

**From:** Peter Scholtens  
**Sent:** Thursday, November 28, 2024 3:11 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Ward 1 Office <[ward1@hamilton.ca](mailto:ward1@hamilton.ca)>  
**Subject:** Re: planning committee meeting - December 3

**External Email:** Use caution with links and attachments

To whom it may concern:

With respect to Councillor Danko's motion to request changes to the ADU bylaw.

It seems a little strange to be considering this change. Making ADUs more difficult and less attractive to build is a denial of their substantial benefits to our city.

For instance, there are financial benefits. First, in comparison to conventional greenfield developments, ADUs offer an effective way of increasing housing density without the city needing to spend extra money assuming more infrastructure costs.

Second, ADUs raise property values in a neighbourhood by increasing the value of a lot by \$300k+. This value benefits the city with increased tax revenue, and without substantial additional costs .

In addition, with respect to their overall impact on neighbourhoods, ADUs offer relatively a small impact on neighbouring properties compared to infill housing. For example, they are usually 6m deep vs. 18m+ for new single family houses.

Finally, limiting the height of ADUs to one storey seems counter to achieving the intentions of provincial legislation supporting ADUs. How would a single-story ADU ever be more than a bachelor pad? Two-story ADUs can be 2 bedroom units, allowing them to house small families as well.

In conclusion, 2 storey ADUs are a cost-effective way to build independent housing for families within established neighbourhoods. This development comes without costs that the city would need to assume for greenfield development.

Please maintain the ADU bylaw as it is.

Sincerely,  
Peter Scholtens