

From: Michele Corbeil

Sent: April 6, 2021 10:05 AM

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 Maureen Wilson;

I am your constituent in Ward 1, and I am writing to encourage your support of the draft bylaw allowing secondary suites within homes as well as detached secondary suites across Hamilton.

I expect to create one of these in my home, by extending an existing room off the back of my home which would need a bathroom and small kitchenette. Your support of this bylaw would contribute to affordable housing in Hamilton for those currently in precarious housing situations such as seniors needing supportive and affordable housing, family members who are not able to maintain homes or are in need of transition accommodation, professionals living in town for extended periods of time during training (e.g., medical residents in Hamilton completing their residencies) to name a few.

- Secondary suites are an affordable way to add to and increase community support by adding to neighbourhoods which will help local businesses.
- The Province developed Bill 108 in 2019 and you support this move to allow homeowners to become developers as a way to help solve our affordable housing crisis. You also understand that many of these secondary suites will be used to allow family member to live closer together.
- Developing secondary suites is a great way to reduce the carbon footprint of both these new homes, which will typically be more energy efficient due to their scale and location, and supports more walkable and less car-centric communities. You recognize that Hamilton has declared a Climate Emergency and Urban Sprawl is a huge contributor to GHG emissions, this is an antidote to that.
- Detached secondary suites are a great way for people to age in place in their communities, creating stronger and healthier communities. In order to support barrier free spaces and accessible design, you would support increasing the allowable gross floor area further than the draft bylaws, on lots where appropriate (see bullet point below).
- City Staff have already included recommendations for a development charge (DC) waiver to go to the finance committee later this month, which is a great way to incentivize this type of infill. Similarly, a reduced parkland dedication fee and minor variance application fee are very supportable. You can express your support for these recommendations since Council

will also need to vote on them. Incentives like these will significantly help allow these types of infill developments to happen across our city.

- There is a new non-profit organization in the GTHA forming called 'In My Backyard' which will be utilizing this new zoning in Hamilton and other communities to develop smaller SDUs for people in need of affordable housing in the back yards of willing homeowners. This is a great way for us to make a real impact in the lives of people struggling with the affordable housing crisis.

- Hamilton should recognize each ADU as a unit falling within the detached/semi-detached home category for the purposes of the land needs assessment. The LNA methodology prescribed by the province is based on the *physical* characteristics of housing units rather than the legal status of the lots they are in or the tenure of the units themselves, so as long as the a unit is physically detached from any other housing unit. There also is no minimum number of rooms or bedrooms etc. for the detached / semi-detached category. Hence there can be no doubt that it falls within the category of detached house. For similar reasons, there is also no justification for including such units in the "apartment" category.

- Hamilton should set a firm minimum target for the number of fully detached SDUs it wants to see created, rather than just passively "getting out of the way". That target should be calculated so that, combined with lot splits and other soft intensification, the entire demand for detached or semi-detached houses is likely to be accommodated in existing Hamilton neighborhoods within the settlement area boundary.

- SDU rules and associated factors such as any development charges and incentives should be designed in a disciplined way with a laser focus on arranging incentives so that sufficient new laneway and garden suites are created to meet the above targets.

- Physical design restrictions for laneway and garden suites should be carefully designed to maximize the number of lots such units are *actually* permitted and viable to build and operate. 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.

I look forward to hearing about today's discussion and decision.

Thank you.

Michele Corbeil