

From: Patty Clydesdale

Sent: April 1, 2021 11:18 AM

To: Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>

Cc: clerk@hamilton.ca; Ward 1 Office <ward1@hamilton.ca>; Office of the Mayor <mayor@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Merulla, Sam <Sam.Merulla@hamilton.ca>; Collins, Chad <Chad.Collins@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Pearson, Maria <Maria.Pearson@hamilton.ca>; Johnson, Brenda <Brenda.Johnson@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>; Whitehead, Terry <Terry.Whitehead@hamilton.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>

Subject: Subject: April 6, 2021 Planning Committee Item CI 20-E & CI 21-A and report PED 20093(a)

Dear Councillor Nann,

As a constituent in Ward 3, I would like to express my support for the report and the draft bylaws (noted in the subject line above), with the addition of the **Recommended Amendments** included below.

Lack of housing security is growing at an alarming rate. Secondary suites are an affordable way to create more homes for people within our existing communities using gentle intensification. More people in our current neighbourhoods will drive support for local businesses, and schools, enabling them to thrive. Secondary Suites are an alternate response to sprawl, and allow family members to live closer to support one another, enabling multi-generational living, thereby creating a stronger family unit.

As Hamilton has committed to reducing climate change through its declaration of a Climate Emergency and Urban sprawl is a massive contributor to GHG emissions, developing secondary suites is a great way to reduce our carbon footprint as these secondary homes will likely be more energy efficient due to their scale and location, and supports more walkable and less car-centric communities.

Detached secondary suites are a great way for people to age in place in their communities, creating stronger and healthier communities. In order to support barrier free spaces and accessible design, I support increasing the allowable gross floor area further than the draft bylaws, on lots where appropriate (see bullet point below).

City Staff have already included recommendations for a development charge (DC) waiver to go to the finance committee later this month, and is a great way to incentivize this type of infill. Similarly, a reduced parkland dedication fee and minor variance application fee. I support both these incentives as they will significantly allow and encourage these types of infill developments to happen across our city.

A new non-profit organization in the GTHA is forming called *In My Backyard* which will be utilizing this new zoning in Hamilton and other communities to develop smaller SDUs for people in need of affordable housing in the back yards of willing homeowners. This is a great way for us to be the empathetic, inclusive, yet ambitious City we want to be, impacting the lives of people struggling with the affordable housing crisis and the challenges that families have faced during the pandemic, and its continuing impact on how we live our lives.

Recommended amendments:

The maximum areas listed in the bylaw for detached secondary suites is still more restrictive than necessary. I request that the maximum Gross Floor Area (GFA) for these homes be increased and suggest a maximum GFA of 100m² AND a maximum lot coverage for the SDU of 25% - whichever is more restrictive as a reasonable maximum threshold. Further, the required setbacks from the rear and side lot lines and from the primary house will further limit smaller sites. However, allowing larger units on appropriate lots will reduce the number of unnecessary minor variances.

Note: I understand that the goal is to create small-scale infill that is considerate of the context of the neighbourhood and surrounding houses, however, Toronto allows laneway houses up to 160m² in their bylaw, and Edmonton allows 130m². Vancouver allows up to 83.5m². The typical SDU size in Vancouver, which has had hundreds of applications, ranges from 70-100m² GFA.

The requirements for the 1.2m Rear Yard (4.33.1b2) with only sod could be finessed so that it works for sites accessed from a laneway through the rear yard and is more sustainable. As it is written, the bylaw does not allow for other forms of visual barrier from the lane to the SDU which would improve privacy. We would suggest removing the requirement for only sod in the required rear yard and allowing for other permeable landscaping, fencing, or permeable surface treatment used to access the SDU.

The requirements related to the Ontario Building Code relating to the max 40m distance from the Front Lot Line to the entrance (4.33.1b2) of the Secondary Dwelling Unit will limit SDUs on larger lots. While it is understood that this requirement is related to the Ontario Building Code, it can be dealt with at the permit review instead of being written into the bylaw. That way, if an SDU is further from the street line it can be dealt with as an Alternate Solution on a case by case basis instead of written into the zoning bylaw. For example, in Toronto there has been an allowance for sprinklers in the SDU if this 40m distance to an entry cannot be met.

Thank you,

Patty Clydesdale