human rights challenges.

• **Permitting accessory apartments** (second units) within single-detached and semi-detached dwellings, subject to zoning provisions which will address parking, neighbourhood character, and other issues. The Growth Plan (2006) requires the City to permit accessory apartments. The scale and scope of the permission can be determined by the City. Other municipalities have experienced a 5 to 10% take-up on policies permitting accessory apartments.

• **Restricting (with conditions) condominium conversions** of rental properties with six or more units. The former City of Hamilton OP prohibits conversion to condominium of six or more residential rental units if the local or City-wide vacancy rate is below 2% and will not drop below 2% as a result of the proposed conversion, or the rents are below the average market rents for the area. The former City of Stoney Creek OP prohibits residential condominium conversions if the Stoney Creek vacancy rate is below 2% or will be brought to below 2%. The proposed policies add a condition (the proposal may not negatively affect the supply of scarce unit types), and are somewhat more flexible. A proposed new policy permits conversions if work must be completed for health and safety reasons and the proponent demonstrates that the income from rent is not capable of supporting the required work.

• **Restricting (with conditions) demolition/redevelopment of rental properties** of six or more units. A by-law under the Municipal Act is required to enable the

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1 The Zoning By-law (05-200) does not permit new residential care facilities or emergency shelters in the area bounded by Queen, Hunter, James and Main Streets.
proposed redevelopment policies, but OP policies may be used to provide detailed conditions for a by-law. With Council’s direction, work on a by-law may proceed, once initial public consultation and discussion is completed for the proposed policies. The former City of Hamilton OP contains policies limiting demolition of rental properties, but without a corresponding by-law these policies cannot be enforced. These policies are similar to those to protect rental housing from conversion to condominium: restrictions based on a 2% vacancy rate and rents below the average market rent. The proposed policy is more flexible in that it permits redevelopment of rental housing if the affordable units are replaced at similar affordable rents and there is a tenant relocation and assistance plan. This replacement of affordable units approach is taken in the OMB approved Toronto OP housing policies. Demolition is permitted if the building is found to be structurally unsound.

Other policies of note are the general policies promoting the development of a full range of housing forms, types, densities and ownership options. Promoting a full range of housing is a consistent direction throughout the new OP, with more detailed policies found under other OP topic areas.

2.0 KEY ISSUES

2.1 Affordable Housing

Internal consultation has raised no real issues with the proposed affordable housing policies (Section B.3.2.1). These policies are quite general and are encouraging rather than definitive or restrictive. The only question is the extent to which Policy B.3.2.1.1, “The City shall develop a protocol to minimize the time and expense of the land use planning process for affordable housing and housing with supports development applications, while ensuring a high quality development that meets all planning requirements.” is possible, and what such a protocol could involve. The answer to this question will require additional study.

2.2 Protection of Rental Housing

Primary rental housing is not being built due to the current tax, legislative and rental market situation, which means that once rental housing is lost to either condominium conversion or demolition/redevelopment, it is gone. Demographic data indicates that in the future, the City will need more, not less, rental housing. Protecting the irreplaceable resource of rental housing while facilitating other important City goals, such as neighbourhood rejuvenation and intensification, is the key issue of the proposed housing policies.

The only power the City has to protect the existing rental housing stock is to limit condominium conversions and demolition/redevelopment. The challenge is that conversion to condominium can, in some situations, help meet other City goals, such as neighbourhood rejuvenation, since conversion to condominium enables an infusion of capital into a building, and adding to the housing continuum through affordable ownership units. Redevelopment can do the same, and also help meet intensification goals. Too much flexibility in the policies reduces the ability of the City to protect rental housing, while too little flexibility will result in too many Official Plan Amendments (OPAs). The proposed policies attempt to be flexible enough to permit
condominium conversion and redevelopment when it makes sense, while being strong enough to protect much needed rental housing.

3.0 COMPLIANCE WITH PROVINCIAL LEGISLATION/POLICIES

3.1 Planning Act

- A clearly stated Provincial interest in the adequate provision of a full range of housing types, as well as accessible, safe and healthy communities (Planning Act, 1990, amended 2006).

3.2 Provincial Policy Statement

- New requirements for municipalities to establish and implement affordable housing targets for both low and moderate income households in OPs (and Growth Plan, 2006); and,
- New requirements for OPs to provide for a range of housing types and densities to meet all needs, including special needs, such as mobility requirements or requirements for support for daily living. Though the Provincial Policy Statement uses the term “special needs housing”, many find this term inappropriate. Thus, instead of the term “special needs housing”, the proposed policies use the term “housing with supports”.

