

**Pilon, Janet**

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**Subject:** 2 Storey ADU's

**From:** Samantha Emmerson

**Sent:** Monday, December 9, 2024 10:01 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Office of the Mayor <[Officeofthe.Mayor@hamilton.ca](mailto:Officeofthe.Mayor@hamilton.ca)>; Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; Kroetsch, Cameron <[Cameron.Kroetsch@hamilton.ca](mailto:Cameron.Kroetsch@hamilton.ca)>; Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>; Hwang, Tammy <[Tammy.Hwang@hamilton.ca](mailto:Tammy.Hwang@hamilton.ca)>; Francis, Matt <[Matt.Francis@hamilton.ca](mailto:Matt.Francis@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; Beattie, Jeff <[Jeff.Beattie@hamilton.ca](mailto:Jeff.Beattie@hamilton.ca)>; Tadeson, Mark <[Mark.Tadeson@hamilton.ca](mailto:Mark.Tadeson@hamilton.ca)>; Cassar, Craig <[Craig.Cassar@hamilton.ca](mailto:Craig.Cassar@hamilton.ca)>; Wilson, Alex <[Alex.Wilson@hamilton.ca](mailto:Alex.Wilson@hamilton.ca)>; Spadafora, Mike <[Mike.Spadafora@hamilton.ca](mailto:Mike.Spadafora@hamilton.ca)>; McMeekin, Ted <[Ted.McMeekin@hamilton.ca](mailto:Ted.McMeekin@hamilton.ca)>

**Subject:** 2 Storey ADU's

Good day,

I cannot comprehend why in 2024, in this home crisis we are squabbling over 1 or 2 storeys. In my humble opinion this attitude of "Not in my backyard." has to STOP!

Can we all pause and pay attention that unless we are Inuit or Indigenous many of us live on treaty lands. Paying lip service to land acknowledgements is not good enough. We actually need to take steps and put those words into action.

Let's pay heed to our Inuit and Indigenous nations and that if we are not giving Landback. We should at the very least make the best use of this precious resource of land and use it wisely. We as a whole society need to be looking forward for seven generations to come.

Having 2 storey ADU's allows for higher density, better quality of life style, makes better use of resources, infrastructure, protects the Greenbelt and uses the land wisely. By providing adequate ADU's with larger square footage provides a better investment opportunity which entices more folks to build ADU's increasing Hamilton's density and tax base. If you want reasons that will make sense to all.

I urge you to pause , ponder and contemplate how one action, one vote could kill such a great option for increasing our density, making better use of infrastructure and increasing your tax base. In what is a win , win.

Here are some other friendly facts and figures:

What Council still might not know about two-storey ADUs:

- Currently, the maximum roof height is 6m (20ft) that can be built as-of-right, without a variance. Maximum GFA is 75m<sup>2</sup>, or 800ft<sup>2</sup>.
- They can provide affordable and safe rental options for families as they can have 2-3 bedrooms -- especially single parents who could rent in safe neighborhoods walking distance from schools.
- Quick to build in only 3-4 months (that means permits today can have families moving in by Spring)
- They are comparatively cheap to build at around \$275,000 - much less than a family sized condo would be – this makes them the most affordable way to build affordable apartments in Hamilton, hands down.

- Only two-story ADUs can realistically have 2 or 3 bedrooms, so only they can provide a home for a family at risk of becoming homeless or needing to relocate to another community.
- Alternatively, they allow for the original garage to remain, with housing above - which is quite common.
- There are already many restrictions in place in the bylaw such as the % area of an ADU on a lot, separations between the main house and ADU, and distances between the ADU and lot lines, etc. These limitations are in line with many other municipalities. Adding more restrictions will limit these further. In many cases, homeowners will not proceed with developing an ADU if they need to go through the hurdle of a minor variance.

If two storey ADUs are no longer permitted as of right, each homeowner would need to apply for a variance to the committee of adjustment. This is a problem because:

1. A CoA application is expensive with no guarantee of success.
2. WHY would the City create roadblocks to building affordable housing for NIMBY reasons?
3. Having to go through this hurdle, and have applications circulated for comment, generally causes unnecessary distress between neighbours.

These were provided by Emma Cubitt, Laneway Suites & ADUs in Hamilton

Regards,  
Samantha Emmerson Maddison