

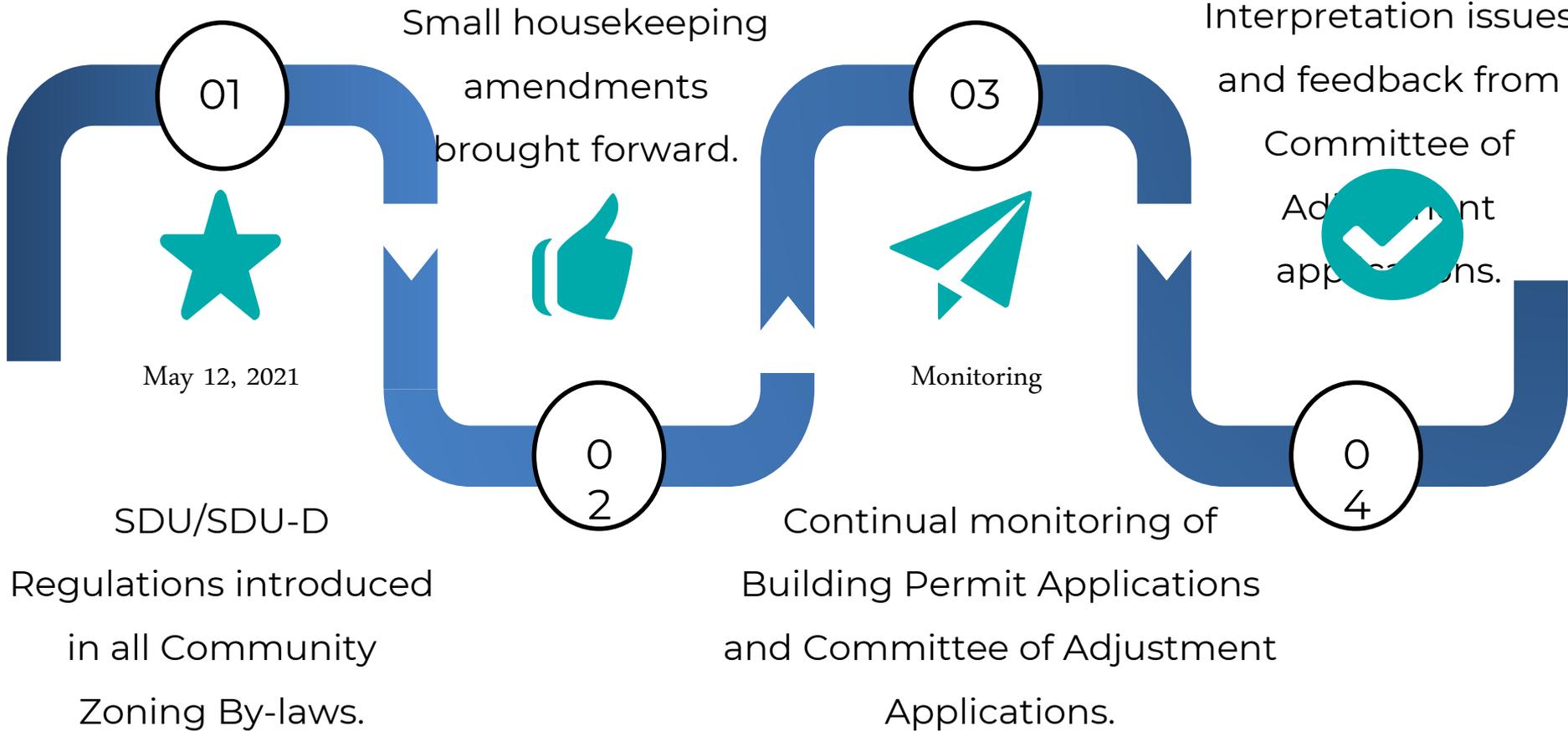
WELCOME TO THE CITY OF HAMILTON

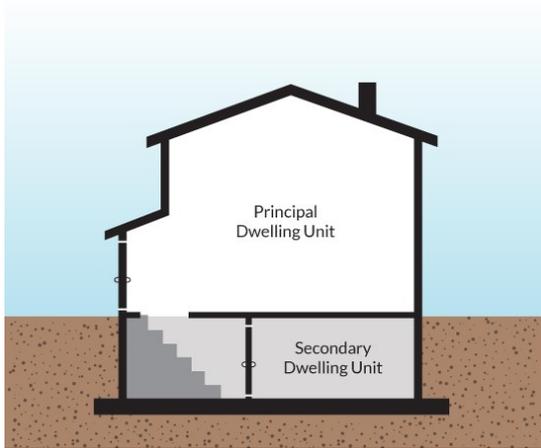
## **Modifications and Updates to Existing Secondary Dwelling Unit and Secondary Dwelling Unit – Detached Regulations**

