

From: Mary Ann Frerotte

Sent: April 3, 2021 7:21 PM

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Subject: Laneway Homes

I am a constituent of Ward 13 and I support the draft bylaw allowing secondary suites within homes as well as detached secondary suites across Hamilton.

- 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 help local businesses, schools, etc. to thrive and is an alternate response to sprawl.
- The Province developed Bill 108 in 2019 and I support this move to allow homeowners to become developers as a way to help solve our affordable housing crisis. I also understand that many of these secondary suites will be used to allow family member to live closer together.
- Developing secondary suites is a great way to reduce the carbon footprint of both these new homes, which will typically be more energy efficient due to their scale and location, and supports more walkable and less car-centric communities. I recognize that Hamilton has declared a Climate Emergency and Urban Sprawl is a huge contributor to GHG emissions, this is an antidote to that.
- 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 would support increasing the allowable gross floor area further than the draft bylaws, on lots where appropriate.
- City Staff have already included recommendations for a development charge (DC) waiver to go to the finance committee later this month, which is a great way to incentivize this type of infill. Similarly, a reduced parkland dedication fee and minor variance application fee are very supportable. I support these recommendations. Incentives like these will significantly help allow these types of infill developments to happen across our city.

Thank You

Mary Ann Frerotte