

From: Margaret Plut

Sent: March 28, 2021 9:32 AM

To: Residential Zoning <residentialzoning@hamilton.ca>

Subject: Secondary Detached Units - comments

Hello,

We are housing providers in Hamilton and have been for over a decade. Over the years we have noticed an incredible increase in demand for our clean, safe and well-maintained homes. We encourage the city to make use of this opportunity to allow an increase in homes from within.

We have read through the literature and am not clear on proposed maximum size that will be allowed. While we fully support and understand the need for mindful integration into the current neighbourhood, it' would be a shame to be too conservative.

To that end, please consider maximum **footprints** of at least 750 square feet rather than total square footage where appropriate (relative to lot size). Also, wherever there are 1.5 or two-story homes it makes sense to allow one to build up, as long as one is mindful of privacy concerns (ie. Windows facing inward or to the street in a corner lot). Finally, where setbacks allow, it makes sense to allow basements as that too will not affect the sprawl or privacy.

Footprint, not finished living space!

As an investor, a unit too small will not encourage us to build as the costs will be too high to be feasible. It will also limit who these additional units can assist. Families with children need more space and won't necessarily have more cars than couples.

Thanks for the opportunity to comment. We are very much looking forward to an opportunity to make Hamilton more available!

Margaret Plut

Matthew Brown