

WELCOME TO THE CITY OF HAMILTON

**Secondary Dwelling Unit
“Housekeeping” Amendments**

September 21, 2021 – Planning Committee Meeting

Overview / History of the SDU project

- Secondary Dwelling Unit (SDU) approved by Council on May 12, 2021, and came into effect on June 12, 2021.
- Urban permissions of internal SDUs, and detached SDUs (new and converted).
- Rural permissions of internal SDUs only.

SDU Regulations in the City of Hamilton conform to Bill 108

Minor Variance Applications Submitted

- Regulations tested in real situations through Building Permit applications and Minor Variance approvals from Committee of Adjustment.
- Variances include:
 - Number of bedrooms in a detached SDU
 - Permit tandem parking between SDU and principal dwelling
 - Number of parking spaces
 - Maximum height of detached SDU
 - Maximum GFA of detached SDU
 - Setback of detached SDU from lot lines

Summary of the SDU – General Housekeeping Amendments

- General cross-referencing and numbering amendments, but does not impact the intent of the regulations.
- Allow SDUs to be established at the same time as the construction of the principal dwelling.

Summary of internal SDU Housekeeping Amendment

- Remove a regulation to allow internal SDUs in both cellars and basements.
- Remove regulation requiring the external appearance from the street to be maintained.
- In corner lots, allow the front door on both façades facing the street.



Summary of detached SDU Housekeeping Amendment

- Permit ground covers in the setback between the lot lines and the detached SDU.
- Allow permeable pavers in the side yard for the purposes of parking.



Summary of Parking Amendments for SDU

Status Quo: SDUs require 1 parking space per SDU plus the principal dwelling.

- However, amendments to the parking requirement provides clarity where existing parking spaces are provided on site:
 - Impacting all types of SDUs and all dwelling types that permit SDUs.
 - The number of parking spaces a lot containing a dwelling legally had as of May 12, 2021 (effective date) shall continued to be maintained.
 - New builds will still have to provide parking for the SDU AND for the principal dwelling.

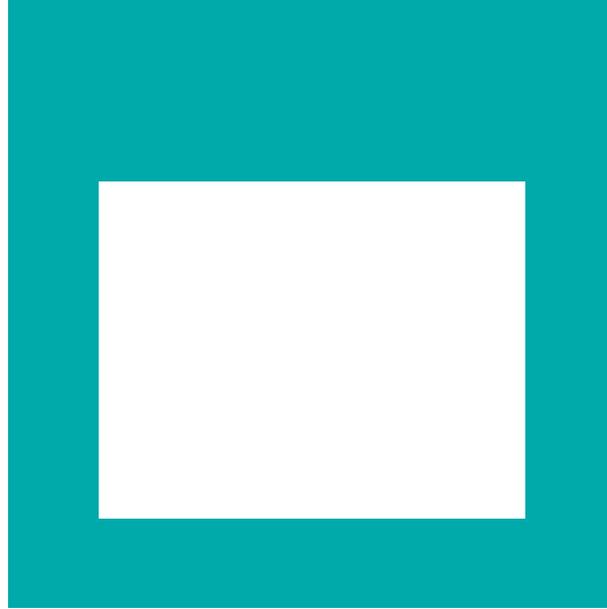
Summary of Parking Amendments for SDU

- Parking requirements for single detached dwellings in Hamilton Zoning By-law No. 6593 are based on the age of construction.
 - Before 1950: 0 spaces
 - 1950 – 1987: 1 space
 - 1987 – today: 2 spaces



Summary of Parking Amendments for SDU

- The amendment to the parking requirement will:
 - Address climate change by preventing the need to create new impervious surfaces where either a driveway currently does not exist today, or widen a driveway to allow for additional parking.
 - Reduce financial hardship to homeowners who want to establish an SDU by preventing variances.
 - If parking is still required, a homeowner can provide one regardless of the minimum.



THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE