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Pilon, Janet

Subject: ADU By Law Discussions

From: Colin Longworth

Sent: Tuesday, December 10, 2024 12:00 PM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Subject: ADU By Law Discussions

Dear Council,

I am writing to express my strong support for allowing two-story Accessory Dwelling Units (ADUs) as-of-right in Hamilton. These structures provide a practical and affordable housing option for families, especially in neighbourhoods close to schools and amenities.

Two-story ADUs are uniquely suited to address Hamilton's housing crisis because:

- They offer the space needed for 2-3 bedrooms, making them ideal for families, including single parents, who need affordable rental options in safe neighborhoods.
- At approximately \$275,000 to build, they are significantly more affordable than family-sized condos, while providing access to backyards and community integration.
- They can be built quickly (3-4 months), meaning approved permits today could result in homes ready by Spring.

Restricting two-story ADUs and requiring homeowners to apply for variances would create unnecessary roadblocks, adding costs and delays that discourage development. This would undermine efforts to increase affordable housing supply. Hamilton's existing bylaws already include reasonable limits on ADU size, placement, and lot coverage, ensuring compatibility with neighborhoods.

I urge Council to preserve the option for two-story ADUs as-of-right and to avoid imposing additional restrictions that would hinder the creation of much-needed affordable housing.

Thank you for considering this important issue.

Sincerely,
Colin Longworth