

From: Kathy Garneau

Sent: April 5, 2021 6:23 PM

To: Ward 1 Office <ward1@hamilton.ca>

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Subject: April 6, 2021 Planning Committee Item CI 20-E & CI 21-A and report PED 20093(a)

Dear Councillor Wilson,

I am a constituent of Ward 1. I am writing to encourage you to pass the SDU proposal at Hamilton's Planning Committee meeting on April 6.

I like the idea of being able to share my house and garden with other people so we can do our part to intensify Hamilton's existing urban areas. It will also make it possible for homeowners to create a little extra income and will allow us to build spaces where our children can live on the same property.

This move will also help our affordable housing crisis and it will help reduce the carbon footprint of these new homes. It will also support a more walkable and less car-centric community.

Detached secondary suites are a great way for people to age in place in their communities. In order to support barrier-free spaces, I support increasing the allowable gross floor area further than the draft bylaws on lots where appropriate. I suggest the Gross Floor Area for these homes be increased to a maximum of 100m² AND a maximum lot coverage for the SDU of 25%- whichever is more restrictive as a reasonable maximum threshold. And that the setbacks from the rear and side lot lines and from the primary house will further limit smaller sites. However, allowing larger units on appropriate lots will reduce the number of unnecessary minor variances.

The requirements for the 1.2m Rear Yard with only sod should allow for other forms of visual barrier from the lane to the SDU which would improve privacy. I think we should allow for other permeable landscaping, fencing, or permeable surface treatments.

The requirements of the max 40m distance from the front lot line to the entrance of the secondary dwelling unit will limit SDUs on larger lots.

I think it is a good idea to waive the development charge and reduce the parkland dedication and minor variance application fees. These rules will incentivize this type of infill.

I believe Hamilton should recognize each ADU as a unit falling within the detached/semi-detached home category for the purposes of the land needs assessment. This is more appropriate than considering them as apartments.

Also, I think Hamilton should set a firm minimum target for the number of fully detached SDUs it wants to see created.

Sincerely,

Kathy Garneau