

Engage Hamilton Rural Online Survey Results

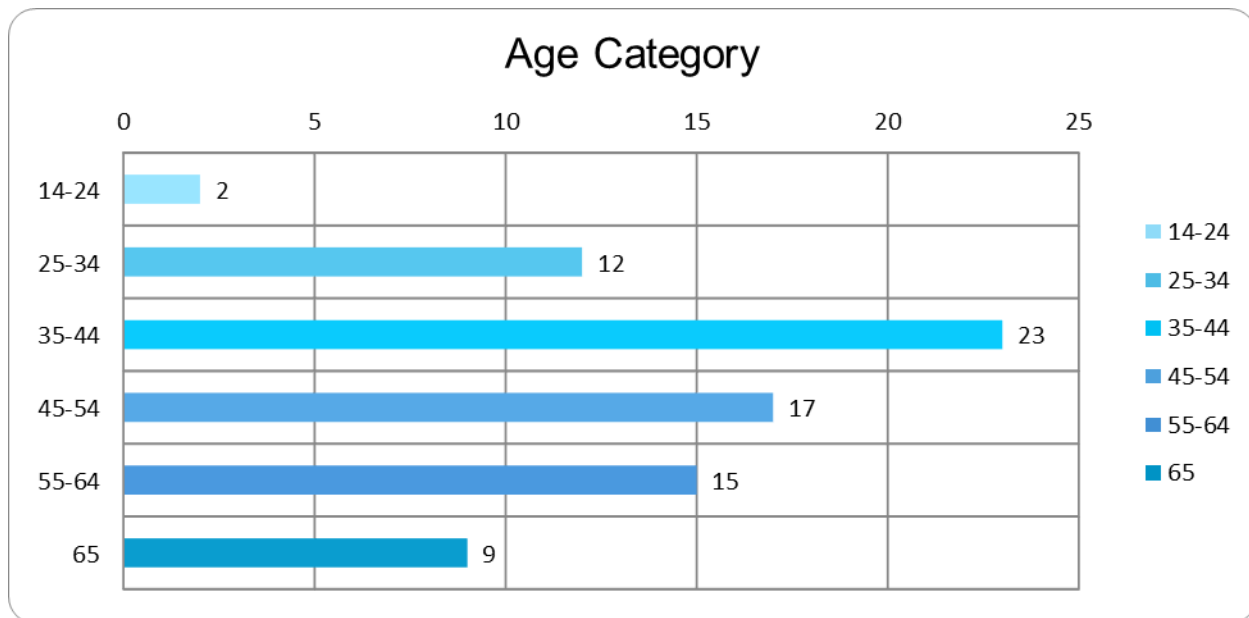
As part of the public engagement process for the Secondary Dwelling Unit (SDU) project, an Rural Area online survey was conducted via the Engage Hamilton Portal. The purpose of the survey was to seek feedback from the general public on key themes and regulations of SDUs in the Rural Area. It was based on three typologies: internal to the principal dwelling; newly constructed detached SDU; and, converted SDU. The following paragraphs include a discussion of general observations of the survey, and Rural Area survey results. The Urban Area Online Survey results are be found in Appendix “L-1” to Report PED20093(a).

1.0 Demographics of Urban and Rural Area Survey Participants

All participants were required to be registered with the Engage Hamilton portal (<https://engage.hamilton.ca/>). The online surveys were well received with 78 unique submissions for the Rural Area survey.

1.1 Rural Area Online Survey

As shown in the bar chart below, the age breakdown is very similar to the Urban Area online survey, where the majority of respondents were in the 25 to 54 age groups, and fewer number of respondents over 55 years old.



Most of the participants reside in Wards 11, 13, and 15, while the rest of the respondents are evenly split amongst the remaining Wards.

Two questions were asked about whether the respondent is a homeowner or renter and what type of SDU they would want to construct if they were a homeowner. Of the

respondents, about 17% are renters either currently living in the Rural Area or renters looking for a rental unit in the Rural Area and 60% are homeowners. 19% of the homeowners responded they have an SDU which is interesting as current Zoning By-laws do not permit SDUs in the Rural Area, and homeowners might include garden suites. A total of 49% are homeowners wish to build an SDU. The remaining 34% of respondents specified other which includes homeowners who do not wish to construct an SDU or are not renters or homeowners.

Although only SDUs internal to the principal dwelling are proposed during this phase of the project, the survey asked respondents what type of SDU they wished to construct. There is an even split between constructing an SDU internal to the dwelling, a newly constructed detached SDU, and converted detached SDU.

2.0 Rural Area Online Survey Results

There were a total of two dozen survey questions which looked at participant's preference for certain regulations such as performance standards (setbacks, height, maximum gross floor area); design; and, parking. Even though detached SDU's are not part of the first phase of the SDU project, the survey did contain questions relating to detached SDUs which will be used in a future phase.

Overall, the findings appear that SDUs are supported with minimal regulations, even though these regulations are intended to mitigate potential neighbourhood impacts.

2.1 Minimum Size of internal Secondary Dwelling Unit

A total of 68% of respondents indicated there should not be a minimum size requirement for an SDU and 32% said there should be.

A second question was, if a minimum size of SDU is implemented, then what would be the ideal size? A total of 75% said the minimum should be 50 square metres, and 20.8% indicated 65 square metres. Only one said "other".

2.2 Maximum Size of Internal Secondary Dwelling Unit

A total of 62.8% of respondents said there should not be a maximum gross floor area, and 37.1% said there should be a maximum.

A second question was if a maximum size of the internal SDU is implemented, what would be the ideal size? A majority of respondents (89%) said 65 square metres should be the maximum, with 11% said 50 square metres.

2.3 Entrances to Internal Secondary Dwelling Unit

The proposed regulation is to restrict the entrance to the internal SDU to face the rear or side yard. The intent is to avoid "two front doors" to face the street, which may alter the

appearance from the street. A total of 87% of respondents chose “doesn’t matter” and 10% chose side or rear door for the SDU.

2.4 Maximum Size of Detached Secondary Dwelling Unit

The survey asked about whether a maximum size of a detached SDU should be required in the Rural Area. There was an almost even split of 52.6% saying no, there should not be a maximum size of the detached SDU, and 47.3% saying yes, there should be.

A second question asked was what is the ideal maximum size of the detached SDU. Only 25% said 50 square metres should be the maximum, and the rest identified as “other” where respondents suggested not more than the principal dwelling, or a hard maximum of 92 square metres.

2.5 Maximum Height of Detached Secondary Dwelling Unit

One survey question asked what the maximum height of a detached SDU should be in the Rural Area. Similar to Urban Area responses, 59% of respondents indicated their preference to have the same height as the main house, 19.1% of respondents agree with the proposed 6.0 metres in maximum height, and 22% prefer to reduce the maximum height to 4.5 metres, which is equivalent to a one-storey SDU. In sum, the preference by the majority of respondents is to allow the detached SDU to have the same height as the main house.

2.6 Windows above the First Floor

The survey asked about design considerations for detached SDUs in particular permitting windows above the first floor to minimize privacy and overlook impacts on abutting neighbours. A vast majority of respondents would want windows to be permitted above the first floor. A follow up question asks respondents where the window could face. A total of 52% responded with the backyard, and 38% responded with the street. Only 10% responded with permitting windows to face the side yard. These responses are generally similar to the Urban Area responses.

2.7 Balcony and Rooftop Patios above the First Floor

One survey question asked about design considerations for detached SDUs in particular prohibiting balconies and rooftop patios above the first floor. Two-thirds of respondents indicate that balconies and rooftop patios should be permitted on the second floor and the rest do not agree. A follow up question asked respondents where the balcony or rooftop patio could face. A total of 68% said that it should be able to face the backyard, and 21% indicate it could face the street. Only 10.5% said it could face the side yard.

2.8 Additions to Converted Detached Secondary Dwelling Unit

Another question asked if additions to a converted detached SDU should be permitted. A total of 88% of respondents said additions should be permitted, and 11% indicated it should not be permitted.

A second question is if yes, then under what circumstances would additions be permitted. A total of 54.5% of respondents said that there should be no limit as long as the setbacks are the same. A total of 16.6% said additions should be permitted if the existing accessory building is smaller than the maximum gross floor area and within the maximum height. Finally, 28.8% indicated no limit at all.

2.9 Maximum Size of Converted Detached Secondary Dwelling Unit

The survey asked if there should be a size restriction for existing accessory buildings that are converted to a detached SDU. There was roughly even split among the respondents saying there should be a maximum size (42.3%) versus those people that said there should not be a restriction (57.6%).

A second question was asked what would be the ideal maximum size of the converted detached SDU be. A total of 72.7% indicated that it should be limited to the size that can be accommodated using the existing services (such as well and septic system). Finally, 18% supported a maximum size of 50 square metres.