Planning Committee – May 17, 2022

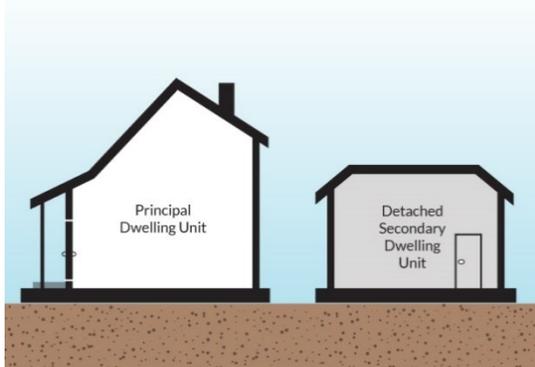
Housekeeping  
September 2021

Housekeeping May  
2022





257 Building Permit Applications for SDU



10 Building Permit Applications for SDU-D



Most applications for SDU's have gone straight to Building Permit application.

Since May 12, 2021 there have been 59 minor variance applications for modifications to the SDU/SDU-D Regulations.

# What We Have Noticed

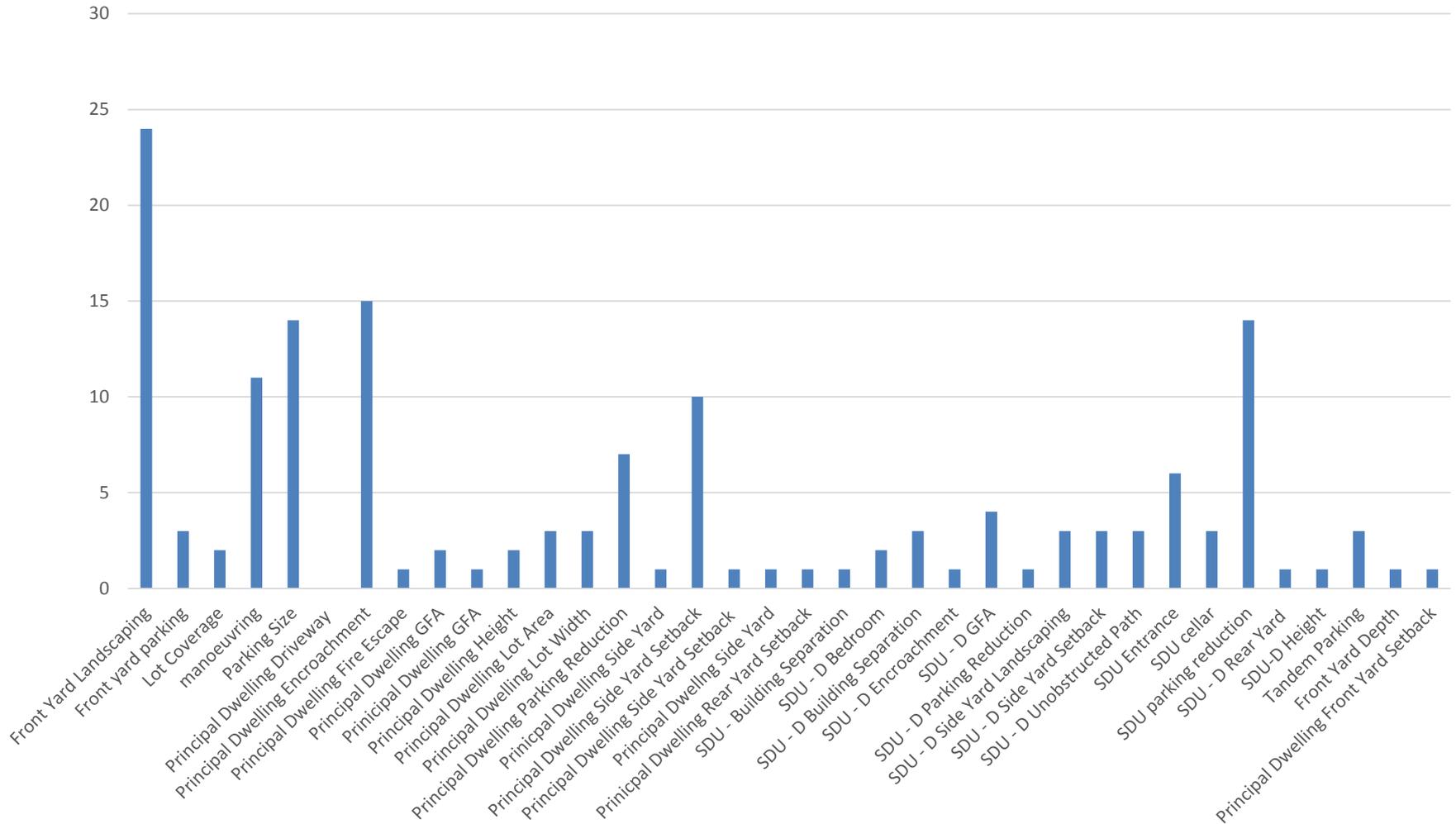
PED20093(c)

