

From: Nicole

Sent: April 1, 2021 12:30 PM

To: Collins, Chad <Chad.Collins@hamilton.ca>

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

Dear Councillor Chad Collins,

I am your constituent in Ward 5.

I am writing to support the proposed changes to Secondary Dwelling Units in the Urban and Rural Areas. As a single working millennial, I currently cannot afford the cost of a house in this city I call home.

The opportunity to build secondary dwelling units in the city will open the door for people like me to find affordable housing in the city I want to stay in.

I support the suggestion to use the reduced parkland dedication rate instead of the standard rate for a new dwelling of 5% of existing land value. I also support the recommendation that any applications for Minor Variances with respect to establishing an SDU be charged the "Routine Minor Variance" fee of \$600 as opposed to the "Full Minor Variance" fee of that ranges from \$3,320 to \$4,145.

Reducing or even removing the aforementioned fees would provide an incentive to create affordable secondary dwellings for more Hamiltonians and provide a way to deal with the current housing crisis. It would allow people like myself to build a secondary dwelling unit that I can live in, instead of only supporting individuals or property developers with the financial means to create overpriced secondary dwellings.

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.

While I understand that the goal is to create small-scale infill that is considerate of the context of the neighbourhood and surrounding houses, 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. 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. I 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,

Nicole Andruszkiewicz