

From: Jeff Medeiros

Sent: April 8, 2021 10:43 AM

To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Lee, Timothy <Timothy.Lee@hamilton.ca>

Subject: SDU - Detached Accessory Buildings - Tuesdays Public Meeting

Good morning Lisa and Tim,

I wanted to bring this matter to your attention. I had provided comments to Planning Staff with respect to notification of a statutory public meeting, and was just made aware that the public meeting (Planning Committee Meeting) was held Tuesday, and I was not formally notified by the City. However, I was informed that the matter was deferred to the April 20th meeting. Can you please register me as a delegate please? I would like to speak in front of the Committee.

In addition to this, my original comments that I sent to Planning Staff did not get included or reviewed by Staff. I note in the draft by-laws that there are provisions which prohibit detached secondary units on through lots, with no discussion whatsoever in the staff report to the rationale behind that change. The draft by-law specifically reads *"A Secondary Dwelling Unit – Detached shall only be permitted in a Rear and interior Side Yard. In the case of a through lot, a Secondary Dwelling Unit – Detached shall not be permitted in any yard abutting a street"*. I would appreciate a response to this specific proposed provision and a reconsideration of this restriction. The proposed provisions are to be permissive, not prohibited. It's counterintuitive by creating restrictions such as this when promoting affordable housing and addressing Provincial policy. If the intent is to not allow them in what is deemed the front yard (which makes sense), then the by-law should specifically state that. Perhaps another suggestion would be to restrict future severances of the units on these lots if that is a concern of Staff? There are more appropriate mechanisms than outright prohibition of SDU's on a through lot. There is a greater impact of SDU's on interior lots than a through lot considering these lots normally abut two public streets, which creates a buffer from neighbouring properties.

The rest of the by-law is generally acceptable and is a step in the right direction. It has been a long time coming to see these sorts of provisions in Hamilton!

Thank you for your time and consideration.

-Jeff

From: Jeff Medeiros

Sent: April 7, 2021 7:52 AM

To: Farr, Jason <Jason.Farr@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Johnson, Brenda <Brenda.Johnson@hamilton.ca>; Collins, Chad <Chad.Collins@hamilton.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; clerk@hamilton.ca

Subject: Public Notification - SDU - Detached Accessory Buildings

Good morning members of the Planning Committee and Staff:

I am a resident and taxpayer of the City, and I wanted to bring this matter to your attention. I had provided comments to Planning Staff with respect to notification of a statutory public meeting, and was just made aware that the public meeting (Planning Committee Meeting) was held yesterday, and I was not formally notified by the City.

In addition to this, my comments did not get included or reviewed by Staff. I note in the draft by-laws that there are provisions which prohibit detached secondary units on through lots, with no discussion whatsoever in the staff report to the rationale behind that change. The draft by-law specifically reads "*A Secondary Dwelling Unit – Detached shall only be permitted in a Rear and interior Side Yard. In the case of a through lot, a Secondary Dwelling Unit – Detached shall not be permitted in any yard abutting a street*". It's very disheartening to hear about this lack of transparency.

I request that as one of your constituents, Council reconsiders restricting detached secondary dwelling units on thorough lots at the upcoming Council Meeting. These proposed provisions are to be permissive, not prohibited. It's counterintuitive to promote affordable housing.

Thank you for your time and consideration.

-Jeff

----- Forwarded message -----

From: Jeff Medeiros

Date: Tue, Feb 23, 2021 at 2:15 PM

Subject: SDU - Detached Accessory Buildings

To: <residentialzoning@hamilton.ca>

Good afternoon,

I had provided these comments already to Timothy Lee; however, I wanted to formally submit them again to this email. As part of the public process, I request that the following comments be taken into consideration as part of the Second Dwelling Units (SDU) project:

- **Second Dwelling Units in new detached garages** - The review should have consideration of new detached SDU's in conjunction with a detached garage. For example: ground floor garage with a 2nd floor detached dwelling unit. I think this will be a common request by residents as it supports the creation of additional housing, while maintaining the minimum number of parking spaces on-site. An argument could also be made about the compatibility of this built form versus a standalone single dwelling unit (not in a garage).

- **Through lots** - I was advised that the City is considering the prohibition of SDU's adjacent to or abutting a public street. This provision could be detrimental to establishing an SDU on a through lot (lots that abut a public street in the front yard and rear yard). The implementing by-law should have regard for through lots (for example: allow for the creation of SDUs in the rear yard of a through lot). Through lots are unique and not uncommon in the lower City of Hamilton. They also provide direct access to a public street, are serviceable, have better access for emergency services (i.e. fire department), etc. These sites are good candidates for detached SDU's; probably more so than a lot of interior lots.

Please add me to the mailing list. I would like to be notified of the statutory public meeting in front of the Planning Committee.

Best regards,
Jeff Medeiros