



WELCOME TO THE CITY OF HAMILTON

## **Virtual Consultation**

### **Proposed Second Dwelling Unit Regulations**

**Options to Increase Housing Supply in Hamilton's Urban Area**

November 12, 2020

# Your Participation is important to us because...

1. Your time is important and you are investing your time in this Town Hall.
2. Feedback will be reviewed and considered
3. You are contributing to Hamilton's future health.



**RESIDENTIAL  
ZONES**  
ZONING BY-LAW NO. 05-200

# What are the elements of the Second Dwelling Unit Project?

## Second Dwelling Units in the Urban Area

## Second Dwelling Units in the Rural Area

- Council direction to include permissions SDUs in the Rural Area within main house

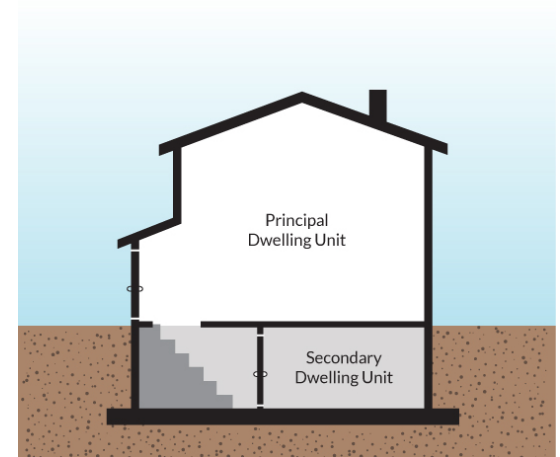
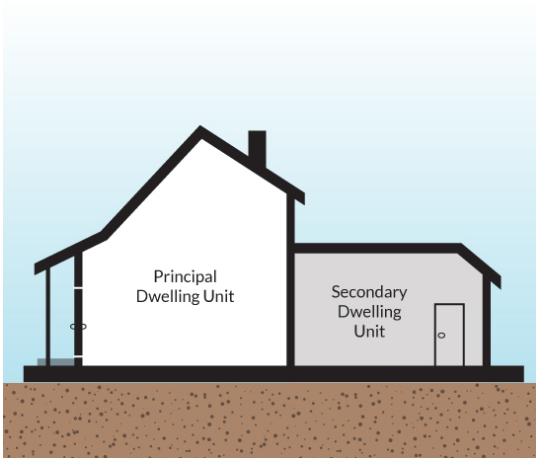
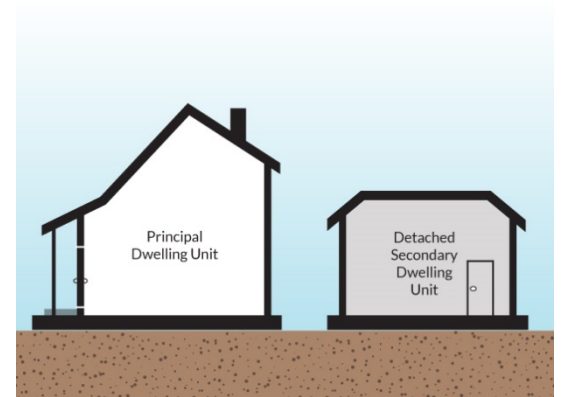
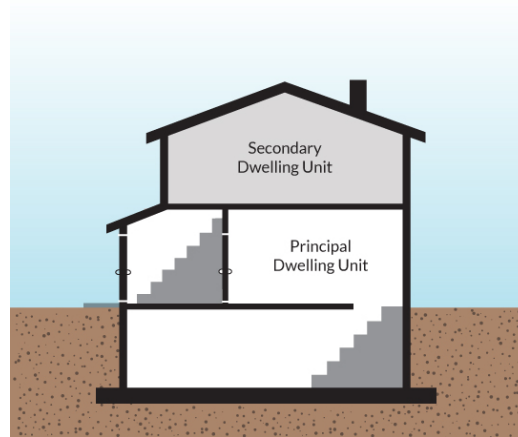
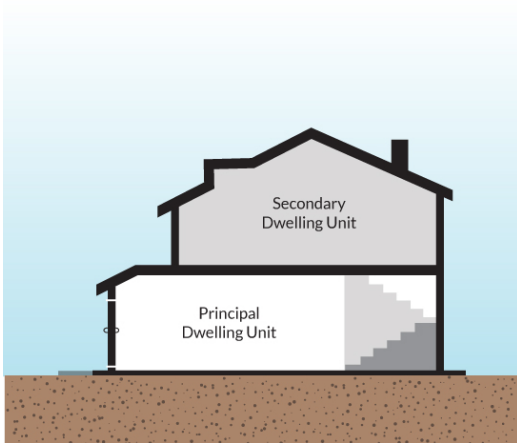
# What is the Purpose of Permitting Second Dwelling Units?

Permitting Second Dwelling Units (SDUs) in the Urban and Rural Area 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.



# What are the Second Dwelling Unit?



# What are the Benefits of Second Dwelling Units?

Efficient use of existing  
Community Services



Tenant can save money



More Housing Option



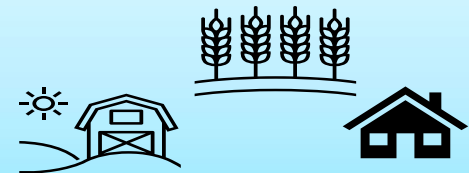
More People watching  
the Street



More Rental Housing



Efficient Use of Land

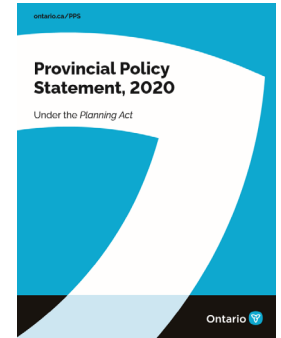


## More Homes, More Choice Act, 2019 (Bill 108)

- In addition to the main dwelling, two SDU are also permitted on a lot – 1 in the main building and 1 detached (subject to regulations).
- Owner is not required to reside on the lot to which the SDU is located on.
- Not a question of “if” SDUs are permitted, but where they should be permitted and what regulations should be included in the Zoning By-law

# History of Permitting Second Dwelling Units in Hamilton

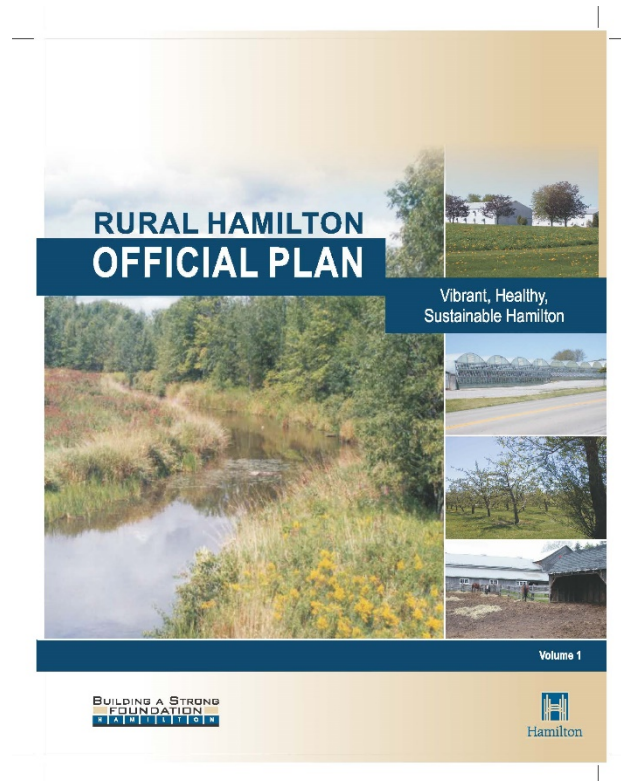
- Province initiated expansion of housing options in the early 1990s – “Apartment in Houses”.
- Most former municipalities permitted accessory dwelling units in their Official Plans and Zoning By-laws
- In 2019, the Province introduced Bill 108 which requires municipalities to expand the range and type dwelling units where SDUs are permitted.





# Current Permissions in the Rural Hamilton Official Plan (RHOP)

- SDUs are currently not permitted in the RHOP. An amendment will be required to permit them in Single Detached Dwellings
- Garden suites are permitted provided they are temporary and the meet several conditions.



