

WELCOME TO THE CITY OF HAMILTON

Proposed Temporary Use By-law

**Relief from Certain Residential Conversion Zone Regulations in conjunction with
the Low Density Rental Housing Pilot Project**

September 17, 2019 – Planning Committee Meeting

Purpose of the Proposed Temporary Use By-law

- Proposed By-law directly tied to the Low Density Rental Housing Licensing Pilot Project for Wards 1 and 8.
- Stakeholders identified 1991 Zoning By-law regulations can be a barrier to create accessory dwelling units.
- Proposed By-law is to amend Zone Regulations under Section 19 – Residential Conversion in Hamilton Zoning By-law No. 6593 for a period of 36 months:
 - Minimum dwelling size and lot size requirements
 - Parking requirements and parking arrangements (east of Hwy 403 only)

The Proposed Temporary Use By-law also applies to...

- Homeowners who wish to rent out their accessory dwelling units to a tenant.
- Homeowners who wish to provide for accommodation to family members.

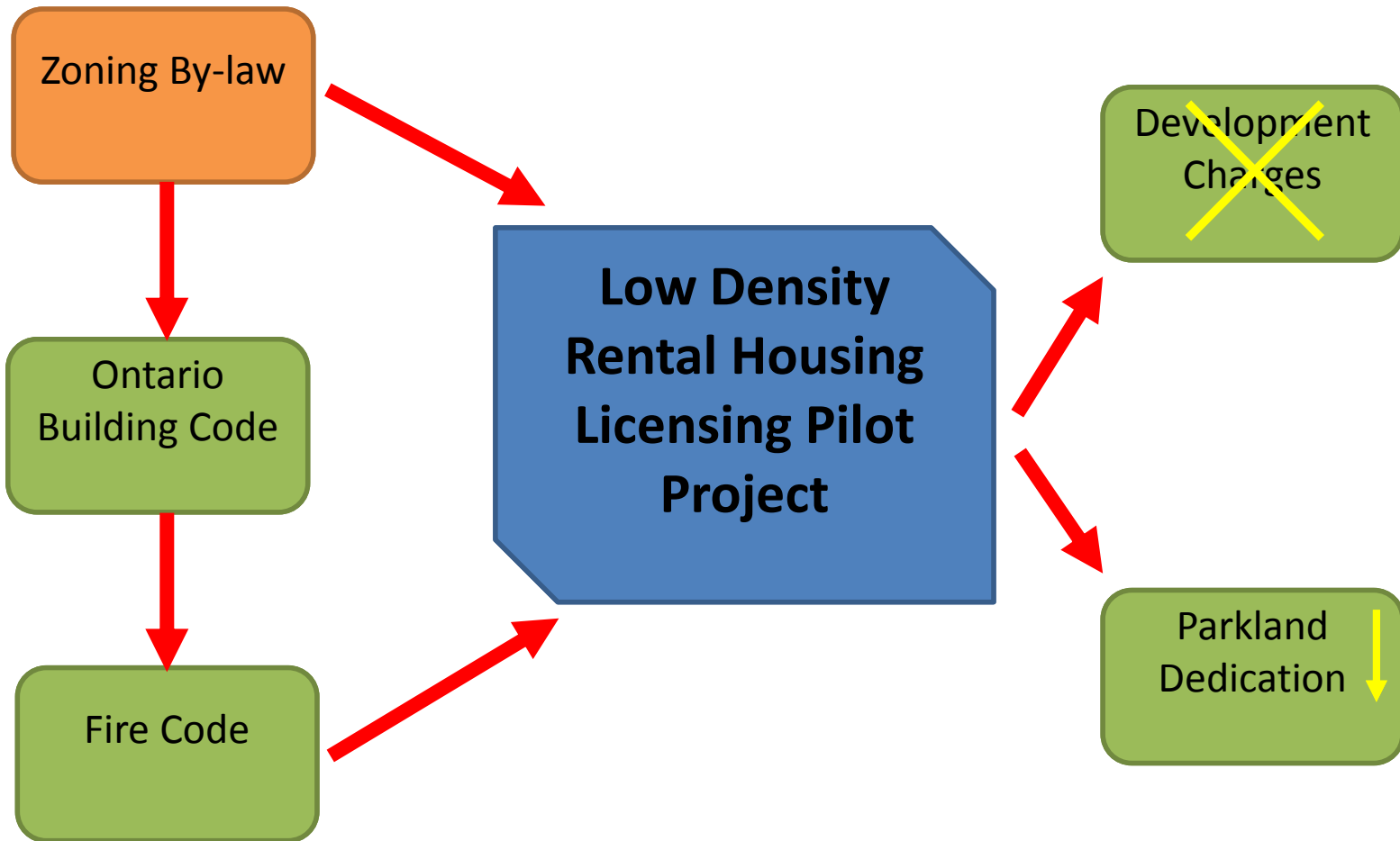


Summary of Recommendations for Consideration

- Receive the staff report and proposed Temporary Use By-law.
- Seeking feedback and future direction on the proposed Temporary Use By-law and not the Pilot Project.

**Staff is not asking for
Committee decision today.**





What is Section 19 – Residential Conversion of Hamilton Zoning By-law No. 6593?

- A homeowner or land owner can add one additional dwelling unit such as a basement apartment.
- Must comply with Section 19 Residential Conversion zone regulations and is restrict to one accessory dwelling unit per lot.
- This section only applies to the former City of Hamilton.



What is Section 19 – Residential Conversion of Hamilton Zoning By-law No. 6593?

- Minimum 65 square metres (640 square feet) per dwelling unit (main dwelling unit and accessory dwelling unit).
- Minimum 270 square metres (2,906 square feet) lot size.
- Design Regulations controls overall appearance of the dwelling:
 - The external appearance shall be preserved; and,
 - There shall be no exterior stairway other than an exterior exit.

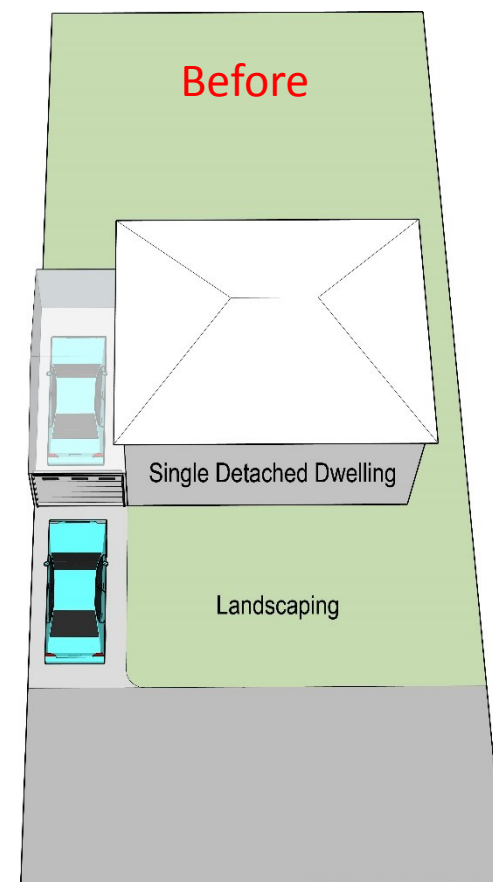
What is Section 19 – Residential Conversion of Hamilton Zoning By-law No. 6593?

- Regulations do not control how many people reside in the dwelling unit.
- The Zoning By-law cannot require owner occupancy of the principle dwelling unit.



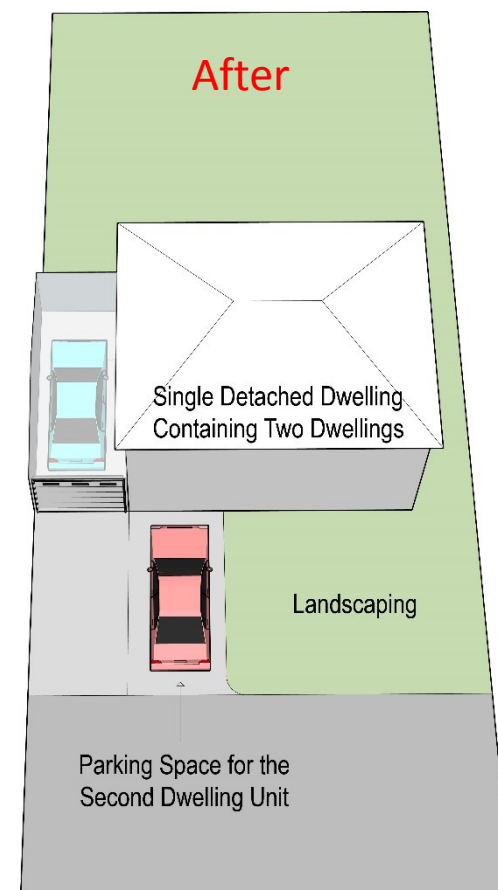
What is Section 19 – Residential Conversion of Hamilton Zoning By-law No. 6593?

- Parking Requirements and Arrangements
 - Requirements are different based on the principal land use
 - Single Detached Dwelling, two (2) parking spaces are required and can be parked in tandem
 - Meet the minimum 50% landscaping requirement in the front yard



What is Section 19 – Residential Conversion of Hamilton Zoning By-law No. 6593?

- As soon as the homeowner adds an accessory dwelling unit, the dwelling unit becomes a “Converted Single Detached Dwelling containing two dwellings”.
- 1 parking space per dwelling unit for a total of 2 parking spaces on a lot.
- Overall does not affect how many parking spaces that must be provided.
- Affects how parking is arranged however.



What Section 19 Regulations are being amended?

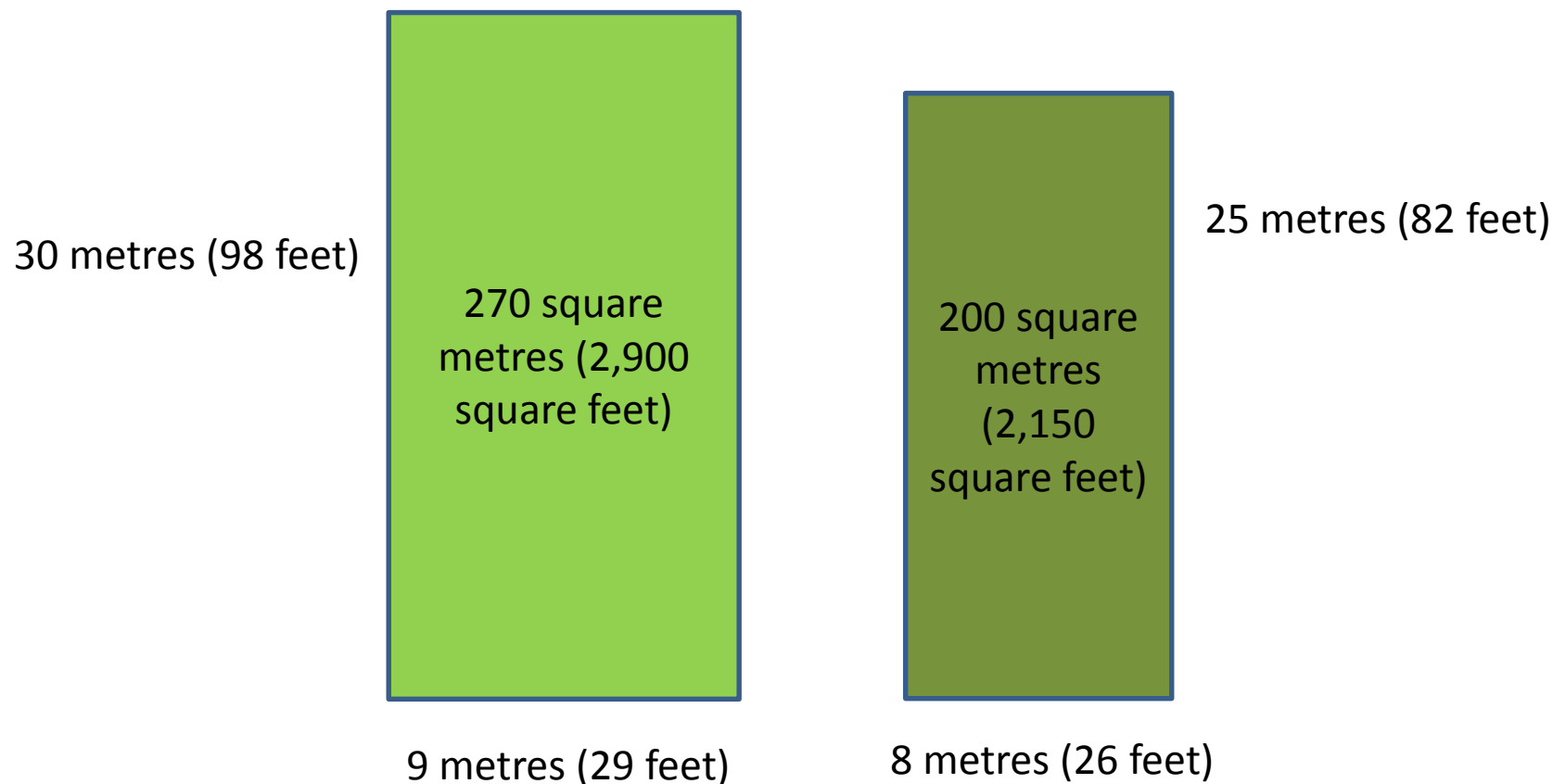
- Proposed By-law mainly affects Single Detached Dwellings (Section 19.(1) and 19.(2) of the Zoning By-law).
- “Laneway Housing” pilot project (By-law 18-299) was recently added to Section 19 and is not subject to the Temporary Use By-law. Regulations remains as it is.



