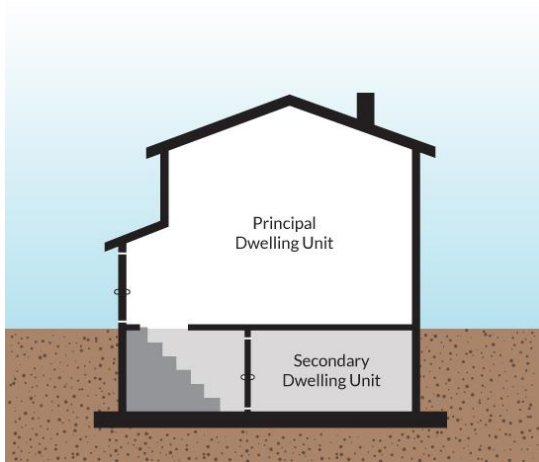




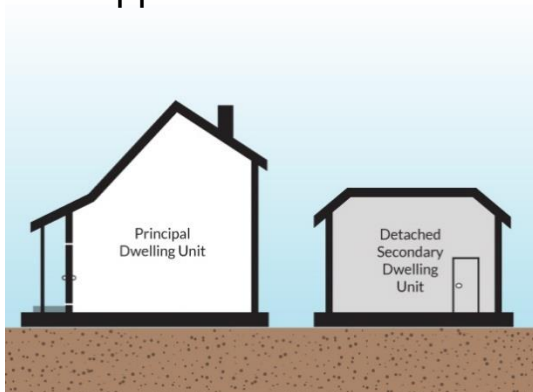
WELCOME TO THE CITY OF HAMILTON

## **Modifications and Updates to Existing Secondary Dwelling Unit and Secondary Dwelling Unit – Detached Regulations**

Planning Committee – May 31, 2022



257 Building Permit Applications for SDU



10 Building Permit Applications for SDU-D



Most applications for SDU's have gone straight to Building Permit application.

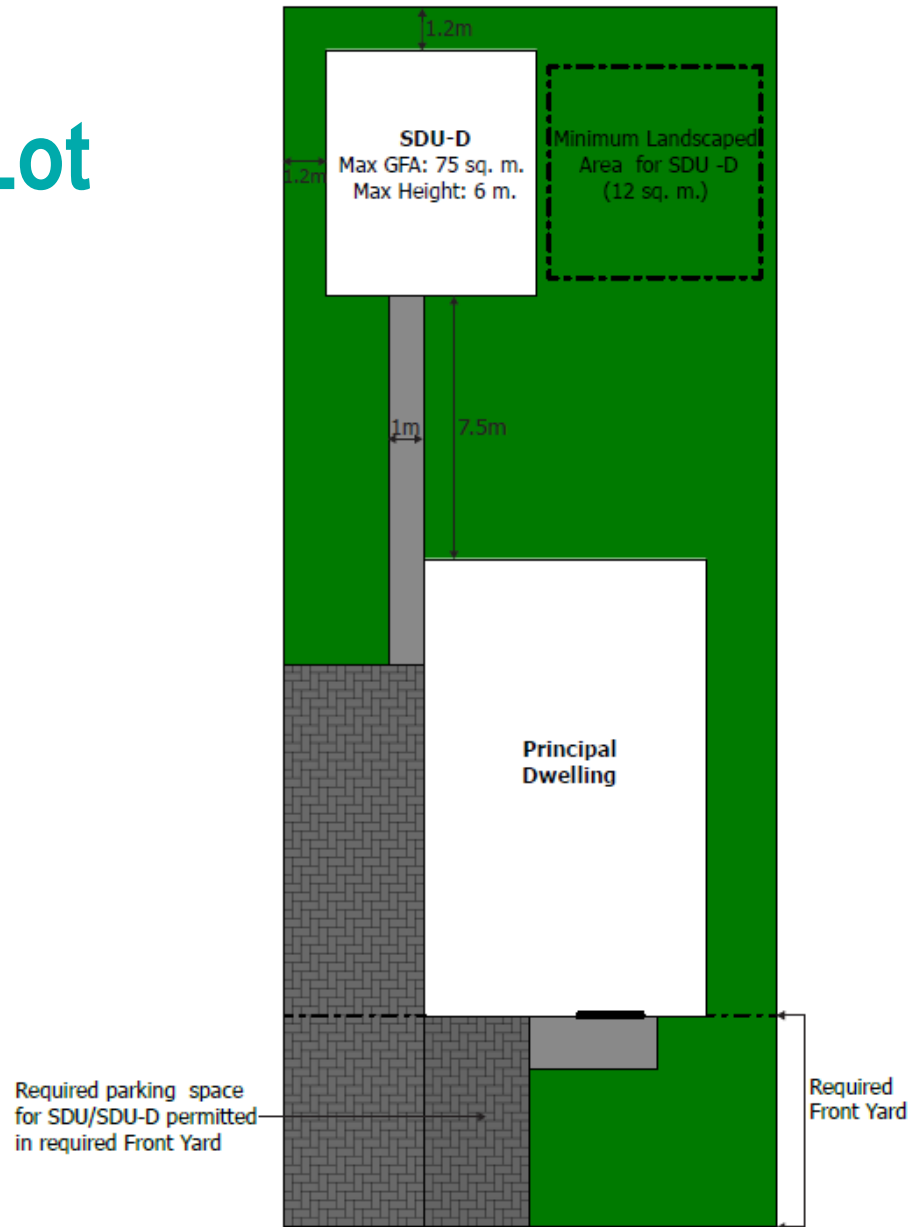
Since May 12, 2021, there have been 64 minor variance applications for modifications to the SDU/SDU-D Regulations.

- 50 for SDUs
- 14 for SDU-Ds

- SDU and SDU-D regulations have been separated into different sections;
- Parking for both SDU and SDU-D have been put into a general provision applying to both forms;
- Redundant regulations have been removed; and,
- Clear and consistent language has been used in all of the Zoning By-laws.

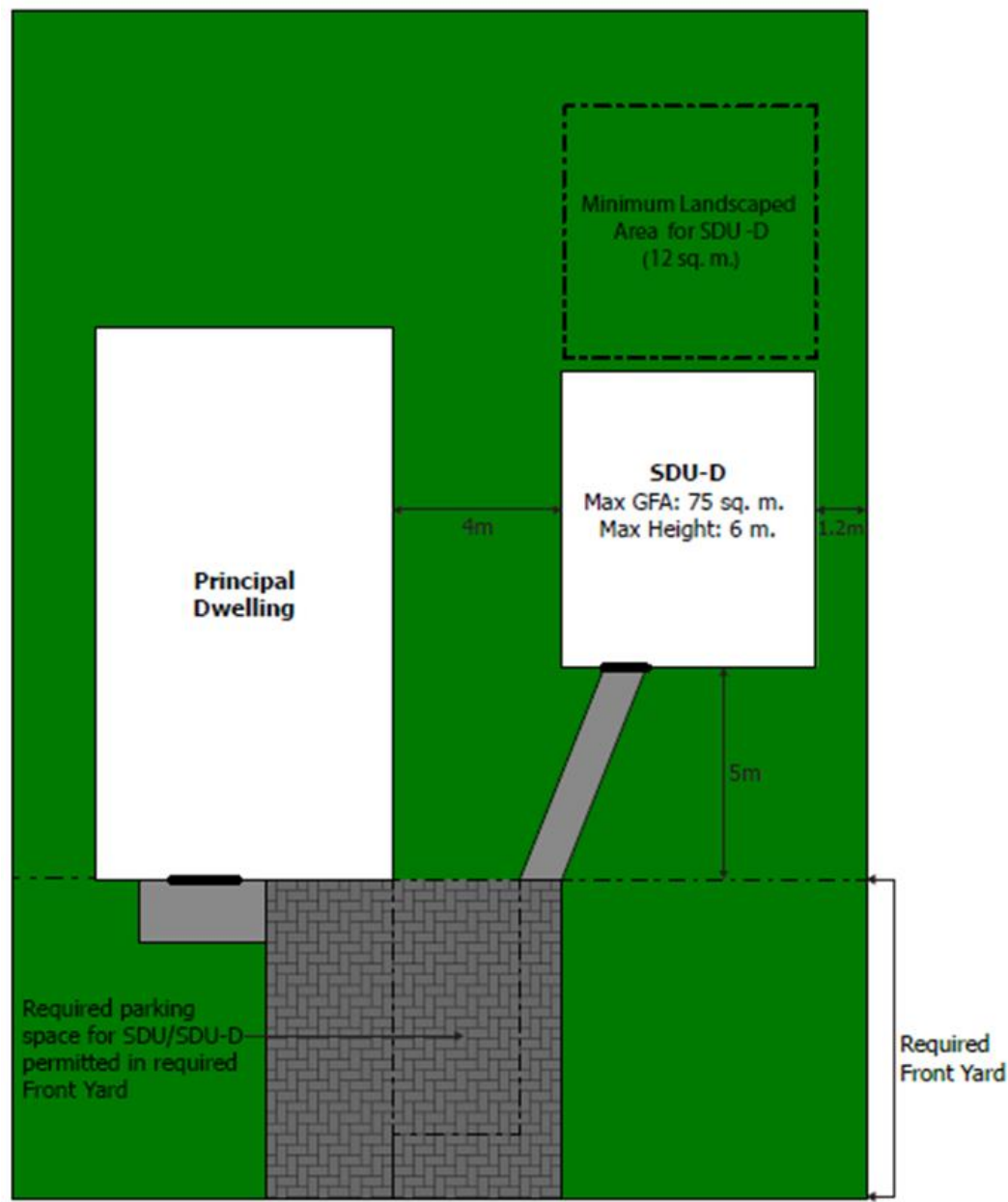
# Interior Lot

**PED20093(c)**



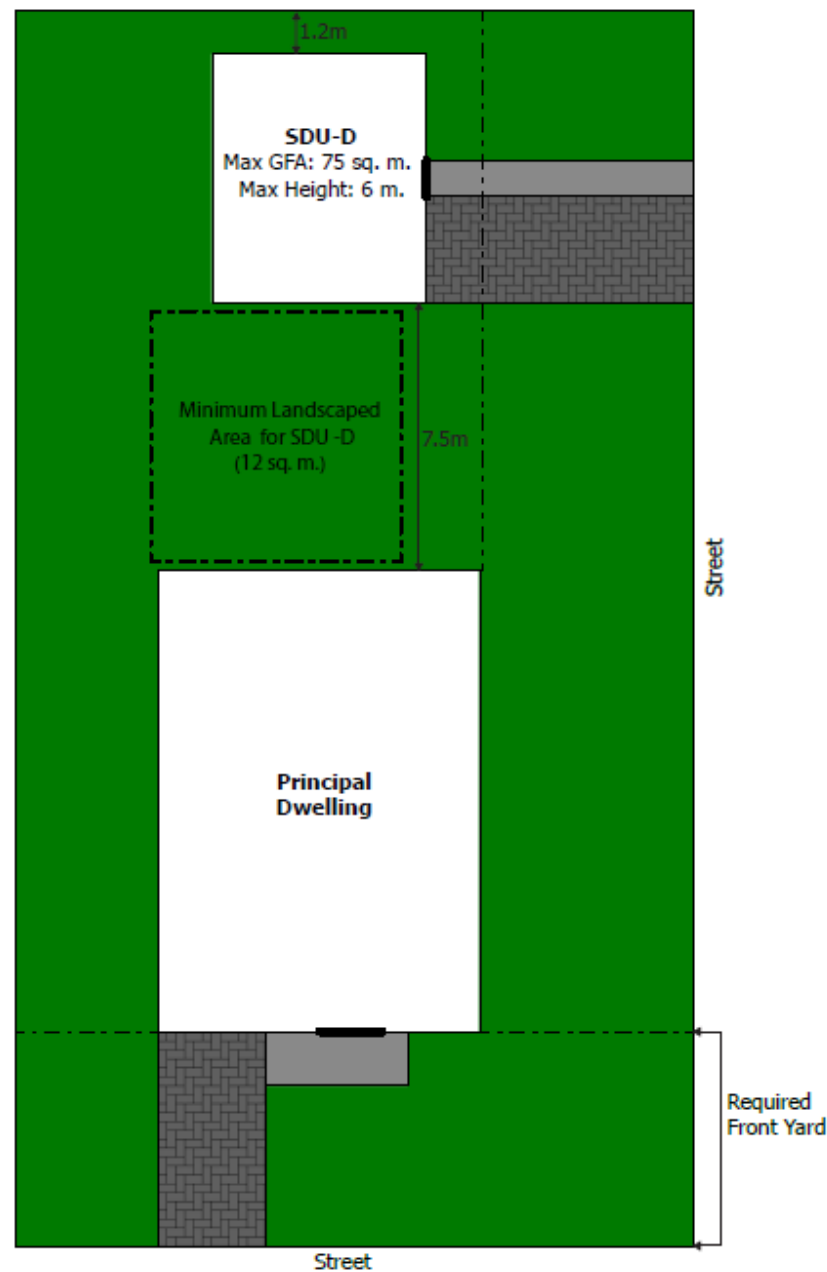
# SDU-D Interior Lot

PED20093(c)



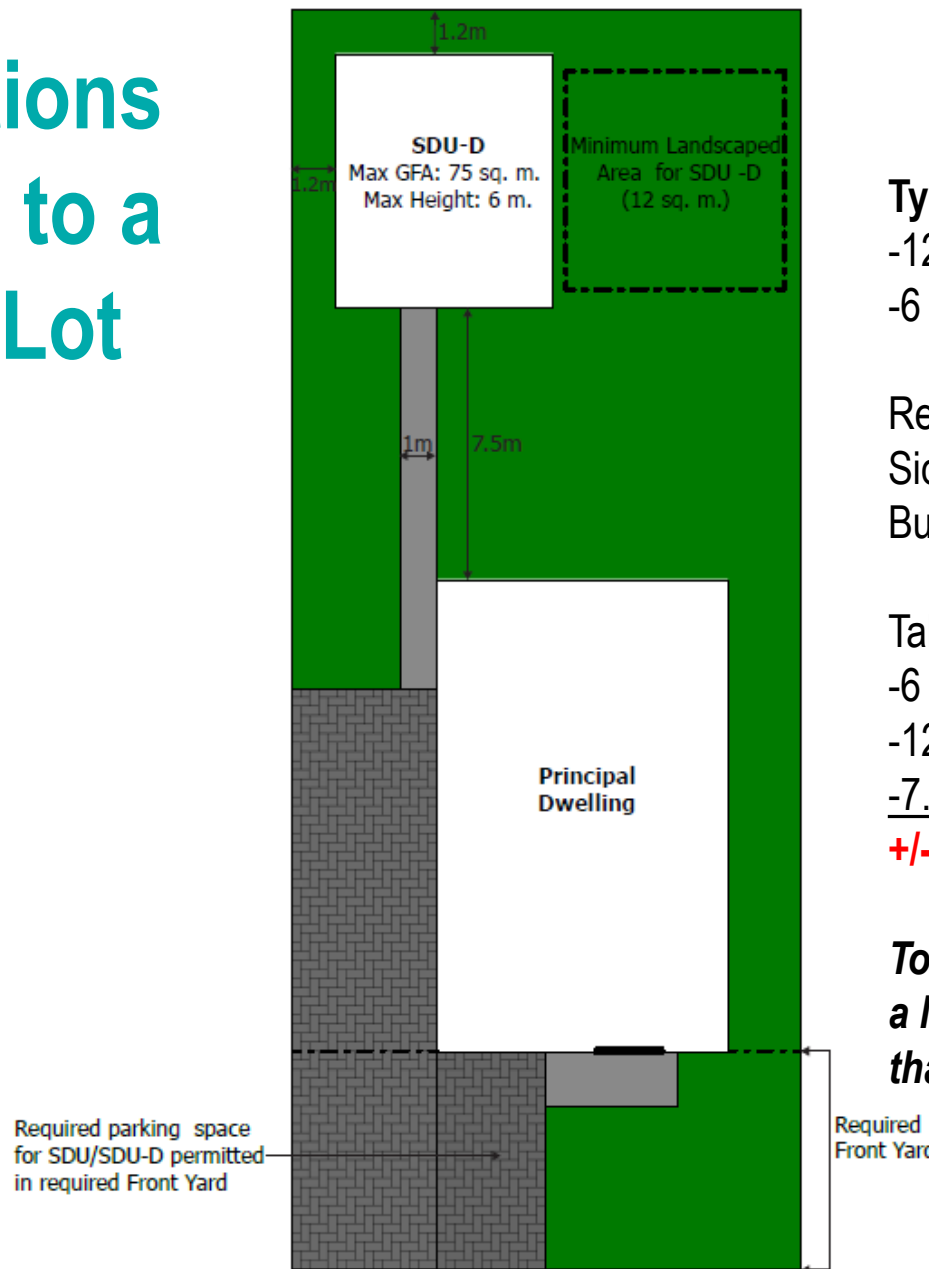
# SDU-D Corner Lot

PED20093(c)



# Regulations Applied to a Typical Lot

PED20093(c)



**Typical Lot**                      **12 m x 30 m**  
-12 m (typical principal dwelling depth)  
-6 m (typical front yard depth)

Rear Yard                      1.2 m  
Side Yard                      1.2 m  
Building Separation        7.5 m

Taken together, on a 30 m deep lot:  
-6 m (front yard depth)  
-12 m (principal dwelling depth)  
-7.5 m building separation)

**+/- 4 metres remaining**

*To be able to accommodate a SDU-D,  
a lot will generally need to be greater  
than 34 metres in depth*

# A Summary of Parking Principles

- Required parking for the principal dwelling cannot be removed/reduced/eliminated;
- Bill 108 established that parking for an SDU cannot exceed the requirements of the principal dwelling;
- Where the principal dwelling is Legal Non-Conforming for parking, an SDU and/or SDU-D can be added without providing additional parking.
- Parent Zoning for front yard landscaping will continue to apply;



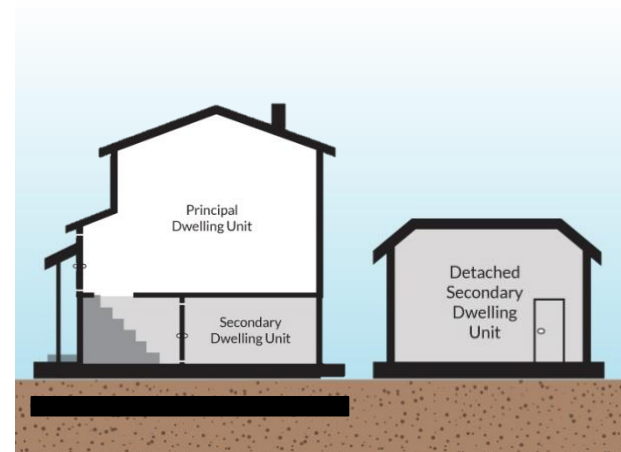
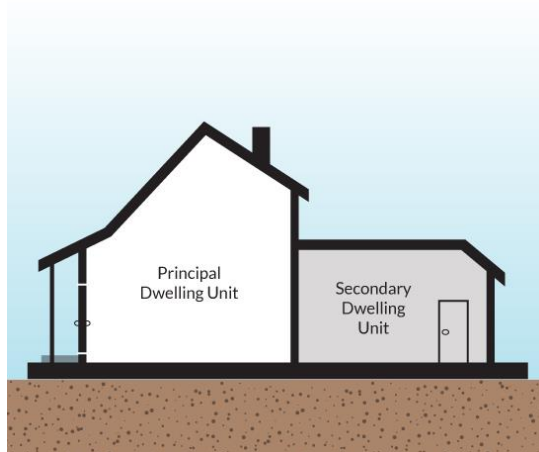
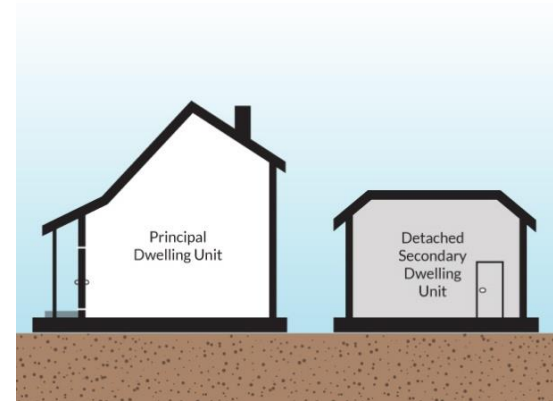
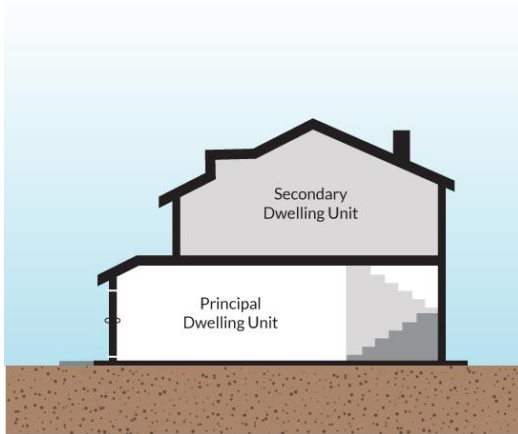
# Parking Requirements - Existing Dwellings\*

	Existing Dwelling	Existing + SDU	Existing + SDU-D	Existing + SDU + SDU-D	TOTAL
<b>Ancaster</b>	2	2	2	2	2
<b>Dundas</b>	1	1	1	1	1
<b>Flamborough</b>	1	1	1	1	1
<b>Glanbrook</b>	2	2	2	2	2
<b>Hamilton</b>	2	2	2	2	2
<b>Stoney Creek</b>	2	2	2	2	2

\*Existing as of May 12, 2021

# Parking Requirements – New Dwellings\*

(E.g. Hamilton  
Zoning By-law  
No. 6593)



\*Principal dwelling constructed after May 12, 2021



(E.g. Hamilton Zoning By-law No. 6593)

1. Within the required minimum 1.2 m setback from the interior side lot line, a landscaped strip is required to be provided within the required side yard adjacent to the SDU-D and shall be limited to sod, ground cover, or permeable pavers.
  - **Addition:** *May also include vegetation or a fence to provide privacy screening.*
2. The maximum GFA of a SDU-D cannot exceed 75 sq. m. or the GFA of the principal dwelling.
  - **Addition:** *If the ground floor area of the principal dwelling is  $\leq 105$  sq. m., the SDU-D cannot exceed 70% of the ground floor area of the principal dwelling.*



E.g. Principal Dwelling

Ground Floor Area 106 sq. m.

SDU-D

Cannot exceed 75 sq. m. GFA

**Note:** 70% of 106 sq. m. = 74.2 sq. m.

E.g. Principal Dwelling

Ground Floor Area 105 sq. m.

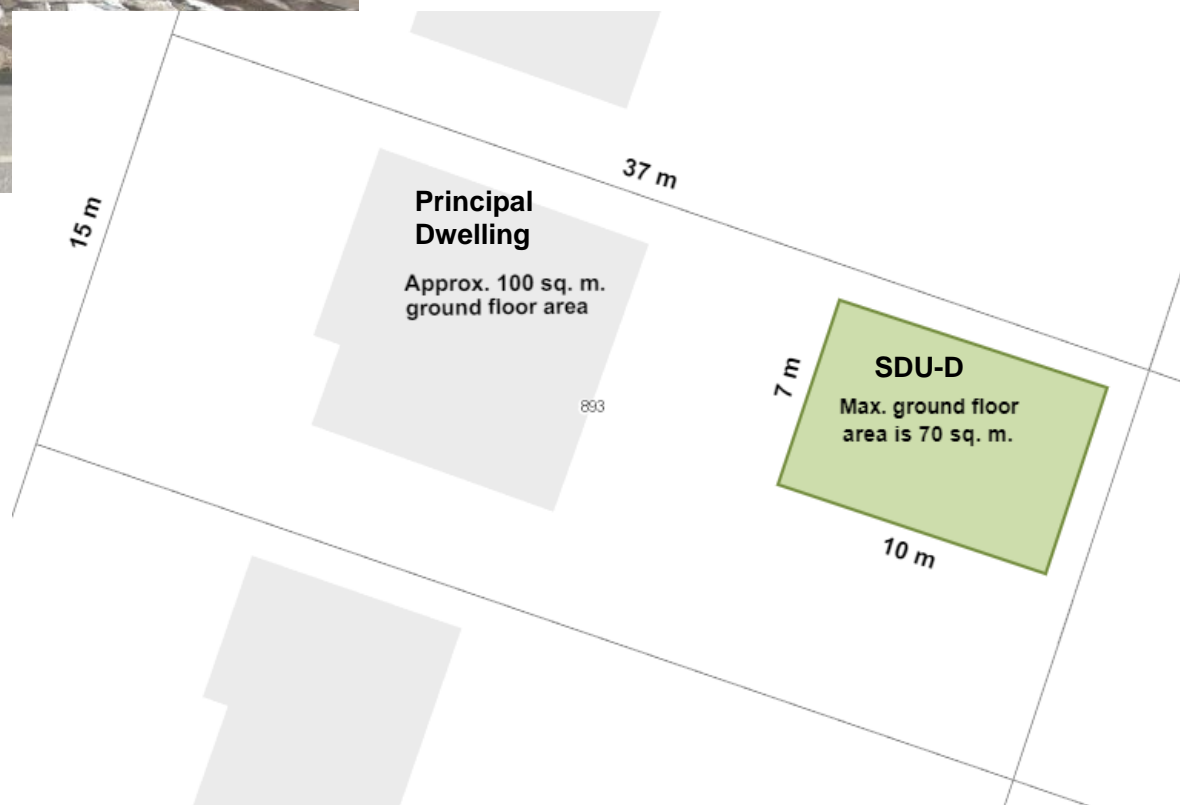
SDU-D

Cannot exceed 75 sq. m. GFA

AND

Cannot exceed 70% of  
ground floor area of 105 sq. m.

= **73.5 sq. m.**





# THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE