



Virtual Open House

**SECONDARY SUITE REGULATIONS AND
INCENTIVES**

June 2022

Why are we here today?



We are exploring options for the future of our single family neighbourhoods, including secondary suites, infill housing, and short-term rentals.

Today, we will focus on **secondary suites**, and we want to know:

- Your thoughts on potential changes to our secondary suite size regulations
- What other improvements could be made to our secondary suite program



TODAY



Background (5 min)



Overview of secondary suite regulations (5 min)



Potential changes to size regulations (20 min)



Above-ground secondary suites (15 min)



Barriers and potential incentives (15 min)



= Breakout



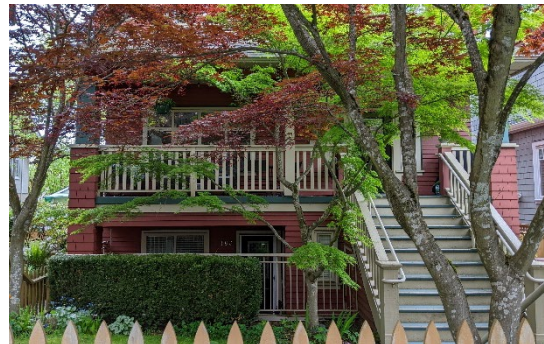
= Polls

WHAT ARE SECONDARY SUITES?