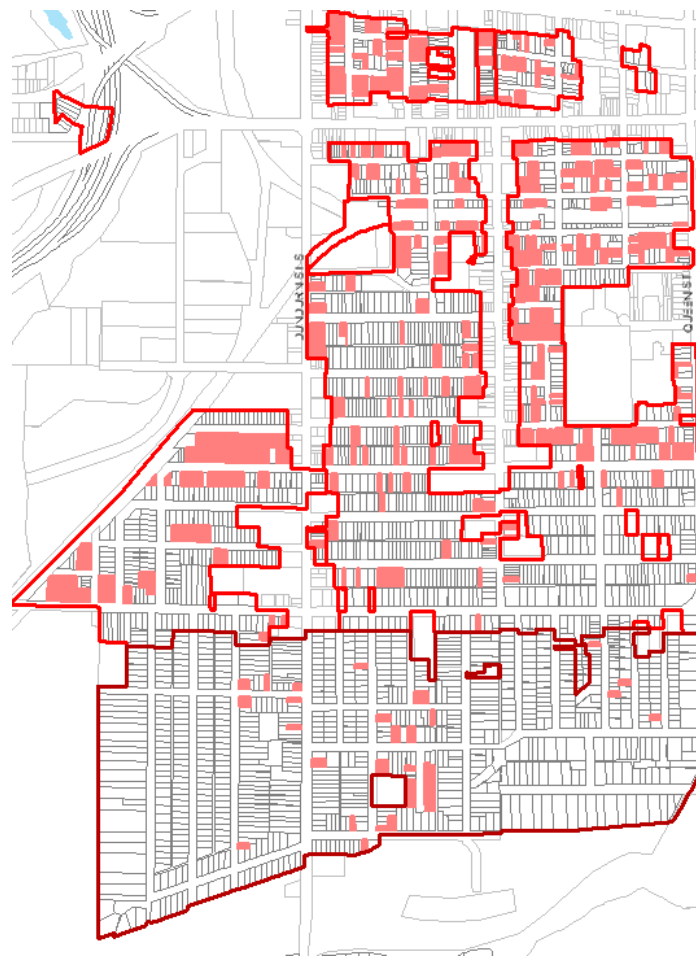
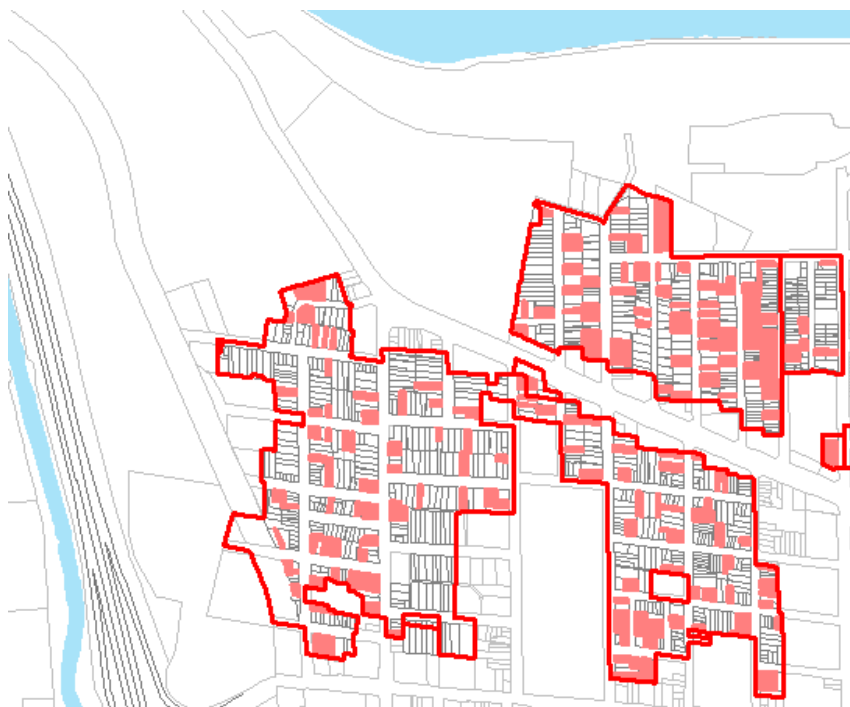
What Zone Regulations in Section 19 are being amended?

Regulation	Existing	Proposed
19.(1)(i), 19.(2)(i) and 19.2 (v)(2) – in part	Minimum 65 square metres (640 square feet) for each dwelling unit	(Deleted)
Section 19.(1)(ii) Section 19.(2)(v)(1)	Minimum lot area for single- detached dwelling 270 square metres (~2,900 square feet)	Minimum lot area for single- detached dwelling 200 square metres (2,150 square feet)

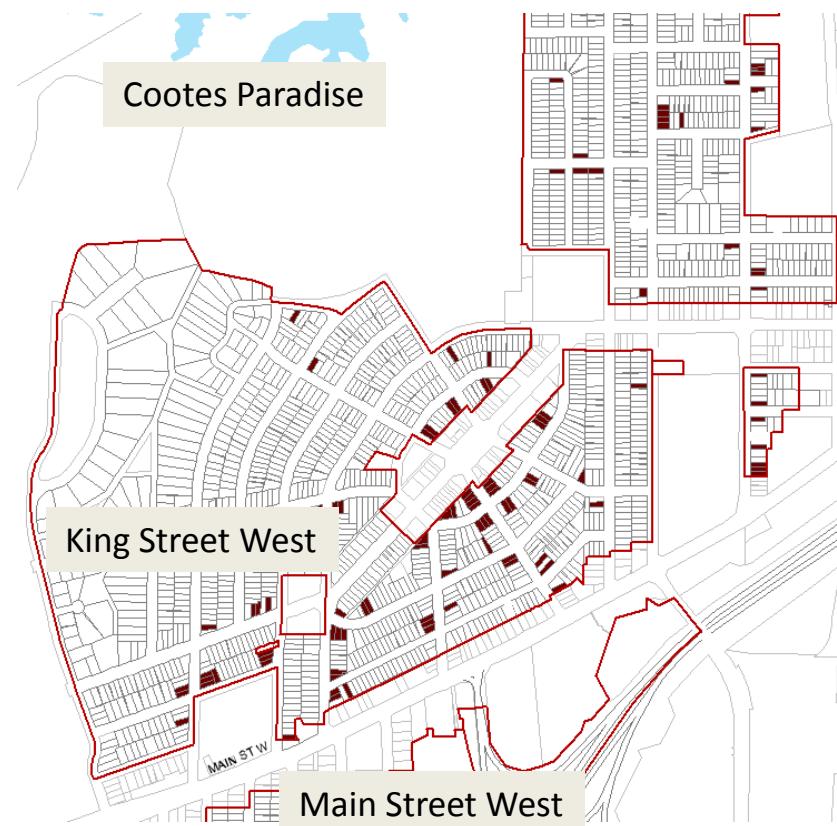
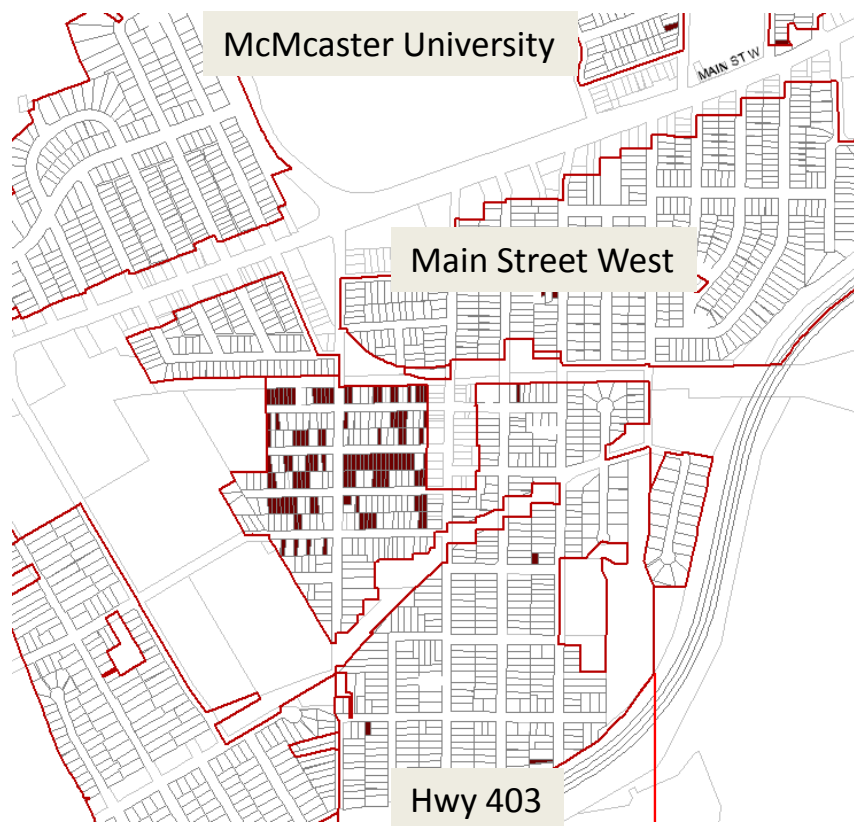
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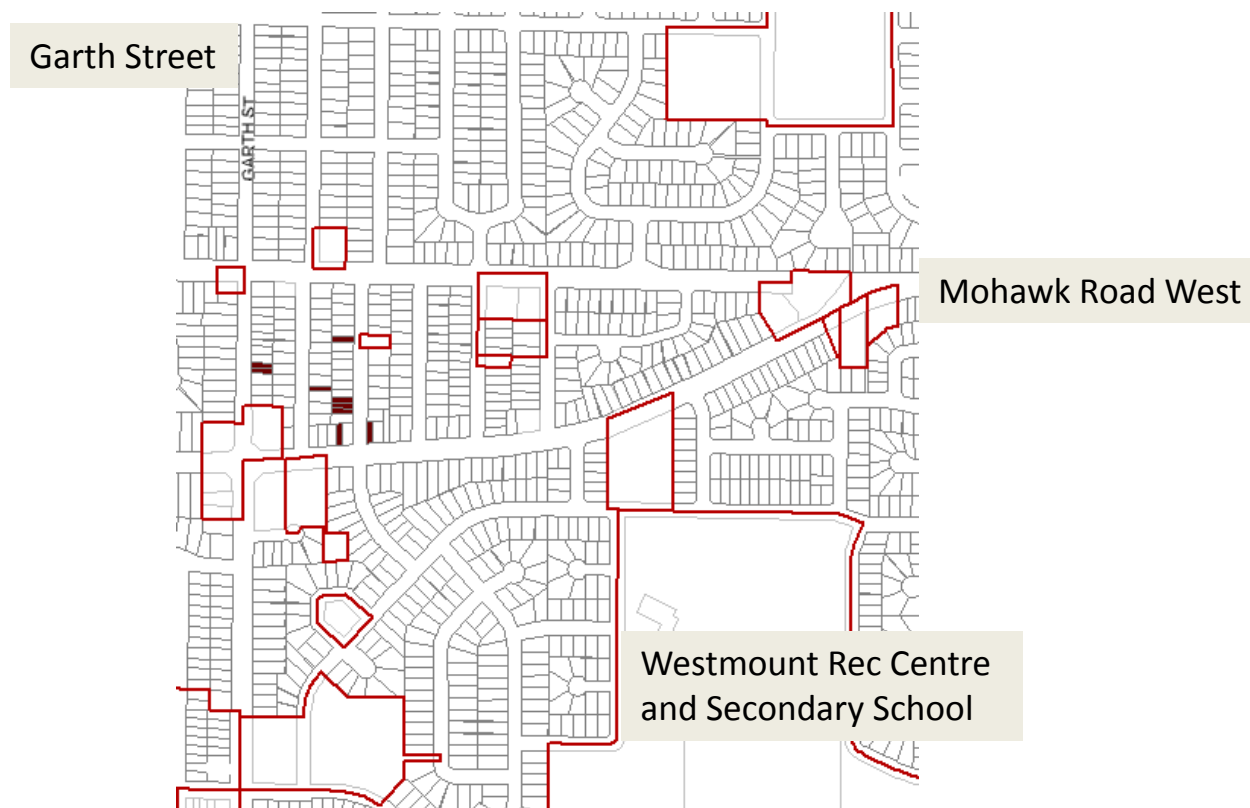
What Zone Regulations in Section 19 are being amended? **Ward 1**



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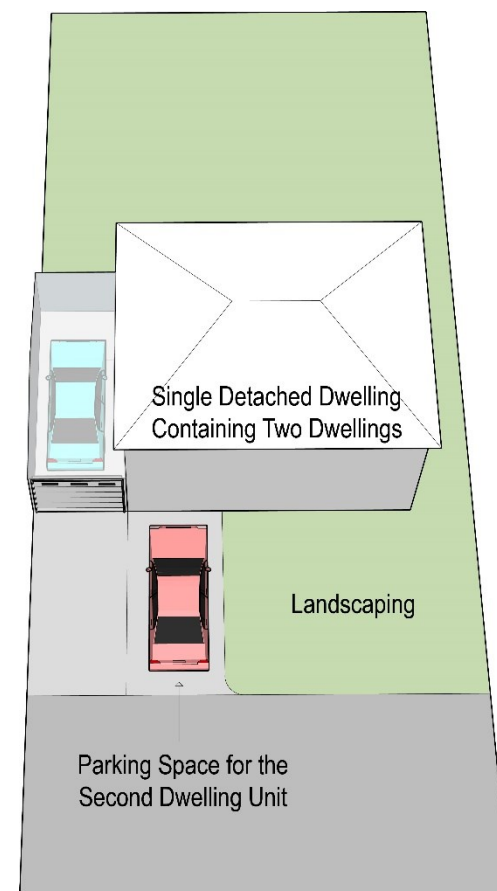


What Zone Regulations in Section 19 are being amended? **Ward 8**



What Zone Regulations in Section 19 are being amended?

- Parking requirements and Parking arrangement
 - Ward 8 and Ward 1 west of Highway 403
 - No change in the way parking requirements are calculated and parking is arranged for a single detached dwelling containing an accessory dwelling unit.

