




Hamilton Communication Update

TO:	Mayor and Members City Council
DATE:	March 30, 2026
SUBJECT:	City Wide 2025 Intensification Rate
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Anita Fabac Acting Director of Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this communication update is to inform Council of the City's 2025 intensification rate in advance of the release of the 2025 Market and Land Supply Monitoring Report.

Intensification Target and Rate

In 2022, as part of the approval of a no urban boundary expansion growth strategy, the Urban Hamilton Official Plan was amended to increase the City's residential intensification target from 40% to 80%.

In 2025, the City achieved an intensification rate of 88% with 2,898 of the 3,297 dwelling units approved being located within the built-up area. As illustrated in Appendix A, the City's intensification rate has been trending upward. Since the 80% target came into effect in November 2022 the City achieved a 90% intensification rate in 2023 and 68% in 2024. The three-year average (2023-2025) is approximately 84%.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe, and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

2025 Market and Land Supply Monitoring Report

The Planning Division prepares an annual Market and Land Supply Monitoring Report to highlight patterns respecting population and housing growth, construction activity, land supply, and cost of housing and affordability in the City to track the progression towards applicable targets prescribed by the Province of Ontario and the City.

Market and Land Supply Monitoring Reports from previous years are posted on the City's website at [Market and Land Supply Monitoring Report | City of Hamilton](#).

The 2026 Market and Land Supply Monitoring Report is targeted for the May 5, 2026, Planning Committee meeting. As part of this year's report, Planning Division staff have requested that Canada Mortgage and Housing Corporation staff attend and provide a presentation on its housing outlook for Hamilton.

Please contact Anita Fabac, Acting Director of Planning and Chief Planner with any questions at Anita.Fabac@hamilton.ca or by phone at (905) 546-2424 Ext. 1258 or Steve Burke, Manager of Sustainable Communities at Steve.Burke@hamilton.ca or by phone at (905) 546-2424 Ext. 2533.

Schedules and Appendices Attached

Appendix A – 2015-2025 Intensification Rate