



WELCOME TO THE CITY OF HAMILTON

Proposed Second Dwelling Unit Regulations

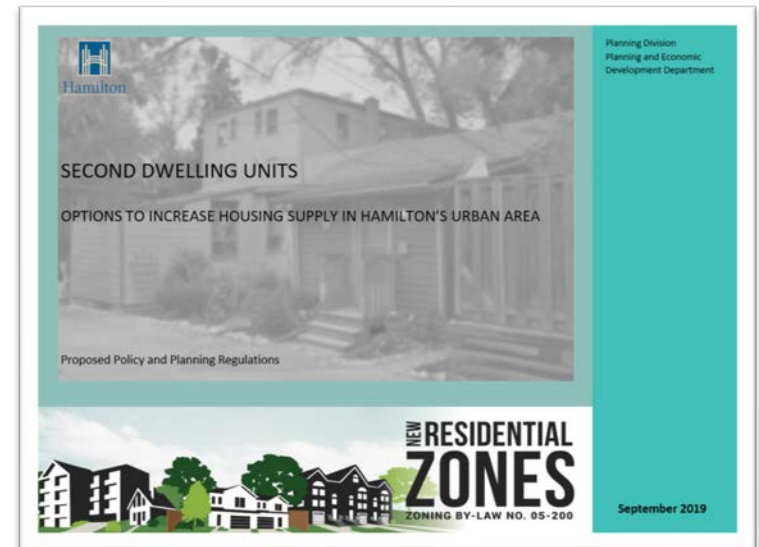
Options to Increase Housing Supply in Hamilton's Urban Area

September 22, 2020 – Planning Committee Meeting

Background

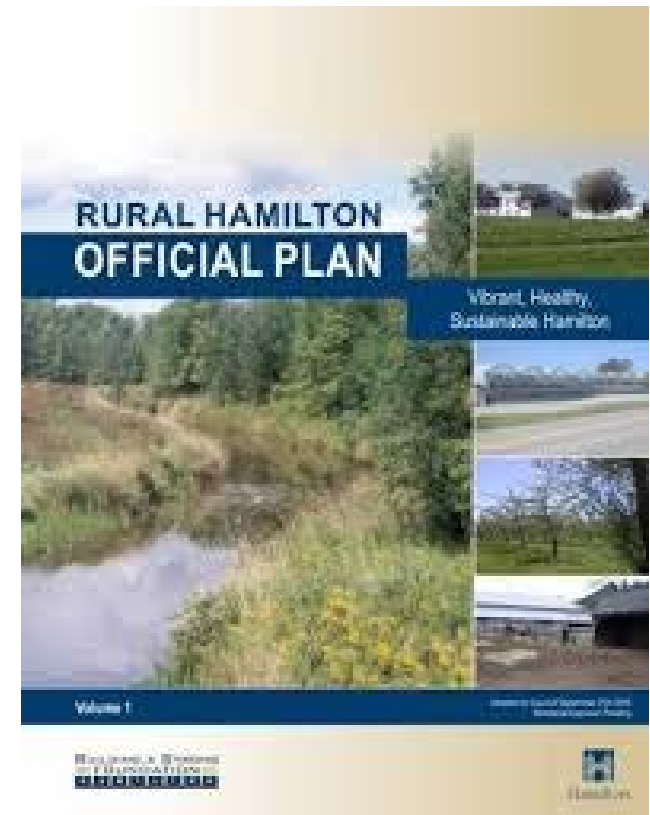
Permitting Second Dwelling Units (SDUs) is one way to increase housing supply by:

- Allowing a greater range of housing opportunities; and,
- Creating a more diverse range of household types for various income levels.



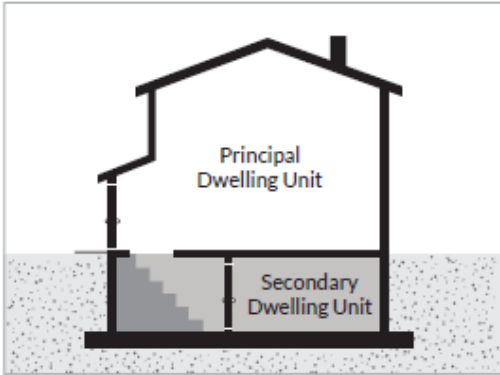
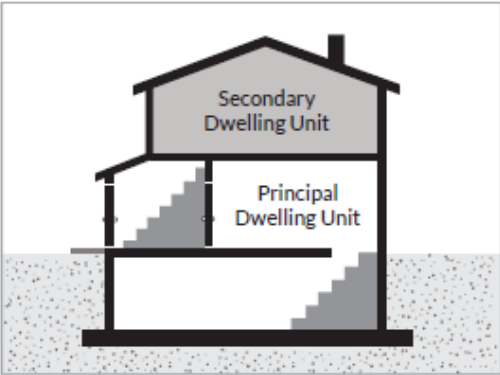
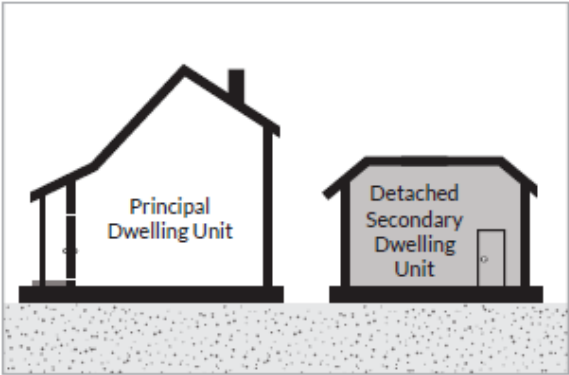
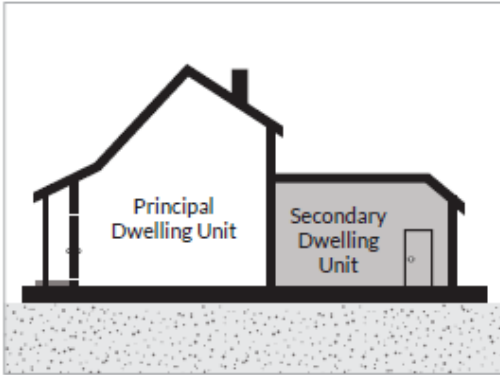
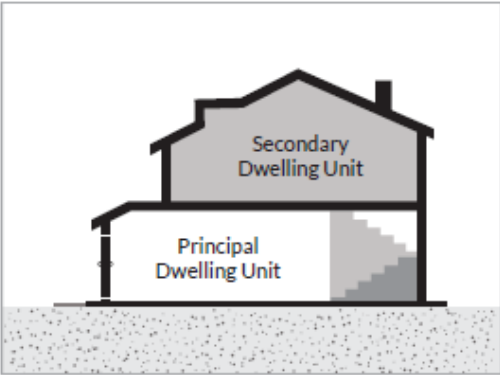
Second Dwelling Units in the Rural Area

- A separate project as a companion piece.
- Some regulations proposed for Second Dwelling Units in the Urban Area may be applicable in the Rural Area, further review required.
- Consider matters such as servicing unique to the Rural Area.



What is a Second Dwelling Unit?

Note: Due to site constraints, not all lots may be able to have an SDU.



What are the Benefits of Second Dwelling Units?

Efficient use of existing
Community Services



Tenant can save money



More Housing Option



More People watching the Street



More Rental Housing



Efficient Use of Land



Topics not discussed in this Project...

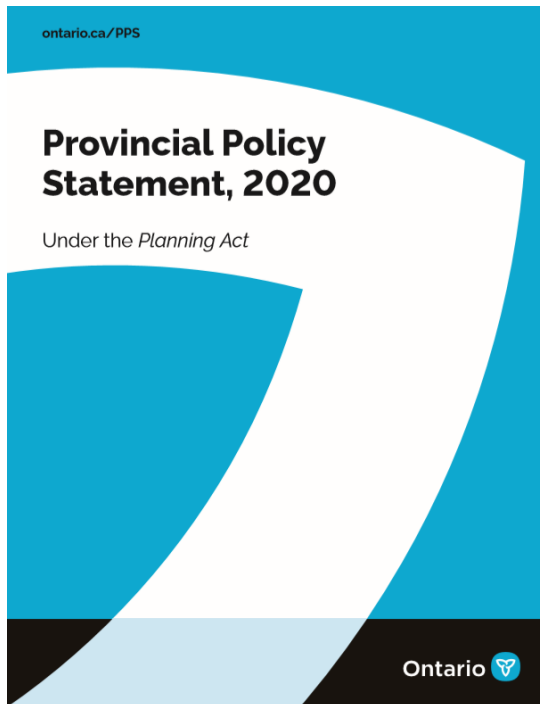
- Alternative forms of Housing;
 - Student Housing and Student Residences; and,
 - Lodging Homes and co-housing.

- Short Term Rentals / Accommodation;

- Rental Housing Market and trends; and,

- Matters that not related to land use planning.
 - Property Standards;
 - Rental Housing Licensing; and,
 - Number of Occupants in a Dwelling Unit.

Provincial Requirements for Second Dwelling Units

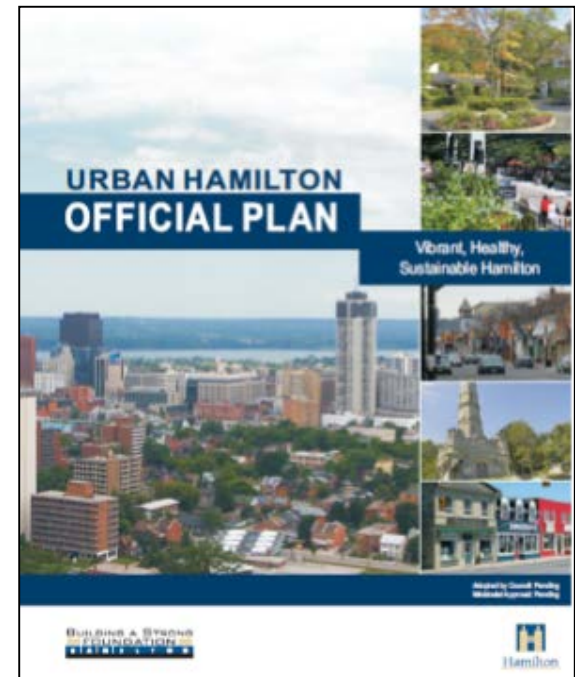


More Homes, More Choice Act, 2019 (Bill 108)

- Municipalities in Ontario are required to permit SDUs in their Official Plans and Zoning By-laws.
- Up to three dwellings permitted on a single lot containing a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouses (Street Townhouse)
 - 1 main dwelling; and,
 - Two SDUs – 1 in the main building and 1 detached (subject to regulations).
- Not a question of “if” SDUs should be permitted, but what regulations should be included in the Zoning By-law to address matters such as compatibility.

Permissions in the Urban Hamilton Official Plan (UHOP)

- SDUs are currently permitted in the Neighbourhoods Designation within a Single Detached and Semi-Detached Dwelling.
- Additional policies to address compatibility with abutting residential lots and matters such as overlook and shadowing.
- Amendments will be required to permit Second Dwelling Units in rowhouses (street townhouses).



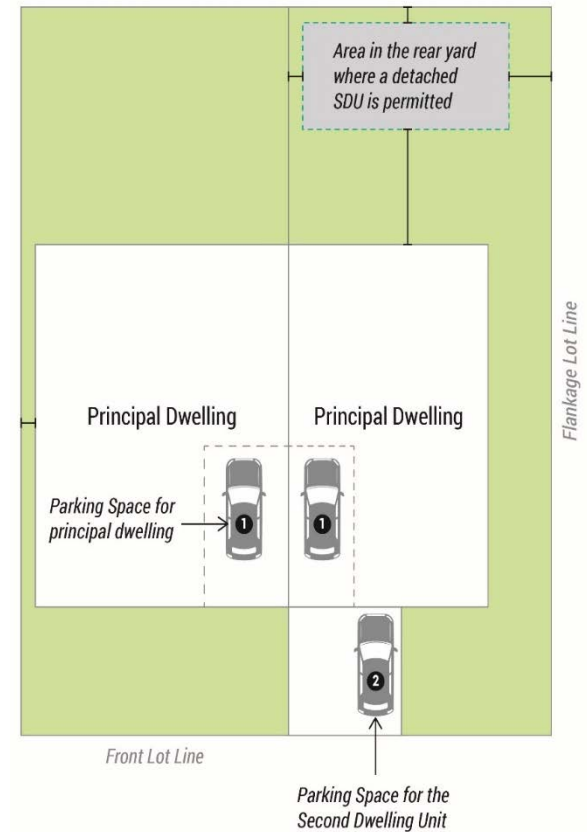
Second Dwelling Units within the Main Dwelling

- There are no minimum size requirements for either dwelling units.
- Access to SDU options:
 - Side and Rear Entrances
 - Internal to an existing building through a vestibule
 - Entrance located on the front façade facing the street for certain areas of the city where character includes different dwelling types.



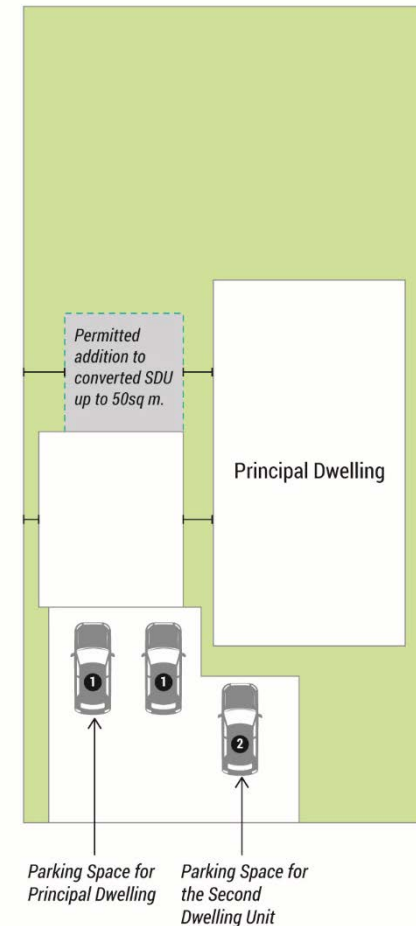
Detached Second Dwelling Units - New Construction

- Cannot be located in the front yard.
- No longer required to abut a laneway.
- Regulations derived from the Laneway Housing Pilot Project
 - Maximum size – 50 square metres
 - Maximum height – 6.0 metres.
- Other proposed regulations such as separation distance between detached SDU and principal dwelling

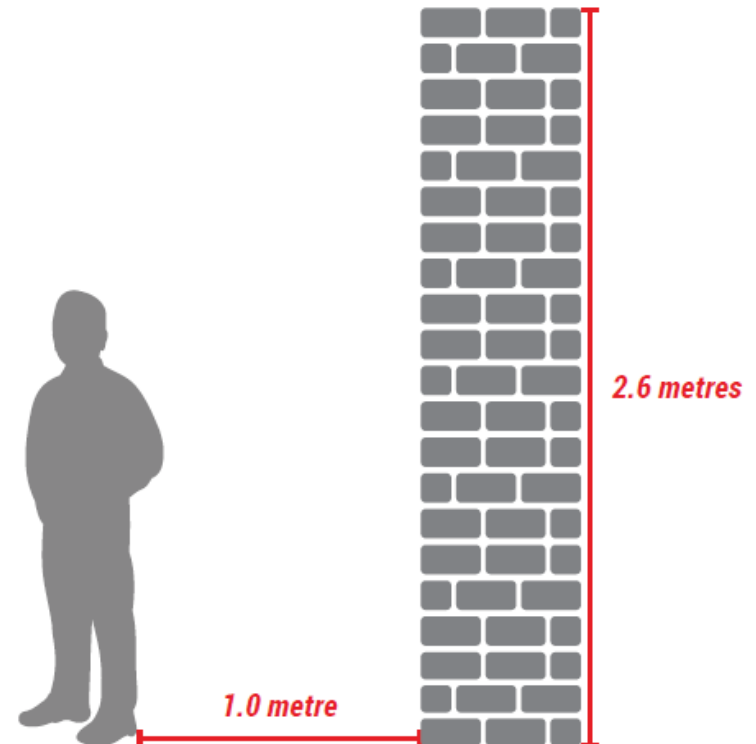
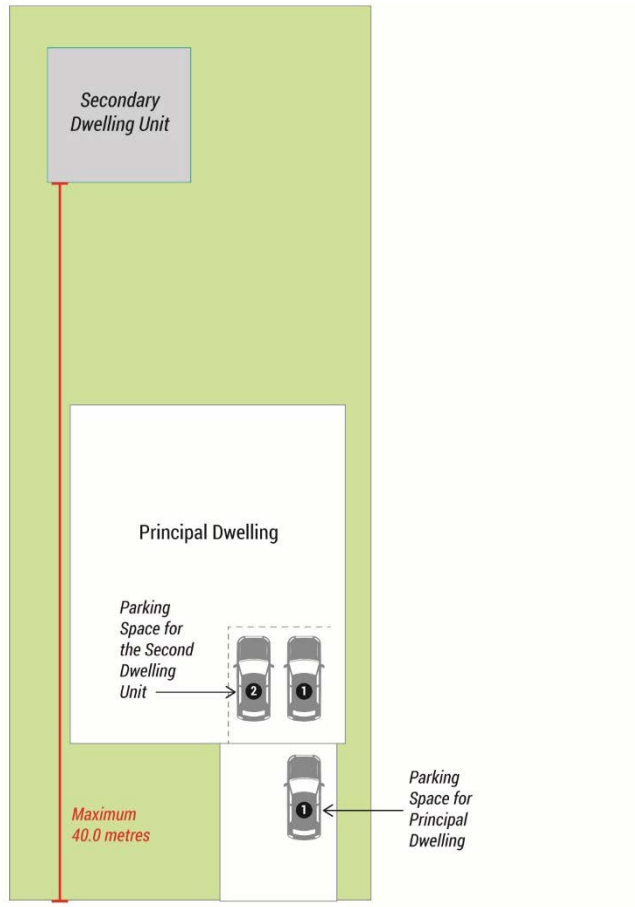


Detached Second Dwelling Units - Conversion

- Applies to accessory buildings such as detached garages, work sheds, etc.
- SDUs can either be established within the existing accessory building, or as an addition to the accessory building.
- Existing setbacks and maximum height requirements recognized for converted SDUs, but apply for additions.



Mandatory “Fire” Regulations for Detached Second Dwelling Units



Parking Requirements for Second Dwelling Units

- A general city-wide requirement of 1.0 spaces per Second Dwelling Unit is proposed.
- Possibility of no parking spaces required for Second Dwelling Unit in certain areas around Downtown Hamilton.
- Tandem parking is not permitted with parking spaces belonging to the principle dwelling.



Incentives to Second Dwelling Units

- Existing incentives include elimination of Development Charges and reduction in Parkland Dedication Fees.
- Cooperation with Healthy and Safe Communities Department to look into other innovative solutions to encourage Second Dwelling Units.



Next Steps for Second Dwelling Units

- Project launch to the Residential Zones will occur in October 2020.
 - Brochures and Discussion Paper available online and paper copies.
 - Process Map that illustrates considered regulations and options.
 - Reports from other projects will also be available for review.
- “Traditional” non-online methods will also be offered to residents and stakeholders who are more comfortable with paper versions of materials.
- Workshops for industry professionals.



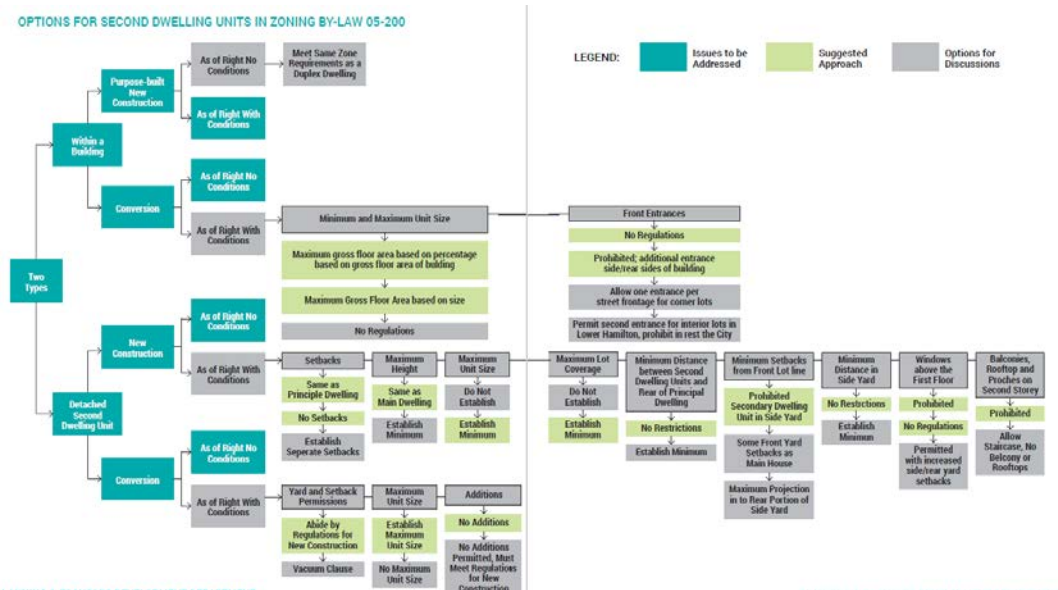


CREATING A HOUSE AND A HOME

A GUIDE TO PROPOSED ZONING BY-LAW REGULATIONS FOR SECOND DWELLING UNITS



OPTIONS FOR SECOND DWELLING UNITS IN ZONING BY-LAW 05-200





Hamilton

THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE