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City of Hamilton
Planning Committee Members
Council Chambers, 71 Main Street West, Hamilton, ON L8P 4Y5

West End Home Builder's Association | Submission on Secondary Dwelling Units in the Urban and Rural Areas - Zoning By-law and associated implementation amendments to the Parkland Dedication By-law and Tariff of Fees By-law

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton and Halton Region. The WE HBA represents nearly 300 member companies made up of all disciplines involved in land development and residential construction, including: builders, developers, professional renovators, trade contractors, consultants, and suppliers. The residential construction industry employed over 27,300 people, paying \$1.7 billion in wages, and contributed over \$3.0 billion in investment value within the Hamilton Census Metropolitan Area in 2019.

The WE HBA is very pleased to see the City progressing on the implementation of Secondary Dwelling Unit (SDU) Policies on a City-wide basis. In recent weeks, the City has heard strong community support for gentle density through the adoption of these policies, and WE HBA would like to reiterate our strong support.

There are several benefits to permitting Secondary Units throughout the City of Hamilton. The first is that permitting SDU's will assist the City of Hamilton in achieving the provincial growth targets. Secondly, encouraging SDU's in existing neighbourhoods is one way to address the trend of declining neighbourhood populations and represents part of a solution to Hamilton's housing affordability issues. As members of Hamilton's Housing & Homelessness Planning Group WE HBA is pleased to see the City of Hamilton moving towards allowing gentle small scale intensification opportunities that can contribute to housing affordability and add much needed missing middle housing to our communities. Secondary Dwelling Units represent small-scale opportunities for individual property owners to address housing affordability for both themselves and their tenants. Further to this, adopting broad SDU policies will also add to the safety and quality of the residential housing stock in Hamilton through the legalization of units.

The City of Hamilton already has Secondary Dwelling Units throughout the City, that were sometimes constructed and implemented as hidden or illegal apartments. Adopting a more permissive approach to these units as the City is proposing will enable more homeowners to legally add them. This enhances the quality and safety of units, especially as it relates to fire safety and meeting the Ontario Building Code. WE HBA's membership includes many small-scale builders and renovators who will be key partners to the City of Hamilton in implementing Secondary Dwelling Unit Policies. Our members strongly support the



reduction of fees for homeowners to implement Secondary Dwelling Units, including the reduced parkland dedication rate and reduced costs for minor variance applications. These reduced costs will promote greater adoption and implementation of small-scale gentle intensification opportunities for Hamilton to provide a broader range of housing choices and options in communities throughout the city.

Sincerely,



Michelle Diplock, MPI
Manager of Planning & Government Relations
West End Home Builders' Association

