

From: Colin Longworth
Sent: Tuesday, November 26, 2024 8:33 AM
To: clerk@hamilton.ca
Cc: Ward 1 Office <ward1@hamilton.ca>
Subject: Comment for Planning Committee - Tuesday, Dec 3

External Email: Use caution with links and attachments

Dear Members of the Planning Committee,

I am writing to express my strong opposition to Councillor Danko's motion proposing changes to the Accessory Dwelling Unit (ADU) bylaw that would limit ADUs in Hamilton to a single storey. Such a change would significantly undermine the availability and affordability of housing options in our city.

ADUs are a critical component in addressing Hamilton's housing needs. Current bylaws, which already restrict ADUs to 6m in height, 2 bedrooms, and a footprint of less than 25% of the overall property area, ensure that these units are appropriately scaled to their lots and surrounding neighbourhoods. Further limiting them to a single storey would:

- 1. Contradict Provincial Legislation Goals:** The Ontario government has emphasised the importance of increasing housing supply through initiatives encouraging ADUs. Restricting ADUs to a single-storey runs counter to these efforts, reducing their utility and impact as affordable housing solutions.
- 2. Reduce Affordability and Feasibility:** Two-storey ADUs are the most cost-effective way to create independent housing units for families. Reducing ADUs to one storey would limit their functionality and likely deter homeowners from investing in these projects, further exacerbating the housing crisis.
- 3. Minimize Housing Options for Families:** Two-storey ADUs can comfortably accommodate families with children, offering two-bedroom layouts. A one-storey restriction would reduce the majority of new ADUs to studio apartments, making them unsuitable for many households in need.
- 4. Preserve Neighborhood Character While Supporting Growth:** ADUs have a much smaller impact on the surrounding area than new infill houses. Their footprint and scale are designed to blend harmoniously into established neighbourhoods, with setbacks, height limits, and other bylaw regulations ensuring balance.

In my view, this proposed bylaw change would hinder our city's ability to meet its housing goals and unfairly restrict property owners' ability to utilise their land responsibly and sustainably. I urge the Planning Committee to reject Councillor Danko's motion and instead focus on policies that encourage diverse and affordable housing solutions, including two-storey ADUs.

Thank you for considering my perspective. I appreciate your efforts to ensure Hamilton remains a city that welcomes thoughtful and inclusive development.

Sincerely,
Colin Longworth