# Examples of Second Dwelling Units conditions being reviewed

- **Servicing of the SDU –**
  - SDU to be serviced using the septic tank and well of main house
  - capacity of the existing on-site well and septic tank to accommodate the additional SDU
  - Capacity of municipal wells (Freelton, Greensville, Carlisle, Lynden) to accommodate a SDU
- **Minimum lot area - 0.4 ha (1 acre)**
- **Location of detached SDU on the site**

# Proposed Regulations for Second Dwelling Units

SDUs internal or addition  
to the main dwelling

Newly Constructed  
Detached SDUs

Converted Detached  
SDUs

Mandatory “Fire”  
Regulations



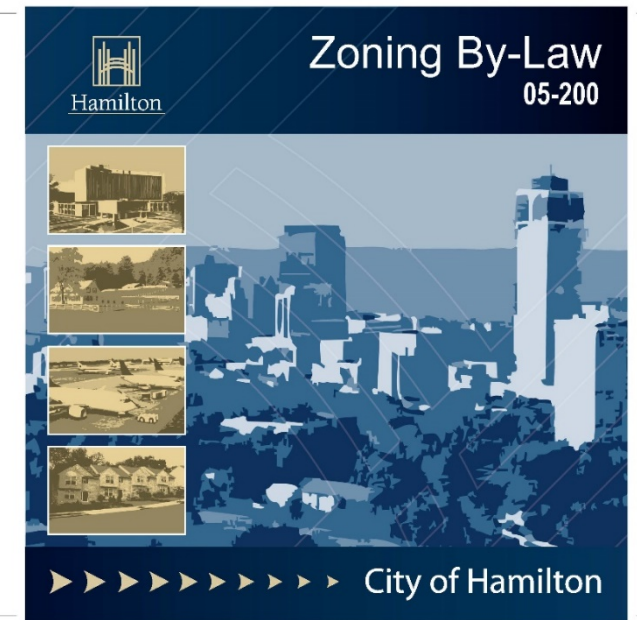
# Zoning By-laws cannot control...

The number or relationship of occupants residing in the dwelling unit.

Building  
Materials

Owner  
Occupied  
Requirements

Architectural Design  
and Type



## Second Dwelling Units By area

- The Rural Area is geographically diverse and has both the same and different issues that need to be addressed:
  - SDU's in all Rural Settlement Areas(RSA), except ones with municipal wells
  - SDU's in Carlisle, Freelon, Lynden, Greenville
  - SDU's outside of the RSA's

## Second Dwelling Units within the Main Dwelling

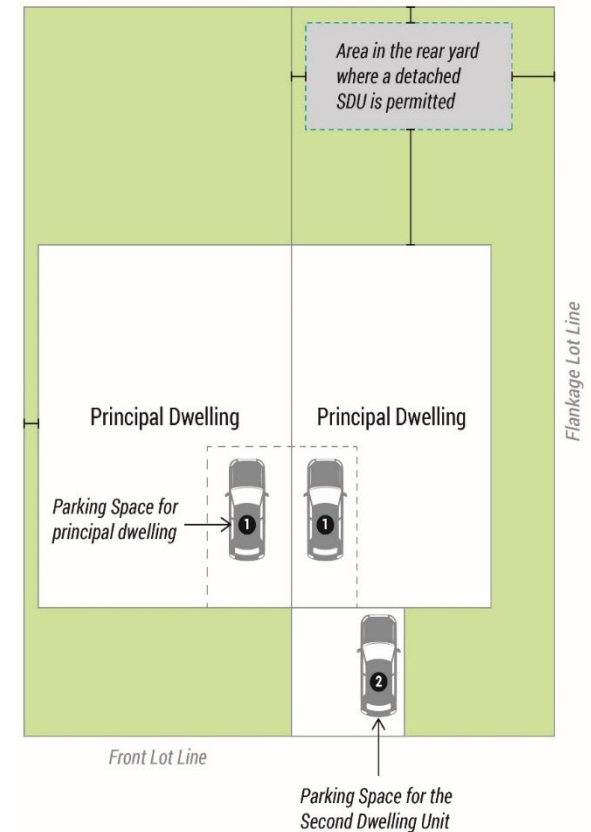
- Located inside the existing, or addition to the dwelling.
- Any addition to the main house for the SDU would have to meet the same regulations for the parent zone.
- There are no minimum or maximum size requirements for either dwelling units.

# Second Dwelling Units within the Main Dwelling

- RSA's - SDU Entrance options:
  - Side and Rear Entrances or Internal entrance.
  - Intent is to maintain the general appearance and character from the street.

# Detached Second Dwelling Units - New Construction

- Cannot be located in the front yard.
- Maximum size (50 sq m)
  - Maximum height (6.0 m)
  - Minimum Setback from Property Line (1.0m)





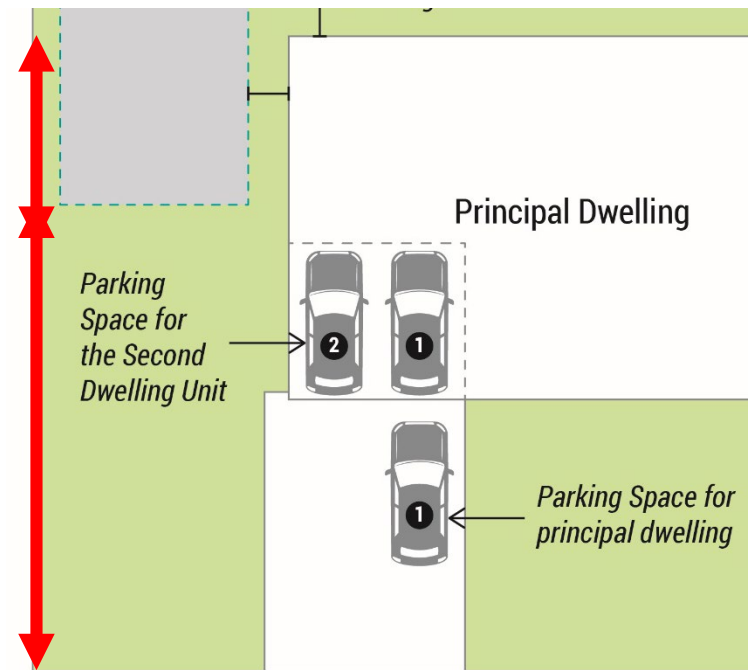
# Detached Second Dwelling Units - New Construction

- Proposed regulations to preserve backyard space:
  - Minimum Distance between Rear of Principal Dwelling and Detached SDU (7.5m).
  - Intent is to prevent the loss of backyard space due to accessory buildings and SDUs.



# Detached Second Dwelling Units - New Construction

- Regulations addressing appearance of detached SDU from the Street:
  - Detached SDU in the side yard shall not extend more than half the depth of the principal dwelling
  - Intent is to maintain general appearance of the streetscape.



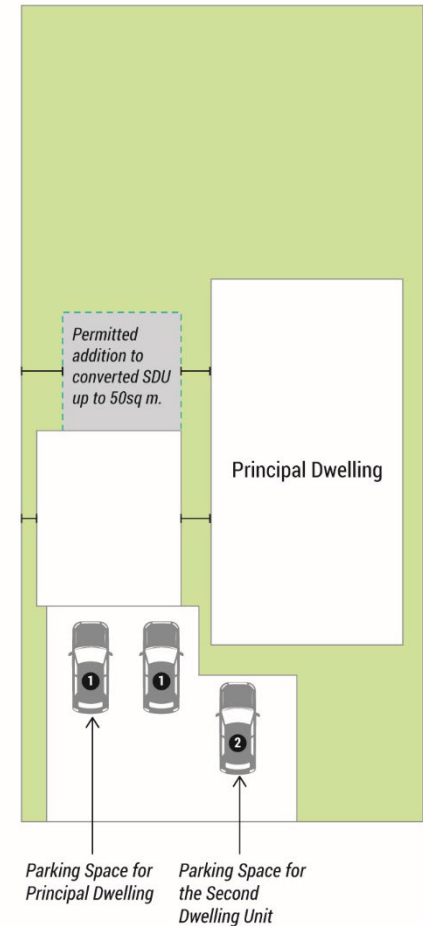
# Detached Second Dwelling Units - New Construction

- Proposed design regulations for second floor detached SDUs:
  - Windows on the second floor permitted with increased distance from property line.
  - Balconies and stairs prohibited on the second floor.
  - Intent is to reduce impact of privacy and overlook



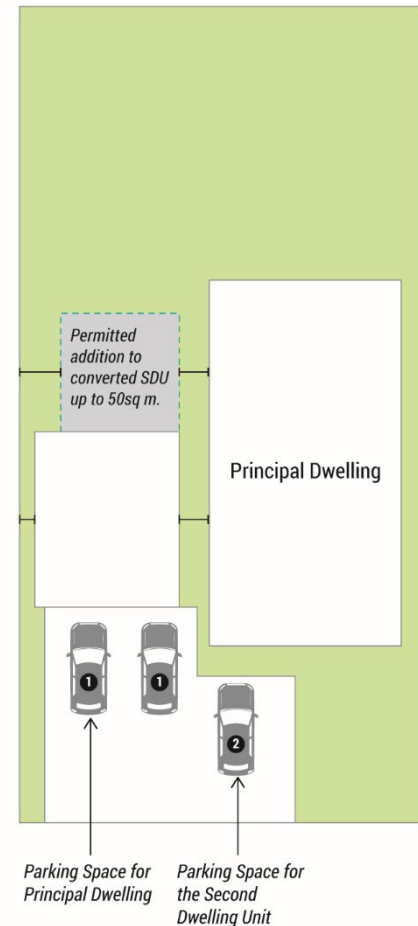
# Detached Second Dwelling Units - Conversion

- SDUs can be established in existing accessory buildings such as detached garages, work sheds, etc.
- Certain regulations are “deemed to comply” such as: Maximum Height and any setback requirements.
- Maximum floor area of 50 square metres applies even when converting an existing accessory building:

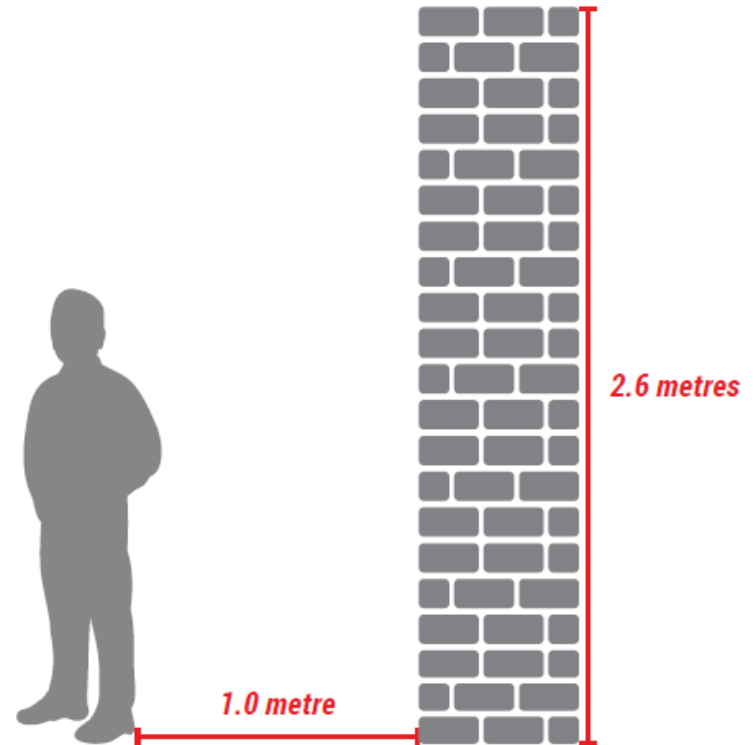
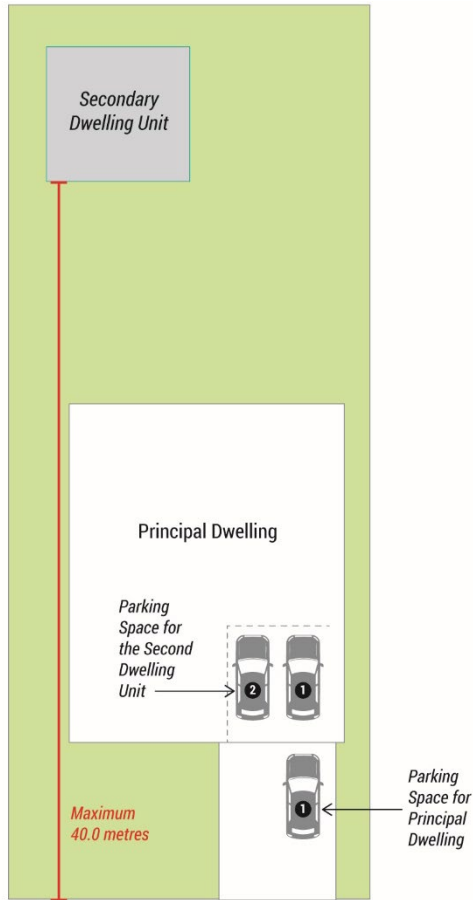


# Detached Second Dwelling Units - Conversion

- Additions to accessory buildings is possible subject to regulations.
- If a detached garage is converted, the required parking space inside the former garage must be relocated on the lot.



