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Sent: Saturday, May 28, 2022 5:25 PM

To: clerk@hamilton.ca; Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Subject: Re May 31st Planning Cttee Agenda Item 9.1

Attn Hamilton City Clerk's Department re May 31st Planning Cttee Agenda Item 9.1

I am writing to indicate my support for the recommendations contained in Report PED20093(c) with regard to secondary suites. I am of the opinion that the amendments and regulations outlined in the report will reduce the concerns and barriers encountered in facilitating gentle intensification in Hamilton. We cannot address housing related issues in Hamilton unless we shift our focus away from single family home ownership and return to an emphasis on housing that meets the needs of the residents.

I own a home but 35 years ago I rented a suite in a house. I contributed to the life of that neighbourhood just as the young renters on my street do now. Some of the comments in the media suggest that renters degrade a neighbourhood. On the contrary a secondary suite might make it possible for younger people to buy a home with revenue from a suite or create a private living space for an older family member.

A 2017 report indicated that there were 2 million vacant bedrooms in Toronto. How many homes in Hamilton are underutilized because an older person has no option for downsizing if they wish to access the equity in their home while remaining in familiar surroundings close to friends? As I approach my 70s I would appreciate more opportunities to downsize and rent without being forced to live in a highrise or a senior's enclave on the edge of the urban area.

The commitment to a firm urban boundary was a bold step for Hamilton. Now it is time for us to act like grownups and accept the changes in residential density and form we need in order to be a sustainable and equitable community.

Thank you,

Mary Ellen Scanlon