

DISTRICT OF  
**NORTH  
VANCOUVER**



# HOUSING OPTIONS

*for Single Family Neighbourhoods*

What We Heard

*NOVEMBER 2022*

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# EXECUTIVE SUMMARY

## OVERVIEW

At the Regular Council Meeting on May 9, 2022, Council directed staff to undertake public engagement on opportunities to increase housing diversity in single family neighbourhoods with a focus on three housing topics:

- Secondary suite regulations and incentives;
- Infill housing options; and
- Short-term rental regulations.

The engagement sought to understand the community's preferences and priorities on each of the housing topics, gather input on potential regulatory changes or policy directions, and learn about perspectives on single family neighbourhoods more generally. Overall, staff heard strong support for more diverse housing options. Results from the public engagement will be used to inform the next steps for each housing topic.

## ENGAGEMENT

Engagement took place between May 30, 2022 and June 19, 2022 through a variety of activities that would allow for broad and diverse participation.

3 POP-UP EVENTS



157

INTERACTIONS

4 OPEN HOUSES



74

ATTENDEES

ONLINE  
ENGAGEMENT TOOL



497

SUBMISSIONS

## KEY FINDINGS

The following is a summary of the key findings that emerged through engagement.

### Secondary Suites

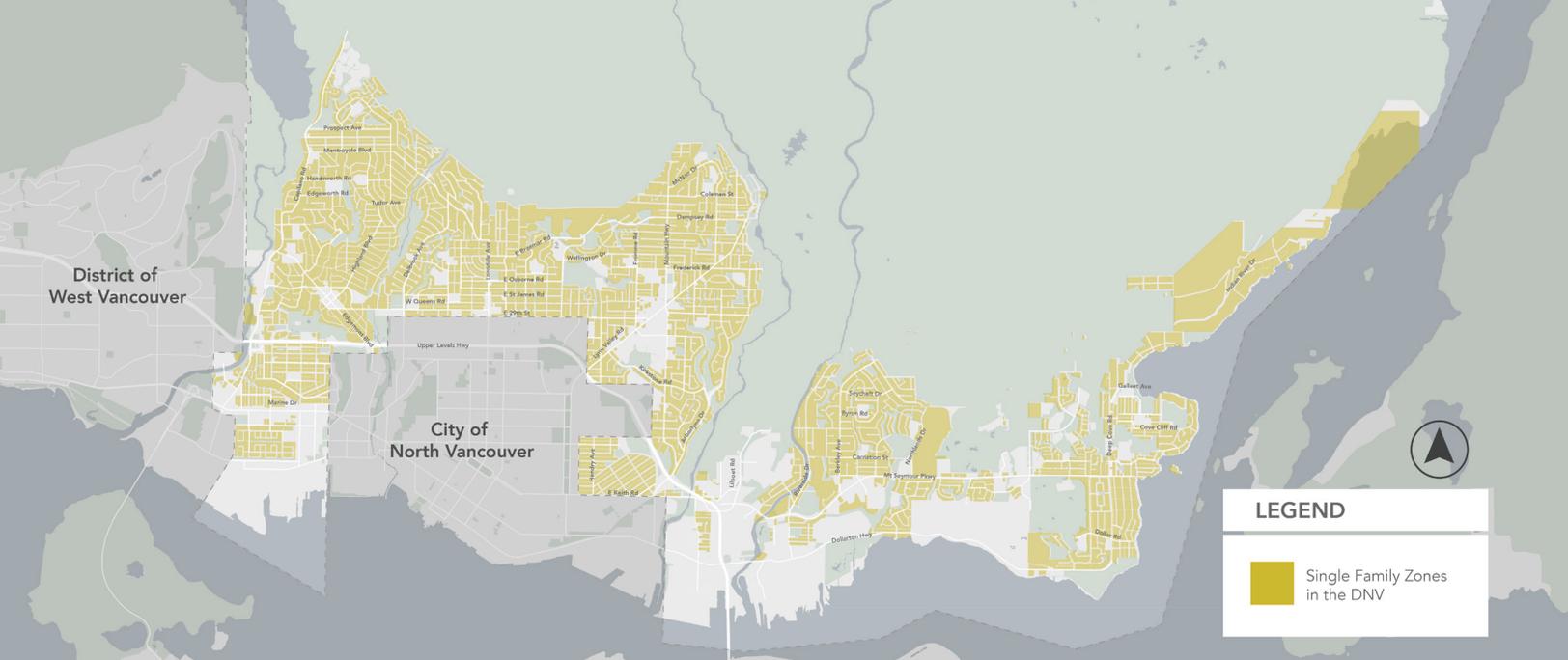
- Support for creating secondary suites that are larger than 90 m<sup>2</sup> (969 ft<sup>2</sup>), which is the current maximum.
- General agreement that 130 m<sup>2</sup> (1400 ft<sup>2</sup>) would be an appropriate maximum floor area.
- Interest in permitting suites that occupy up to 49% of the single family home.
- General agreement that there should be a minimum floor area for suites.
- Preference for minimum floor area of between 30 m<sup>2</sup> (323 ft<sup>2</sup>) and 50 m<sup>2</sup> (538 ft<sup>2</sup>).
- Support for a small increase in the maximum building height for new single family homes to allow for suites that are partially above ground level.
- The most commonly identified barriers to building or considering a new suite were:
  - The cost of permits and construction; and
  - The length of time to get a permit approved.

