

Parking Regulation Comments for Secondary Dwelling Units

Parking Standards

Submitted by	Comments	Staff Response
Garth Brown	Although there is a need to encourage public transit, the reality is people drive. However, supports eliminating parking requirement where transit is readily available (as Toronto did in 2019).	<ul style="list-style-type: none"> • Amended Regulation to allow no parking space requirement for certain areas of the lower city. <p>A citywide parking standard is 1 space per SDU. In Lower Hamilton, no parking space is required for SDUs on lots containing a legally established single detached, semi-detached, street townhouse, and townhouse dwelling. The rationale is there are other transportation options such as cycling, walking, and public transit. Further, existing dwellings might not have sufficient space to accommodate an extra parking spot.</p>
Indwell c/o David Vanderwindt	Rules that require 1 parking spot per unit are also typically counter-productive.	

Parking Regulation Comments for Secondary Dwelling Units**Minimum Landscaping Requirements**

Submitted by	Comments	Staff Response
Garth Brown	Consider parking in the front yard, especially for lots do not have room for tandem parking, and still meets the 50% landscaping requirements.	<ul style="list-style-type: none">• Revisions to the regulations <p>Certain Zoning By-laws prohibit parking in the required front yard to reduce a clutter of cars from the street. However, these regulations reduce the opportunity to allow for additional parking for SDUs.</p> <p>New regulations have been added since the October 2020 public engagement to allow parking in the required front and flankage yard. However,</p>

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Tandem Parking

Submitted by	Comments	Staff Response
Andy Tran	Concern about not permitting tandem parking. With up to three dwelling units on a single lot, may need up to 8.1 metres in driveway width, or variances needed.	<ul style="list-style-type: none"> • No Change to the Proposed Regulation <p>Existing Zoning By-laws such as Hamilton Zoning By-law No. 6593 does not permit tandem parking on lots containing a converted dwelling (principal dwelling and SDU). The proposed regulation will maintain the regulation and not permit tandem parking.</p> <p>The proposed regulation requires 1 parking space per SDU. However, tandem parking is permitted for non-required parking spaces.</p>
West End Home Builders Association (WEHBA) c/o Kirstin Jensen	Prohibiting tandem parking will result in an increase of minor variance applications, for both parking requirements and minimum landscaping requirements. This could lead to an over-paving of several properties across the City and an overall reduction in front yard landscaping on properties.	
Ken Beckendam	Parking - Allow Tandem Parking	