- Variances to recognize existing conditions for the principal dwelling;
- Parking reductions for principal dwelling and SDU/SDU-D;
- Separation distance between principal dwelling and SDU-D;
- Reduction to unobstructed path provided to an SDU-D;
- Redundant regulations causing interpretation issues;
- Incorrect references within the SDU regulations; and,
- Interpretation questions due to organization of the SDU Regulations.

# What We Have Noticed

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SDU/SDU-D Minor Variance Applications



# What We Have Proposed

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- SDU and SDU-D regulations have been separated into different sections;
- Parking for both SDU and SDU-D have been put into a general provision applying to both forms;
- Redundant regulations have been removed; and,
- Clear and consistent language has been used in all of the Zoning By-laws.

# What We Have Proposed

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- Parking for SDU and SDU-D created on a lot with an existing building:
  - Required parking for principal dwelling must be maintained;
  - No additional parking is required; Accommodations built in to make providing on site parking easier if possible; and,
  - Change in terminology from Secondary Dwelling Units to Additional Dwelling Units for Zoning By-law 05-200.

# Parking

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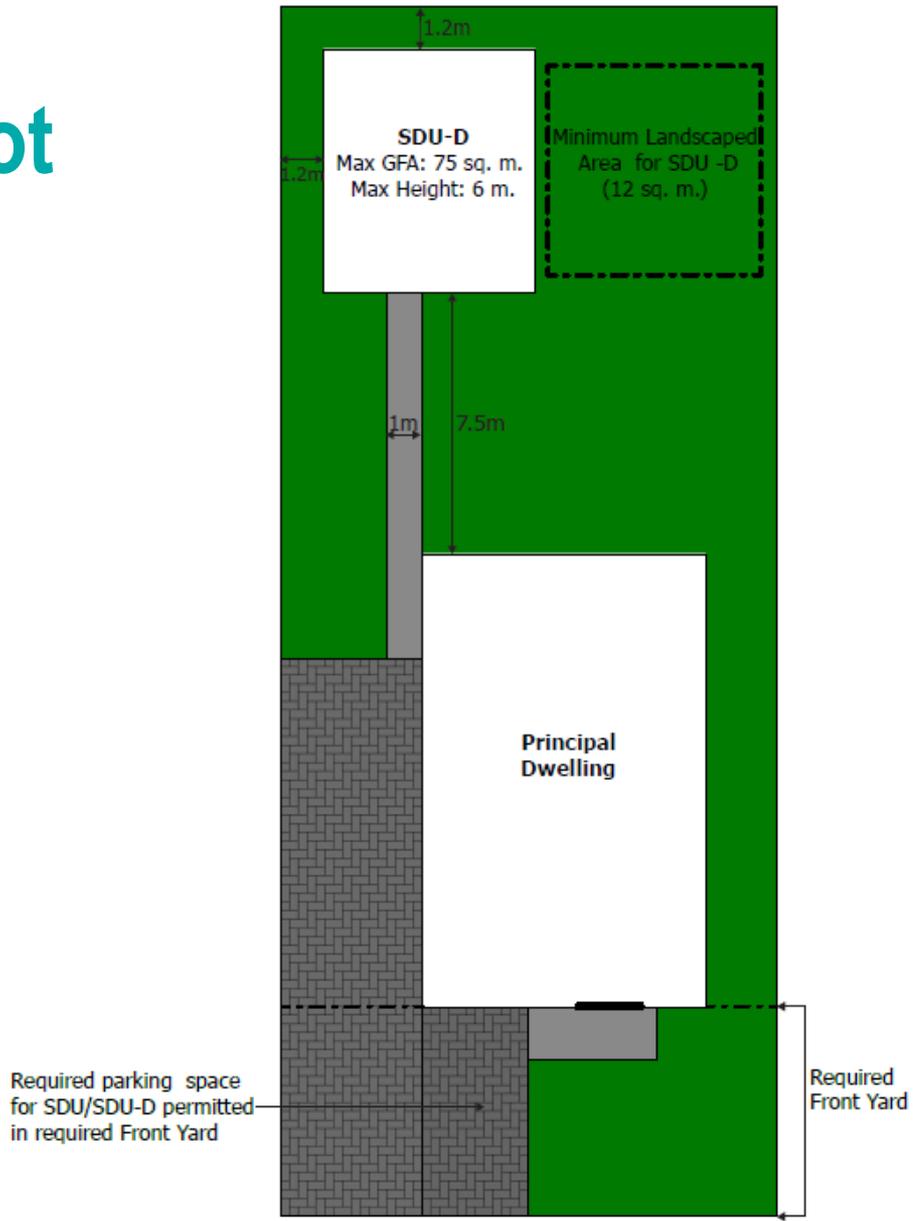
	SINGLE DETACHED					SEMI-DETACHED					STREET TOWN					
	Required Parking - Principal Dwelling	SDU Existing Principal Dwelling	D-SDU	SDU New Principal Dwelling	D-SDU	Required Parking - Principal Dwelling	SDU Existing Principal Dwelling <sup>1,2</sup>	D-SDU	SDU New Principal Dwelling	D-SDU	Required Parking - Principal Dwelling	Required Visitor Parking	SDU Existing Principal Dwelling <sup>1,2</sup>	D-SDU	SDU New Principal Dwelling	D-SDU
05-200 (Downtown Zones)	0	0	0	1	1	0	0	0	1	1	0	—	0	0	1	1
05-200 (TOC Zones)	1	0	0	1	1	1	0	0	1	1	0.3 (≤ 50 sq m)	—	0	0	1	1
									1	1	1 (> 50 sq m)	—	0	0	1	1
05-200 (C5, C5a)	1	0	0	1	1	1	0	0	1	1	0.3 (≤ 50 sq m)	—	0	0	1	1
									1	1	1 (> 50 sq m)	—	0	0	1	1
05-200 (Residential uses in all other zones)	1	0	0	1	1	1	0	0	1	1	0.3 (≤ 50 sq m)	—	0	0	1	1
									1	1	1 (> 50 sq m)	—	0	0	1	1
Ancaster	2	0	0	1	1	2	0	0	1	1	2	—	0	0	1	1
Dundas	1	0	0	1	1	1	0	0	1	1	1	—	0	0	1	1
Flamborough	1	0	0	1	1	1	0	0	1	1	1	—	0	0	1	1
Glanbrook	2	0	0	1	1	2	0	0	1	1	2	—	0	0	1	1
Hamilton	2	0	0	1	1	1	0	0	1	1	1	—	0	0	1	1
Stoney Creek	2	0	0	1	1	2	0	0	1	1	2	0-0.5	0	0	1	1

[1](#) EXISTING REGULATION: SDU / D-SDU parking requirement on a lot containing an existing dwelling, provided the number of legally established parking spaces, which existed on May 12, 2021, shall continue to be provided and maintained.

[2](#) PROPOSED REGULATION: SDU / D-SDU parking requirement on a lot containing an existing dwelling, provided the required parking spaces which existed on May 12, 2021 for the existing dwelling shall continue to be provided and maintained.

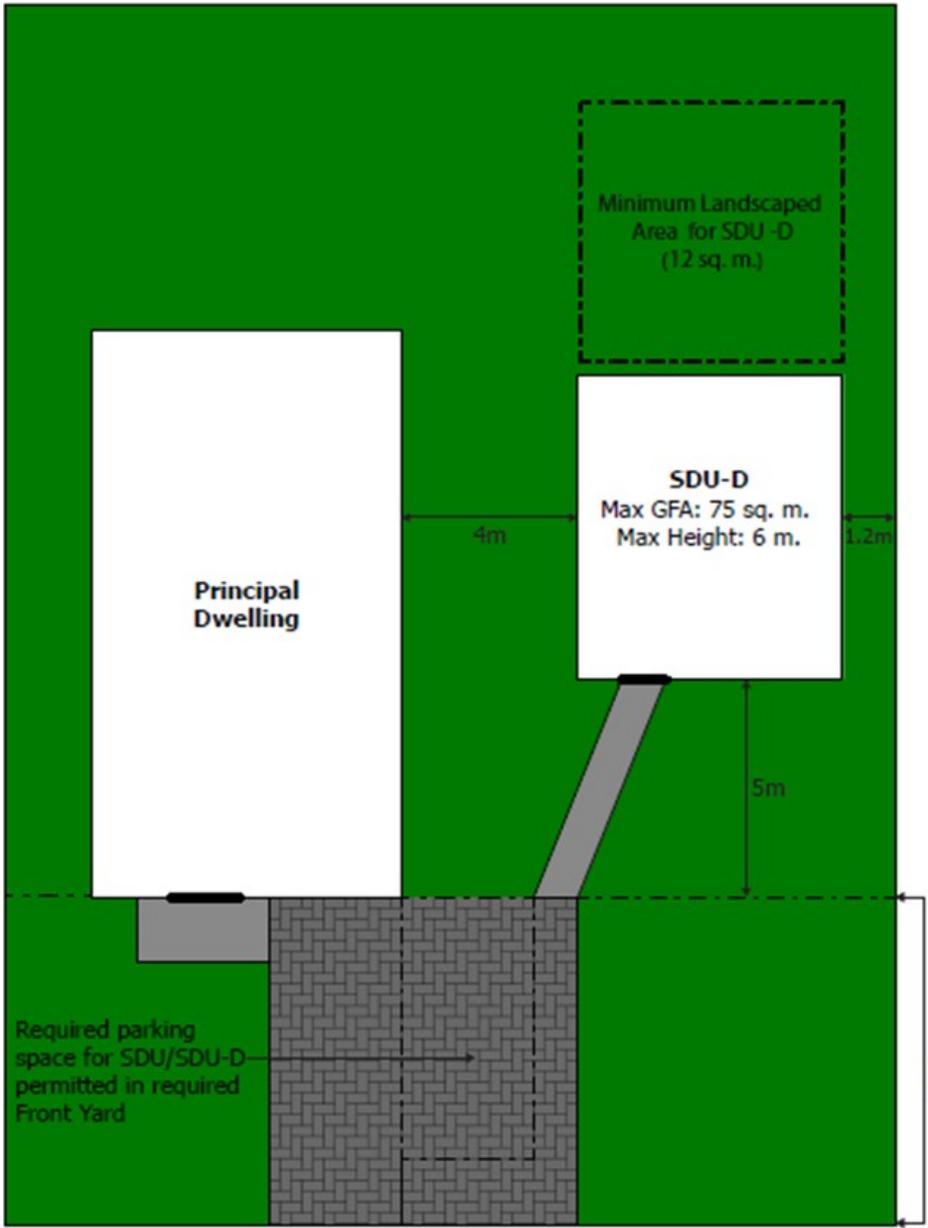
# SDU-D Interior Lot

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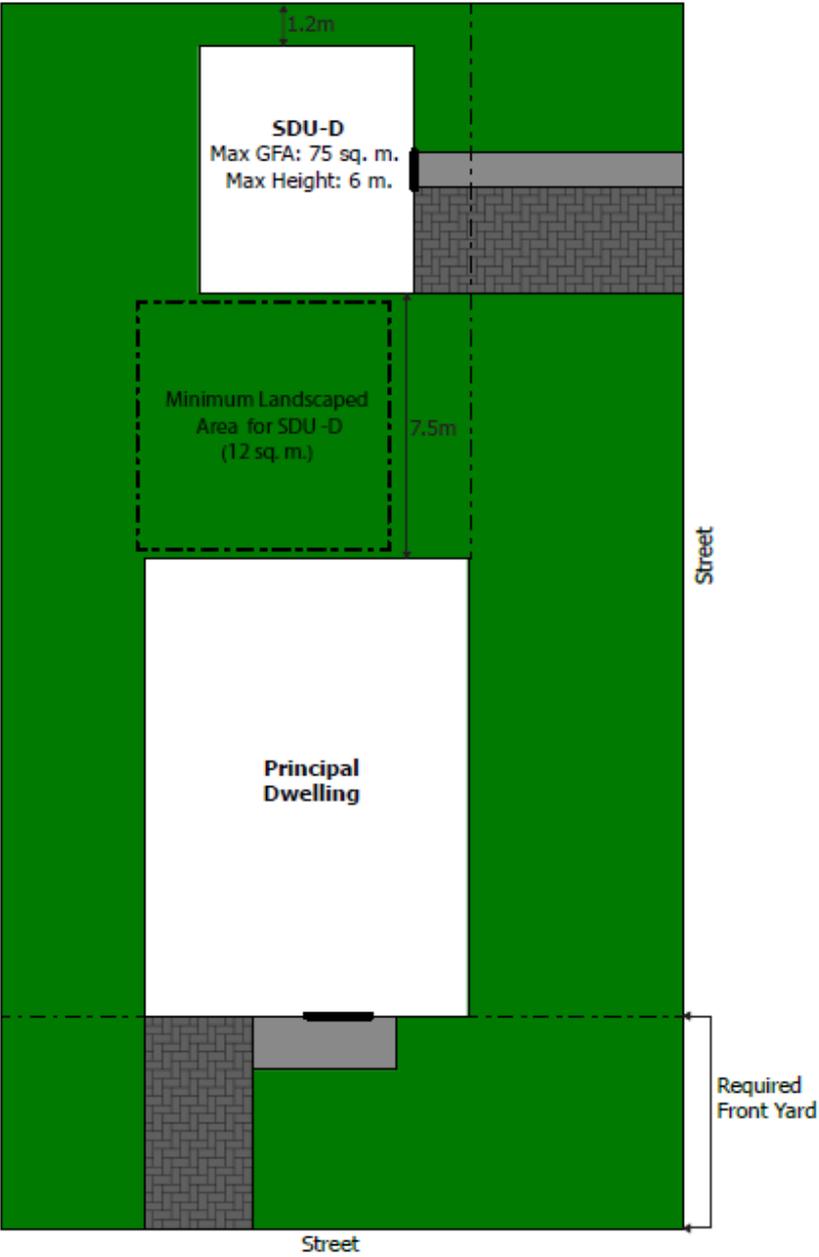
# SDU-D Interior Lot

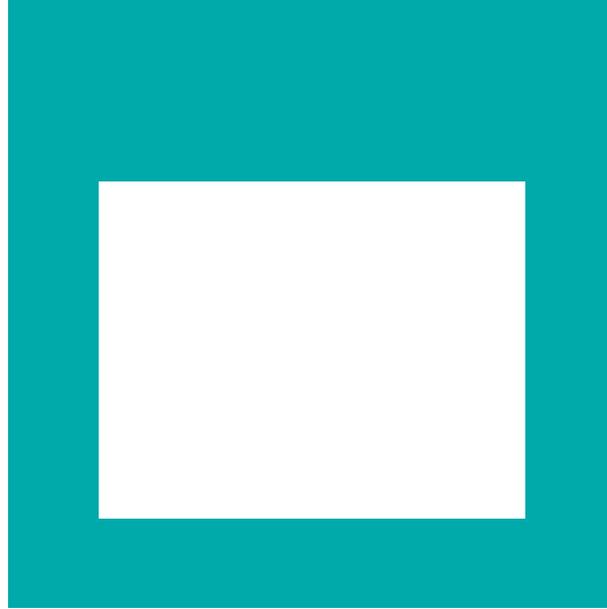
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# SDU-D Coner Lot

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THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE