

From: greg <

Sent: March 20, 2021 11:47 PM

To: clerk@hamilton.ca

Subject: City Clerk for Residential Zones .. Secondary Dwelling Units

March 19, 2021

To Whom It May Concern

I am writing in regards to the proposed by law amendments for Secondary dwelling units in the back alleys of the lower city. First, I'm not sure what the actual purpose of allowing this is since the city gave up on it's large number of alleyways and lanes years ago and what they once were is not what they are now! Is this a way to increase the tax rates of personal properties and a signal that you are actually going to start maintaining them again after years of neglect? From what I understand, the lanes are not large enough to accommodate the large city trucks and most can't even support vehicles anymore due to people encroaching past property lines to increase their lot size. Others have the fence line right on the property line not allowing for cars to even perform a three point turn to turn around. This city already has created a nightmare for on street parking with it's lax attitude to enforce existing by laws regarding property status. Most registered duplexes quite often contain more units than allowed but inspections seem to be based on a complaint basis, and non existent during Covid. There will be almost nowhere to park in these alleyways, so the overflow will be on the street, competing with others. As a homeowner living on a street in the lower city, this is already a huge problem for us and the other 7 homes on our block that unfortunately do not have a driveway. We watch all of the illegal units in houses where it seems all tenants have a car or two and wonder if we will be able to even park on our own block when we come home. Our latest minor variance that was approved , gave the property at 133 Fairleigh Ave. S. legal duplex status even though it had a very visible but nicely done basement apartment making 3 complete units. It was inspected and still approved, and now this home is up for sale again boldly advertising the income potential, stating that it has 2 units and an in-law suite, with possible garage conversion for more income! Great, and that should add a few more cars to our congested street!

I think about the water and sewer lines that would be required for these SDU's and with the aging infrastructure that has plagued the lower city and the added stress to them. Our street in particular, has quite a history of sewer repairs and sinkholes. Many of our homes have issues with damp basements as one of the old streams that came down the escarpment travels underground to empty out near the Sherman spit in the harbour. The city has maintained a patch work approach to this issue as it is only one of many streets with old pipes and poor drainage so adding more to this problem seems troublesome since the city has no plans to replace this aging system. I would think that there must be a cost to all of this as far as making the laneways driveable. With the finances of this city already burdened, how does this help? Could monies be used better by

finding solutions for building more affordable city housing units or by using it to clean up that enormous raw sewage mess that city council wanted to keep from the public in Chedoke creek that has contaminated Cootes Paradise?

I think about the fact that the city is having a crisis with affordable housing and the lack available. Believe me, adding more units in back alleys, specially on streets in some of the better neighbourhoods like ours, is not going to help with affordable housing. If anything, it will help drive the price of houses even higher. It will be a way for owners and absentee landlords to bring in even more income and they won't be pricing them cheap! What the city will do is raise their property taxes since there will be more services to the property. Approving this will bring a new element of greed to house flippers and landlords who already ignore all of the city's codes and by-laws and since it is a difficult task to enforce them, why are you considering this current amendment regarding SDU's ? The Hamilton real estate board now shows the average house prices are the third highest and tightest market in Canada, and this new measure is counter productive.

I would love to see Hamilton clean up it's alleys as I for one am tired of some of the illegal activity taking place in them, but are we to expect that this will change if people live on them. Do I expect to see them cleaned up and maintained, no! I don't know of any that have any kind of lighting along them nor would I want to see streetlights out back and front. We have our own motion sensor lighting at back to keep the graffiti artists and illegal drug users at bay.

In closing I ask ...1. What is the purpose for this amendment in the first place ?

2. What is the budget for this and what are the projected costs?

3. How do you see this improving neighbourhoods?

4. What are the plans for the existing sewer infrastructure?

5. How will you address the problem with on street parking?

6. How might this affect our property taxes?

Edward Brown