



September 28, 2026

From:

West End Home Builders' Association

1112 Rymal Road East

Hamilton, Ontario L8W 3N7

To: **Planning Committee, City of Hamilton**

71 Main Street West

Hamilton, Ontario L8P 4Y5

WE HBA Letter: PED26188 – Amendments to Additional Dwelling Unit and Additional Dwelling Unit – Detached Regulations in Zoning By-law No. 05-200 (Urban Area)

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction. In the Hamilton CMA in 2025, residential construction contributed over \$4.6 billion in investment value and provided over 26,300 jobs paying about \$2.02 billion in wages. WE HBA notes that these economic indicators are in rapid decline and that the Missing Middle Institute has noted that the decline in housing starts, compared to the previous four-year average, is estimated to have reduced the number of jobs in Hamilton by 1,921¹.

WE HBA is in full support of the recommendations contained in Report PED26188 respecting amendments to the Additional Dwelling Unit (ADU) regulations in Zoning By-law No. 05-200. Over the past several months, WE HBA has been working with City staff to address the interpretation of section 35.1(1) of the *Planning Act* as it applies to semi-detached and street townhouse dwellings on individual lots. The existing zoning regulations created uncertainty about the number of ADUs permitted and whether the City's regulations were consistent with the permissions established by the *Planning Act*.

We appreciate the City's willingness to review the issue with WE HBA and our members. Following those discussions, staff confirmed that section 35.1(1) applies where existing zoning does not provide the required permissions. Planning and Zoning staff were advised of this interpretation so that applications could proceed while the formal zoning amendments were being prepared. WE HBA appreciates that once a resolution was identified, the City was willing to make the appropriate change in practice ahead of the formal approval of the by-law amendments.

For our members, having the zoning by-law say clearly what is permitted is important. Builders and homeowners should be able to determine the permissions that apply to a property without encountering a different interpretation during the planning or building permit process. These amendments will also make it easier to use the ADU permissions already provided under provincial legislation and add housing within existing neighbourhoods.

¹ Missing Middle Institute: 2025 GTA and GGH Final Housing Report Card, April 2026



WE HBA would like to thank Council and City staff for their attention to this matter and for working with the Association to resolve it. We are pleased to see the resulting amendments before Planning Committee.

WE HBA respectfully requests that Planning Committee approve the recommendations contained in Report PED26188 and the associated amendments to Zoning By-law No. 05-200.

Sincerely,

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association