

WELCOME TO THE CITY OF HAMILTON

Proposed Secondary Dwelling Unit Regulations

Recommendations to Increase Housing Options in Hamilton

April 6, 2021 – Planning Committee Meeting

Today's Agenda

1. **Joanne Hickey-Evans (Manager, Policy Planning & Zoning By-law Reform)**: an overview of the history and importance of secondary dwelling units
2. **Tim Lee (Senior Planner, Zoning By-law Reform Section)**: a review of the SDU public engagement and staff recommendations

What are the elements of the Secondary Dwelling Unit Project?

Secondary Dwelling Units in the Urban Area

Secondary Dwelling Units in the Rural Area

- Council direction to also include permitting SDUs in the Rural Area
- Rural matters to address such as servicing and minimum lot size requirements.

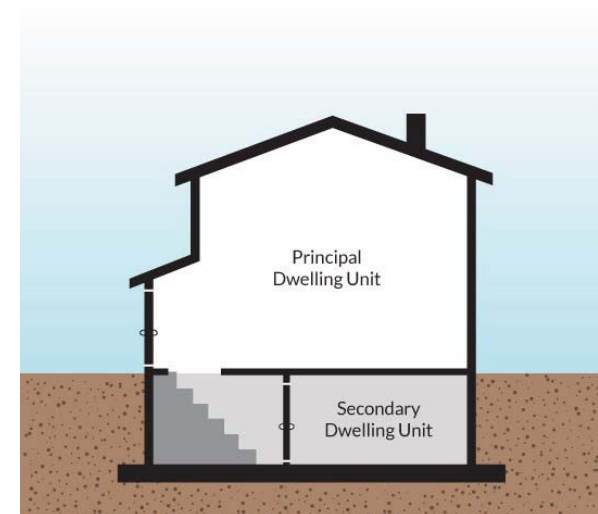
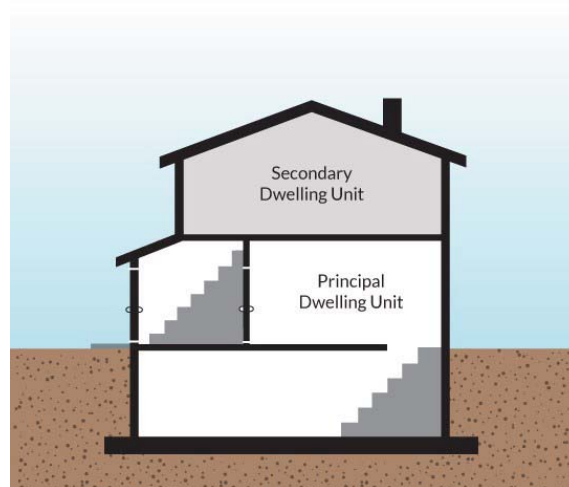
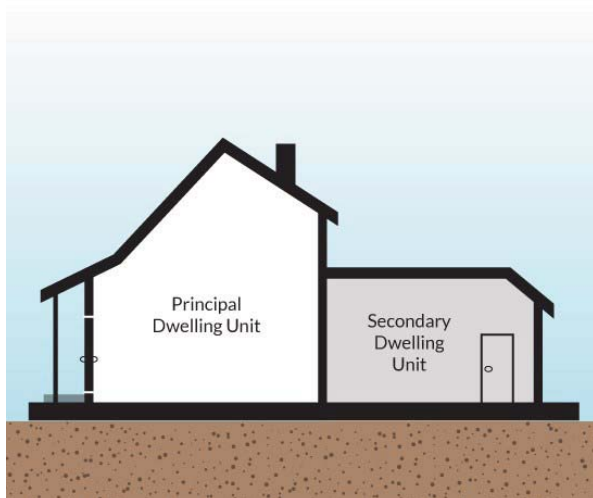
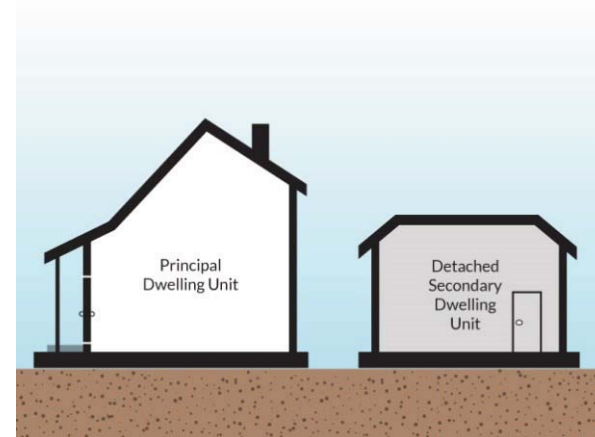
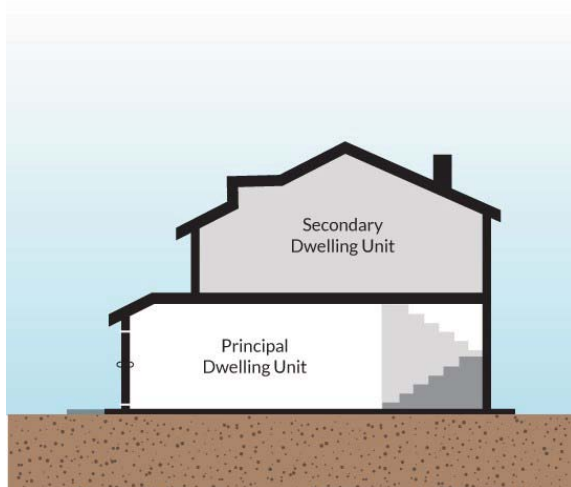
What is the Purpose of Permitting Secondary Dwelling Units?

Permitting Secondary Dwelling Units (SDUs) in the Urban and Rural Area is one way to increase housing supply by:

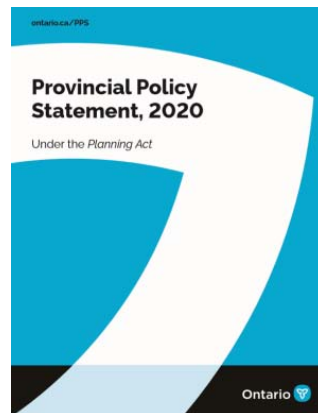
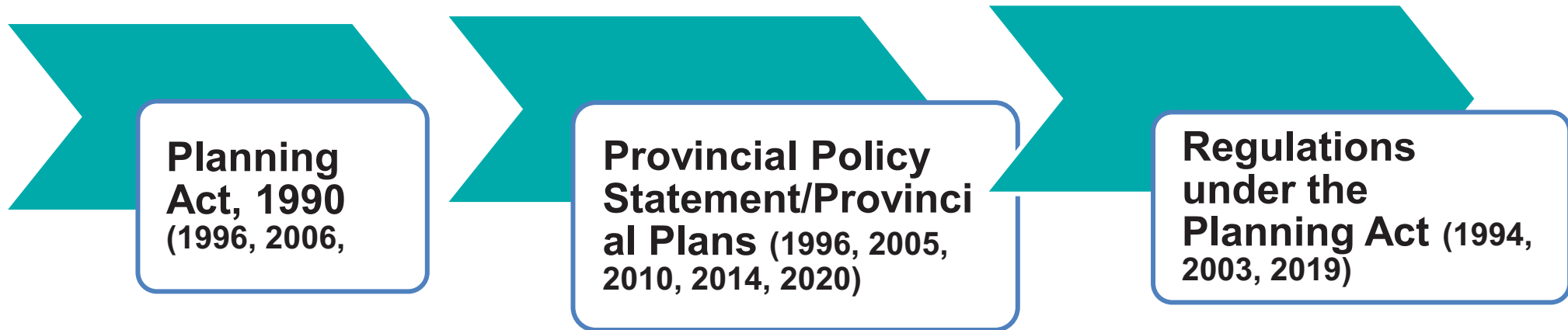
- Allowing a greater range of housing opportunities; and,
- Creating a more diverse range of household types for various income levels.



What are Secondary Dwelling Units?



Provincial Interest in Secondary Dwelling Units

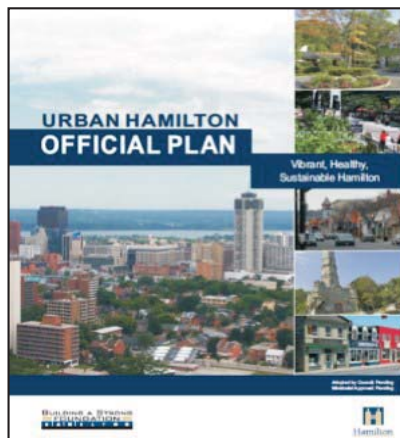


Bill 108

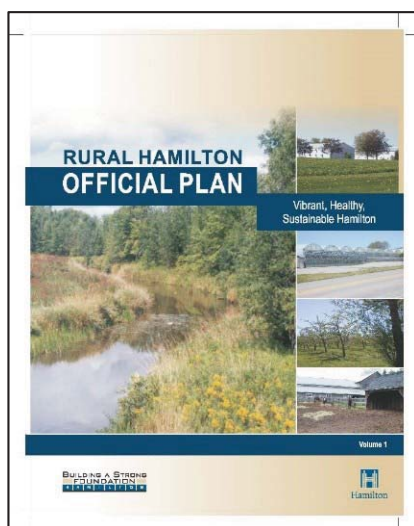


Permissions in the Official Plan

SDUs permitted in.....

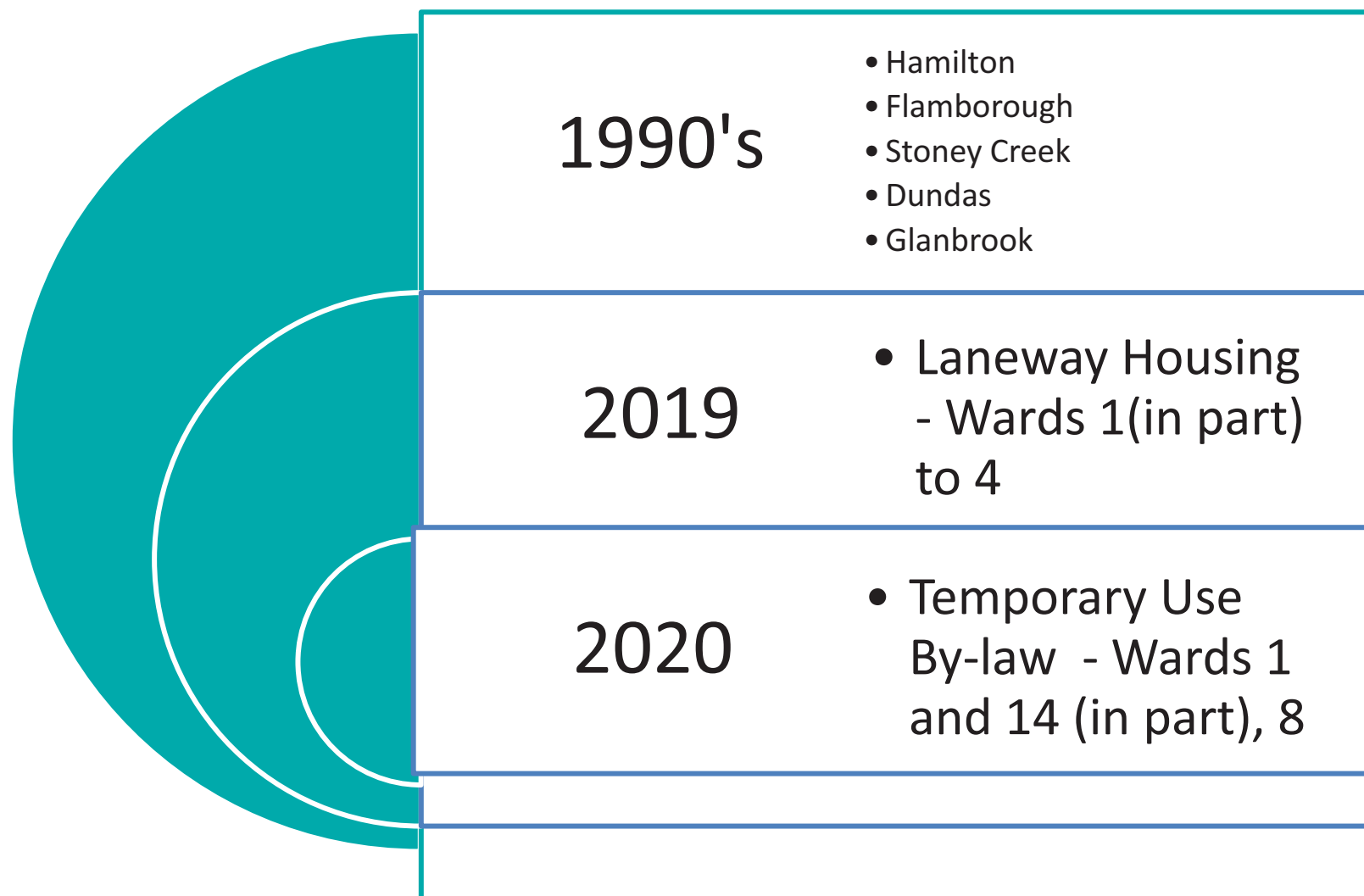


- Detached and Accessory SDUs - Neighbourhoods Designation on lots containing a Single Detached Semi-Detached Dwellings and townhouses (UHOPA 142)



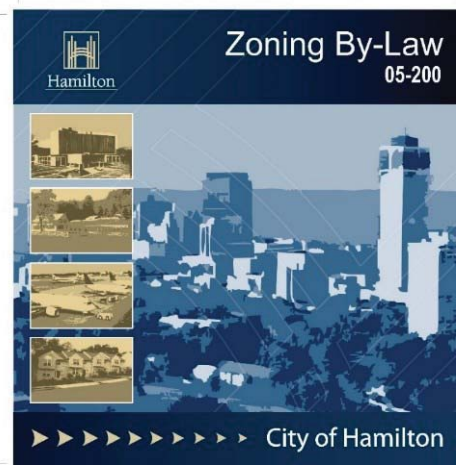
- Accessory SDUs - on lots containing a Single Detached, Semi-Detached, Dwellings subject to servicing policies (RHOPA 26)

Hamilton's History of Permitting SDUs - Zoning



Zoning By-laws control...

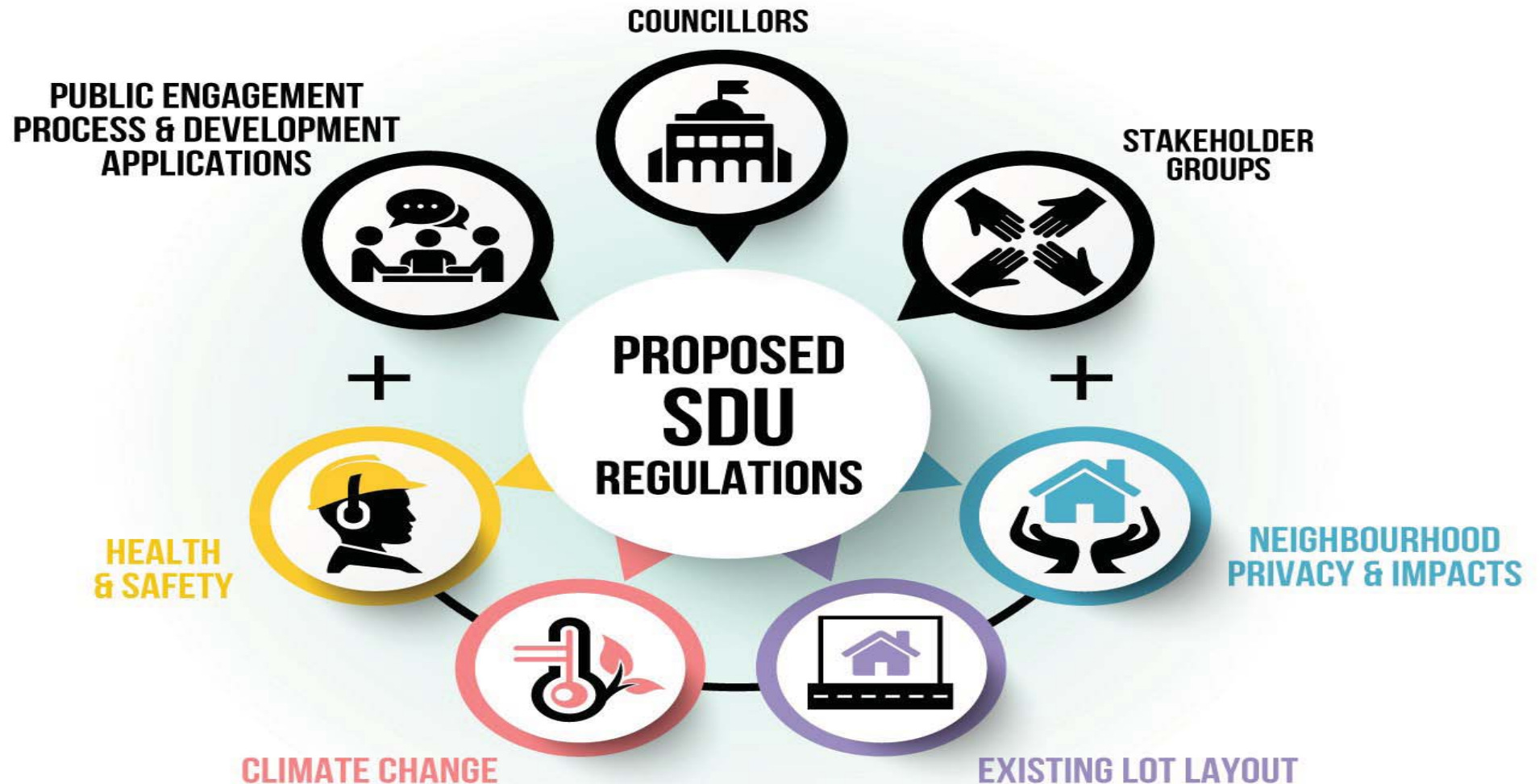
Types of land uses permitted



Performance standards for the uses – setbacks, parking, height, etc.

Background Context for the Regulations

WHAT WE HEARD



LAND USE PLANNING / CORPORATE GOALS & OBJECTIVES



Who's Listening

Joanne Hickey-Evans

Manager, Policy Planning and Zoning
By-law Reform
City of Hamilton

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Timothy Lee

Planner, Zoning By-law Reform
City of Hamilton

Email residentialzoning@hamilton.ca



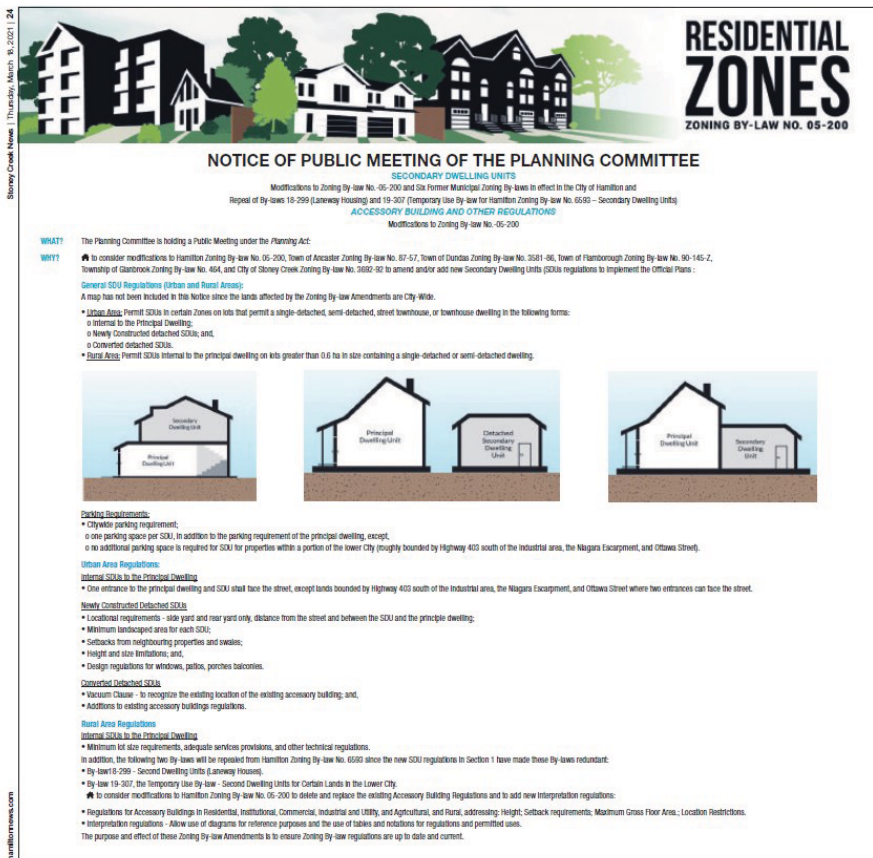
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2020

GAGE
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Notice of Public Meeting



So what have we heard? Overall Comments



Overall Support for Supporting SDUs in Urban and Rural Area



Fewer regulations or less restrictive regulations



Non-Land Use Matters

(Crime, Property Standards, Snow Removal, Parking, Absentee Landlords, SDUs built without Building Permit)

So what have we heard? SDU Regulations



Increase the Maximum GFA of 50 sq. m. for design flexibility



Reduce minimum requirements for mandatory safety regulations



Some regulations are too restrictive (setbacks and lot coverage)



General Support for “one front door” facing street

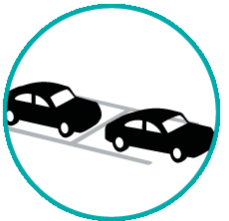
So what have we heard? Parking Regulations



Ensure landscaping in the front yard for climate change and character



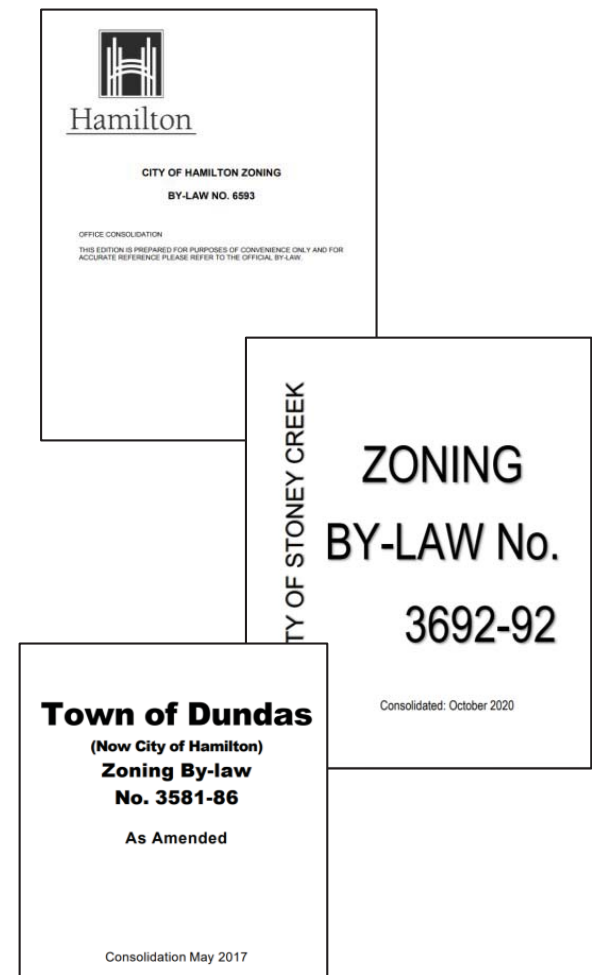
General acceptance of citywide parking requirements and support for no parking in Lower Hamilton



Tandem Parking should be permitted

How are the Recommended By-laws Structured?

- A total of seven draft Zoning By-laws found in Appendix “A” to “G” of Report PED20093(a).
- Each draft By-law include their own set of SDU regulations, and all contains the same regulations for consistency throughout the City.
- Nuances consider for existing Zoning By-law regulations.
- Regulations serves as a “bridge” to future Residential Zones in Zoning By-law No. 05-200.



Meeting City Goal Objectives through regulations



CLIMATE CHANGE



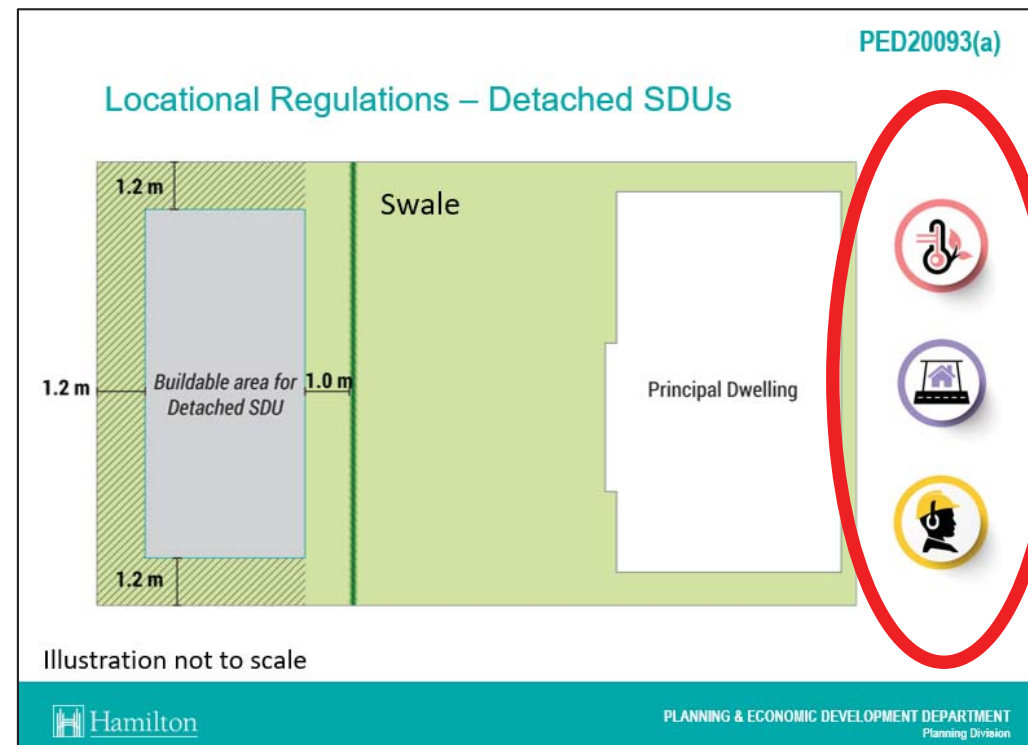
HEALTH & SAFETY



**NEIGHBOURHOOD
PRIVACY & IMPACTS**



EXISTING LOT LAYOUT



Proposed Design Regulation – Units internal to Principal Dwelling

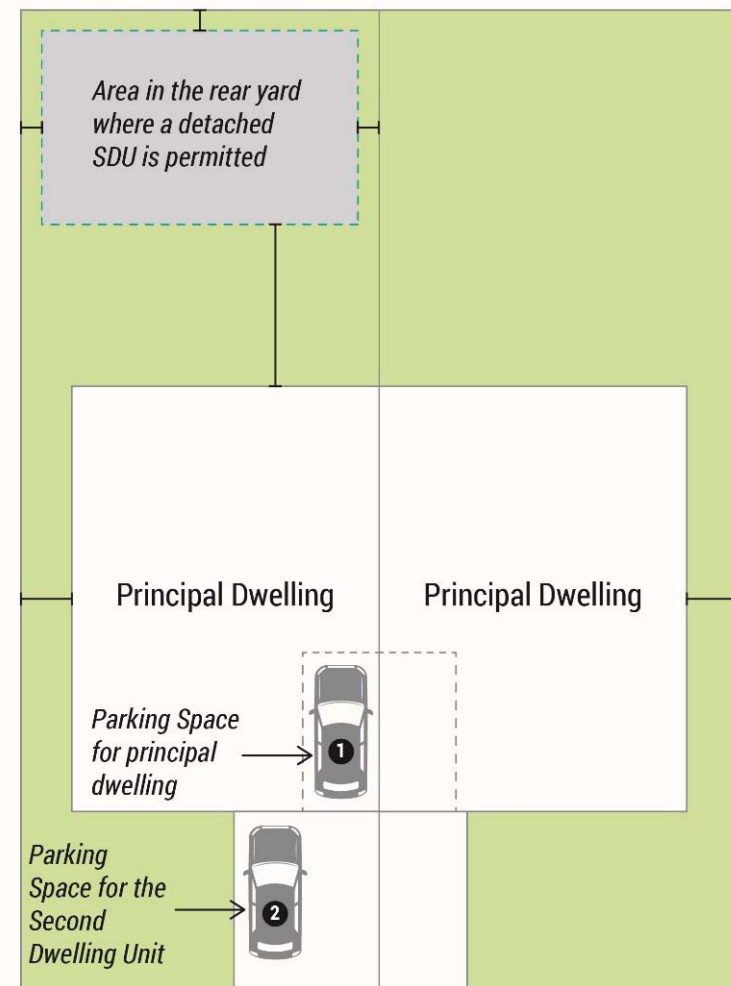
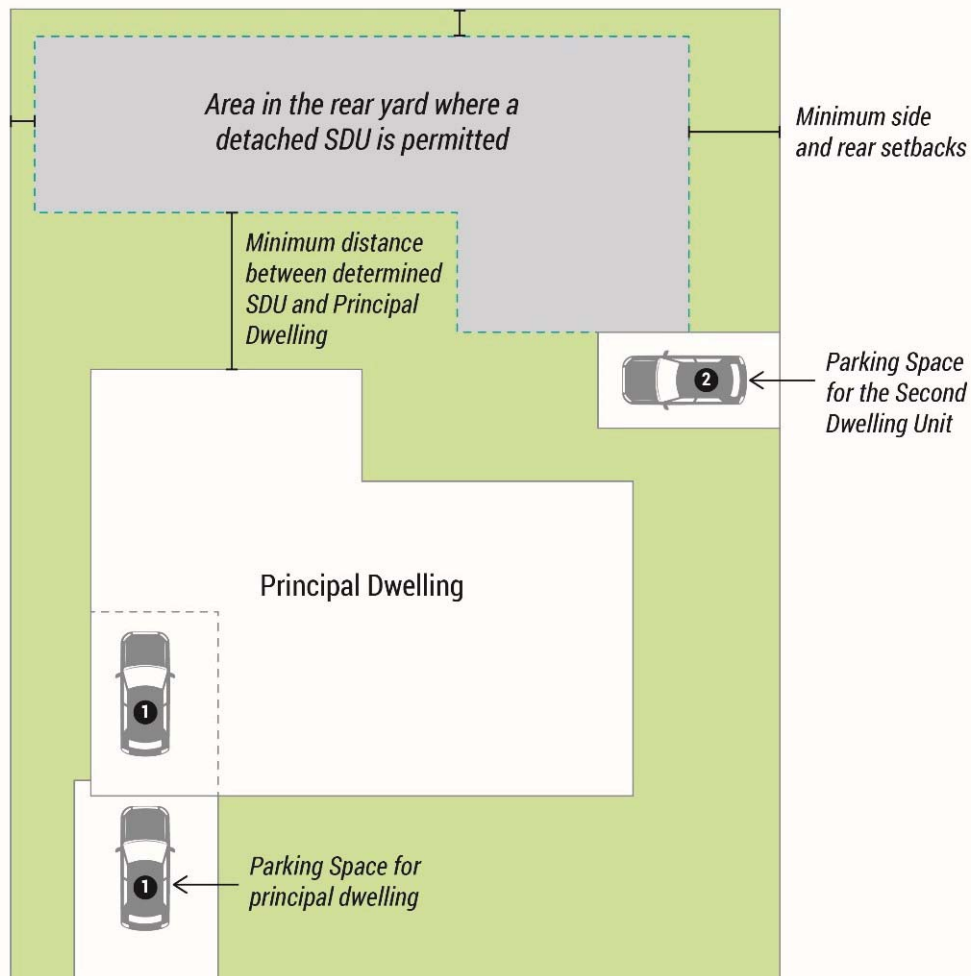
- Regulations designed to maintain the overall appearance from the street includes:
 - One entrance shall face the street.
 - Exterior appearance of façade facing street shall be maintained.
 - No exterior stairway except as required.



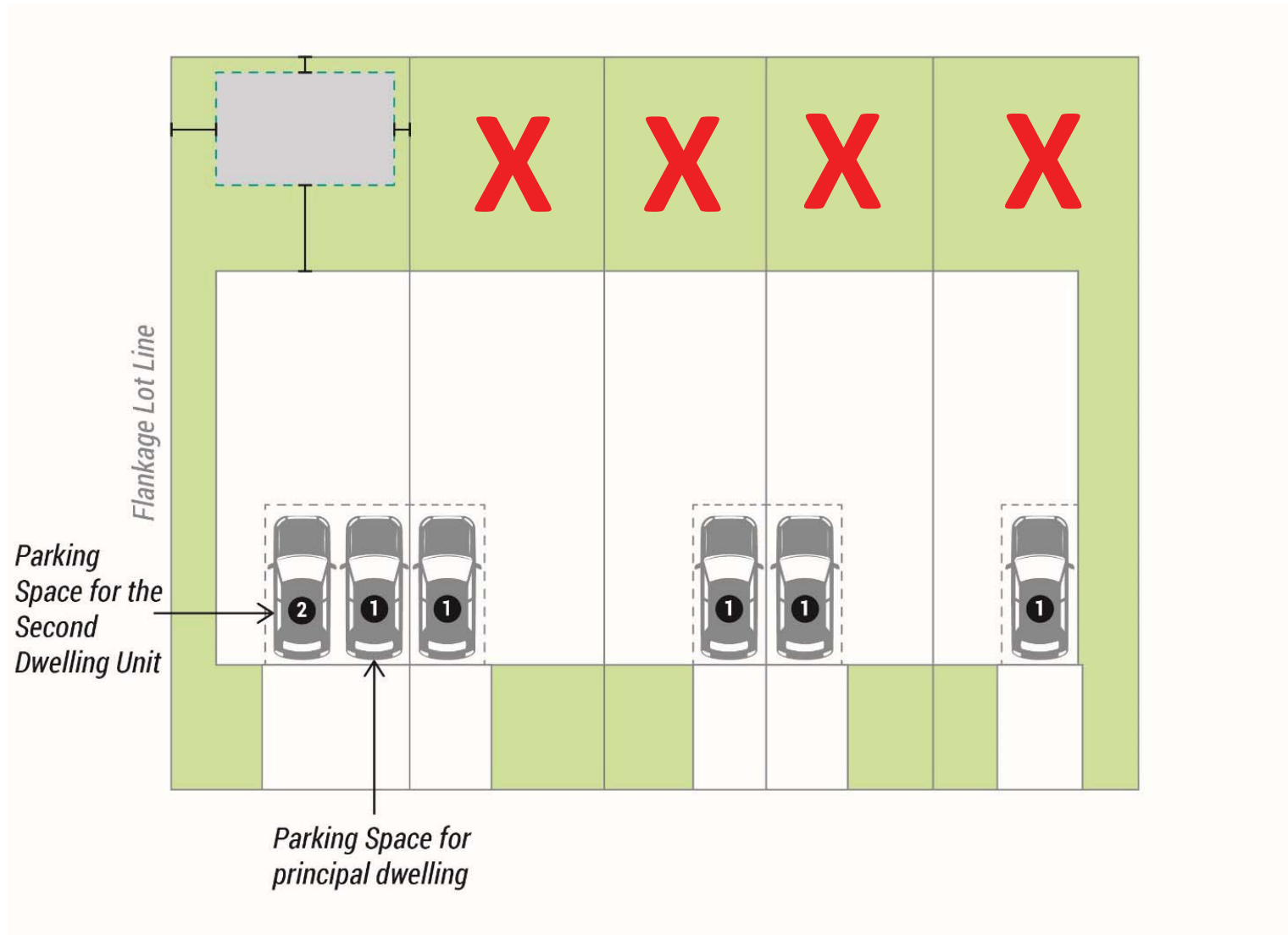
Design Regulation – Units internal to Principal Dwelling



Locational Regulations – Detached SDUs



Parking Regulations – Detached SDUs



Locational Regulations – Detached SDUs

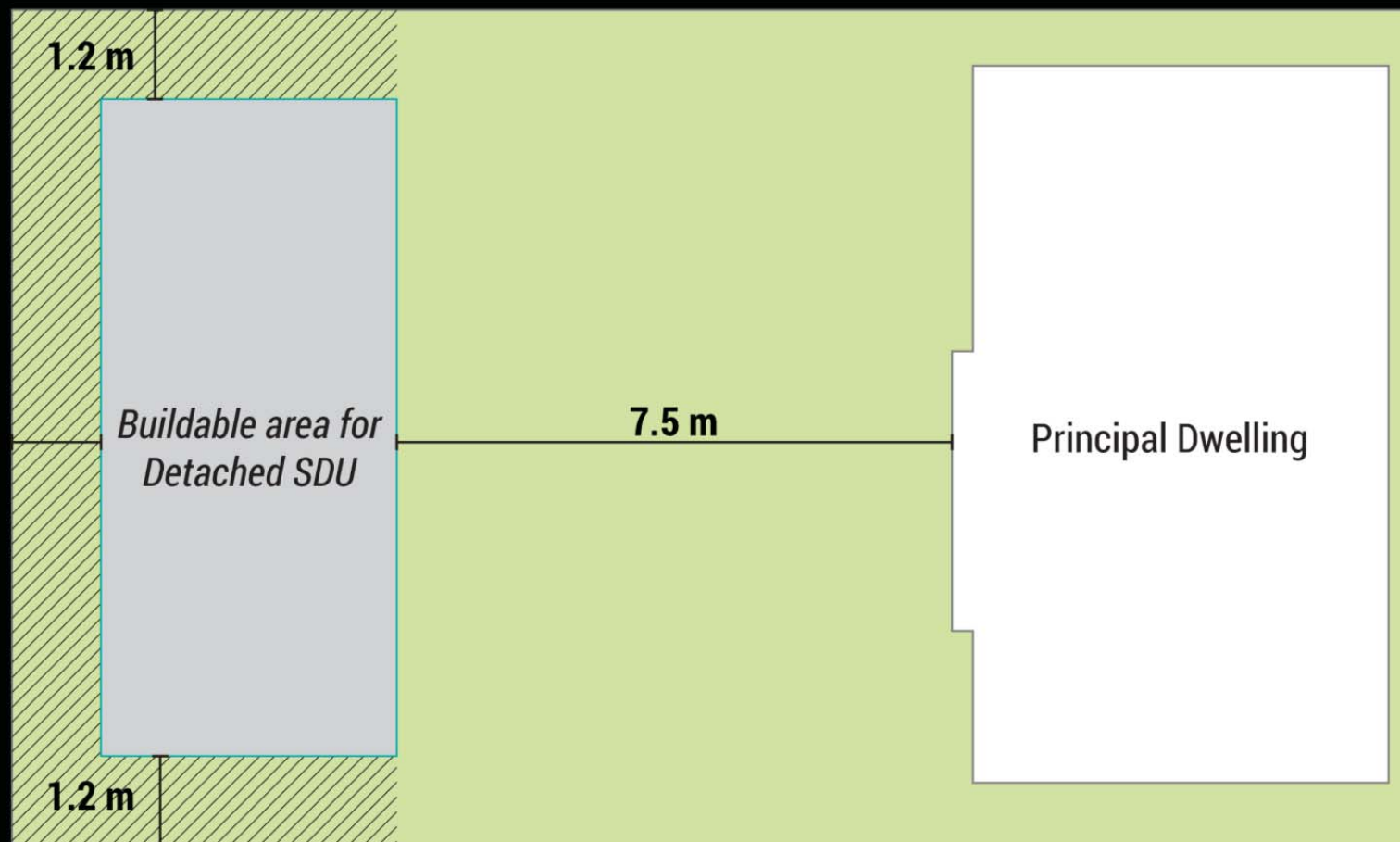
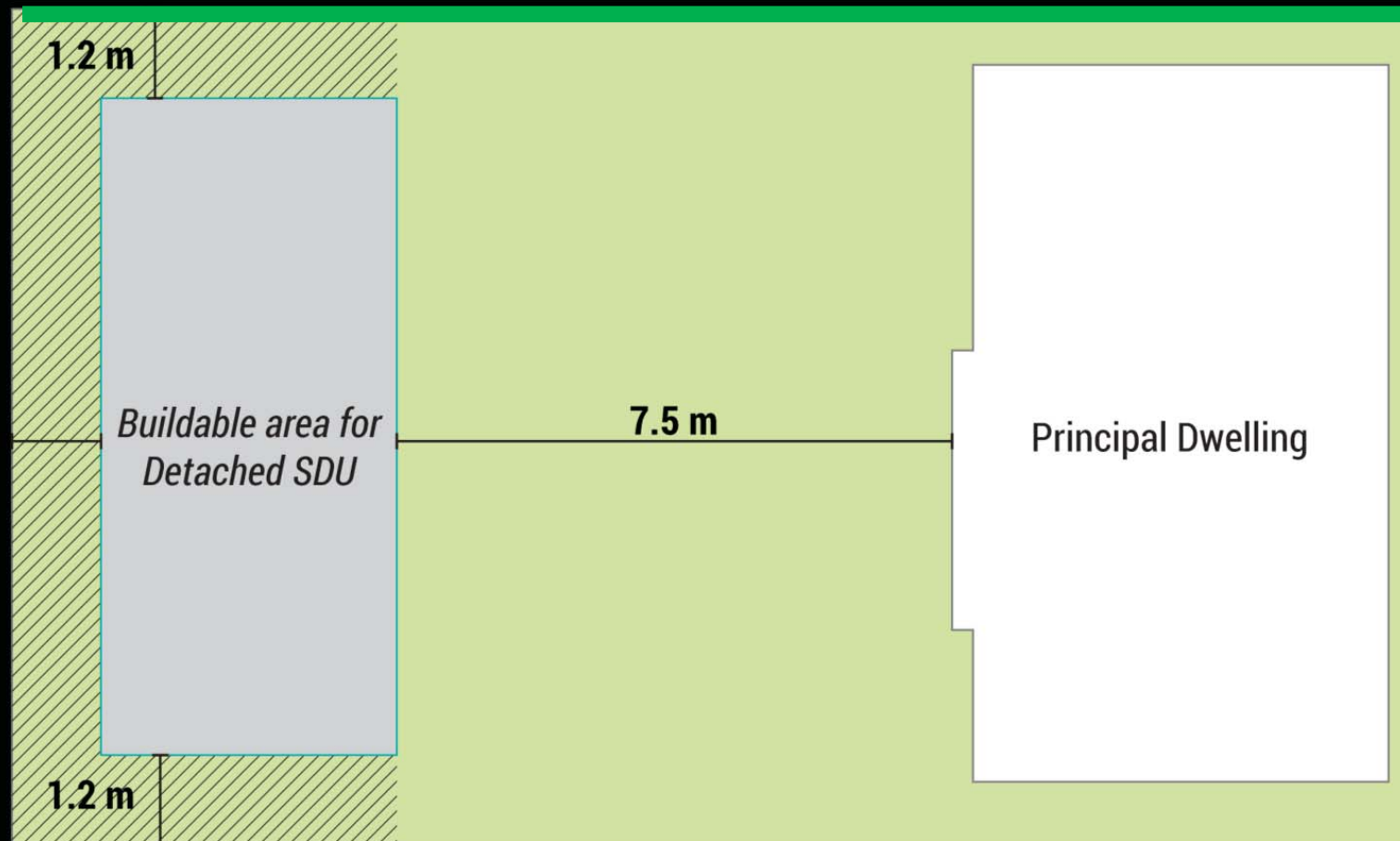


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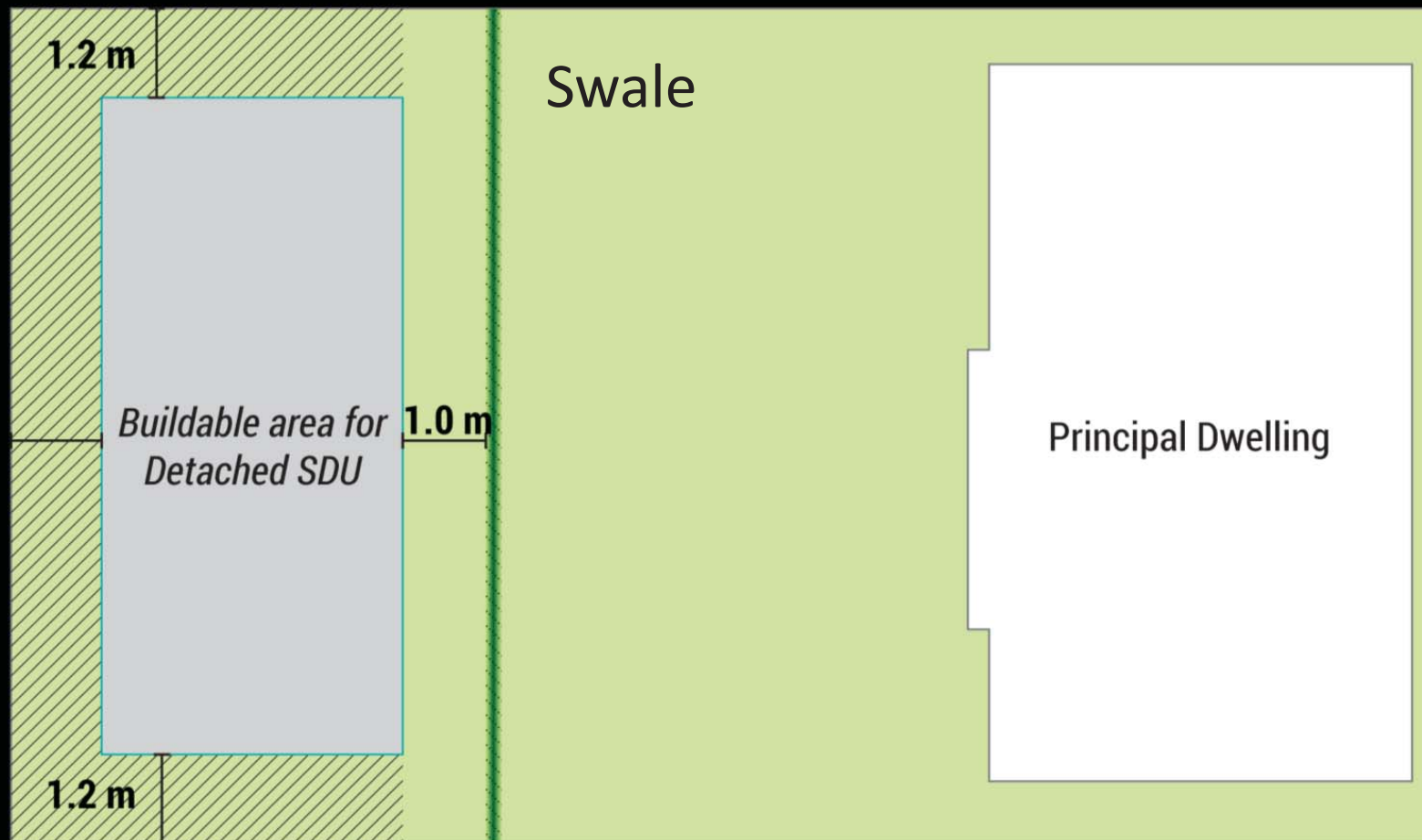
Locational Regulations – Detached SDUs



