

Good afternoon,

I am writing to express my support for 2-story garden suites as one of many housing options that would help Hamilton achieve its housing goals and allow more community members to live in its existing neighbourhoods.

Save for large suburban lots, in most tight urban areas, often the only economically feasible way to build a garden suite is by making it 2-story, as the necessary living area cannot be achieved on the first floor alone. Second floors allow for additional bedrooms, workspaces, and family rooms, as well as the option to keep a garage parking space on the main floor, alleviating the on-street parking concerns many community members have.

Suburban dwellers concerned with 2-story garden suites must consider that the sparse density they have come to enjoy is not neighbourhood character but rather blight on city development that is unsustainable and costs a significant amount more to maintain than dense inner-city neighbourhoods. It is not in keeping with good planning practices to allow suburban subdivisions to remain void of the necessary density to keep them economically viable. Adding ADUs increases the assessed value of a property and provides additional tax contributions than a single-family home. They also provide necessary high-quality housing options for residents to remain in their neighbourhoods when downsizing or enjoy the amenities of other neighbourhoods they would not typically be able to live in.

Limiting SDUs to one story would have a detrimental effect on the sustainable development of additional housing options citywide. It would demonstrate to other municipalities and the province that Hamilton is NOT serious about encouraging sustainable infill development to address its housing issues. Hamilton's existing detached SDU policies are already quite restrictive and inflexible in nature when compared to peer municipalities such as Kitchener and Toronto.

Please consider these statements when reviewing Councillor Danko's motion to consider limiting SDUs to one story in urban/ suburban areas.

Regards,  
Pierre Roy