

WELCOME TO THE CITY OF HAMILTON

Proposed Secondary Dwelling Unit Regulations

Recommendations to Increase Housing Options in Hamilton

April 20, 2021 – Planning Committee Meeting

Additional Residential Units in Bill 108

Comment	Response
<p>Do Provincial policies require municipalities to permit multiple SDUs per property or can it be restricted to one per property – either an interior SDU or an accessory building SDU but not both.</p>	<ul style="list-style-type: none"> • The Planning Act and Bill 108 require municipalities to permit “Additional Residential Units” in both a detached, semi-detached, and row houses, <u>and</u> in an ancillary building or structure such as laneway houses or coach houses. • Draft By-laws implement Provincial direction of permitting one internal SDU and one detached SDU, not two of the same.

Clarification on City’s Policy Goals and SDUs

Comment	Response
<p>What is the City’s policy goal for the SDU bylaw? Informal, transitory living space, real estate income generation or low cost permanent housing?</p>	<ul style="list-style-type: none"> • Housing Goals in Chapter B – Communities in the UHOP: <ul style="list-style-type: none"> • Provide for a range of housing types, forms to meet the social, health and well-being requirements of all current and future residents. • Increase the mix and range of housing types, forms, tenures, and affordability levels throughout the City. • Annual rental housing targets in the UHOP can be achieved through SDUs. • City policies cannot control who will reside in the SDU or its intention (informal, “transitional housing”, investor driven product).

Impacts of SDU on Housing Prices

Comment	Response
<p>Concern that the construction of SDUs on a lot will increase the land value and therefore buying a home will become less reachable to potential homebuyers.</p>	<ul style="list-style-type: none">• Consulted with the Realtor Association of Hamilton – Burlington and insufficient information has been found to determine impact on housing prices.

Detached SDU Regulations – Maximum Gross Floor Area

Comment	Response
<p>Increase GFA to 100 sq m or 25% of the lot area based on existing regulations in Toronto and Vancouver.</p>	<ul style="list-style-type: none">• By-laws propose a maximum GFA of 75 square metres.• Current proposed regulation allows for a detached SDU containing two bedrooms with closet space.• Control scale and impacts on abutting neighbours.

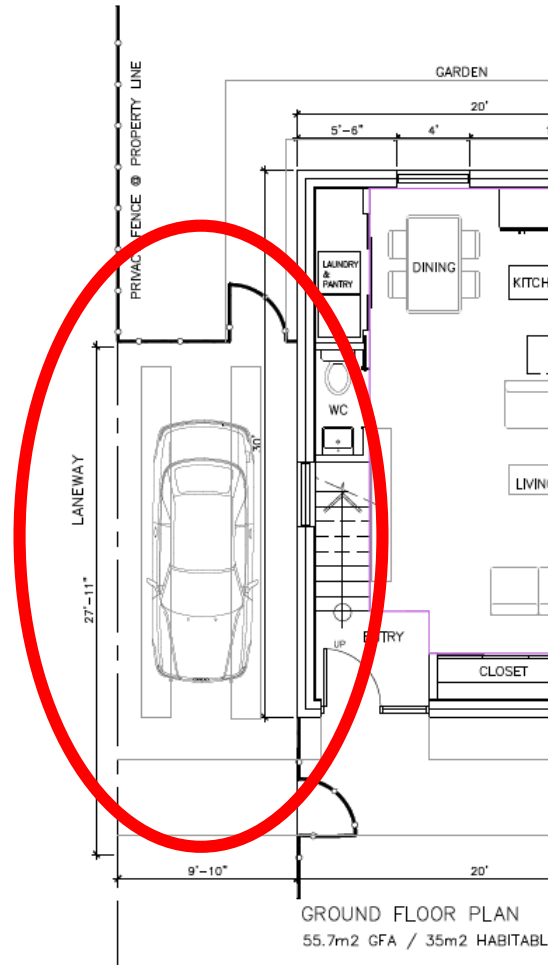
Detached SDU Regulations – Maximum Number of Bedrooms

Comment	Response
<p>If the original vision of SDUs is a small informal accommodation for one or two people, can there be a hard cap on the number of bedrooms?</p>	<ul style="list-style-type: none">• A bedroom cap could restrict families with additional children from residing in an SDU.• Implementation challenge when capping bedrooms as additional rooms can be set aside as “office” or “den” but then rearranged as sleeping quarters.

Detached SDU Regulations – Yard Setbacks

Comment	Response
<p>Permit permeable paving within the 1.2 m rear yard setback especially lots that abut the lane to allow for access to the house and parking from the lane.</p>	<ul style="list-style-type: none"> Acknowledge there are situations where parking for the SDU is accessed via a rear lane. <p>Consider adding permeable pavers within rear yard setback for parking or driveway access to a SDU.</p> <p>New regulation: where the front door of a detached SDU faces a laneway, the rear yard setback could be reduced to 0.3 m to allow a better interface with the laneway.</p>


Detached SDU Regulations – Yard Setbacks (cont'd)



Detached SDU Regulations – Safety Regulations

Comment	Response
<p>Increase/Remove the 40 m distance to SDU entry. Toronto has now developed a policy where SDUs can be built exceeding the 45m from the front lot line to an entry (but less than 90m) can have sprinkler protection to comply with this requirement.</p>	<ul style="list-style-type: none"> Regulation is based on the Ontario Building Code where sprinklers are not installed in detached SDU's. <p>Staff could support the deletion 40 m requirements.</p> <p>Develop SDU brochure, Zoning By-law diagrams that reference the setback requirement from the street.</p>

Through Lot Permissions

Comment	Response
<ul style="list-style-type: none"> Laneways Municipal streets (Bruce Street/Hess Street South) 	<p>Considerations: Add a definition of laneway.</p> <p>New regulation: Where the front door of a detached SDU faces a laneway, the rear yard setback could be reduced to 0.3 m to allow to allow a better interface with the laneway.</p> <p>Create a Site Specific exception to deem Bruce Street as the front yard.</p>

Parking Requirements

Comment	Response
Allow tandem parking to address parking requirements.	<ul style="list-style-type: none">Operational concerns may result in residents parking on the street for convenience.

Further Clarifications in the Draft By-laws

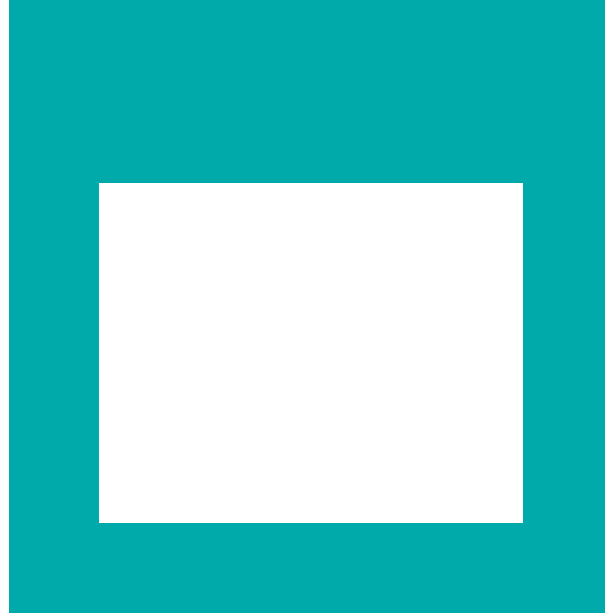
1. Add special figure maps to Zoning By-law No. 05-200 to identify RSAs' (Lynden, Greensville, Carlisle, Freelton) and lower Stoney Creek (Niagara Escarpment Protection Area lands) where SDUs not permitted.
2. Eliminate the maximum 1.0 metre height for the fencing of a landscaped amenity space for the detached SDU.

Summary: Potential Zoning By-law Changes to Consider

- Permit permeable pavers rear yard for parking and driveway purposes. (Zoning By-law No. 6593)
- Remove the maximum 40 m distance between the lot line abutting street and detached SDU entrance. (all Zoning By-laws)
- A reduction in the rear yard setback to a minimum 0.3 metres where the front entrance of a detached SDU faces a laneway or a street. (Zoning By-law Nos. 6593 and 3581-86)

Summary: Potential Zoning By-law Changes to Consider (cont'd)

- Through Lots
 - Add a definition of laneway (Zoning By-law Nos. 6593 and 3581-86) ;
and,
 - Add a site specific exception for Bruce/Hess Street South. (Zoning By-law No. 6593)
- Add maps to identify 4 RSA's and lower Stoney Creek where SDUs not permitted. (Zoning By-law No. 05-200)
- Elimination of the maximum 1.0 metre fencing for a landscaped amenity space. (all Zoning By-laws)



THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE