

From: Brian Dijkema
Sent: Monday, December 2, 2024 11:39 AM
To: clerk@hamilton.ca
Cc: Dijkema Nicole ; Spadafora, Mike <Mike.Spadafora@hamilton.ca>
Subject: Concerns re: ADU discussion

External Email: Use caution with links and attachments

Dear clerk and council,

It is my understanding that the planning committee is considering limits on the size of ADUs in Hamilton -- to reduce them from two storey allowable ADUs to single story only.

This would be a huge mistake. The number one issue facing Hamilton right now, frankly, is the cost of living space for its citizens. Council made the decision to limit the size of our city. To make up for this restriction on available land, it decided to expand permissions for ADUs and multi-family dwellings. This latter part is absolutely excellent. It opens up the ability for citizens to create homes within the city through ADUs and broader permissions on building and lessening of restrictions on creating liveable dwellings.

I am the father of four children and I would like them to live in Hamilton. As it stands, things like ADUs provide them with the best chance of getting a place to live in the City. The alternative is to have to move to places like Brantford, or Caledonia. We cannot afford as a city to continue to see our youth -- the future of our city -- be pushed out because of a housing affordability crisis. While we are seeing many people from higher value areas like Toronto come into our city, the lack of housing is making it harder for those already here to find places. Restricting the size of ADUs will only make that problem worse. I want my children to live near me. I am contemplating buying a property that would allow us to build an ADU that would facilitate that, and, providing housing for other families. I want to invest my own capital into providing more living spaces for Hamiltonians. Restricting this would make that decision far less plausible.

There are, also, sound policy reasons for not just refusing to limit ADU sizes, but to expand our ability to build more. Consider the following:

- limiting the height of ADUs to one storey is counter to achieving the intentions of provincial legislation supporting ADUs, would minimize the opportunity to create affordable homes for families
- 2 storey ADUs are the most cost-effective way to build independent housing for families within established neighbourhoods
- ADUs offer the smallest impact on a neighbouring property. For example, they are usually 6m deep vs. 18m+ for new single family infill houses.
- ADUs raise property values in a neighbourhood by increasing the value of a lot by \$300k+

Why would we want to leave these benefits on the table?

Councillors, your overall approach here should be to encourage AS MUCH housing as absolutely possible. I would encourage you to not just vote against restricting ADUs, but offer a counter proposal to make it possible to build more of them, and more infill, across the whole city.

I hope you make the right decision, and I look forward to hearing from you.

Brian and Nicole Dijkema

--

Brian Dijkema