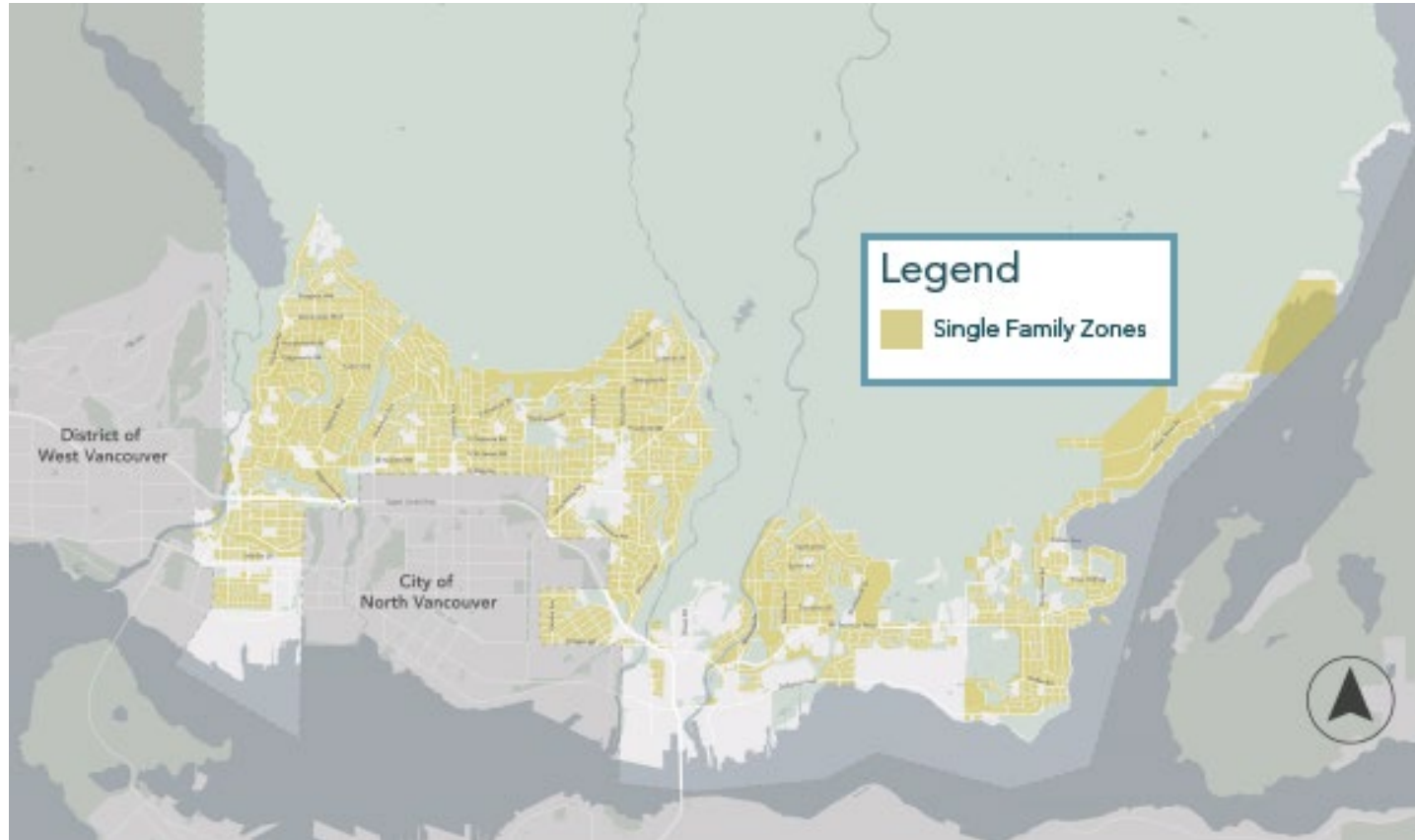


- A self-contained unit within a single family home that contains a cooking facility and living space
- Cannot be sold separately from the main home
- Can be located at the basement level, ground level, or second floor

What it can look like



SECONDARY SUITES IN THE DISTRICT



What we have

6,336

existing suites

What we need

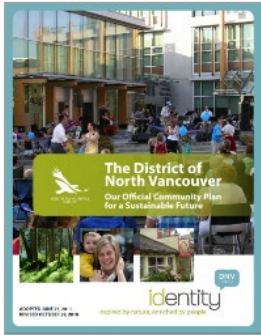
594

additional suites
by 2030

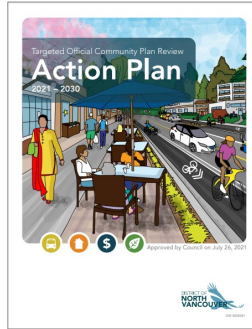
Pace of Development 2021

RELEVANT DIRECTIONS

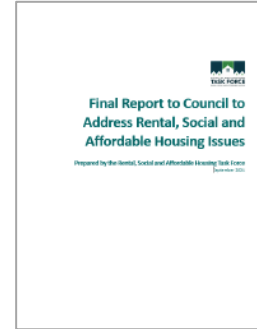
Official Community Plan (OCP)



OCP Action Plan



Final report of the Rental, Social and Affordable Housing Task Force



2011

July 2021

September 2021

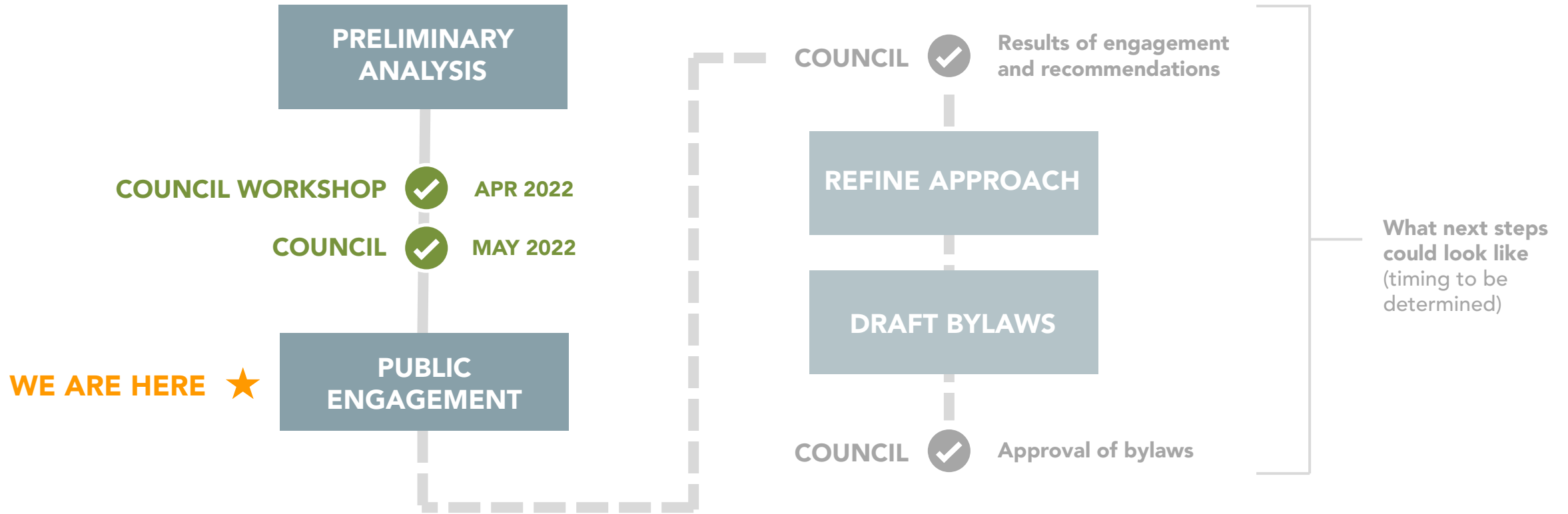
2022

TODAY

Over 2,040 new secondary suites since 2011

Exploring updates

PROCESS





Overview of Secondary Suites Regulations

CURRENT REGULATIONS IN THE DISTRICT

Secondary suite regulations are contained within the Zoning Bylaw

- Permitted in single family homes only
- Must be attached to the single family home
- Only one secondary suite or coach house is permitted on a lot
- One additional parking space is required
- Property owners must live on the property
- No boarders or lodgers
- Suite is no greater than 40% of the single family home or 90 m² (969 ft²), whichever is less
- No minimum size requirement



Maximum size regulations

40% of the single family home

or 90 m² (969 ft²), which is approximately a two-bedroom suite

(whichever is less)

BC BUILDING CODE

Local government building and zoning regulations must comply with the BC Building Code.

Changes to BC Building Code in 2019:



	Previous	Current
Maximum floor area	90 m ² (969 ft ²)	No limit
Maximum percentage of principal building	40%	No limit
Building type(s)	Single family	Single family, duplex, townhouse
Sale of property	No stratification	No stratification



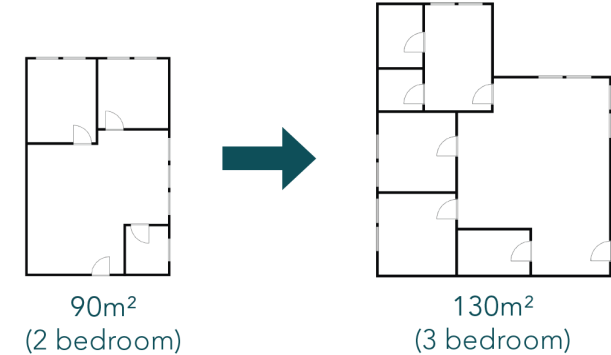
Potential Changes to Size Regulations



1

POTENTIAL CHANGES TO MAXIMUM SIZE REGULATIONS

Increasing maximum floor area from 90m² (969 ft²) or 40% of the single family home (whichever is less) to **130m² (1,400 ft²) or 40% of the single family home (whichever is less)**



5-10
min

Discussion questions:

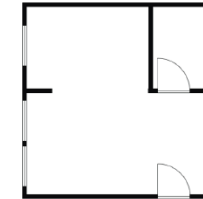
- What are your preferences for **maximum floor area** of a suite?
- What **percentage** of a single family home should a suite occupy?



2

POTENTIAL CHANGES TO MINIMUM SIZE REGULATIONS

Creating a new minimum floor area of **30m² (323 ft²)**

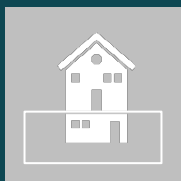


30m²
(studio)

5-10
min

Discussion questions:

- Do you agree that there should be a minimum size regulation?
- What are your preferences for **minimum floor area** of a suite?



Above-ground Secondary Suites

ISSUES WITH BASEMENT SECONDARY SUITES

Suites are often located partially below ground level (such as in the basement).

Recent observations have indicated that new single family homes are locating basement suites **deeper or fully below ground level**.

This has the following potential negative impacts:

- ✘ Groundwater and stormwater disposal issues
- ✘ Construction challenges
- ✘ Suites have less access to natural light
- ✘ Suites have reduced connections to outdoor space

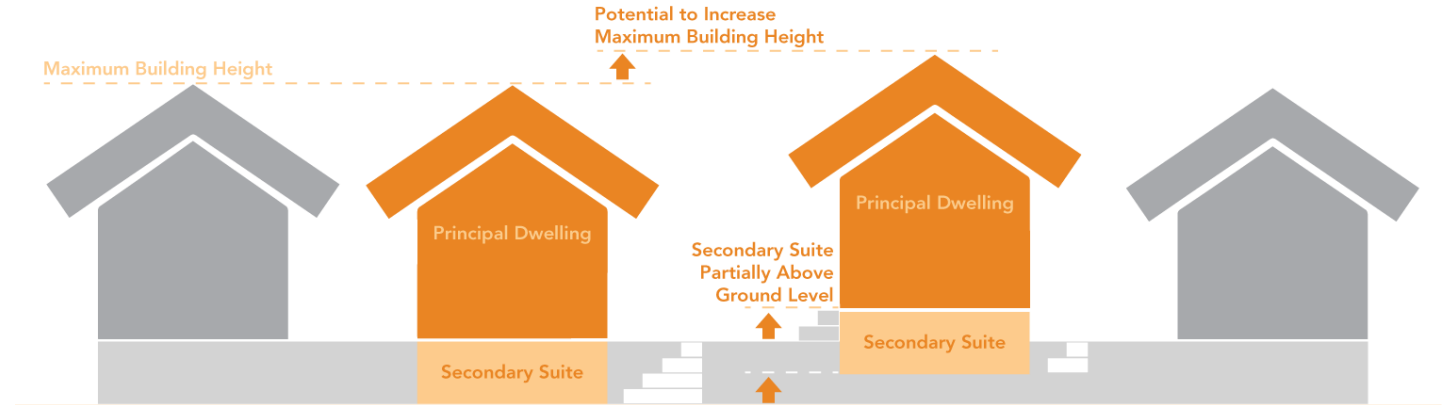


ABOVE-GROUND SECONDARY SUITES



One potential solution is to require new suites to be partially above ground level.

However, this may require an associated small increase to the maximum building height of single family homes.



**5-10
min**

Discussion questions:

- Do you think all new suites should be partially above ground level?
- Would you support a small increase in the maximum height for new single family homes to accommodate suites that are partially above ground level?



Barriers and Incentives

BARRIERS AND POTENTIAL INCENTIVES



Secondary suites are a critical component of the District's rental housing stock.

To encourage more of this type of rental housing in the District and help meet our housing goals, we would like to hear your thoughts on **current barriers to building suites**.

Some issues we've heard in the past include:

- ✘ Cost of required permits and construction
- ✘ Length of time to get a permit(s) approved
- ✘ Cost of additional annual utility fees for secondary suites
- ✘ Meeting parking requirements



Share your experience with us!

Thank you



Share your thoughts using our online engagement tool by **June 19, 2022**

[DNV.org/Housing-Diversity](https://dnv.org/Housing-Diversity)



Your feedback will inform recommendations that will be presented to Council for their consideration in the future.



Questions? Email us!

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