

**From:** Norman Newbery

**Sent:** April 4, 2021 9:54 PM

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**Subject:** SDU Agenda item CI 20-E and CI 21-A

Dear Councillor Wilson,

As a resident of Kirkendall in Ward One, I am delighted to see this motion to support the creation of Secondary Dwelling Units go before the Planning Committee of the City of Hamilton and hopefully also before Council.

The concept of Secondary Dwelling Units is a great way to permit gentle intensification within occupied urban areas of the existing urban boundary without requiring additional services from the city such as additional water mains, trunk sewers; schools, parks or other services in most cases. In addition careful placement of SDU's on sufficiently large lots will not change the scale or character of neighbourhoods whether they are located within the boundaries of existing dwellings or whether they are attached or detached from existing units.

Indeed, the concept of a Coach House was well established in the 19th century so in a sense a Secondary Dwelling Unit may add to the character of existing neighbourhoods.

I understand that in a recent bylaw Toronto allows up to 160 square metres for a Laneway House. May I suggest that you consider a maximum Gross Floor Area of 100 Sq Metres and a maximum lot coverage for the SDU of 25% of the total lot area (whichever is more restrictive as a reasonable maximum threshold).

I am also in agreement with the following proposals:

- That development charges be waived for SDU's as suggested by City Staff
- That increasing the permitted Gross Floor area will support Barrier Free Spaces and Accessible Design. This may be very important for a home owner who wishes to accommodate elderly parents with physical disabilities with a SDU that will remain as an enhancement on the property whether it is for an additional source of income; a means of providing housing for those unable to afford apartments in our escalating markets or as a way to increase the affordability of larger homes through the cash flow created.
- In light of the compounded benefits of SDU's to our housing and climate crises, we need to encourage the development of SDU's by having requirements that are sufficiently liberal so as to reduce unnecessary minor variances.
- Hamilton should set a firm minimum target for the number of fully detached SDU's it wants to see created in addition to careful consideration of lot splits so that the entire demand for detached or semi-detached houses will be accommodated in existing Hamilton neighbourhoods within the settlement area boundary.

- any restriction on the built form of laneway and garden suites should be evaluated in terms of its impact on the number of units that are likely to be built.
- notwithstanding the development of SDU's the development of multilevel new developments on nodes and arterial roads in a compact form up to 6 or 7 stories should be encouraged in the overall plan.
- SDU's should not be required to be landscaped with sod since many better and lower maintenance options exist that are also provide better carbon sinks and healthier environments.
- Access to SDU's with impermeable surfaces should not be permitted. Developing permeable landscaping and permeable surface treatments will reduce runoff and loads on storm sewers or combined storm/sanitary sewers and also require less watering for maintenance.
- SDU's will also support active transportation, local businesses in that zone and increased vitality for neighbourhoods.

Thank you for considering these factors and you make decisions for the benefit of this great community.

Sincerely,

Norman Newbery

Kirkendall