



ACTION SHEET – Second Dwelling Units (SDUs)

We have spent the past few months engaging & mobilizing community members to respond to the City of Hamilton's plans to expand urban Hamilton into prime agricultural land & open spaces in rural parts of our municipality including Elfrida. We are advocating for Hamilton City Council to FREEZE the urban boundary & focus on accommodating urban growth within the existing urban area. In order to succeed in accommodating all new growth within the existing boundary, the city needs to pursue new ways to house people. This action sheet is designed to encourage you to help us to advocate to ensure that these new approaches become standard policy & practice here in Hamilton.

To this end, the City of Hamilton has initiated a **Residential Zoning Project** that is unrolling in 3 stages (low, medium & high density). The project is currently in **Phase 1 of Stage 1 - Second Dwelling Units or SDUs**. Planning staff **are presenting their report with recommendations on an SDU policy for Hamilton at the upcoming April 6th Planning Committee meeting**. [CLICK HERE](#) to access the staff report.

WE NEED YOU to speak up and support SDUs in Hamilton!

Please consider taking one or more of the following actions:

1. Contact Your City Councillor - tell them that you support an SDU policy being applied across ALL residential neighbourhoods in Hamilton. Please call or email your councillor before April 6th if you can!

[CLICK HERE](#) to access contact information for your city councillor.

2. Show Support for the Staff Report going to the April 6th City of Hamilton Planning Committee - You can submit a written, pre-recorded or live virtual delegation and you need to request – You can do this by:

- Registering to give a live virtual delegation at the April 6th Planning Committee meeting – *NOTE that, to do this, you must **REGISTER BY 12 NOON on Thursday, April 1st**. [CLICK HERE](#) to register as a live virtual delegate. Indicate in the on-line form that you wish to speak to **Item 9.4 on the April 6th Planning Committee agenda**.

- Submitting a pre-recorded virtual delegation to the April 6th Planning Committee meeting – this must also be done **by 12 NOON on Thursday, April 1st**. [CLICK HERE](#) for instructions on submitting a pre-recorded delegation.

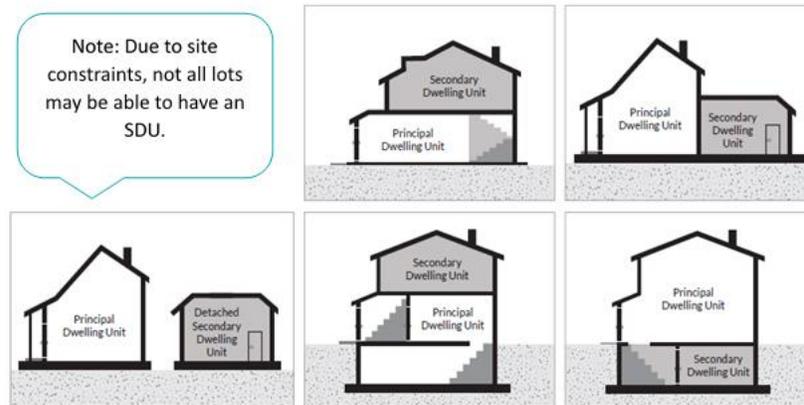
- Submitting a written delegation to the April 6th Planning Committee meeting – this must be done **by 12 NOON on Friday, April 2nd**. Send your written delegation to the City Clerk via email at clerk@hamilton.ca and indicate that the delegation is regarding **Item 9.4 on the April 6th Planning Committee agenda**.

3. Encourage Your Family & Friends to Support SDUs Too! Talk to your family & friends about SDUs and why they are needed in Hamilton and encourage them to contact their councillor or commit to a delegation for April 6th!

Some Important Background On SDUs

The City of Hamilton has been consulting with the public since last fall on residential zoning changes designed to support SDUs. A summary of the public consultation to date is available on the Engage Hamilton website. [CLICK HERE](#) to access the section focused on SDUs and the Residential Zoning Project.

The illustration below shows the different forms that SDUs can take:



-Source: City of Hamilton – see engagehamilton.ca

Some KEY BENEFITS of SDUs:

This is by no means an exhaustive list, but these are some of the key benefits that SDUs bring to a community.

- **SDUs are a form of ‘gentle density’ that can increase population in existing neighbourhoods** – SDUs are a form of urban infill development that can generate more living spaces within existing residential neighbourhoods. This, in turn, can increase population levels in a way that justifies enhanced public transit, & makes grocery stores and other neighbourhood amenities more viable in the area. All of this helps to build more complete communities where residents can access essential services and needs often within easy walking distance. Accommodating more people in urban areas means less need to expand outwards.

-**SDUs can increase the availability of rental units across urban & suburban neighbourhoods, & in rural settlement areas** – SDUs increase the range of rental options available in a municipality, opening the door to enabling someone to live, for instance, in a residential neighbourhood in a house with a yard and garden access. In some Ontario municipalities (eg Toronto) incentive programs exist to encourage homeowners to rent their SDU at lower than market rents to help address housing affordability issues.

-**SDUs can help people become or remain homeowners** – A rental unit in or on a residential property might make a home purchase viable for a first-time buyer – with rental revenue helping to pay for a mortgage. An SDU might also be what enables a current homeowner to remain in their home by providing the revenue required to cover on-going costs.

-**SDUs can enable extended families to support each other** – The opportunity to establish an SDU such as a laneway suite or garden flat, can enable a primary resident to create housing for adult children or aging parents on site but in separate living space. This enables everyone to have their own living space on a family property but with supports nearby –something that might be essential in the case of elderly family members.