

**Summary of Written Comments Received for
Internal Secondary Dwelling Units in the Urban Area**

Submitted by	Written Comments	Response from Proposed Regulations October 2020
Garth Brown	Remove minimum size restrictions to allow the creation of smaller units. Supports the recommendation of maximum size of 50%.	<ul style="list-style-type: none"> • Explanation <p>The proposed regulations for SDUs internal to principal dwellings and detached SDUs do not include minimum size requirements for the SDU or the principal dwellings.</p> <p>Intent is to limit minimum size requirements for both types of SDUs, and leave it through the OBC. Maximum size for internal SDUs would be unrestricted. There would be flexibility on which dwelling unit becomes the "principal" unit.</p>
	Support allowing entrance for the SDU for detached and semi-detached (to face the street) in the Lower City, and street townhouses throughout the city where they can be esthetically and functionally acceptable.	<ul style="list-style-type: none"> • Explanation <p>Uniform entrance regulations by geographic area and not by dwelling type is what is being proposed. The intent is to maintain an existing general appearance from the street, especially in suburban areas where there is only one front door facing the street.</p>
Indwell c/o David Vanderwindt	Do not support minimum size requirements.	<ul style="list-style-type: none"> • Explanation <p>The proposed regulations for SDUs internal to principal dwellings and detached SDUs do not include minimum size requirements for the SDU or the principal dwellings.</p>
Mary Lynn and Scott Taylor	Main concern is that there are many homes on the street that have been converted from a single-detached dwelling to a dwelling containing many smaller dwelling units such as a basement apartment. Also ones that have been converted to a lodging house.	<ul style="list-style-type: none"> • Explanation <p>SDUs are dwelling units that contain living areas, kitchen, and dining area, and are subordinate to the principal dwelling. SDUs are not considered lodging houses by definition. Any conversions to permit an additional dwelling unit requires a Building Permit.</p>

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	<p>Concern how single-detached dwellings be allowed to be converted with a permit. Many of them have no permits issued. And if there was a Building Permit issued to the dwelling, what is actually constructed and what was permitted to be constructed is different.</p>	<ul style="list-style-type: none"> • Explanation <p>A Building Permit is required to construct an SDU. The Building Division inspects the premises based on the Building permit.</p>
	<p>Concerned about the minimum dwelling size requirement for both dwelling units under Section 19.1(1) of Hamilton Zoning By-law No. 6593.</p>	<ul style="list-style-type: none"> • Explanation <p>The minimum dwelling size requirement will be removed as part of the SDU project. Minimum dwelling size requirements are subject to OBC requirements.</p>
<p>Comments from Town Hall Meetings</p>	<p>In some areas of the lower city especially in the north end, it may not be as important because there are already areas that have two street fronting entrances.</p> <p>Depending on where they are in the city, participants either strongly support maintaining one street facing entrance or do not feel that it is important.</p>	<ul style="list-style-type: none"> • Explanation <p>Comments are noted. Maintaining the streetscape and general appearance from the street is important in certain areas only one front door is the main characteristic of the streetscape</p>
<p>Comments from Town Hall Meetings</p>	<p>Protecting neighbourhood character based on what exists was noted as an important reason to maintain one front door. Some residents feel that maintaining one front door is very important.</p>	