

**Summary of Written General Comments Received for
Secondary Dwelling Units**

Submitted by	Written Comments	Staff Response
Andrew Hannaford	Overall support for SDUs	<ul style="list-style-type: none"> • Noted and acknowledged.
Larry Vankuren	<p>Against changing the small bungalow homes into two family dwellings as the families can be as large as two adults and several children in each unit and as the children grow older they want their own car and now the streets become clogged with vehicles and these streets are not that wide. This becomes a hazard as the little children run out onto the street and the cars and trucks, including garbage trucks and school buses speed down these streets, the delivery trucks are delivering packages are big culprits.</p>	<ul style="list-style-type: none"> • Explanation: An update is required to the Official Plan and Zoning By-law to permit SDUs on lots containing single detached, semi-detached, and street townhouse dwellings through the Province's Bill 108. The intent of the legislation is to provide greater housing options for a diverse household types and of all ages. However, it is not anticipated that every lot will be able to accommodate an SDU either because the lot is too small, construction costs, or personal preference.
	<p>Another concern I have with people living in the basements of these homes is that there is only one way out if there was a fire. Most of the bedrooms are at the farthest end of the basement. They are not designed for dual family living safely.</p>	<ul style="list-style-type: none"> • Explanation: Construction of a detached SDU or an SDU internal to the main dwelling requires Building Permit approval and is illegal when a homeowner establishes an SDU without Permits. During the Building Permit process, staff reviews the plans against the Ontario Building Code (OBC) and Fire Code, which addresses matters such as fire prevention and ability to escape in the event of a fire. SDUs built without Building Permits may not meet OBC and Fire Codes.
Jason Pichler	<p>Currently SDUs are not permitted as the regulations are unclear. Homeowners would like to contribute but appears to be permitted by professionals.</p>	<ul style="list-style-type: none"> • Explanation: The purpose of introducing new regulations is to provide clarity and remove regulations that are unnecessary. Staff will be developing “plain language” implementation manuals that will explain the zoning regulations and requirements should a homeowner wish to proceed with creating one or more SDUs on their property.

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Ken Tilden	Does the City of Hamilton have an Architect on Staff advising on Architectural Design expectations?	<ul style="list-style-type: none"> • Explanation: Under the Planning Act. the City cannot control the architectural design of SDU’s; however, we can control the size, height and the location of the building on the site.
Rose Lukosis	Extremely disappointed that the neighbourhoods adjacent to McMaster University and Mohawk College did not attend the stakeholder meeting. We have seen what happens when absentee landlords convert homes into multi unit dwellings. We live with our streets filled with cars parking all day and night even when signs do not permit it and enforcement is only based on complaints. We see the lack of property standards, garbage, lawn maintenance, etc., although the City has attempted to add student bylaw enforcement officers pre-Covid.	<ul style="list-style-type: none"> • Explanation: As part of the Neighbourhood Association Stakeholder Meeting, all neighbourhood associations were invited to the stakeholder association, including ones located near the McMaster University and Mohawk College. • Prior to the establishment of an SDU (whether internal to the principal dwelling or a detached SDU), a Building Permit will be required prior to the construction of an SDU, and the Ontario Building Code sets out minimum requirements relating to the preparation and submission of plans and drawings. An architect may not be required but a licensed designer (OBN registered) is required. • Many of the concerns are related to property standards such as illegal parking, garbage, lawn maintenance, etc. Municipal law enforcement should be notified.
Andrew Hannaford	Generally need more multiple choice options in the survey. Such as “do not intend to build an SDU but supportive”.	<ul style="list-style-type: none"> • Noted and acknowledged.
Waverly Birch		<ul style="list-style-type: none"> • Feedback of the results will be considered in the development of future surveys.

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Andy Tran	The concerns with respect to parking and maximum GFA of a detached SDU would increase the need to go to Committee of Adjustment for Minor Variance approval.	<ul style="list-style-type: none"> • Explanation: The SDU regulations (including ones mentioned in the comment) were created understanding it will not address every lot or every scenario, and variances may be inevitable in some situations.
Yuriy Nesvit	I am curious if it would be possible to put a secondary unit on a "commercially" zoned single house property?	<ul style="list-style-type: none"> • Explanation: Currently, other than Residential Zones, there are limited zones that permit single detached dwellings, such as the Downtown Residential (D5) Zone in Hamilton Zoning By-law No. 05-200. An SDU can be established on a lot which the existing zone permits, and the lot contains a single detached, semi-detached dwelling, or street townhouse dwelling.
Michelle Marcotte	I am quite concerned that the regulations do not meet the needs of seniors or persons with disabilities. I have contacted Professors at McMaster Center for Optional Aging and asked for their involvement to make sure these regulations are more suitable for seniors.	<ul style="list-style-type: none"> • Explanation: SDUs increase housing options in Hamilton that will be suitable to many household types, including seniors. Permitting SDUs does not address housing to only one age group or household type, but is a one of many solutions to housing options. • The Ontario Building Code sets out required building standards in which all buildings and structures must comply, including SDUs. Zoning can be more permissive and enabling than the Ontario Building Code, and is up to the landlord and designer to ensure the SDU is appropriate for senior living.

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West End Home Builders Association (WEHBA) c/o Kirstin Jensen	Make the process of creating new detached secondary units, or the conversion process to produce internal accessory units, an option in as many housing forms and properties across the City, and in a straightforward and efficient manner that does not result in an overload of planning applications.	<ul style="list-style-type: none"> • Explanation: The proposed regulations have been minimized to balance the need of increasing housing options with other corporate and community objectives (e.g. privacy, climate change, community integration.)
Garth Brown	Dire need for additional affordable housing in Hamilton is a matter of human health and human right. Despite the high cost of construction of SDUs, they are being constructed throughout the GTA. Need an integrated approach to address housing issues.	<ul style="list-style-type: none"> • Explanation: Permitting SDUs is one only piece of the housing puzzle where the intent is to increase housing options in the City, and housing diversity for different demographics. Although some SDUs may have lower rents, SDUs by themselves may not be affordable. Staff have been working with other Departments to develop an overall Housing Strategy for the City.
Tracy Pearce-Kelly	I am considering a secondary unit to offer low income housing and want to give back as the community which is struggling with homelessness and mental health. am looking to create a low income unit to give back, and to help someone have a safe autonomous space where they can build self worth and a new life.	<ul style="list-style-type: none"> • Explanation: Noted. Proposed regulations would assist in the initiative.
Chris Bryan	Many homes being converted in the neighbourhood, now the homes are not maintained. No gardening being done, garbage cans and recycling boxes being left on the street weeks after pickup.	<ul style="list-style-type: none"> • Explanation: Municipal law enforcement would be responsible to ensure the landlord is notified and corrected.

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Don and Patti Cook	Tenants living in the rental properties do not maintain their properties. No snow shovelling or lawn mowing. Inconvenience to those with barrier-free needs.	<ul style="list-style-type: none"> • Explanation: The concern of not keeping the property to a minimum standard is a property standards matter. Municipal law enforcement would be responsible to ensure the landlord is notified and corrected.
	Landlord created four units in the house and inspectors have tried to enter the property but refuses entry.	<ul style="list-style-type: none"> • Explanation: The new regulations would only permit one SDU within an existing dwelling. Creating three additional dwelling units is not permitted.
	Request of the City to create rules on the ability to monitor rental properties and not have homeowners to snitch on the rental properties.	<ul style="list-style-type: none"> • Explanation: City Council may consider a rental licencing program. Such a program would require landlords to obtain a license.
Diane Woehl	Against Secondary dwellings. Especially on this small street.	<ul style="list-style-type: none"> • Explanation: Bill 108 requires all municipalities in Ontario to permit SDUs in the Official Plans and Zoning By-laws. The question is not if the City should permit SDUs, but the question is what regulations should be included to ensure community integration.
	I have complained about the parking, blocking our driveway when there are two cars parked on both sides of the driveway, hard to see cars on the street.	<ul style="list-style-type: none"> • Explanation: The matter is a parking enforcement issue. Generally, each SDU is required 1 parking space per dwelling

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Christine Crooks	The main concern is the landlord construct the units without a permit. Concern about the safety of these units.	<ul style="list-style-type: none"> • Explanation: Building Permits are required for the construction of converted dwellings. Constructing without a Permit is illegal and is not safe for the tenants and abutting neighbours.
	Property maintenance companies do not keep up with grounds keeping and tenants lack "pride of ownership". The neighbourhood suffers when there is overgrown grass and weeds and/or snow not taken seriously.	<ul style="list-style-type: none"> • Explanation: Property standards matter. Municipal law enforcement would be responsible to ensure the landlord rectifies the matter.
	Over time in the neighbourhood, the number of cars that are parked on the driveway is now three. Some don't even park on the driveway anymore and park on the street.	<ul style="list-style-type: none"> • Explanation: Parking enforcement issue. Each SDU is required 1 parking space per dwelling.
Tony Bruyn	Against Secondary dwellings. The main concern is the landlord construct the units without a permit. Concern about the safety of these units.	<ul style="list-style-type: none"> • Explanation: Building Permits are required for the construction of converted dwellings. Constructing without a Permit is illegal and is not safe for the tenants and abutting neighbours.
	There is a lot of junk in the driveway, interior, and backyard.	<ul style="list-style-type: none"> • Explanation: The comment is a property standards matter. Municipal law enforcement would be responsible to ensure the landlord rectifies the matter.

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Lorraine Vaillancourt	Disagree with converting single detached dwellings to two family homes.	<ul style="list-style-type: none"> • Explanation: Bill 108 requires all municipalities in Ontario to permit SDUs in the Official Plans and Zoning By-laws. The question is not if the City should permit SDUs, but the question is what regulations should be included to ensure community integration.
	My street now has so many vehicles most places you have to go in a single file. Most homes have 3 vehicles with no parking on the property.	<ul style="list-style-type: none"> • Explanation: Parking enforcement issue. Each SDU is required 1 parking space per dwelling.
Karen and Jerry	Survey was extremely limited in regards to the secondary dwelling unit that is a separate building and maximum size. The size should be based on the available space on a particular sized lot.	<ul style="list-style-type: none"> • Explanation: To size of the detached SDU is a combination of maximum gross floor area, maximum lot coverage, setbacks from the property line, and the minimum distance between the main dwelling and the detached SDU. All of the abovementioned regulations must be complied with.
	Have concerns with rental developers and changing a family friendly neighbourhood to rental duplexes.	<ul style="list-style-type: none"> • Explanation: Bill 108 requires all municipalities in Ontario to permit SDUs in the Official Plans and Zoning By-laws. Further, Bill 108 does not allow municipalities to control who resides on the property. For example, the Zoning By-law cannot regulate that the homeowner must live on the same property as the rental unit.
	Concerned about maintenance and upkeep like snow clearing or grass cutting.	<ul style="list-style-type: none"> • Explanation: Property standards matter. Municipal law enforcement would be responsible to ensure the landlord rectifies the matter.