

West End Home Builders' Association

1112 Rymal Road East, Hamilton

Serving members in Hamilton and Halton Region

May 31, 2022

To:

Members of Planning Committee and City Council

City of Hamilton

71 Main Street West

WE HBA Comments on Secondary Dwelling Units

The West End Home Builders Association (WE HBA) has been a key stakeholder throughout the process City Staff undertook to develop the City of Hamilton's Secondary Dwelling Unit Policies. As a provincially required policy, WE HBA was pleased with the work Hamilton City Staff put into creating a made in Hamilton policy that encouraged uptake and building of secondary units. We appreciated the expressed commitment to revisit the policies to determine what changes are necessary to reduce the number of secondary dwelling units that are required to seek a minor variance through the Committee of Adjustment. WE HBA supports such a permissive approach to reduce additional process and minor variance applications as the provincial government requires municipalities to permit secondary units as of right on most residential properties. The changes that have been brought forward to Planning Committee by City Staff represent a fulfillment of that commitment that was made to stakeholders involved in the initial consultation.

Throughout initial stakeholder consultation, City Staff emphasized the importance of these revisions before the Planning Committee, to help with reducing the volume of applications for minor variances, as the policies put in place in 2021 were more restrictive than necessary. WE HBA would like to reiterate our initial letter of support submitted alongside several other Hamilton area stakeholders and share that our organization continues to strongly support a flexible and permissive framework for secondary dwelling units as an important housing supply option. While secondary units are a small piece to both solving housing affordability challenges and achieving Hamilton's aspirational intensification targets, they do remain a very important piece of the puzzle. Secondary Dwelling Units are a small scale and incremental form of intensification that should be expressly encouraged City-wide through policies that allow as many lots in the City as possible to accommodate them, without onerous setback, size, height, and parking restrictions.

Kind Regards,



Michelle Diplock, RPP, MPI

Manager of Planning & Government Relations

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