



December 2, 2024

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To:
Hamilton Planning Committee
71 Main St W
Hamilton, ON L8P 4Y5

WE HBA Letter: Motion re: Options to Limit SDU's to One Story in Urban/Suburban Neighbourhoods

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction.

WE HBA has participated in numerous rounds of public engagement that brought us to the current regulatory framework for Additional Residential Units ("ARUs") in the City of Hamilton. WE HBA participated in consultation prior to the May 2021 adoption of the Secondary Dwelling Unit ("SDU") policies and supported the establishment of the dedicated Additional Dwelling Unit Team. WE HBA strongly supports a permissive ARU and multiplex framework that allows residents, renovators, and developers to bring gentle density into our low-rise neighbourhoods. To meet the City's ambitious housing targets, the City must grow through a variety of ways, and should not limit its options for growth. A reduction on the two-storey allowable height for ARUs would unnecessarily limit feasibility of many of these units, further reducing the size of units. ARUs, as a low-rise housing typology, belong in low-rise neighbourhoods, and by nature are not disruptive to neighbouring residents as a compatible use.

The Province has recently concluded consultation on amending Ontario Regulation 299/19 Additional Residential Units, which would regulate performance standards province-wide. The amendments will reduce barriers to permitting ADUs, and included overriding angular plane, floor space index, minimum lot size, and building distance separation standards within municipal zoning by-laws. The Province has previously provided clear direction through the Planning Act, such as mandating three units as-of-right and eliminating parking requirements for ARUs, that ARUs are a vital part of the Province's housing goals. Now is the time for the City to explore reducing barriers to ARUs, rather than directing Staff to explore options that add more barriers. ARUs fulfill a wide variety of purposes; helping a family accommodate an aging parent or adult child; creating a rental unit for additional income; and creating opportunity for gentle, sustainable intensification within established neighbourhoods.



WE HBA is increasingly concerned and alarmed by a shifting political landscape in the City of Hamilton that caters to local political concerns of existing incumbent homeowners at the expense of younger generations and those desperately trying to get into the housing market. The housing crisis will only get worse if we don't legalize more housing options. The City of Hamilton is increasingly debating and passing policies that are both anti-housing and anti-intensification. WE HBA strongly supports increasing housing opportunities in existing neighbourhoods, which includes SDUs and multiplexes. WE HBA looks forward to continuing to work in partnership with the City of Hamilton to support the uptake of Additional Residential Units and achieve the City's housing targets through a variety of forms of growth.

Sincerely,

Anthony Salemi, BURPI
Planner, Policy and Government Relations
West End Home Builders' Association