



Secondary Dwelling Units Deputation

April 6, 2021

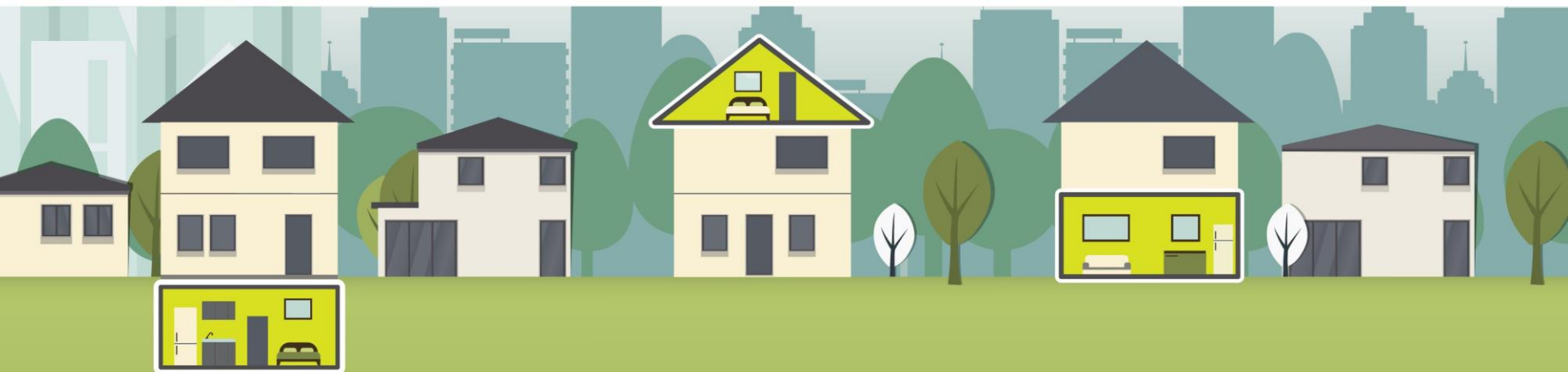
WE HBA contributes

- 27000+ jobs
- \$ 1.7 billion in wages
- \$ 3 billion in investment value

to the local economy.

Benefits of Secondary Dwelling Units

- Will assist the City of Hamilton in promoting infill opportunities
- Small-scale opportunities for individual property owners to help address housing affordability for themselves and their tenants.
- Legalizing existing units could improve the safety of the residential housing stock in Hamilton.
- Permitting Secondary Dwelling Units allows more residents to age in place within their community.
- Secondary Dwelling Unit Policies reduce barriers to our members in the delivery of more housing opportunities for Hamiltonians.



Collaboration on Housing Attainability

- As members of Hamilton's Housing & Homelessness Planning Group WE HBA is pleased to see the City of Hamilton moving towards allowing gentle small scale intensification opportunities that can contribute to housing affordability.
- Our membership includes small scale builders and renovators who will be key partners with the City to implement Secondary Dwelling Units.
- WE HBA strongly supports the reduction of fees for homeowners to implement Secondary Dwelling Units, including the reduced parkland dedication rate and reduced costs for minor variance applications.
- This will promote greater adoption and implementation of small-scale intensification opportunities for Hamilton to reach its Provincial Growth Targets.



members will need the City of Hamilton's support to deliver **110, 300** new housing units by 2051.

Safety & Quality Assurance

- The City of Hamilton already has Secondary Dwelling Units throughout the City, that were typically constructed and implemented as hidden or illegal apartments.
- Adopting a more permissive approach to secondary dwelling units as the City is proposing will enable more homeowners to legally add secondary dwelling units. This enhances the quality and safety of units, especially as it relates to fire safety.
- WE HBA can be a partner and part of the solution in terms of guidance and training on the new Hamilton framework as our membership includes many Renomark certified small contractors and local Hamilton infill developers.

