

Pilon, Janet

Subject: Once again - Strong Objection to Cllr Danko's proposal to Ban 2-story ADUs

From: Alex Adams

Sent: Tuesday, December 10, 2024 10:57 AM

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Hi Councillors and City Staff,

It has come to my attention that we are being asked to resubmit our letters re: 2-story ADUs, as Cllr Danko is somehow reintroducing the same motion that was voted down last week. Please see below my letter from last week (in blue), kindly submit this to the record regarding the motion to re-examine 2-story ADUs in Hamilton.

I'm sure you would agree the requested resubmission is a pretty unreasonable administrative burden for those of us trying to engage with local politics on top of having a full-time job.

Appreciate your consideration on this matter.

Councillors,

As both a constituent and a real estate investor in Hamilton, 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 housing crisis.

Two-story ADUs are essential for creating family-friendly housing. 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.

A \$200-300K garden 'studio' makes sense for no-one, 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 help address affordability by providing additional rental income opportunities for homeowners. Concerns about aesthetics can be managed through proper design regulations, not outright bans.

This proposal would harm families, renters, and property owners while sending the wrong message 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 housing options.

Hamilton residents have given Council a strong mandate to pursue 'ambitious density', and investors such as myself need assurance in this commitment.

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

Alex Adams

Constituent and Real Estate Investor in Hamilton