

Pilon, Janet

Subject: Common Sense in Affordable Housing - 2 story ADU

From: Denise Hartford

Sent: Monday, December 2, 2024 5:37 PM

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Councillors,

As a constituent, I strongly oppose Councillor Danko's proposal to disallow two-story accessory dwelling units (ADUs). This measure is both misguided and counterproductive to addressing Hamilton's crisis in affordable housing

Two-story ADUs are essential for creating family-friendly housing and family friendly communities. They allow for multi-generational living, accommodate families with children, and provide affordable rental options. Disallowing them would drastically alter the economics of ADU development, as single-story designs are more expensive to build and require larger footprints. For many homeowners, the financial viability of constructing an ADU depends on the cost-efficiency of building vertically.

Garden 'studio' models simply do not address the missing middle and would effectively halt downtown ADU development/infill.

Hamilton needs smart, inclusive housing solutions. Two-story ADUs increase density without fundamentally changing neighborhood character. They preserve green space, reduce sprawl, and incentivize the creation of community-centred affordable housing through market based incentives - additional rental income opportunities for homeowners. Concerns about aesthetic impact can be managed through design regulations and existing consultation processes, not outright bans.

This ban would harm families, renters, and property owners and raise valid questions about Hamilton's commitment to equitable housing. I urge you to reject it and support policies that balance neighborhood character with the urgent need for diverse, family centred housing options.

Hamilton residents have given Council a strong mandate to pursue 'ambitious density.' Marry this mandate with the values of constituents by supporting family-friendly two story ADUs.

Do not entertain these political games, let's stay the course and build a beautiful, walkable, livable community centred downtown Hamilton.

Denise Hartford