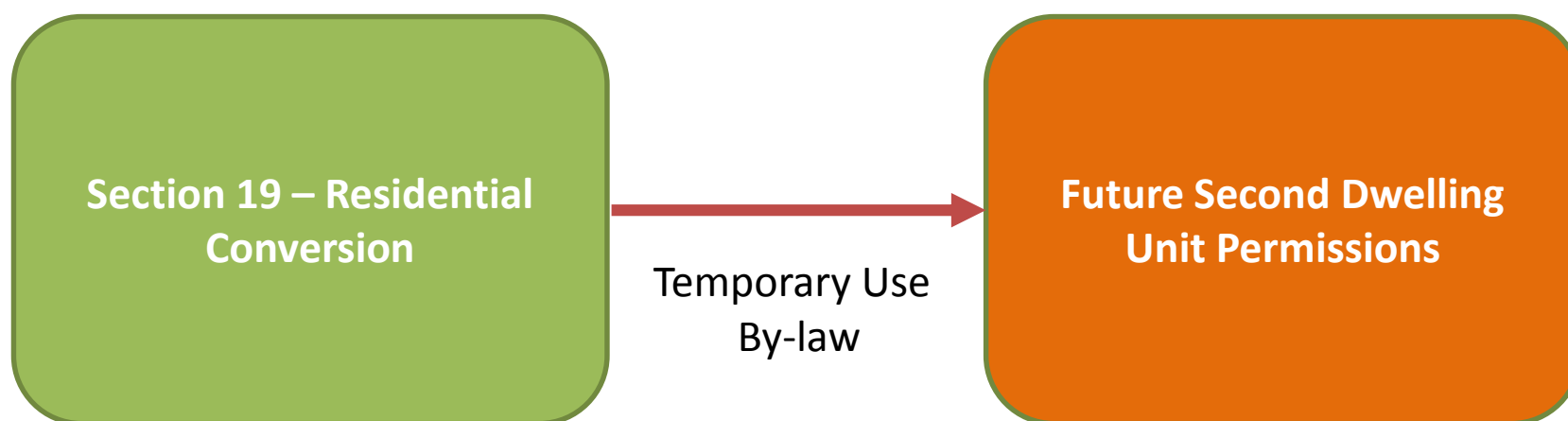


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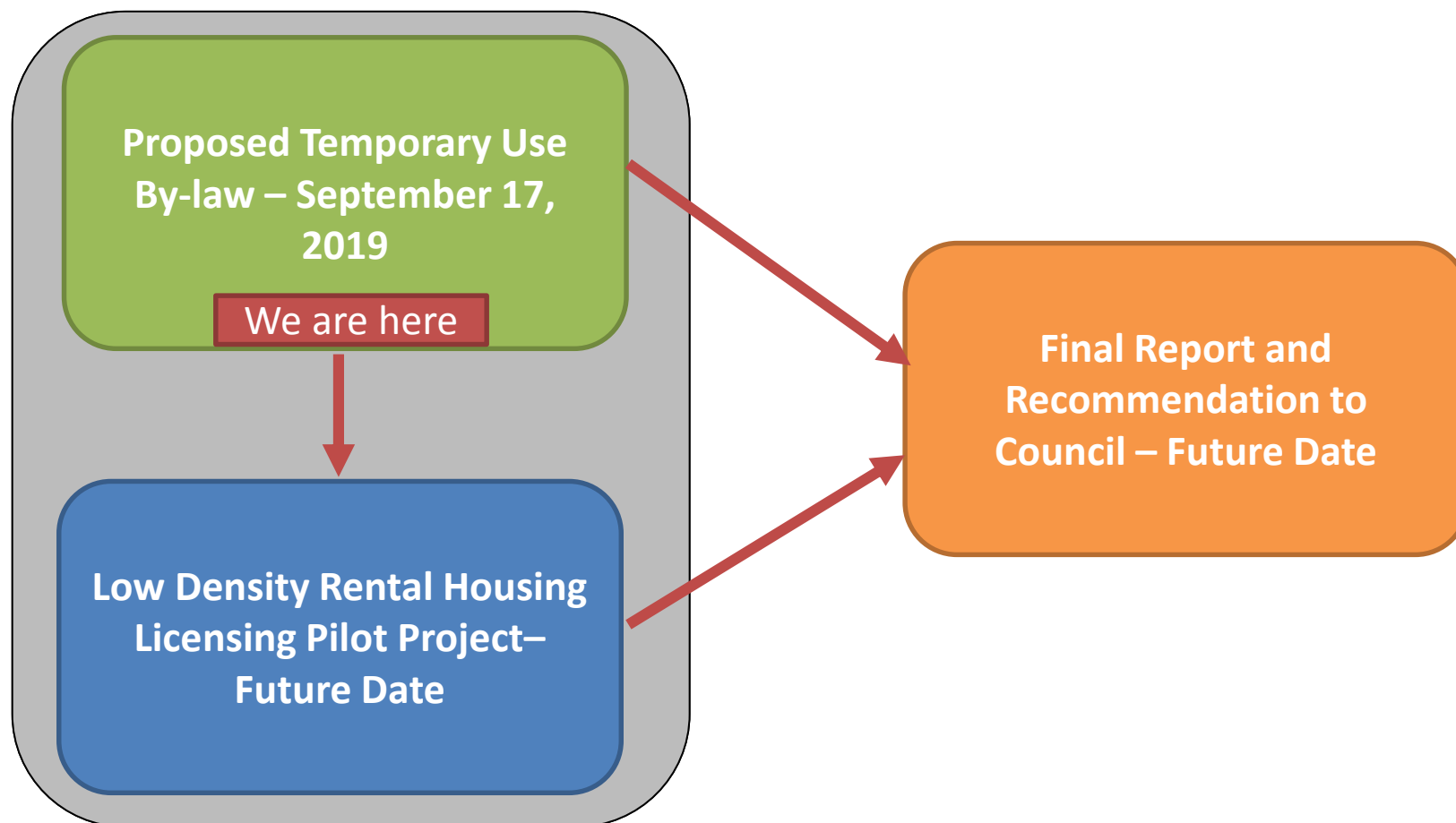
- Parking requirements and Parking arrangement
 - Ward 1 east of Highway 403
 - Existing number of parking spaces and how parking is arranged continues to be recognized even with one accessory dwelling unit.



Why is the Temporary Use By-law in effect for only 36 months?



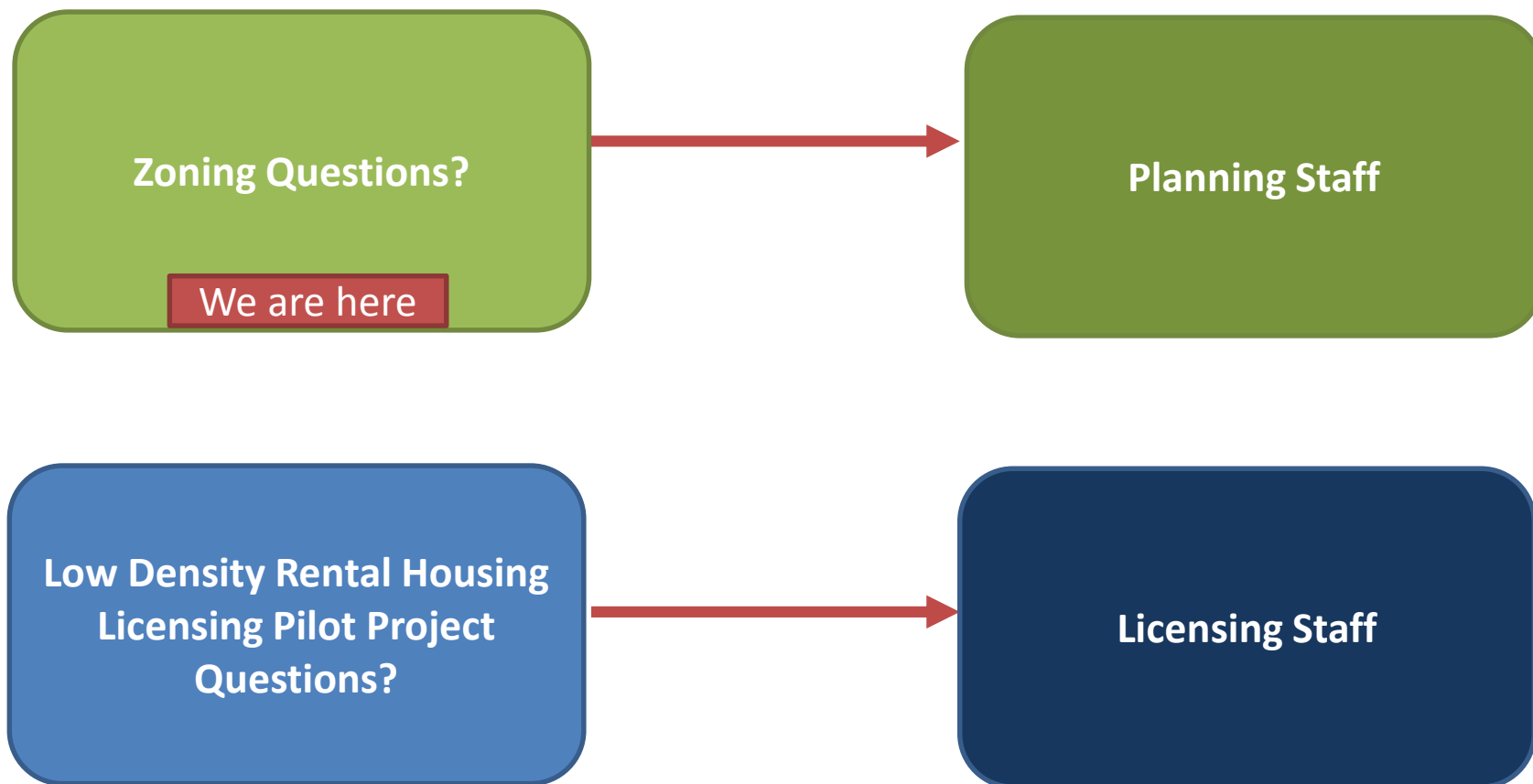
Recommendations for Consideration

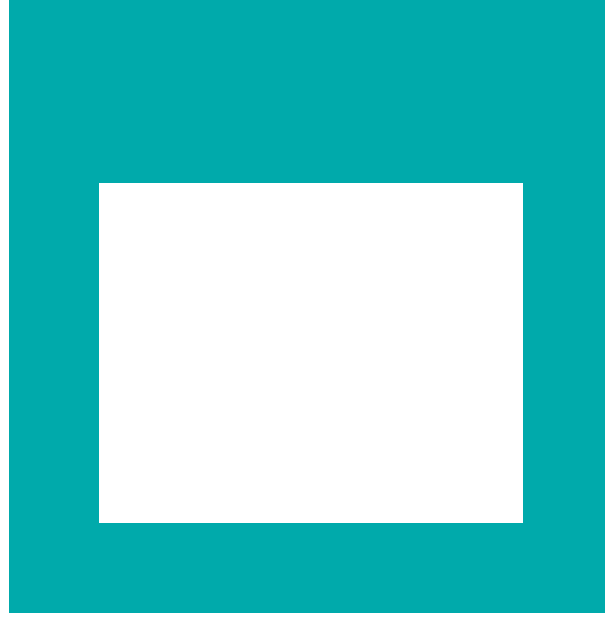


Recommendations for Consideration

- Recommendations are to:
 - Receive the staff report and proposed Temporary Use By-law; and,
 - Together with any written submissions and input from delegates at this Planning Committee Meeting and the Low Density Rental Housing Licensing Pilot Project, referred back to staff for consideration and incorporation into a further report and amending By-law.
- Seeking feedback and future direction on the proposed Temporary Use By-law and not the Pilot Project.

Questions and Answers?





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE