

From: Jill

Sent: Tuesday, August 2, 2022 8:37 AM

To: clerk@hamilton.ca

Subject: Re: Item 9.1 on the May 31st Planning Committee meeting agenda

Good morning clerk,

I'm reaching out again as I understand that the planning committee is reviewing the proposed zoning changes tomorrow. I would like to urge council members to vote in favour of the necessary changes to municipal planning policies to facilitate the 'missing middle' growth within existing urban neighbourhoods, but also higher density growth in appropriate locations like our downtown core.

New permitted uses, as well as 'converted dwelling permissions' to existing single/duplex dwelling would provide the following benefits:

- Gently increasing population numbers justifies enhancing services like public transit by increasing frequency of service.
- Helps to accommodate urban growth within the urban boundary, protecting farmland and natural areas in rural Hamilton from sprawl. Enhances property rights of homeowners
- Enables those who might not otherwise be able to afford to own a home to generate rental income from their primary residence to help pay for a mortgage
- Enables families to live together on one property - but still maintain their own living space (eg adult children, aging parents in a backyard garden or laneway suite)
- Gently increasing the population numbers in a neighbourhood results in increased amenities like local green grocers, restaurants, banks, schools etc.
- Added residents help to pay for increased services like transit, etc. through a growing tax base (and hopefully fund social services so greatly needed in Hamilton)

We can't grow our City without smart densification (sprawl is not a City), and we can't protect our ecosystem/biodiversity/food source without make sure we treat the climate crisis as the crisis it is. This is a small step in that direction.

Sincerely, a concerned citizen,
Jill Tonini

On Fri, May 27, 2022 at 11:09 AM Jill wrote:

Good morning clerk, and members of the Committee,

I'm writing in support of gentle neighbourhood infill in many forms, but especially via Supplementary Dwelling Units (SDUs). This includes the 'housekeeping amendments' which have been designed to facilitate the establishment of more SDUs and to minimize the need for property owners to have to go to the Committee of Adjustment with requests for minor variances. A few reasons for my enthusiastic support:

1. SDUs can help many people become homeowners. Having a supplementary income from an SDU can help pay the mortgage and provides additional security, yard sharing, and help with

maintenance.

2. SDUs can enable extended families to support each other. A 'granny flat' SDU supports the idea being that families can support elders on site with an additional, but separate unit. This helps to provide elders with some independence and enables everyone to have their own living space on a family property. This also helps in terms of additional Child Care, after school care, and inter-generational living that provides a huge benefit to the health of our communities.

3. SDUs can help increase the availability of rental units in an urban area, which is crucial when apartment buildings get converted to condos. The SDU option also opens the door to enabling a renter to live in a neighbourhood - in a house with a yard, etc. We need a variety of rental options, for a varying demographic of renters.

4. SDUs support gentle density, creating a way to increase population levels in existing neighbourhoods but not in an extreme manner. The increased population levels can help to support more neighbourhood amenities - more customers for the drug store or grocery store around the corner, and more people to justify increased transit frequency, etc. It will also prevent the need for an urban boundary expansion, and sprawling, costly subdivisions. Keeping our farmland/wetlands and other natural areas will help with food security, wildlife habitat, and begins to address the climate crisis in a real way.

Thanks for listening!

Jill Tonini,
A concerned citizen