# Mandatory “Fire” Regulations for Detached Second Dwelling Units



# Parking Requirements for Second Dwelling Units

- A proposed city-wide requirement for 1.0 space per SDU.
- Tandem parking is not permitted with parking spaces belonging to the principle dwelling.



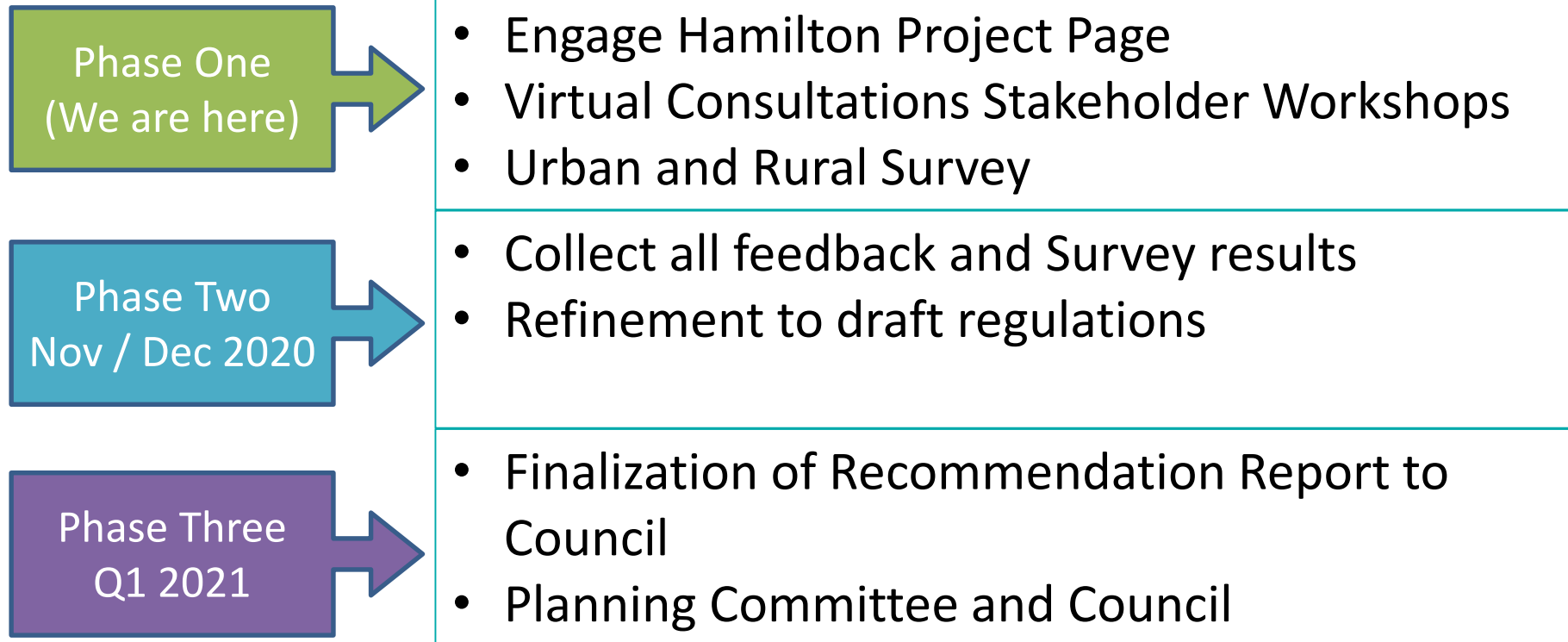
# Incentives to Second Dwelling Units

- 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 SDUs.





# Next Steps for the Second Dwelling Units Project



Please fill out the Urban/Rural Survey if you have not done so



Hamilton

# THANK YOU

For Your Attendance