

**Pilon, Janet**

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**Subject:** Comments\_Shacklette\_2 storey ADUs

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**From:** Erin S

**Sent:** Monday, December 9, 2024 9:06 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Office of the Mayor <[Officeofthe.Mayor@hamilton.ca](mailto:Officeofthe.Mayor@hamilton.ca)>; Hwang, Tammy <[Tammy.Hwang@hamilton.ca](mailto:Tammy.Hwang@hamilton.ca)>

**Subject:** Comments\_Shacklette\_2 storey ADUs

I am writing in regarding Cslr Danko's request to reconsider 2 storey ADUs as of right. I am fully supportive of 2 -storey ADUs. You can control floor area by controlling overall lot coverage, using floor area ratio, by setting minimum separation distance between the ADU and primary dwelling and by setting minimum yard setbacks. If yard overlook is a concern, you can limit window openings at the side of the ADU they overlook a neighbouring house. You also increase the likelihood of having more amenity area (ie permeable space) because the owner can build up and create a slightly more narrow unit rather than creating a single storey wider unit.

By permitting 2-storey ADUs you will allow existing garages to support 2nd storey housing while retaining a needed accessory building. A 2-storey ADU will be more likely to support families with children or multi generational families.

If you permit only 1 storey ADUs you will only see an increase in MV applications for those who have the money to pay the fees, and it will add unnecessary delays to the tune of months or years. Those who don't get approved via the CoA will end up at the OLT and likely be approved anyway because we need cheaper housing. It's a waste of staff and applicant's time.

Those who are building a stand alone ADU who can't build a 2 storey unit could opt to install a basement, but this is a far more expensive option and will simply increase the cost of construction and any future rental rates. It is also not a great idea considering the flooding potential due to all the displaced soil. We need that underground space to assist with stormwater infiltration.

Please support 2 storey ADUs.

Erin Shacklette