3.3 Places to Grow Growth Plan

- Requirements to accommodate a Provincially mandated population increase of 155,000 (80,000 households) in Hamilton by the year 2031;
- Requirements to achieve an overall density of 50 persons or jobs per hectare in greenfield areas, coupled with a requirement to accommodate 40% of new development within the current built-up area;
- A requirement for a housing strategy to meet the housing needs of all residents, including the need for affordable housing, and the planning and development of a range of housing types and densities to achievement of the intensification and density targets. An updated housing market and housing affordability analysis, along with affordable housing targets will be developed as a companion document to these policies;
- A requirement to permit accessory apartments; and,
- The Growth Plan is consistent with the PPS in the following ways:
  - A complete communities approach to planning. “Complete communities meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.”; and,
  - Integration and co-ordination of land use planning with community services and infrastructure planning.
4.0 PUBLIC CONSULTATION PROCESS

Since there are several OP policy areas ready for public consultation, staff will be holding a series of events to garner input.

The consultation process will include a variety of methods such as:

- A half-day facilitated stakeholder session to provide the opportunity for in-depth discussion of the issues;
- Public information centres which involve both displays and presentations, as well as discussion;
- Targeted stakeholder groups (i.e., non-profit housing providers, Hamilton Halton Homebuilders Association, Affordable Housing Flagship, etc.); and,
- The City’s website.

5.0 NEW OFFICIAL PLAN

Once the public consultation is completed, staff will be preparing revised policies for the new OP. These revised policies will be rolled into the new OP, which will be presented to Committee in April 2009.

To keep Committee updated with the results of the public consultation and to flag any issues that may arise prior to the completion of the first draft of the OP, staff will prepare Information Updates.

ALTERNATIVES FOR CONSIDERATION:

An alternative method is to delay public consultation until the first comprehensive draft of the OP is prepared in the spring, which will delay completion of the OP beyond the June 2009 legislative requirement.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: N/A
Staffing: N/A
Legal: N/A

POLICIES AFFECTING PROPOSAL:

See Section 3.0 of the Analysis/Rationale section.
Internal Consultation
A half-day facilitated consultation session was held for interested City staff on September 15, 2008. Staff attended from the following Departments/Divisions: Planning and Economic Development Department – Planning Division, Strategic Services / Special Projects, Development Engineering, Downtown and Community Renewal, Building Services, Economic Development, Real Estate; Public Works Department – Capital Planning and Implementation, Traffic Engineering and Operations, Road Operations and Maintenance; Corporate Services Department – Access and Equity, Budgets and Finance; Community Services Department – Housing Division, Strategic Services Division, Culture, Ontario Works, Social Development Team; and the Public Health Services Department. Numerous comments were received relating to housing policies and, as a result, these policies were revised significantly. A revised set of policies was circulated to all City departments on October 1, 2008. On October 20, 2008, the revised set of policies was circulated to all staff who attended the September 15, 2008 session. Comments were received and the proposed policies were further revised.

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
Community well-being is enhanced by proposed policies which promote and protect housing for all, a full mix and range of housing affordability, tenure and service levels.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Environmental well-being is enhanced by promoting a full mix and range of housing, including accessory apartments, which are a form of intensification. Intensification protects agricultural land and natural heritage features.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Economic well-being is enhanced by policies which promote and protect housing for all. Homeless is an expensive consequence of inadequate housing, and costs the City far more than promoting and protecting affordable housing.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☐ No

N/A

KM/JHE:dkm
Attaches. (1)
APPENDIX A – PROPOSED HOUSING POLICIES

*Note: bolding indicates options as presented in the background paper.

Front of Official Plan

Affordable Housing Targets [to be inserted here]

Chapter B

B.3.2.0 Housing Policies

Housing is fundamental to the economic, social and physical well-being of Hamilton’s residents and communities. Housing is a basic human need, and is the central place from which we build our lives, nurture our families and ourselves, and engage in our communities. Housing needs change and evolve as social, demographic and economic conditions change. The long term sustainability of communities is based on building a diverse, flexible housing stock today to meet changing needs at both household and community levels. To ensure that housing is available for all, there must be a sufficient supply of housing with a range of housing types, forms, tenures, densities, affordability levels, and housing with support services.

B.3.2.1 Affordable Housing

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. Our aging and diversifying population has new and unique housing needs that cannot solely be met through current housing options.

B.3.2.1.1 The City shall develop a protocol to minimize the time and expense of the land use planning process for affordable housing and housing with supports development applications, while ensuring a high quality development that meets all planning requirements.

B.3.2.1.2 Where appropriate, assistance will be provided to encourage the development of affordable housing either by the City and/or senior governments, 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.

B.3.2.1.3 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 and/or other community-led housing providers.

B.3.2.1.4 The City shall identify and promote and, where appropriate participate in, affordable housing opportunities subsidized by senior levels of government.

B.3.2.1.5 The City shall encourage senior levels of government to adopt a Housing First policy whereby affordable housing uses are given priority in the disposition of surplus government owned land.

B.3.2.1.6 Investment in new affordable housing shall be encouraged by a co-ordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory and administrative policies and incentives.

B.3.2.2 Urban Housing

B.3.2.2.1 Urban Housing Policy Goals:

- To 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.
- To provide housing within complete communities.
- To increase Hamilton’s stock of affordable housing of all types, particularly in areas of the City with low levels of affordable housing.
- To increase Hamilton’s stock of housing for those whose needs are inadequately met by existing housing forms or tenure, affordability or support options.
- To maintain a balance of primary rental and ownership housing stock as outlined in the Affordable Housing Strategy.
- To increase the mix and range of housing types, forms, tenures, densities, affordability levels, and housing with supports throughout the Urban Area of the City of Hamilton.

B.3.2.2.2 Urban General Policies

B.3.2.2.2.1 The development of a full range of housing forms, types and densities shall be encouraged and promoted throughout the City of Hamilton through intensification and new development. A full range of housing forms, types and densities means the full spectrum of physical housing types including single detached dwellings, semi-detached dwellings, duplexes, townhouses of various types (row, street, block, stacked), apartments and lodging houses, built at a range of densities.
B.3.2.2.2 The development of a full range of housing tenure, affordability and service levels shall be encouraged and promoted throughout the City of Hamilton. Development providing housing with a tenure, affordability or service level that is low in a particular community shall be given priority. A full range of housing tenure, affordability and service levels in a full range of built housing forms means both ownership and primary rental housing with a full range of affordability, social housing, rent-geared-to-income housing, lodging houses, shared and/or congregate-living housing arrangements, housing with supports, emergency and transitional housing, and housing that meets all needs.

B.3.2.2.3 Small scale housing with supports, including but not limited to residential care facilities, shall be permitted in all designations that permit residential uses, subject to zoning provisions.

B.3.2.2.4 Second dwelling units shall be permitted within single and semi-detached dwellings in all designations except Utilities, Employment and Open Space, as shown on Schedule “E”, subject to appropriate zoning provisions.

B.3.2.2.5 The City shall undertake a study exploring the conditions under which it would be appropriate to permit detached second dwelling units on lots of existing single detached dwellings, such as laneway housing.

B.3.2.2.6 The existing stock of housing shall be retained wherever possible and kept in a safe and adequate condition through enforcement of property standards and incentive programs financed by the City or by senior levels of government.

B.3.2.2.7 The City shall study and consult the public on the appropriateness, potential effectiveness and prospective extent of licensing rental housing.

B.3.2.2.3 Rental Housing Protection Policies

It is a goal of this Plan to maintain a balance of primary rental and ownership housing stock as outlined in the Affordable Housing Strategy. Primary rental housing stock lost to condominium conversion or demolition is not being replaced, but this Plan recognizes that condominium conversion and redevelopment can meet other City goals such as affordable home ownership, neighbourhood revitalization, replacement of aging housing stock and intensification. The goal of this Plan is to minimize the loss of primary rental housing, particularly affordable rental housing, while permitting opportunities for
neighbourhood revitalization, intensification, and affordable home ownership when the primary rental housing market is strong.

Residential Condominium Conversion

B.3.2.2.3.1 To protect the adequate provision of a full range of housing, conversion to condominium of rental apartment and/or townhouse buildings or groups of buildings comprised of six or more units shall be permitted provided:

a) all of the following criteria are met:

i) the rental vacancy rate by dwelling/structure type for the City and the respective local housing market zone (will reference Schedule of market zones when created) has been at or above 2.0% (or 3%) for the preceding twenty-four (24) months; and,

ii) the proposed conversion will not reduce the rental vacancy rate by dwelling/structure type to below 2.0% (or 3%) for the City and the respective local housing market zone; and,

iii) the existing market rent levels for the units proposed to be converted are not significantly (approximately 10%) below the average market rent levels for the City and the respective local housing market zone for rental units of a similar dwelling/structure type and size; and,

iv) for vacant rental units, the last market rent levels charged prior to vacancy for the units proposed to be converted were not significantly (approximately 10%) below the average market rent levels at the time for the City and the respective local housing market zone for rental units of a similar dwelling/structure type and size; and,

v) the proposal will not significantly decrease the supply or availability of primary rental housing in rental housing sub-sectors, including but not limited to lodging units, units suitable for large families, or units for persons with disabilities, either in the City, or in a geographic sub-area of the City; or

b) all of the following are secured:

i) at least the same number, size and type of rental housing units are replaced within the same local rental housing market zone and maintained with rents similar to those in effect at the time the condominium application is made; and,

ii) for a period of at least 10 years, rents for replacement
units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and,
iii) a tenant relocation and assistance plan, acceptable to the City, addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; and,
iv) all provisions of other applicable legislation and policies have been satisfied; or,
c) at least 75% of the current tenants support the conversion to condominium, as demonstrated to the satisfaction of the City.

B.3.2.2.3.2 Notwithstanding Section B.3.2.2.3.1 of this Plan, the City may approve an application to convert rental housing to condominium tenure, where it is demonstrated to the satisfaction of the City that repair or retrofitting is immediately required to meet health and safety standards, and where it is demonstrated to the satisfaction of the City that income received from rent and available from government funding programs, including rent increases permitted under Provincial legislation, is not capable of supporting the work required. The City may require applicants to submit certified financial statements in this regard.

B.3.2.2.3.3 A complete application for conversion to condominium of rental apartment and/or townhouse buildings or groups of buildings comprised of six or more rental units shall include, in a manner acceptable to the City, proof of tenant notification of the conversion proposal and proof of notification of the rights of tenants under provincial residential tenancy legislation.

B.3.2.2.3.4 Protected heritage properties shall be exempt from meeting the criteria in Section B.3.2.2.3.1.

Demolition/Redevelopment of Rental Properties

B.3.2.2.3.5 To protect the adequate provision of a full range of housing, new development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of six or more rental housing units shall be permitted provided:

a) all of the following criteria are met:
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i) the rental vacancy rate by dwelling/structure type for the City and the respective local housing market zone (will reference Schedule of market zones when created) has been at or above 2.0% (3%) for the preceding twenty-four (24) months; and,

ii) the proposed removal will not reduce the rental vacancy rate by dwelling/structure type to below 2.0% (3%) for the City and the respective local housing market zone; and,

iii) the existing market rent levels for the units proposed to be removed are not significantly (approximately 10%) below the average market rent levels for the City and the respective local housing market zone for rental units of a similar dwelling/structure type and size; and,

iv) for vacant rental units, the last market rent levels charged prior to vacancy for the units proposed to be removed were not significantly (approximately 10%) below the average market rent levels at the time for the City and the respective local housing market zone for rental units of a similar dwelling/structure type and size; and,

v) the proposal will not negatively affect the supply or availability of primary rental housing in rental housing sub-sectors including but not limited to lodging units, units suitable for large families, or units for persons with disabilities, either in the City, or in a geographic sub-area or a neighbourhood of the City; or

b) in cases where planning approvals other than site plan are sought, all of the following are secured:

i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made; and,

ii) for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and,

iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; and,

iv) all provisions of other applicable legislation and policies have been satisfied; or
c) the building is determined to be structurally unsound through the submission of a structural audit, prepared by a qualified professional, and such audit is deemed acceptable by the City.

Implementation

Community Improvement Plan
Add “inadequate affordable housing” to Section F 1.14.2 of the new Rural Hamilton Official Plan as a permissible characteristic on which to designate Community Improvement Project Areas.

Schedule

The policies will be accompanied by a Schedule showing the following local rental housing market zones:

- Downtown (Zone 1)
- Central East (Zone 2)
- East End (Zone 3)
- Central (Zone 4)
- West End (Zone 5)
- Mountain (Zone 6)
- Stoney Creek (Part of Zone 7)
- Dundas (Part of Zone 9)
- Ancaster, Glanbrook, Flamborough (Part of Zone 9)
Glossary

**Affordable**: means
a) in the case of ownership housing, the least expensive of:
   1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
   2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the City of Hamilton (PPS, 2005 adjusted);

b) in the case of rental housing, the least expensive of:
   1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
   2. a unit for which the rent is at or below the average market rent of a unit in the City of Hamilton (PPS, 2005 adjusted);

c) in the case of housing developments, at least 25 percent of either affordable ownership or affordable rental housing. For the purposes of the policies of this Plan, affordable housing developments may include a mix of affordable and market rate units, both ownership and rental.

**Complete communities**: Complete communities meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. (Growth Plan, 2006).

**Development**: means the creation of a new lot, a change in land use, or the construction of buildings or structures, requiring approval under the *Planning Act*, but does not include:
   a) activities that create or maintain infrastructure authorized under and environmental assessment process; or
   b) works subject to the *Drainage Act*. (PPS, 2005).

**Dwelling unit**: means a room or suite of rooms used or intended to be used for residential purposes, in which cooking and sanitary facilities are provided for the exclusive use of the household.

**Housing with supports**: means public, private or non-profit owned housing with some form of support component, intended for people who need support services to live independently in the community, where providers receive funding for support services. The tenure may be long term. Housing with supports includes special needs housing as defined by the Provincial Policy Statement (2005).

**Intensification**: means the development of a property, site or area at a higher density than currently exists through:
a) redevelopment, including the use of brownfield sites;
b) the development of vacant and/or underutilized lots within previously
developed areas;
c) infill development; and,
d) the expansion or conversion of existing buildings (PPS, 2005).

**Lodging house:** means a dwelling unit containing one or more lodging units
designed to accommodate four or more residents. The residents may share
common areas of the dwelling other than the lodging units, and do not appear to
function as a household (Zoning By-law, 2005, revised).

**Lodging unit:** means a room or set of rooms located in a lodging house
designed or intended to be used for sleeping and living accommodation, which:
   a) is designed for the exclusive use of the resident or residents of the unit;
   b) is not normally accessible to persons other than the resident or residents
      of the unit;
   c) may contain either a bathroom or full kitchen but does not contain both for
      the exclusive use of the resident or residents of the unit.
      (Zoning By-law, 2005)

**Low and moderate income households:** means
   a) in the case of ownership housing, households with incomes in the lowest
      60 percent of the income distribution for the City of Hamilton; or
   b) in the case of rental housing, households with incomes in the lowest 60
      percent of the income distribution for renter households for the City of
      Hamilton (PPS, 2005, adjusted).

**Primary rental housing:** Buildings or groups of buildings containing six or more
dwelling units, owned by a single owner or agency, built with the intention of
being permanently rented.

**Protected heritage property:** Real property designated under Parts IV, V or VI
of the *Ontario Heritage Act*; heritage conservation easement property under
Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a
cohort or agreement between the owner of a property and a conservation
body or level of government, registered on title and executed with the primary
purpose of preserving, conserving and maintaining a cultural heritage feature or
resource, or preventing its destruction, demolition or loss (PPS, 2005).

**Public service facilities:** means land, buildings and structures for the provision
of programs and services provided or subsidized by a government of other body,
such as social assistance, recreation, police and fire protection, health and
educational programs, and cultural services. Public service facilities do not
include *infrastructure* (PPS, 2005).
**Redevelopment**: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites (PPS, 2005).

**Rent-geared-to-income housing**: means financial housing support for low-to-moderate income households. Tenants pay rent based on the gross income of the household rather than paying the market rate. Affordable rent is defined as costing no more than 30% of a household's total gross monthly income.

**Residential care facility**: means a group living arrangement of a minimum of four supervised residents and a maximum number of supervised residents as permitted by the Zoning By-law, exclusive of staff, residing in a residential setting developed for self-help, guidance, professional care and supervision not available within the resident's own family, or in an independent living situation or if:

a) The resident was referred to the facility by a hospital, court or government agency; or

b) The facility is licensed, funded, approved by a contract or agreement with the Federal, Provincial or Municipal Governments.

(Zoning By-law, 2005, revised)

**Social housing**: means living accommodation produced, operated and/or financed in whole or in part through government programs.