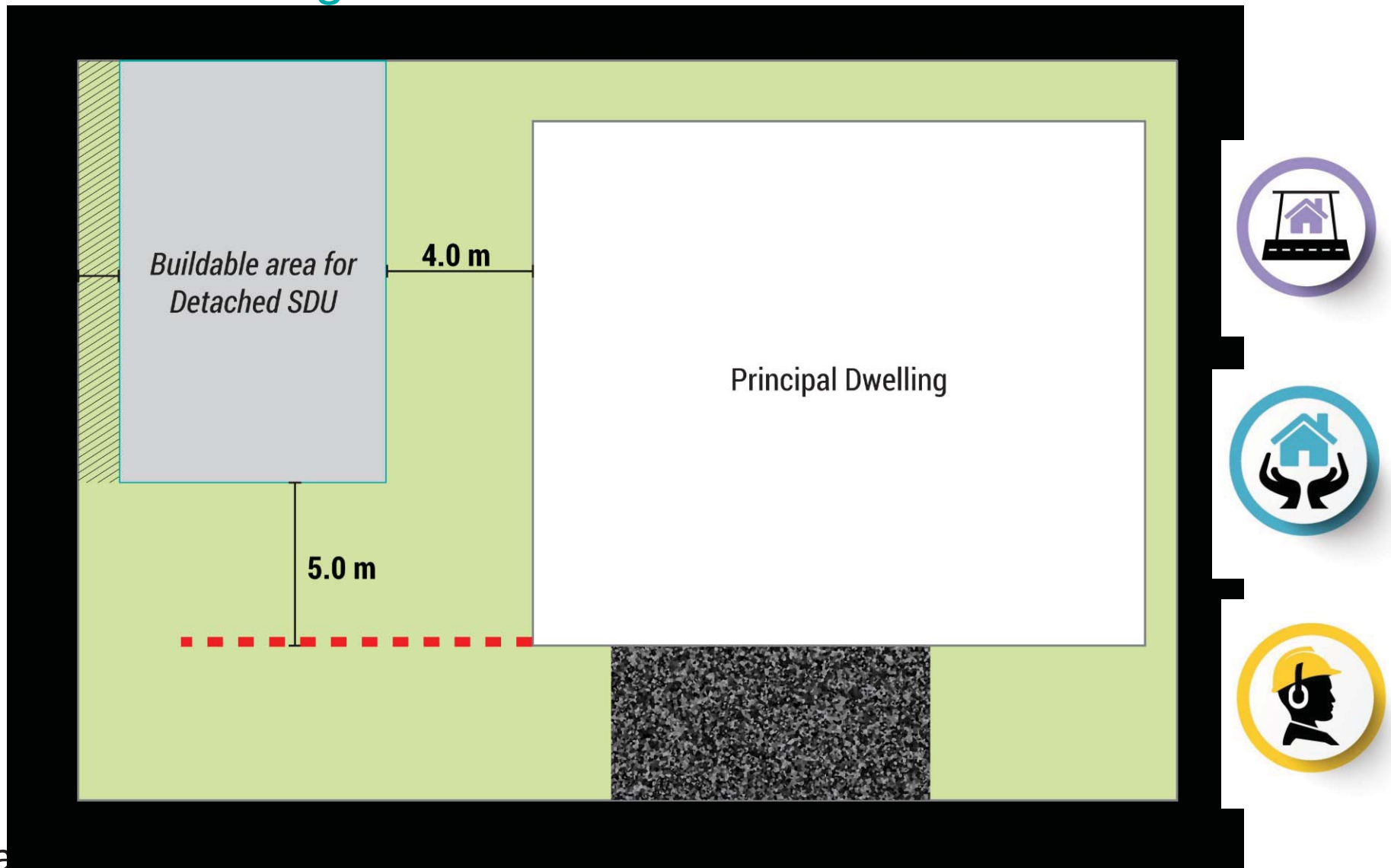
Swale on
Lot Line



Grading Regulations – Detached SDUs



Locational Regulations – Detached SDUs



Illustra

Locational Regulations – Detached SDUs



Amenity Space Regulations – Detached SDUs



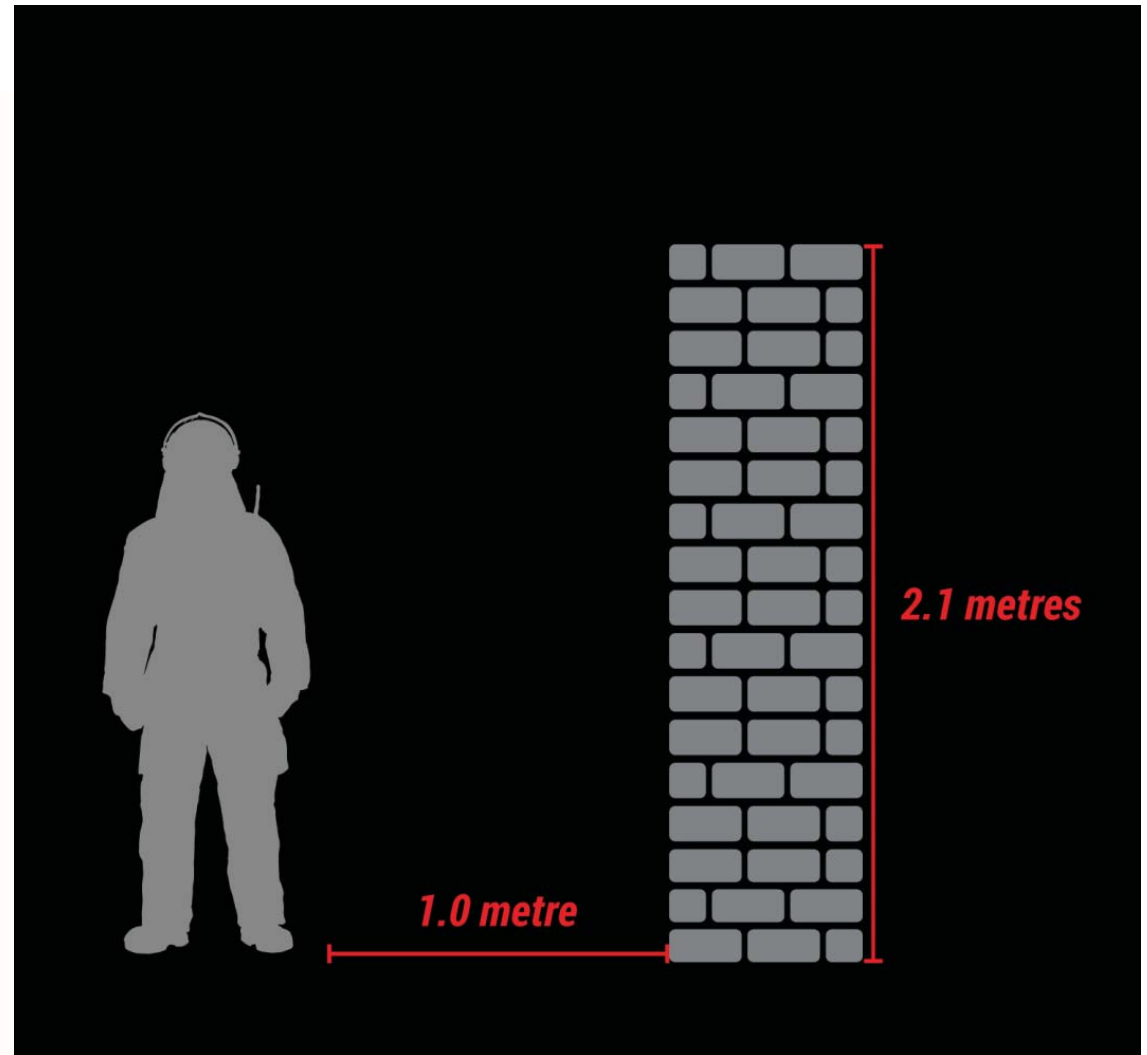
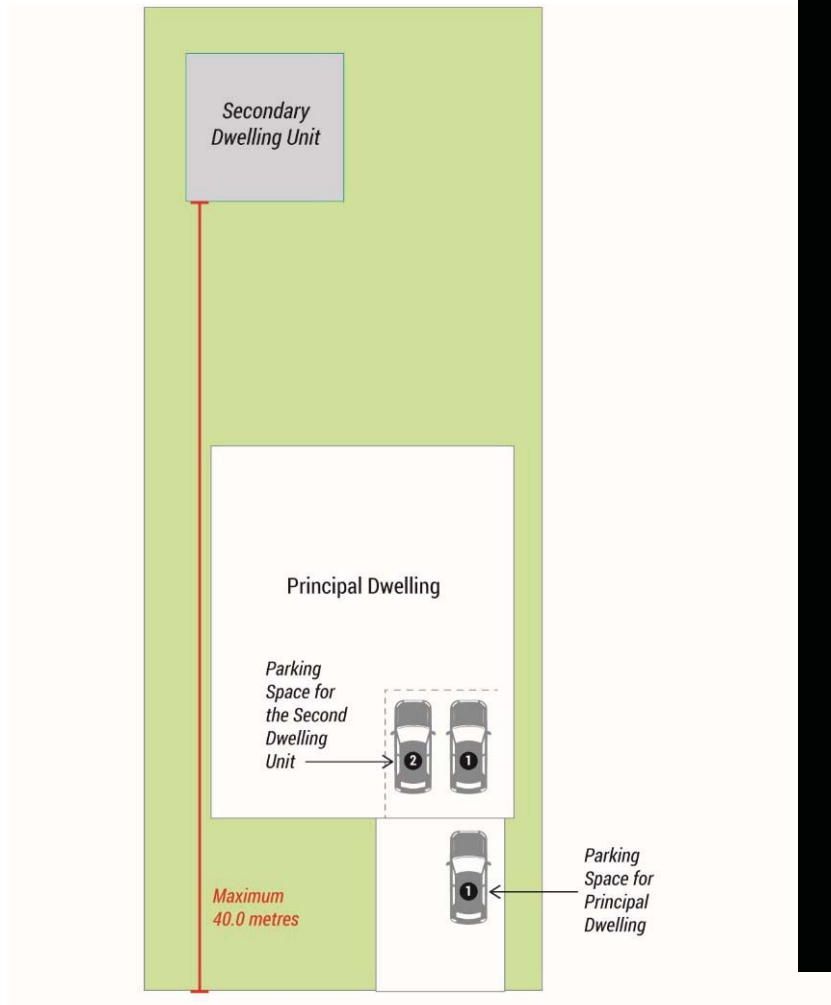
Less than 50 square metres



50 square metres or more



OBC and Fire Code Regulations for Detached Second Dwelling Units



OBC and Fire Code Regulations for Detached Second Dwelling Units



Design Regulation – Detached SDUs



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Building Size Regulation – Detached SDUs

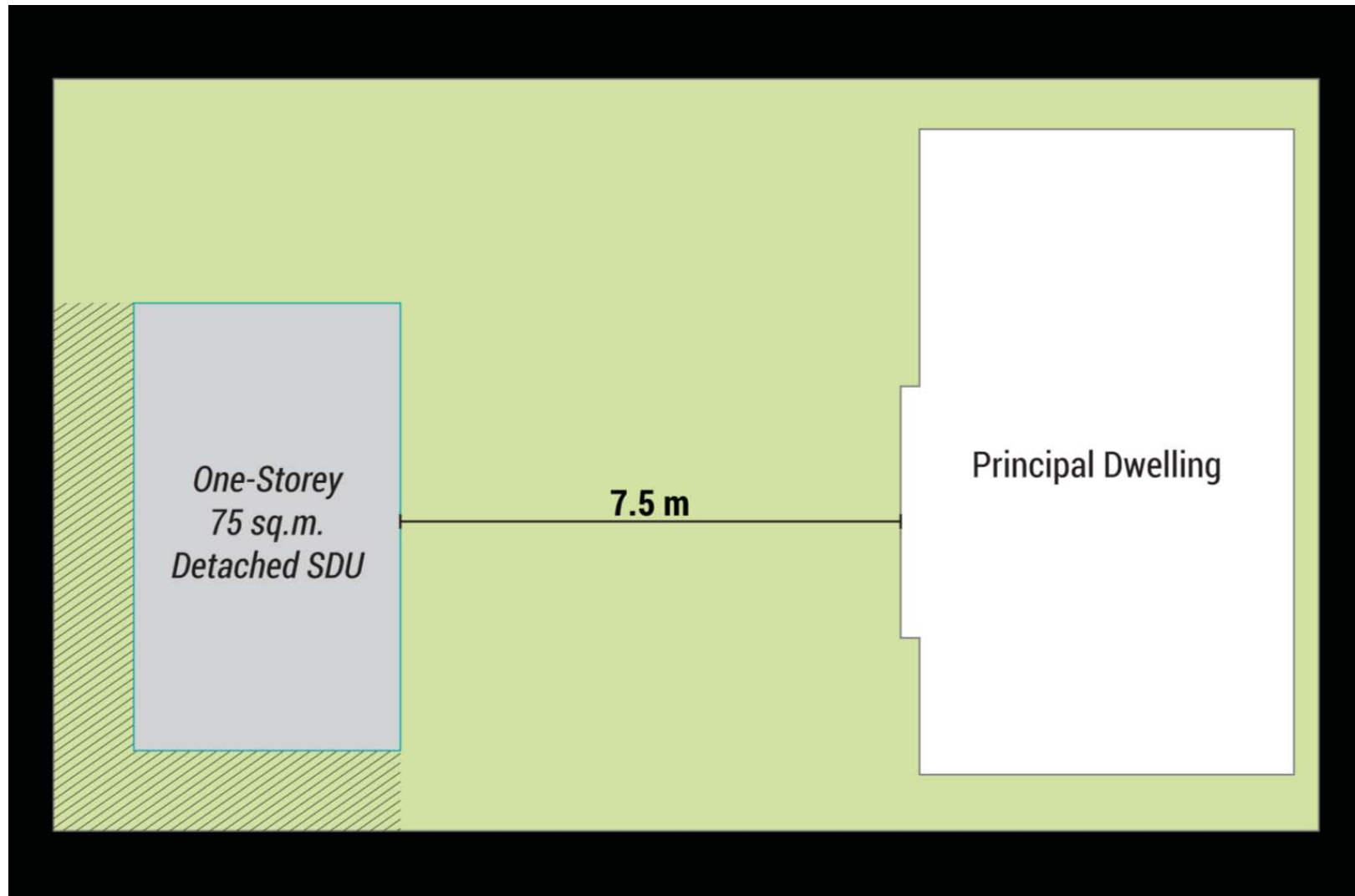
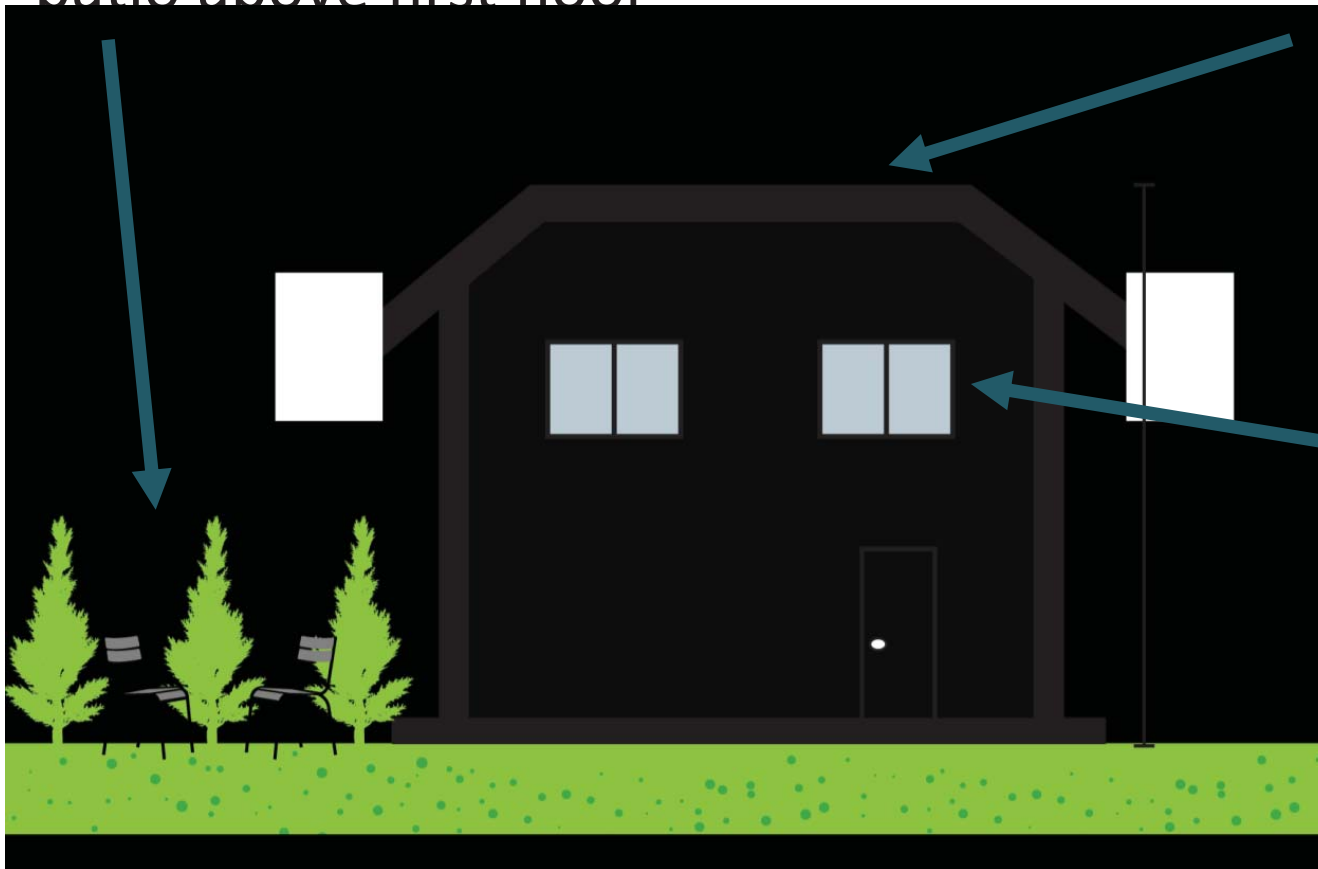


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Design Regulation – Detached SDUs

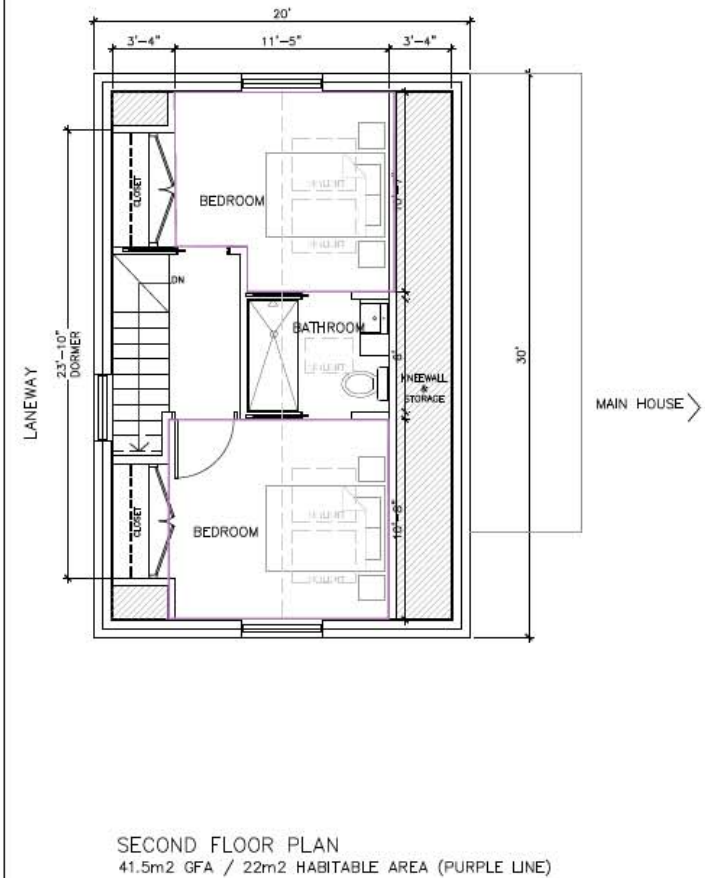
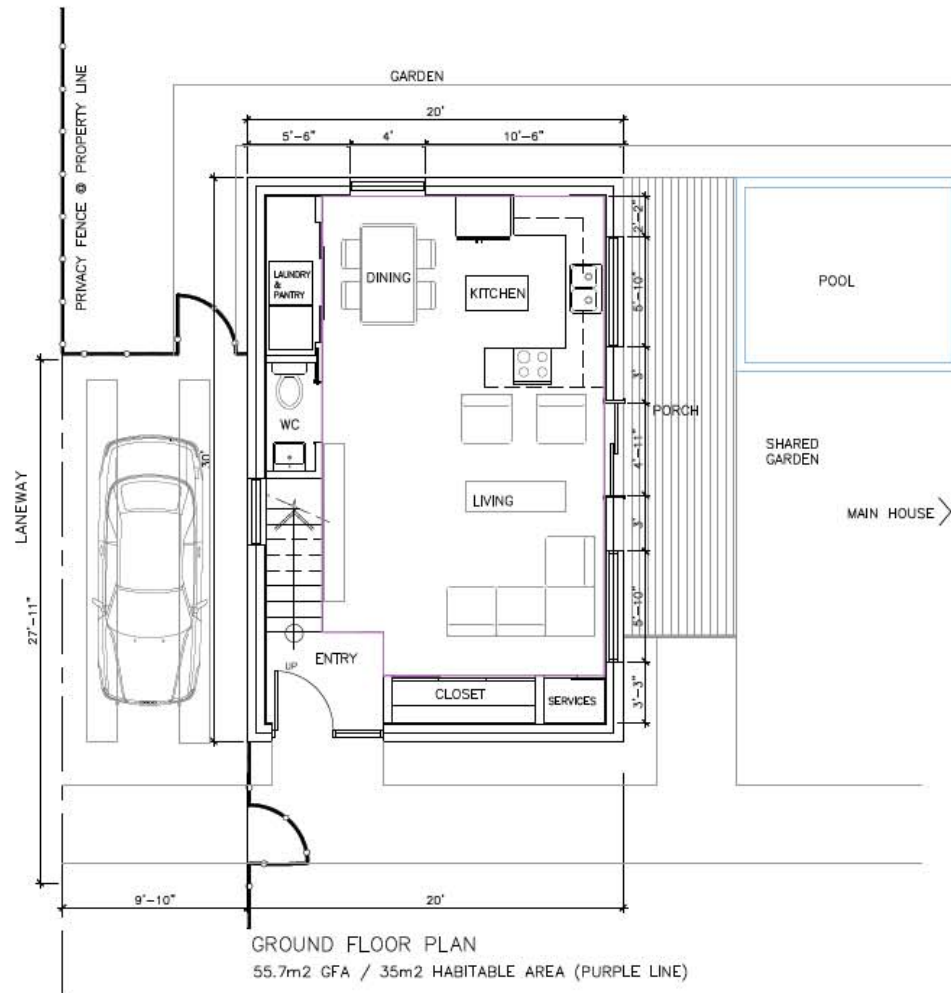
No balcony or rooftop
patio above first floor



Roof design subject to
maximum height

Windows on all floors
as per OBC





PRELIMINARY FLOOR PLANS
 SCALE 1:75



Detached Second Dwelling Units - Conversion



Detached Second Dwelling Units - Conversion



Parking Regulations for SDUs

Permitted

Not Permitted

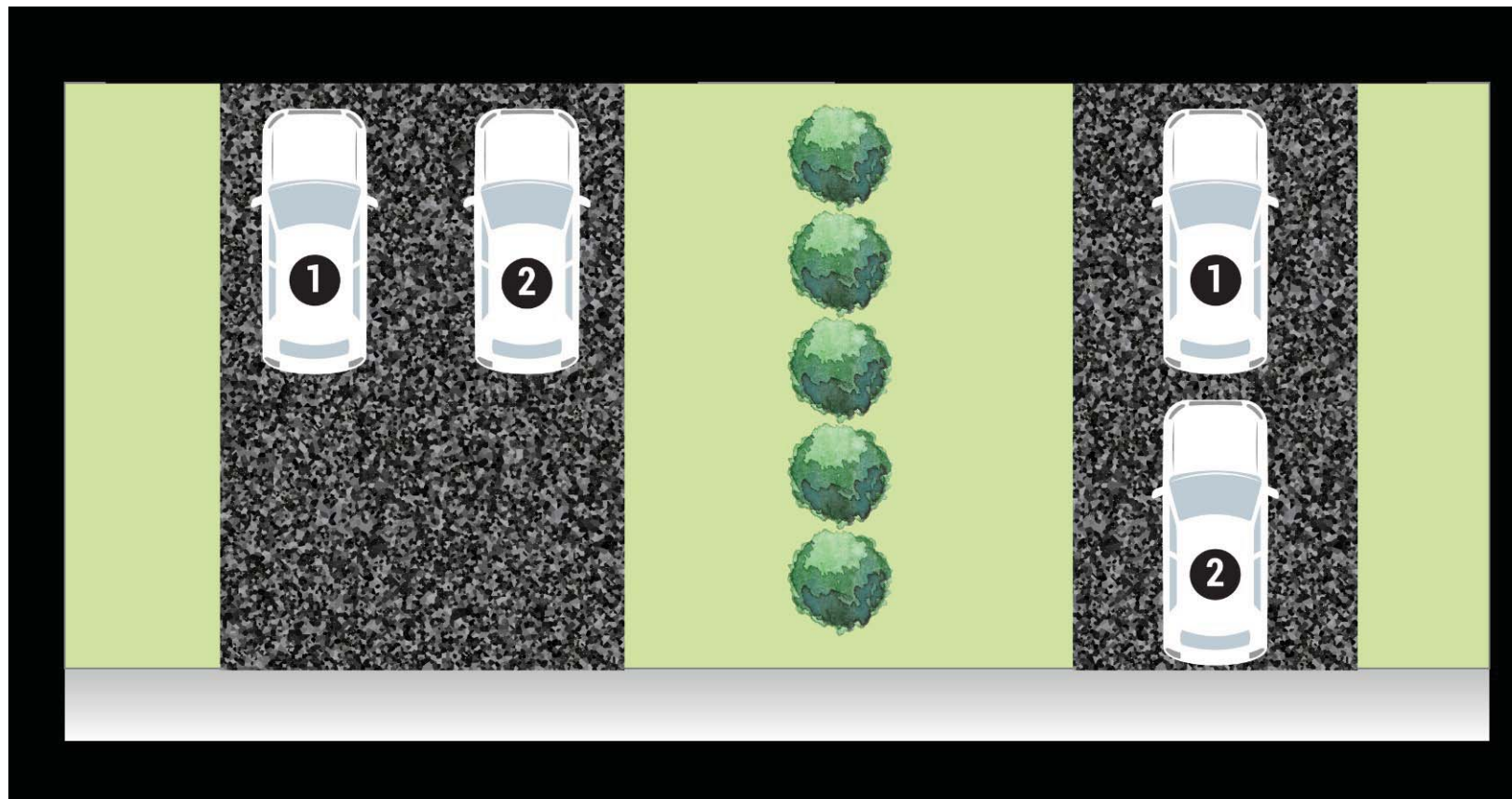


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Street

Parking Regulations for SDUs



Parking Regulations for SDUs

Building Façade

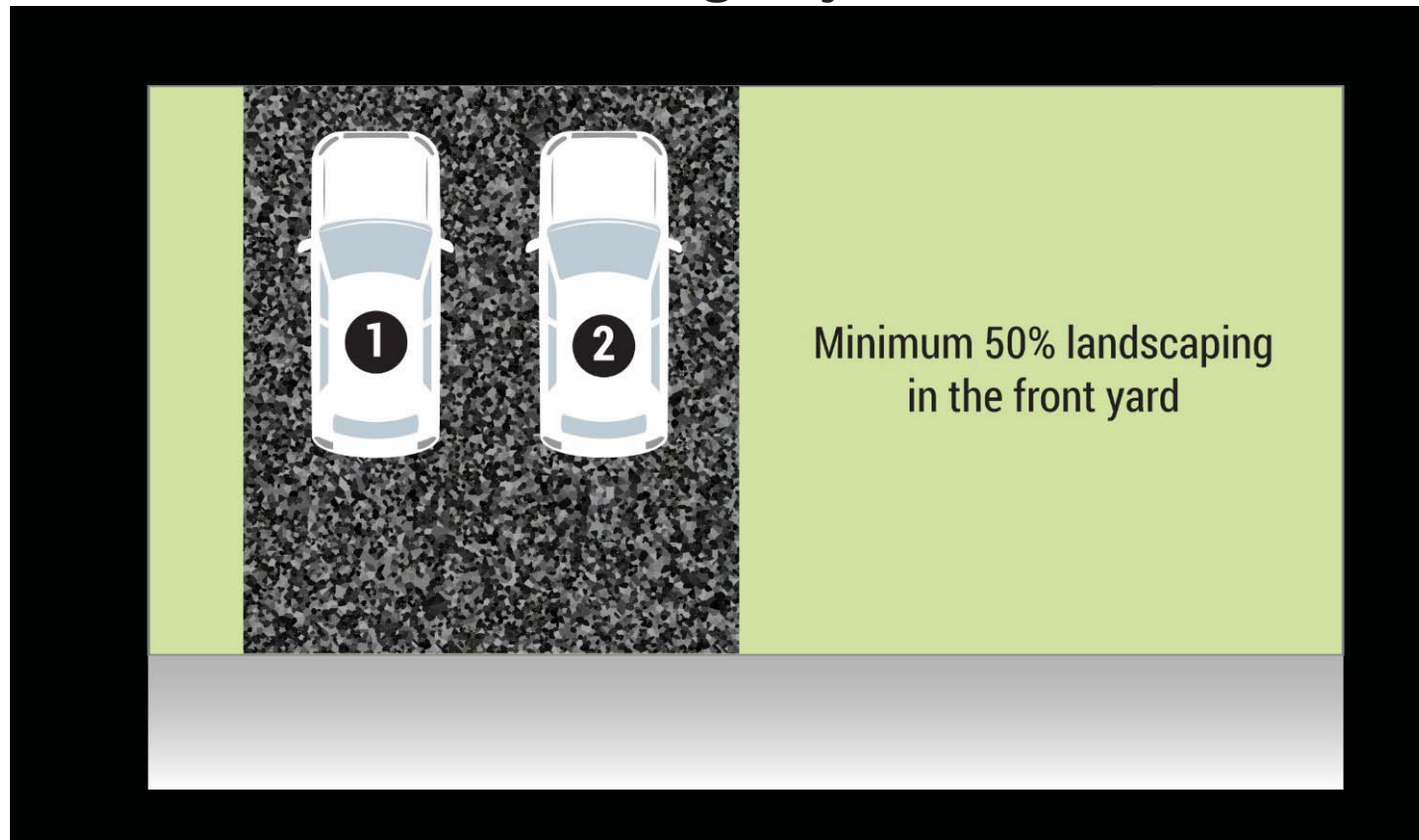
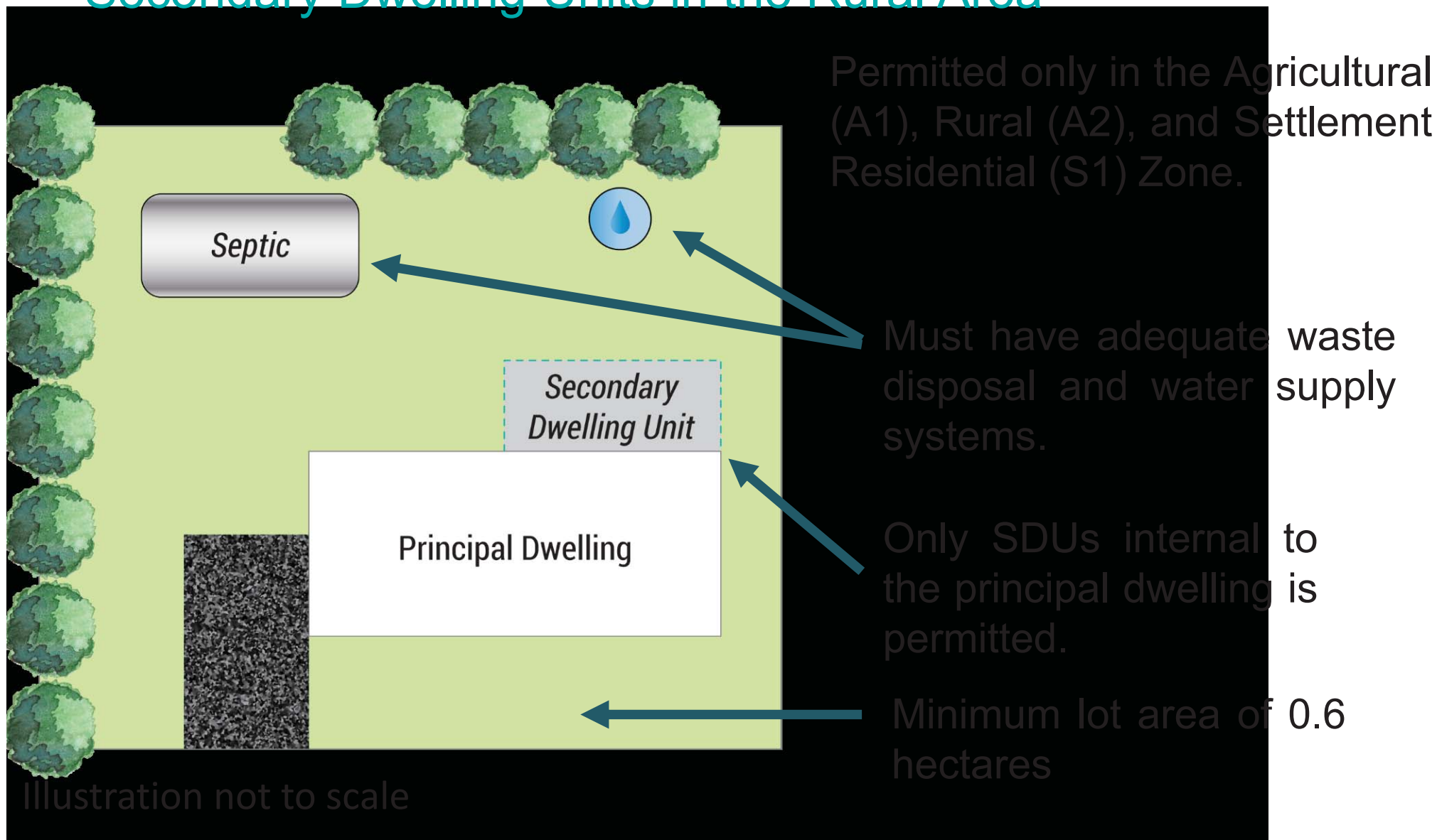


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Secondary Dwelling Units in the Rural Area



New Fee Reductions to Support SDUs

- Proposed reduction in Minor Variance fee to \$600 for modifications to SDU regulations only. Assists by reducing overall costs by homeowners.
- Amendment to the Parkland Dedication By-law for reduced fees when constructing more than on SDU, whether detached or internal units.
- On March 31, 2021, Council directing staff to update the Development Charges By-law based on the SDU permissions of up to two SDUs on a lot. Effective date will be in July 2021.



Repeal of By-laws in Hamilton Zoning By-law No. 6593

Laneway Housing Pilot Project (By-law No. 18-299)

- Approved in 2018 to permit detached SDUs when lots abut a laneway.
- Permissions in Wards 1 to 4.
- No longer required as new regulations permits detached SDUs (new or converted).

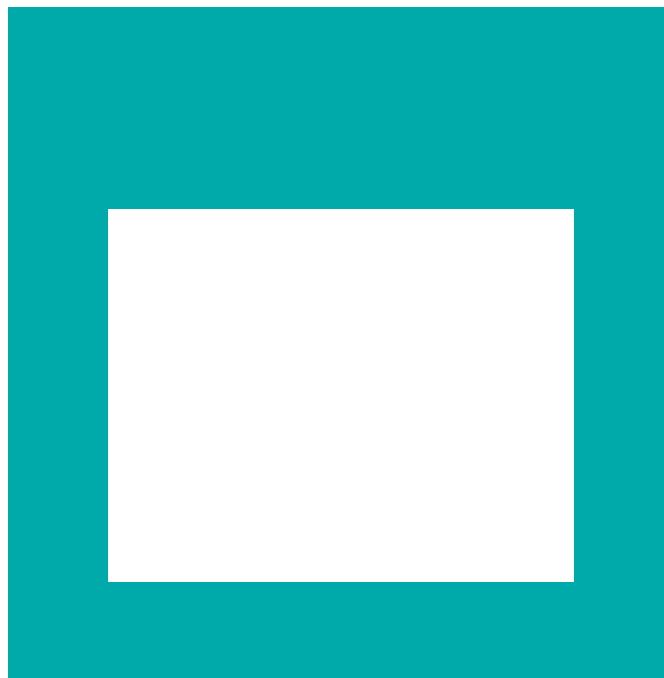
Temporary Use By-law (By-law No. 19-307)

- Modifies certain regulations under Section 19(1) in Wards 1, 7, and parts of 14 to provide some flexibility
- Expires December 2021.
- No longer required as new set of regulations will replace Section 19(1).

Update of the Accessory Building Regulations in Hamilton Zoning By-law No.05-200

- Current Accessory Building regulations in Section 4.8 have been in effect since 2005.
- Needs updating as new Zones have been added over time and address unforeseen scenarios.
- New regulations for:
 - Mixed Use Development
 - Considerations for carports, play equipment, and gazebos.





THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE