

# Welcome!

We are working to build a healthy community with a diverse selection of housing that fits the needs of residents of all ages, incomes, abilities, and household sizes.

## This includes options for:

- secondary suite regulations and incentives
- infill housing
- short-term rental regulations

Have Your Say!

## How you can help

We want to hear your thoughts on some options for the future of our single family neighbourhoods in the District and learn more about your perspectives on single family neighbourhoods in general.

## We want to hear from you!

As you walk around the room today, look out for these markers on the posters that identify opportunities to provide feedback. You can also chat with staff to provide input or ask questions.



Place a sticky note with your thoughts!

Place a sticker!

## Take the survey

You can also provide feedback through our online survey. **Survey open until June 19, 2022.**

Your feedback, along with research and analysis, will be used to help shape the potential future of single family neighbourhoods. A summary of the input we receive, along with potential next steps will be presented to Council for consideration later this year.

*More info at:* [DNV.org/Housing-Diversity](https://dnv.org/housing-diversity)



# Housing in the District of North Vancouver

Increasing the diversity of housing options across the District, and balancing future and current housing needs, are priorities in the District. Our Official Community Plan (OCP) anticipates an additional 20,000 people and 10,000 new units in the District by 2030, and our housing continuum identifies that a majority of our current housing is provided as single family housing.



The housing continuum (left) is a way to show the kinds of housing our community needs. The more balanced the housing continuum, the more options people have for finding appropriate housing at all stages of life.

The bottom half of the continuum shows different kinds of market housing. That's housing that is purchased or rented privately by owners.

### Single Family Housing

As of 2021, there were approximately 19,830 single family homes in the District.

This includes:



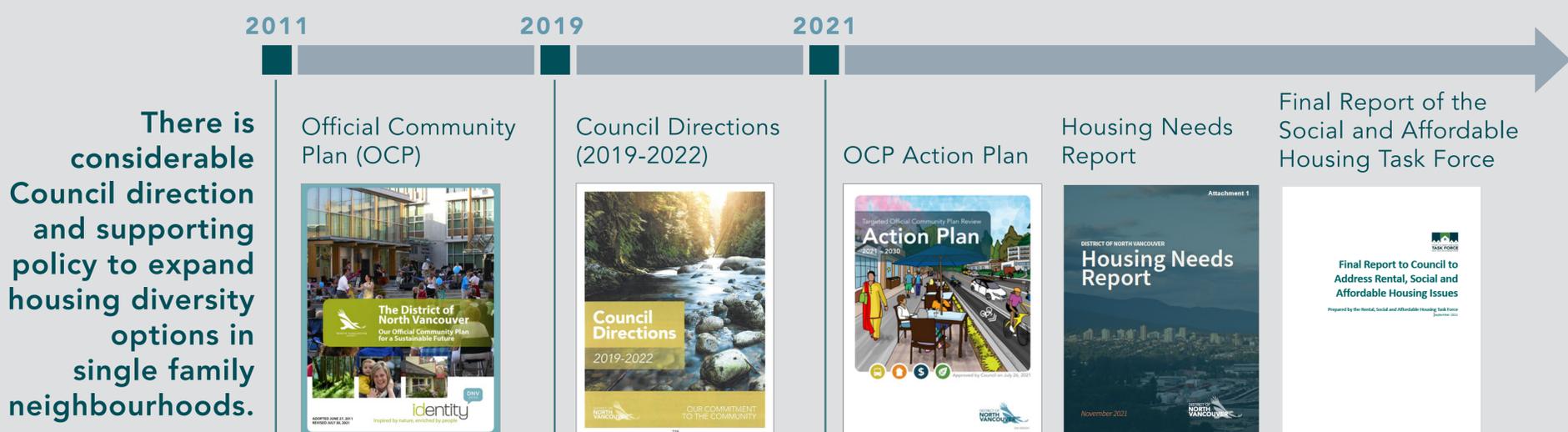
**30**  
Homes with coach houses  
(constructed and approved)



**6,335**  
Homes with secondary suites



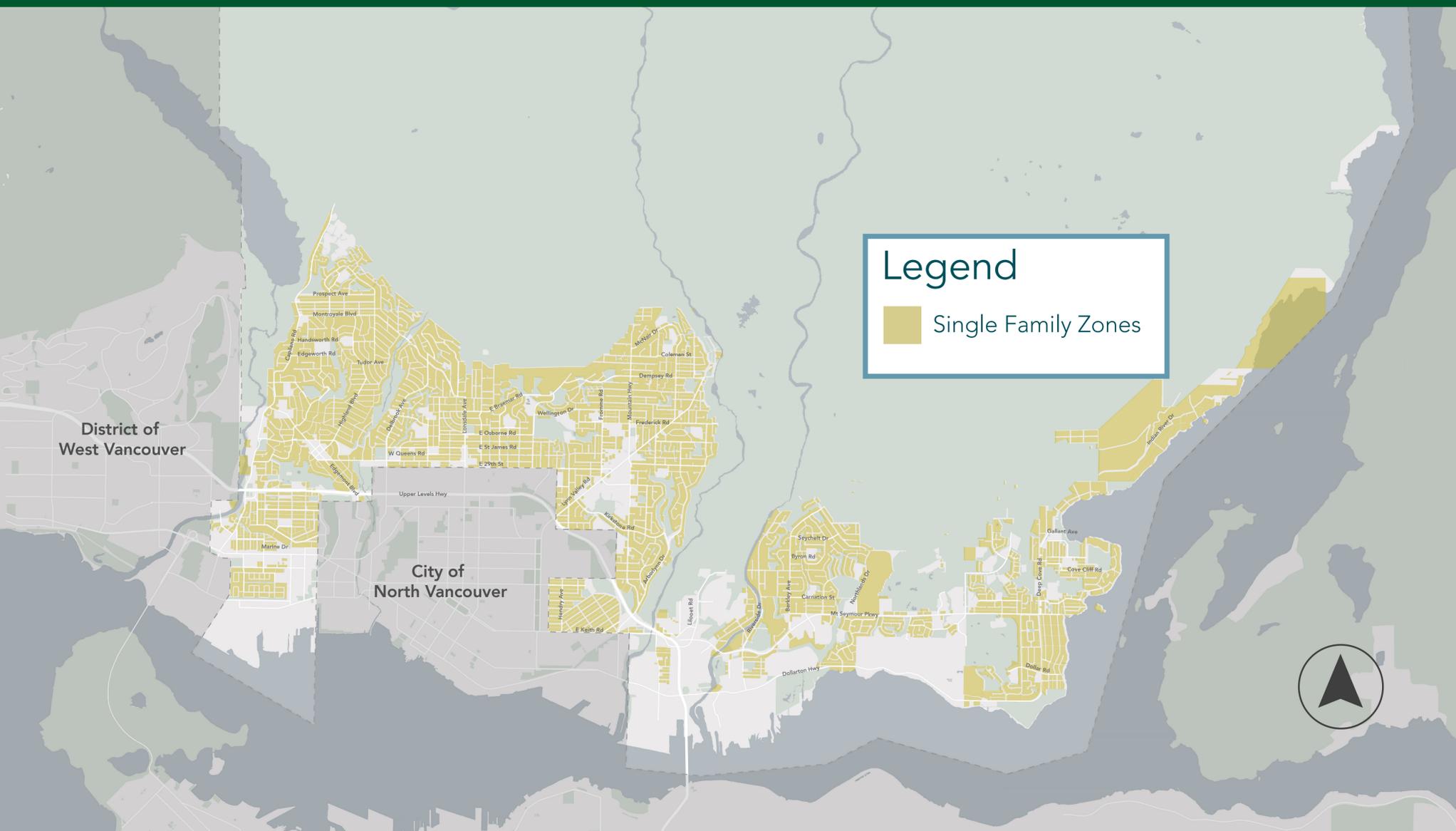
**13,465**  
Homes without coach houses or  
secondary suites



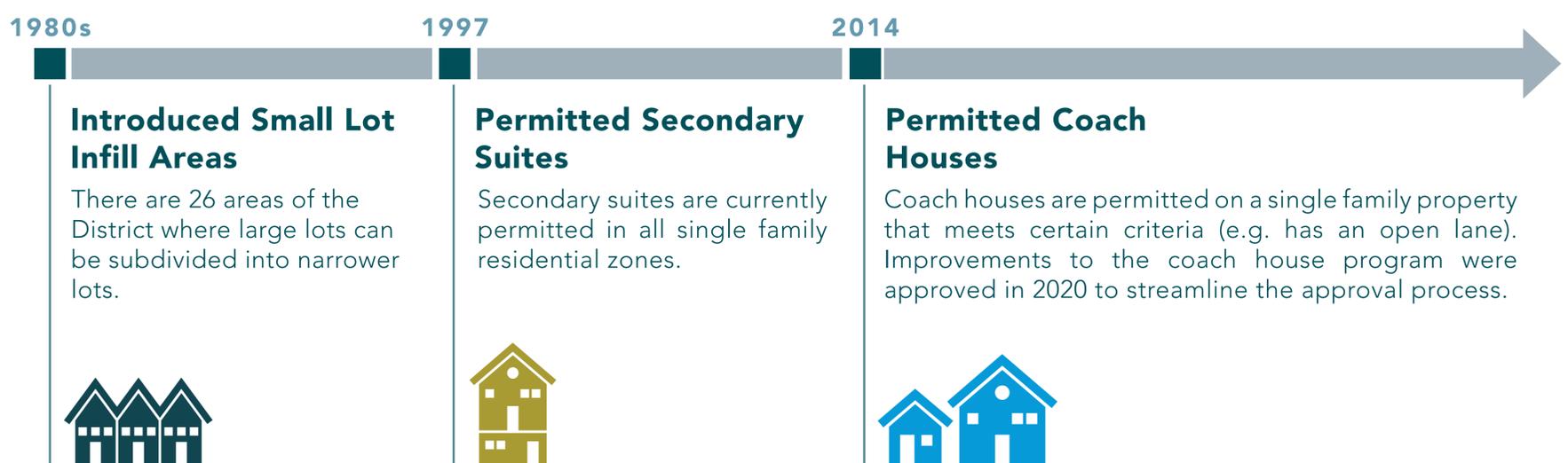
There is considerable Council direction and supporting policy to expand housing diversity options in single family neighbourhoods.

# Single Family Neighbourhoods in the District of North Vancouver

Single family homes account for 56% of all housing units (constructed and approved) in the District of North Vancouver, and over half of the District's land base is zoned for single family.



## Past Initiatives to Diversify Single Family Neighbourhoods



# Overview

## Single Family Housing Topics

Single family neighbourhoods are slowly evolving to accommodate changing housing needs. We are considering how to encourage more secondary suites and infill housing options, and better regulate short-term rentals to maintain the rental stock.



### Secondary Suites

Board #

**A self-contained unit within a single family home that contains a cooking facility and living space.**

Secondary suites are a critical component of our rental housing stock. They benefit a diverse group of residents, such as renters looking for ground-oriented housing, homeowners wanting some additional income, or families looking for housing that accommodates multiple generations.

We are looking into changes to secondary suite regulations to create new suites that benefit a larger group of residents, as well as exploring incentives to promote more of this form of rental housing.

5 to 8



### Infill Housing

Board #

**Housing that fits within an existing neighbourhood without significantly altering its character.**

Infill housing can increase rental and homeownership options and make more efficient use of existing municipal infrastructure, while maintaining the scale and character of lower density single family areas.

We are looking into what infill housing options we should expand upon and what new options we should explore. We are also considering where these options may be appropriate in the District.

9 to 12



### Short-Term Rentals

Board #

**Rental of a dwelling unit facilitated by online platforms (e.g. Airbnb) for a short stay.**

Short-term rentals are not currently permitted in the District. However, regulating short-term rentals is important to ensure safe operation, manage potential nuisances, and to maintain long-term rental stock. Council previously endorsed creating a regulatory approach to more effectively manage short-term rentals.

In order to develop a regulatory framework that reflects the priorities of the community, we want to hear about your preferences for where the District should permit short-term rentals.

13 to 15

# Secondary Suites Overview

Since 1997, secondary suites have been allowed in all single family homes to support housing diversity. In response to recent changes to the BC Building Code, an opportunity exists to change secondary suite regulations and explore incentives in the District to encourage and reduce barriers for the creation of larger, family-friendly suites.

We have approximately

**6,335**

secondary suites in single family homes

What this looks like

Secondary suites take various forms within single family homes. They can be located at the basement level, on the ground level, or even located on the second floor. Often, secondary suites are not visible from the street.

We gained more than

**40**

new secondary suites in 2021



We need approximately

**595**

additional secondary suites, in the form of new homes or built within existing homes by 2030



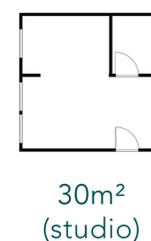
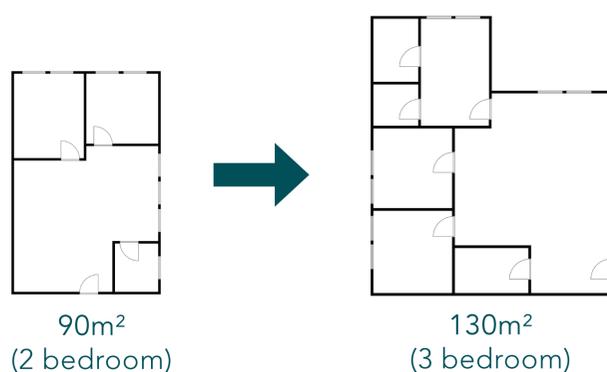
Local government building and zoning regulations must comply with the BC Building Code. In 2019, the BC Building Code was revised to:

- eliminate the maximum sizes for secondary suites (previously the lower of 90 m<sup>2</sup> (969 ft<sup>2</sup>) or 40% of the principal dwelling); and,
- permit the construction of secondary suites in more types of ground-oriented housing (e.g. duplexes and townhouses).

We are considering two key changes to our regulations for secondary suites to encourage larger suites and maintain livable sizes:

**1** Increasing maximum floor area from 90m<sup>2</sup> (969 ft<sup>2</sup>) or 40% of the single family home to **130m<sup>2</sup> (1,400 ft<sup>2</sup>)** or 40% of the single family home

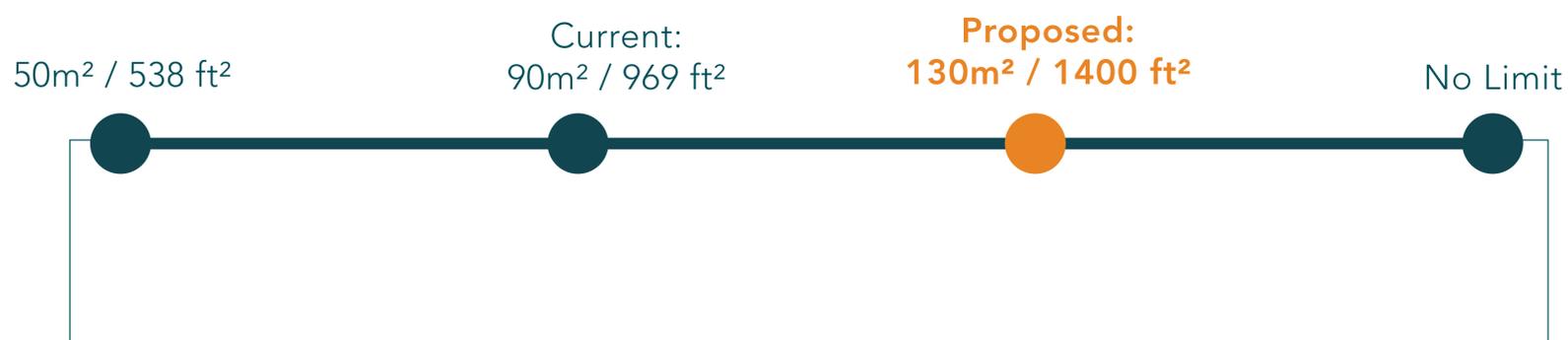
**2** Creating a new **minimum floor area of 30m<sup>2</sup> (323 ft<sup>2</sup>)**



# Secondary Suites Proposed Changes

Now that you've learned more about secondary suite regulations, we want to hear what you think about our proposed changes to secondary suite sizes.

**Question:** What are your preferences for maximum floor area of a suite?



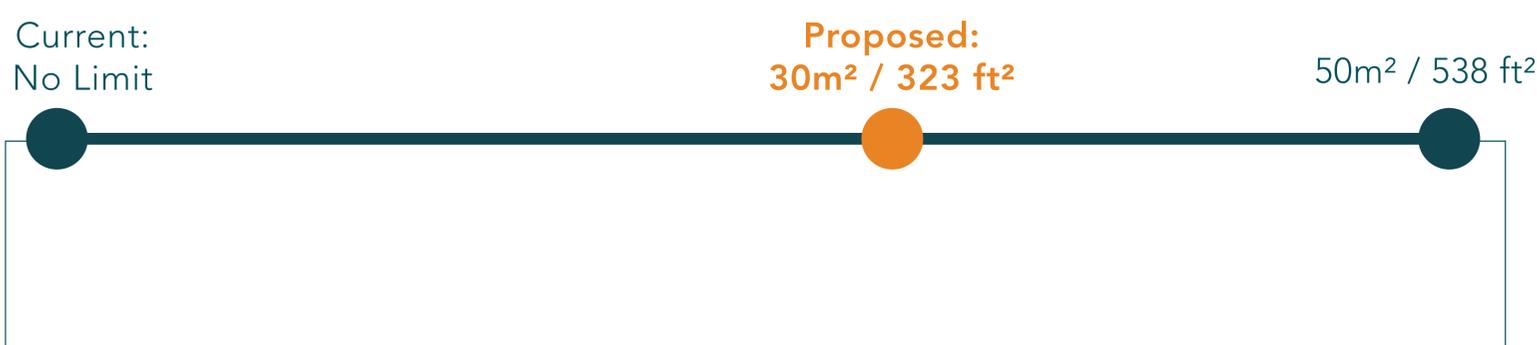
Place a sticker!

**Question:** What percentage of a single family home should a suite occupy?



Place a sticker!

**Question:** What are your preferences for minimum floor area of a suite?



Place a sticker!

Place a sticky note with your thoughts!

Have any comments or suggestions?

### What is floor area?

Floor area is the total floor space (measured in m<sup>2</sup> or ft<sup>2</sup>) of a building or structure measured to the exterior of its walls. It helps us calculate the density of buildings or structures on a lot which we regulate through zoning.

# Secondary Suites

## What additional improvements could be made?

There is also an opportunity to consider other improvements our secondary suite program. This includes regulations to increase above-ground secondary suites and creating incentives to increase the amount of secondary suites in the District.

### Above-ground suites

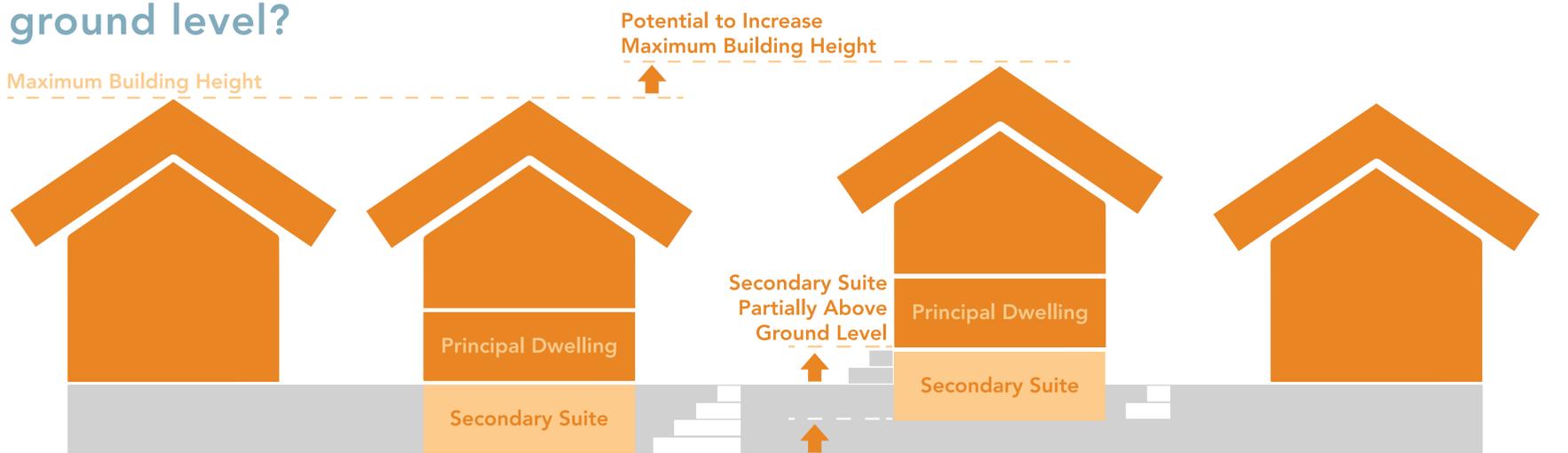
Secondary suites are often located partially below ground level (such as in the basement). We currently do not have regulations that prevent suites from being located fully below ground level. Recent observations have indicated that new single family homes are locating basement suites deeper or fully below ground level. This can have impacts on both the environment and liveability.

#### What are some potential impacts of suites that are fully below ground?

- Long-term groundwater and stormwater disposal issues
- Construction challenges and impacts to adjacent properties
- Suites have less access to natural light
- Suites have reduced connections to outdoor space



**Question:** Would you support a small increase in the maximum height for new single family homes to accommodate suites that are partially above ground level?



<div data-bbox="65 2313 269 2517" data-label="Text"> <p>Place a sticker!</p> </div>	<div data-bbox="337 2243 459 2319" data-label="Text"> <p>Yes</p> </div>	<div data-bbox="1706 2289 1999 2578" data-label="Text"> <p>Place a sticky note with your thoughts!</p> </div>
	<div data-bbox="337 2548 459 2624" data-label="Text"> <p>No</p> </div>	

# Secondary Suites

## What additional improvements could be made?

### Incentives for secondary suites

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

**Question:** What are the barriers to building or considering a new secondary suite?

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	

Are there other barriers you've experienced?



# Infill Housing Overview

Infill housing is one of the key ways to provide diverse housing options in single family neighbourhoods without significantly altering a neighbourhood's character or appearance. They can provide more ground-oriented rental housing opportunities, as well as homeownership options that may be more affordable than single family homes. We are looking into what infill housing types could be expanded or created in our community.

## Examples of Infill Housing



### Coach Houses

Also known as laneway or carriage houses, coach houses are compact detached homes that are typically built in the backyard of a single family home and accessed by a rear lane. The District allows coach houses to be up to two storeys.



### Duplexes, Triplexes, and Fourplexes

These low density housing forms contain two, three, or four separate living units within one building. In the District, they are most commonly located close to Town and Village Centres, but are generally not allowed in single family areas.



### Small Lot Infill Areas

Small lot infill areas are located in specific areas where large residential lots could be subdivided into smaller ones. They were first adopted by the District in the 1980s and have expanded over time. These smaller lots are generally a minimum of 10 m (33 ft.) wide.



### Multiple Accessory Units

Accessory units may include secondary suites and coach houses which are located on the same property as the primary home. Currently, the District does not allow more than one accessory unit on the same single family lot, and duplexes are not permitted to have accessory units.



Families with Children



Individuals



Intergenerational Families



Couples Without Children

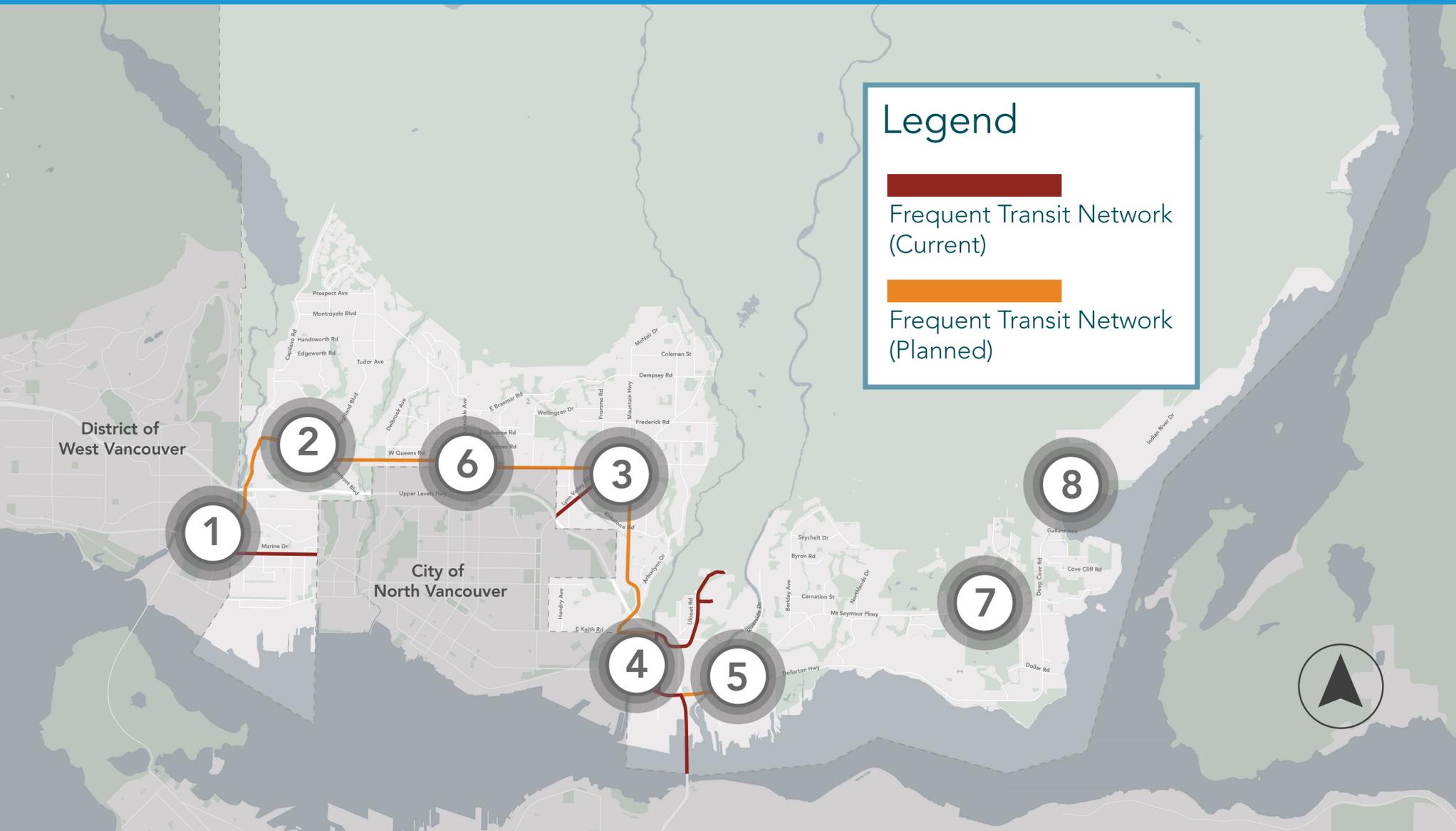
### Who could benefit from infill housing?

Infill housing in single family neighbourhoods can help a variety of households find housing, where ownership and rental opportunities may be limited.

# Infill Housing

## Appropriate Locations for Infill Housing

Different types of infill housing may be appropriate in different areas of the District. Locating infill housing close to transit could result in fewer trips by car, and infill housing close to our Town and Village Centres could mean residents have better access to local amenities and services. Our Town and Village Centres and Frequent Transit Network (FTN), where transit service runs at least every 15 minutes in both directions, can be found in the map below. Infill housing could also be located in neighbourhoods across the District.



### What are Town and Village Centres?

The District's Official Community Plan establishes a network of connected town and village centres that serve as a focal point for the community, support local employment opportunities, and provide enhanced amenities to meet community needs.

The District has eight Town and Village Centres:

- |                                  |                                    |                                   |
|----------------------------------|------------------------------------|-----------------------------------|
| <b>1</b> Lions Gate Town Centre  | <b>4</b> Lynn Creek Town Centre    | <b>7</b> Parkgate Village Centre  |
| <b>2</b> Edgemont Village Centre | <b>5</b> Maplewood Town Centre     | <b>8</b> Deep Cove Village Centre |
| <b>3</b> Lynn Valley Town Centre | <b>6</b> Queensdale Village Centre |                                   |

# Infill Housing

## Appropriate Locations for Infill Housing

Now that you've learned more about the various types of infill housing that currently exist or could be considered in the District, we want to hear where you would like to see infill housing.

**Question:** Where would you like to see more of the following infill housing types?

Place a sticker!

	Coach Houses	Smaller Lots	Duplexes, Triplexes, Fourplexes	Multiple Accessory Units
Along corridors with higher frequency transit				
Close to Town and Village Centres				
Across all neighbourhoods				
In specific neighbourhoods or areas				
On heritage properties to support conservation				

Any additional comments?

Place a sticky note with your thoughts!

# Infill Housing

## Potential Benefits and Concerns

Now that you've shared with us where you would like to see more infill housing in the District, we would like to hear your thoughts on the potential benefits of infill housing, and any concerns you may have.

**Question:** What do you think are the benefits of infill housing?

**Question:** What potential concerns do you have about infill housing?

### POTENTIAL BENEFITS

### POTENTIAL CONCERNS

Place a sticky note with your thoughts!

# Short-Term Rentals Overview

We are developing a framework to regulate short-term rentals to ensure safe operation, manage potential nuisances, protect the long-term rental stock, and create enforcement mechanisms.

## What are Short-Term Rentals?

The rental of a dwelling unit for a short period of time (less than a month), facilitated by online platforms (e.g. Airbnb), and primarily used by visitors and tourists.



## The proposed regulatory framework would...

- Ensure short-term rentals are only operated in principal residences
- Require operators to obtain a business licence and include the licence number in all advertising
- Establish minimum parking requirements
- Establish emergency contact and safety standards
- Create new fines and enforcement tools



## What is a Principal Residence?

A principal residence is defined as the usual dwelling unit where someone lives most of the year, pays their bills, cooks meals, and receives government mail.

### Some examples:

-  You own and live in a single family home or apartment most of the year. This place is your principal residence.
-  You rent a secondary suite, coach house, or apartment and live there most of the year. This place is your principal residence.
-  You have a secondary suite in your single family home that you do not live in and you do not rent it to a long-term tenant. This is not considered to be part of your principal residence.
-  You own an apartment that you do not live in. This is not your principal residence.

# Short-Term Rentals

## Where should short-term rentals be allowed?

A regulatory framework can specify the housing types in which short-term rentals are permitted to operate.

### Single Family Homes

- Most short-term rental listings in the District are located in single family homes, in either the main portion of the house or in a secondary suite.

The **main portion of the single family home** does not include a secondary suite or a coach house.



**Question:** Should short-term rentals be allowed in the main portion of a single family home (i.e. not a secondary suite) if the person living there on a regular basis is the one renting it out?

**Example:** Someone who owns and lives in a single family home rents the main portion of the house when they are on vacation.

Place a sticker!	Yes	Place a sticky note with your thoughts!
	No	

### Secondary Suites and Coach Houses

- Maintaining the District's rental housing stock for long-term rentals is an important objective.



**Question:** Should short-term rentals be allowed in secondary suites or coach houses if the person living there on a regular basis is the one renting it out?

**Example:** A tenant of a secondary suite or coach house rents out their home when they are on vacation.

Place a sticker!	Yes	Place a sticky note with your thoughts!
	No	

# Short-Term Rentals

## Where should short-term rentals be allowed?

A regulatory framework can specify the housing types in which short-term rentals are permitted to operate.

### Multi-Family Buildings (Townhouses and Apartments)

- Residents of multi-family buildings live closer together and share common spaces and amenities and therefore can be impacted differently by short-term rentals.
- Some multi-family buildings have additional options for managing and enforcing short-term rentals, such as strata bylaws or lease agreements restricting or prohibiting short-term rentals.



**Question:** Should short-term rentals be allowed in townhouses and apartments if the person living there on a regular basis is the one renting it out?

**Example:** An owner living in a townhouse or apartment unit renting it out when they travel for work.

Yes	
No	

Place a sticker!

Place a sticky note with your thoughts!

### Short-Term Rentals for Renters

- Many renters of single family homes, secondary suites, coach houses, and units in multi-family buildings may want to have the same flexibility as owners to rent their homes as short-term rentals.

**Question:** Should renters (tenants) of any type of housing be allowed to use their home as a short-term rental, with the permission of the owner?

Yes	
No	

Place a sticker!

Place a sticky note with your thoughts!

# Additional Ideas

Do you have any other ideas or opportunities for secondary suites, infill housing, or short-term rentals? Are there any other thoughts you'd like to share before you go? Let us know in the space below.

Place a sticky note with your thoughts!



# Thank You!

Thank you for your taking the time to participate and share your thoughts. More information on other ways you can participate is provided below.

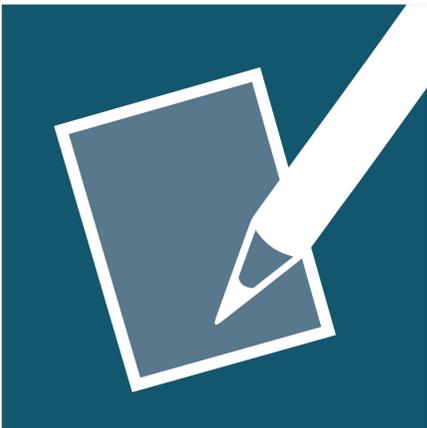
*More info at:* **[DNV.org/Housing-Diversity](https://dnv.org/Housing-Diversity)**



## How you can provide further input

Share your thoughts about options for single family neighbourhoods by completing our online survey by June 19, 2022.

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



## Next steps

Your feedback, along with research and analysis, will be used to help shape the potential future of single family neighbourhoods. A summary of the input we receive, along with potential next steps, will be presented to Council for consideration later this year.



## Have questions?

Staff are here and happy to answer any questions you have. You can also reach the Community Planning team via email at:

**[communityplanning@dnv.org](mailto:communityplanning@dnv.org)**