### Infill Housing

- Agreement on the importance of providing more diverse housing options in single family neighbourhoods.
- Need for more affordable housing options and options for seniors.
- Desire for more coach houses and duplexes in the District.
- Commonly cited benefits of infill housing were efficient use of land and infrastructure and reduced environmental impacts.
- Concerns included the potential reduction of trees and green space and impacts on on-street parking and traffic.
- General support for locating most infill housing options throughout all neighbourhoods in the District.

### Short-Term Rentals

- Support for allowing short-term rentals in the main portion of a single family home.
- Limited support for allowing short-term rentals in secondary suites and coach houses.
- Support for allowing short-term rentals in townhouse or apartment units.
- Limited support for allowing a tenant (renter) to use their home as a short-term rental.
- Short-term rentals were highlighted as an important source of income to homeowners.
- Common concerns about short-term rentals included:
  - Impact on long-term rental housing availability; and
  - Potential negative neighbourhood impacts.



Map of single family residential zones in the District of North Vancouver

# 1.0 INTRODUCTION

## 1.1 BACKGROUND

The District's Official Community Plan notes that maintaining a healthy, inclusive, and vibrant community requires providing more housing options for everyone. This includes adding more diverse housing options in single family neighbourhoods that fit the needs of residents of all ages, incomes, abilities, and household sizes.

Increasing the diversity of housing options across the District, and balancing future and current housing needs, have been identified as priorities in numerous District policies and initiatives. Single family neighbourhoods are slowly evolving to accommodate changing housing needs, and the District has led various initiatives to diversify these areas over time. This includes the introduction of small lot infill areas and permitting secondary suites and coach houses on single family properties. However, opportunities exist to further expand housing options, including encouraging more secondary suites and infill housing options, and regulating short-term rentals to maintain the long-term rental housing stock.

At the Regular Meeting of Council on May 9, 2022, Council directed staff to proceed with engagement on opportunities to increase housing diversity in single family neighbourhoods, including options for secondary suites, infill housing, and short-term rentals.

This report summarizes the results of the various public engagement activities. A brief overview of the three housing topics is provided on the following page, followed by a summary of the engagement approach (Section 2), and what we heard through engagement for each housing topic (Sections 3, 4, and 5).

For more detailed information on each housing topic, please see the information boards from the in-person open house event (Appendix).

## 1.2 HOUSING TOPICS



### *Secondary Suites*

A secondary suite is a self-contained unit within a single family home that includes a cooking facility and living space. Suites are a critical component of our rental housing stock, and benefit a diverse group of residents, such as renters looking for ground-oriented housing, homeowners wanting additional income, or families looking for housing that accommodates multiple generations.

Since 1997, secondary suites have been allowed in all single family homes in the District. In 2019, the BC Building Code was revised to eliminate the maximum size of suites and to allow them in more types of ground-oriented housing. As a result, the District has an opportunity to change regulations to create new suites that benefit more residents, as well as explore incentives to promote this form of housing.



### *Infill Housing*

Infill housing includes housing types that fit within an existing neighbourhood without significantly altering a neighbourhood's character or appearance. It can increase rental and homeownership options, and make more efficient use of existing municipal infrastructure while maintaining the scale and character of a single family neighbourhood.

Opportunities exist to expand or enable new infill housing options in the District's single family neighbourhoods. This may include coach houses, small lot infill areas, duplex, triplex, and fourplex developments, and multiple accessory dwelling units on a lot.



### *Short-Term Rentals*

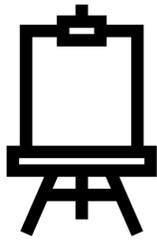
Short-term rental refers to the rental of a dwelling unit for a short period of time (less than 30 days), primarily used by visitors and tourists, and facilitated by online platforms. This type of rental provides flexible income to households while also indirectly supporting local businesses.

Short-term rentals are currently not permitted in the District. A regulatory framework is being considered to protect the community's long-term rental stock, manage potential nuisances, ensure safe operation of short-term rentals, and create enforcement mechanisms.

# 2.0 ENGAGEMENT APPROACH

The purpose of this public engagement was to understand the community’s preferences and priorities on each of the three housing topics, gather input on potential regulatory changes or policy directions, and learn about perspectives on single family neighbourhoods more generally.

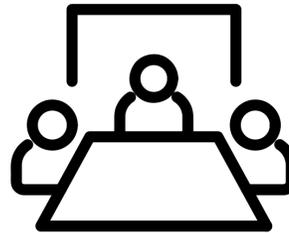
Engagement took place from May 30, 2022 to June 19, 2022, and used a variety of activities for diverse community and stakeholder input.



POP-UPS



OPEN HOUSES



STAKEHOLDER & COMMUNITY OUTREACH



ONLINE ENGAGEMENT TOOL

## Public Engagement Spectrum

Public engagement can occur across a range of participation levels. Participation during the public engagement period for this planning initiative fell within the “Consult” area of the District’s Public Engagement Spectrum. The commitment we make within the “Consult” area is that the District will keep the public informed, listen to, and acknowledge their concerns and aspirations in developing solutions. The District will report back to the public on how their input influences final decisions.

## PUBLIC ENGAGEMENT SPECTRUM

Adapted and used with permission from the International Association for Public Participation (IAP2 Federation).

Inform	Listen & Learn	Consult	Involve	Collaborate	Empower
“We will keep you informed. We will provide information that is timely, accurate, balanced, objective, and easily understood. We will respond to questions for clarification and direct you to sources of additional information.”	“We will listen to you and learn about your plans, views, and issues; and work to understand your concerns, expectations, and ideas.”	“We will keep you informed, and listen to and acknowledge your concerns and aspirations in developing final solutions, and we will report back to you on how your input influenced the decision.”	“We will work with you to ensure your concerns and aspirations are directly reflected in the alternatives developed, and we will report back on how your input influenced the decision.”	“We will look to you for advice and innovation in formulating solutions, and we will incorporate your recommendations into the decisions to the maximum extent possible.”	“We will implement what you decide.”

District of North Vancouver Public Engagement Spectrum

## 2.1 NOTIFICATION

To ensure broad awareness and participation, engagement opportunities were promoted using the following methods:

Over the engagement period, there were **970 unique visitors to the project webpage.**

Method	Description	Dates
DNV website	Dedicated project webpage with project information and link to survey	Website launched in May 2022
Social media posts	Facebook and Twitter posts to promote online and in-person engagement opportunities	Multiple posts throughout May and June 2022
Newspaper ads	Advertisements in the North Shore News to promote the engagement opportunities	June 1, 2022
Postcards	500 postcards distributed in person to promote engagement opportunities	June 2022
Email	Emails were sent to members of the local building, tourism, and business sectors, District committees, and community organizations to notify about the initiative and how to participate	May and June 2022
Community Newsletters	Notices for the public engagement were shared in newsletters by community partners, including North Vancouver Chamber of Commerce, Vancouver's North Shore Tourism Association, Homebuilders Association Vancouver, and School District No. 44 (North Vancouver)	June 2022



Printed postcards promoting engagement opportunities



Twitter post promoting engagement opportunities

## 2.2 POP-UP EVENTS

Three in-person pop-up events were held at different locations in the community to provide informal drop-in opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. These events encouraged access to audiences that might not have otherwise contributed during the engagement period and were hosted in locations throughout the community, chosen based on opportunities for interaction. In total, there were approximately 157 interactions across the three events.

When	Where
Thursday, June 2, 2022, 3 – 5 pm	Delbrook Community Recreation Centre
Sunday, June 5, 2022, 10 am – 12 pm	Karen Magnussen Community Recreation Centre
Tuesday, June 7, 2022, 3 – 5 pm	Parkgate Community Centre



**157**

interactions



Pop-up event at Delbrook Community Recreation Centre on June 2, 2022



Information board prepared for pop-up events

## 2.3 OPEN HOUSE EVENTS

Four open houses were hosted on different days and times to provide convenient and accessible opportunities for meaningful participation and input. The open houses were offered in both virtual and in-person formats. One virtual open house was held for each of the three housing topics and the in-person event covered all topics.

The open houses offered a structured engagement format and included detailed information and focused questions for each housing topic. Participants provided feedback through a mix of interactive tools, including sticky notes and stickers on information boards, a virtual whiteboard, virtual polls, and dialogue with staff. The open houses attracted a combined total of 74 participants across both virtual and in-person settings.

Housing Topic	When	Format
All Housing Topics	Wednesday, June 8, 2022, 3 – 8 pm	In-person (Lynn Valley Community Room)
Short-Term Rentals	Thursday, June 9, 2022, 6 – 8 pm	Virtual
Secondary Suites	Tuesday, June 14, 2022, 12 – 1:30 pm	Virtual
Infill Housing	Tuesday, June 14, 2022, 6:30 – 8 pm	Virtual



**74**

attendees

### In-Person Open House

At the in-person open house, 17 poster boards (Appendix) provided detailed information about each housing topic. They also offered several opportunities for interactive feedback via stickers and sticky notes where attendees could “vote” for their preferences and share additional ideas.

Materials were available for attendees to review, including background information on each housing topic and relevant planning policies. Hard copy versions of the survey were also available for those who may not have access to a computer.



*In-person open house at Lynn Valley Community Room on June 8, 2022*

### Virtual Open Houses

At the virtual open houses, participants were able to share their ideas through virtual polls and facilitated discussions. Feedback was recorded using virtual whiteboards, virtual polls, and staff note-taking.



## 2.4 STAKEHOLDER AND COMMUNITY OUTREACH

Stakeholders from the local building, tourism, and business sectors were notified of the engagement opportunities to share their unique insights and perspectives on the housing topics. This included the Homebuilders Association Vancouver, Vancouver's North Shore Tourism Association, and North Vancouver Chamber of Commerce. Other organizations were also notified, including School District No. 44 (North Vancouver) and North Shore Community Housing Action Committee<sup>1</sup>. Most of these organizations shared the engagement opportunities with their members through newsletters.

In addition, District staff presented on the topic of short-term rental regulations to the Board of Vancouver's North Shore Tourism Association at their June 22, 2022 meeting. An offer was also made to stakeholders to host a business stakeholder workshop for all housing topics.

## 2.5 ONLINE ENGAGEMENT TOOL

The District's online engagement tool (Civil Space) was used to create a survey to gather feedback on opportunities to increase housing diversity in single family neighbourhoods, including options for secondary suites, infill housing, and short-term rentals. The survey was promoted at all other engagement activities, and was live on the District's website for three weeks (May 30, 2022 to June 19, 2022). A total of 497 survey submissions were received. Paper copies of the survey were also available to support accessibility; however, no paper submissions were received during the engagement period. Respondents had the option to provide input on some or all of the three housing topics, depending on their level of interest.

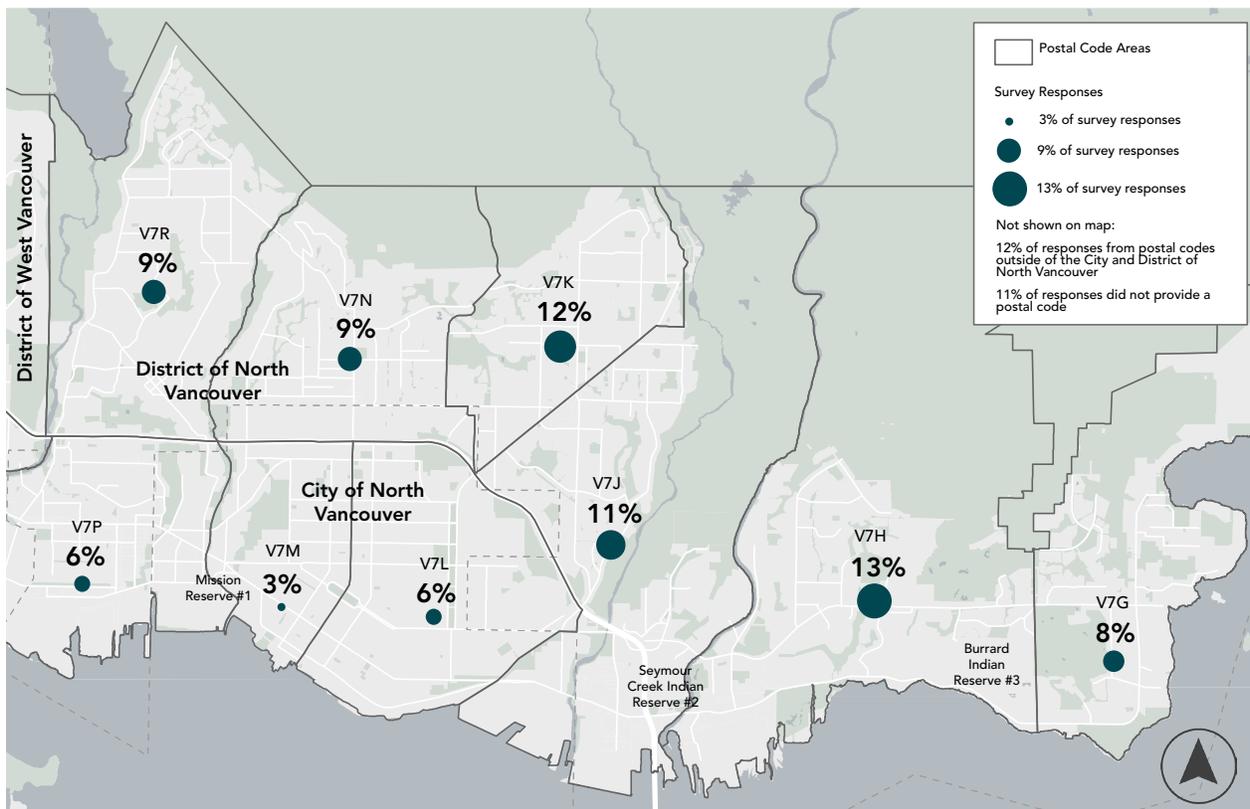


Survey submissions by housing topic		
Secondary suites	Infill housing	Short-term rentals
<b>420</b> submissions	<b>421</b> submissions	<b>358</b> submissions

Survey submissions were received from across the District as shown in Figure 2.1 on the next page.

<sup>1</sup> A program of the North Shore Community Resources Society that undertakes affordable housing research and advocacy.

**Figure 2.1:** Location of survey respondents based on postal codes provided by respondents



According to the first three digits of postal codes provided by survey respondents, the majority were located in the District of North Vancouver and City of North Vancouver (77%). A minority of respondents were located in other parts of Metro Vancouver (12%). Approximately 11% of respondents opted to not disclose the first three digits of their postal code.

## 2.6 DATA LIMITATIONS

Engagement activities were broadly promoted and structured to invite input from a diverse population, including those typically under-represented in public engagement. Participation in engagement activities was, however, undertaken through self-selection. Therefore, input received reflects the opinions of those who contributed.

## 3.0 SECONDARY SUITES

The following sections summarize the input received on secondary suites during the engagement period. For other housing topics, see Section 4 (Infill Housing) and Section 5 (Short-Term Rentals).



### 3.1 KEY FINDINGS

#### ***What we heard about maximum size***

- Support for creating suites that are larger than 90 m<sup>2</sup> (969 ft<sup>2</sup>), which is the current maximum.
  - 88% of online survey responses.
- General agreement that 130 m<sup>2</sup> (1400 ft<sup>2</sup>) would be an appropriate maximum floor area.
  - 69% of online survey responses and 73% (11 of 15) open house responses.
- Interest in permitting suites that occupy up to 49% of the single family home.
  - 62% of online survey responses and 65% (11 of 17) open house responses.

#### ***What we heard about minimum size***

- General agreement that there should be a minimum floor area for suites.
  - 77% of online survey responses.
- Preference for minimum floor area of between 30 m<sup>2</sup> (323 ft<sup>2</sup>) and 50 m<sup>2</sup> (538 ft<sup>2</sup>).
  - The majority of online survey responses indicated 30 m<sup>2</sup> (323 ft<sup>2</sup>) to 50 m<sup>2</sup> (538 ft<sup>2</sup>) would be appropriate.
  - 63% (11 of 16) open house responses preferred 30 m<sup>2</sup> (323 ft<sup>2</sup>).

#### ***What we heard about suites that are above ground level***

- Support for a small increase in the maximum building height for new single family homes to allow for suites that are partially above ground level.
  - 79% of online survey responses and 94% (15 of 16) open house responses.

#### ***What we heard about barriers to building a suite***

- The most commonly identified barriers to building or considering a new suite were:
  - The cost of permits and construction; and
  - The length of time to get a permit approved.



For details on the engagement results, see Sections 3.3 and 3.4.

### 3.2 POP-UP EVENTS

The pop-up events provided informal opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. They also provided opportunities for conversational feedback. In addition to the pop-up events, staff received emails with feedback about secondary suites from the community during the engagement period.

Across the 157 interactions at the pop-up events and feedback received by email, staff heard strong support for building more suites in the District. Discussions emphasized the importance of suites to the District’s rental housing stock and the benefits they provide to the community. This included arm’s length independent living for seniors and people with disabilities, opportunities for multi-generational households, and ground-oriented rental options for those who cannot purchase a single family home. Some individuals identified current barriers to renting out their suites (such as additional utility fees and finding good tenants) and expressed concern regarding the impact of more suites on on-street parking availability.

### 3.3 OPEN HOUSE EVENTS

The in-person open house on June 8, 2022 (3 – 8 pm) solicited feedback through dialogue and interactive exercises on the information boards. Attendees had the opportunity to respond to specific questions by “voting” for their preferences and to share additional comments and ideas. Five questions were asked regarding potential and proposed changes to secondary suite regulations and current barriers to building suites in the District. The responses are shown in Figures 3.1 to 3.5.

A virtual open house on June 14, 2022 (12 – 1:30 pm) was also hosted to capture feedback through a facilitated discussion. However, due to low attendance, the virtual open house was cancelled at 12:15 pm.

**!** For more information on secondary suites and proposed regulatory changes, please see the information boards from the in-person open house event (Appendix).



*In-person open house at Lynn Valley Community Room on June 8, 2022*



*Pop-up event at Karen Magnussen Community Recreation Centre on June 5, 2022*

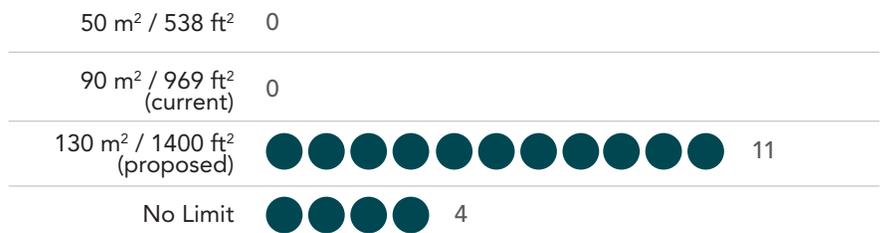


## In-Person Open House Results for Secondary Suites

**Figure 3.1:** What are your preferences for maximum floor area of a suite?

(each dot represents a response)

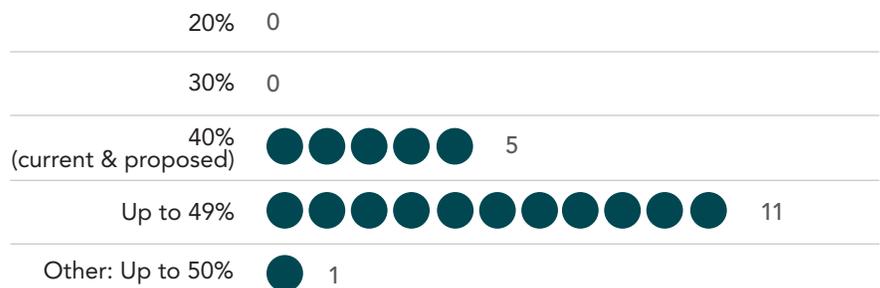
- **Total Responses:** 15
- **73%** (11 responses) preferred 130 m<sup>2</sup> (1400 ft<sup>2</sup>)



**Figure 3.2:** What percentage of a single family home should a suite occupy?

(each dot represents a response)

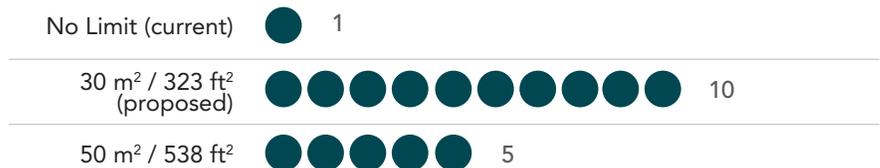
- **Total Responses:** 17
- **65%** (11 responses) thought that suites should occupy up to 49% of single family homes



**Figure 3.3:** What are your preferences for minimum floor area?

(each dot represents a response)

- **Total Responses:** 16
- **63%** (10 responses) preferred 30 m<sup>2</sup> (323 ft<sup>2</sup>)



**Figure 3.4:** Would you support a small increase in the maximum height for new single family homes to accommodate suites that are partially above ground level?

(each dot represents a response)

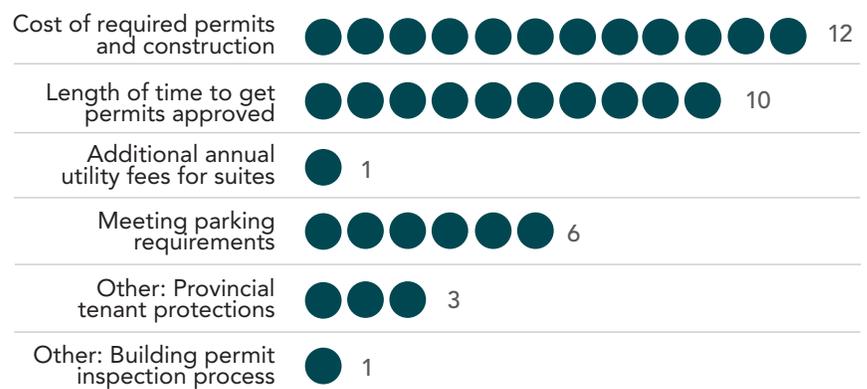
- **Total Responses:** 16
- **94%** (15 responses) supported



**Figure 3.5:** What are the barriers to building or considering a new secondary suite?

(each dot represents a response)

- **Total Responses:** 33
- The 2 most common barriers identified are related to permits and construction



Participants at the in-person open house were also asked to provide comments. The comments were captured on sticky notes and were then compiled, reviewed, and categorized by theme. Themes that received two or more comments are noted below.

- Interest in having suites restricted to only a percentage of the main single family home (e.g., no maximum floor area) to allow for a greater diversity of sizes (2 comments).
- Concern about the safety of suites that are fully below ground level, such as mould, mildew, and emergency exits (2 comments).
- Support for a small increase in the maximum building height dependent on the amount of height increase being considered (2 comments).
- Concern about renting out a suite, generally (3 comments).
- Concern about the use of suites for short-term rental accommodation (2 comments).

### 3.4 ONLINE ENGAGEMENT TOOL

Of the 497 total survey submissions completed through the District's online engagement tool from May 30, 2022 to June 19, 2022, 420 submissions provided input on secondary suites. The secondary suite section of the survey included a series of Likert scale questions (e.g., strongly agree, somewhat agree, or do not agree answers) and multiple choice questions. The questions focused on obtaining input on potential regulatory changes for suites and insight into current barriers to building or owning suites.

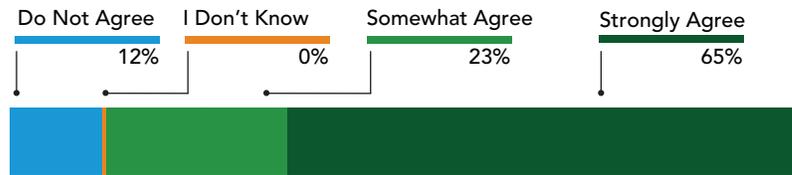
Many questions were followed by open-ended questions for respondents to give more detailed responses. A coding exercise was undertaken to identify common themes for written responses. Depending on the content, some responses contained several themes. The top five themes for these questions are included.

- ! More detailed information on survey responses can be found in Figures 3.6 to 3.28. Please note that any percentages shown are rounded to the nearest whole number.

## Survey Results for Secondary Suites

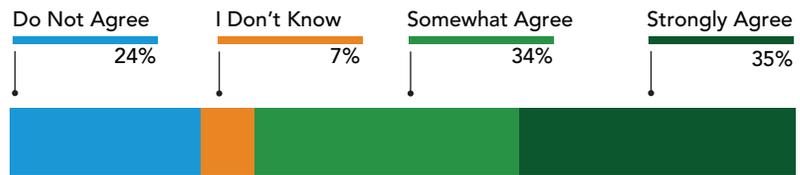
**Figure 3.6:** Do you agree that secondary suites should be allowed to be larger than 90 m<sup>2</sup> (969 ft<sup>2</sup>)?

- **Total Responses:** 409
- **88%** somewhat or strongly agreed



**Figure 3.7:** Do you agree that 130 m<sup>2</sup> (1400 ft<sup>2</sup>) is an appropriate maximum floor area for secondary suites in the District?

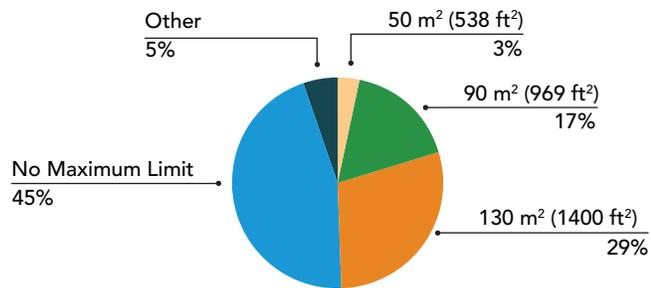
- **Total Responses:** 408
- **69%** somewhat or strongly agreed



**Figure 3.8:** What maximum floor area for secondary suites do you think would be most appropriate?

(results for respondents who did not agree or somewhat agreed with Figure 3.7)

- **Total Responses:** 234
- **More than 74%** thought that the maximum floor area should be 130 m<sup>2</sup> (1400 ft<sup>2</sup>) or larger (i.e., no maximum limit)



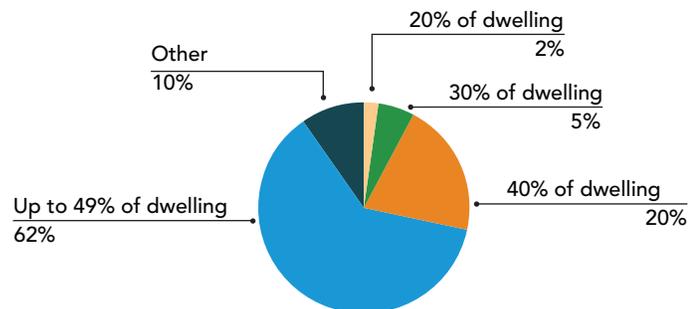
**The most common 'other' suggestions were:**

Note: suggestions were grouped into common themes

- Between 90 m<sup>2</sup> (939 ft<sup>2</sup>) and 130 m<sup>2</sup> (1400 ft<sup>2</sup>) (7 responses)
- More than 130 m<sup>2</sup> (1400 ft<sup>2</sup>) (5 responses)

**Figure 3.9:** What maximum percentage of the single family home (i.e. principal dwelling) do you think would be most appropriate for a secondary suite to occupy?

- **Total Responses:** 405
- **62%** thought that suites should occupy up to 49% of the single family home



**The most common 'other' suggestions were:**

Note: suggestions were grouped into common themes

- No maximum percentage limit (27 responses)
- Up to 50% of the single family home (10 responses)

**Figure 3.10:** Tell us about the reasons behind your responses.

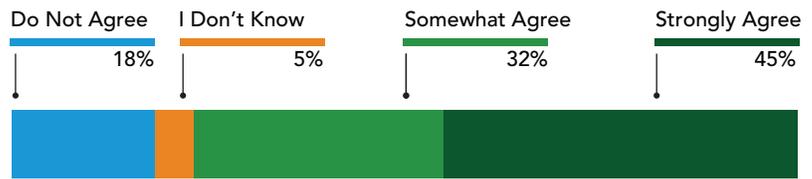
(written reasons for answers to Figures 3.6 to 3.9)

- **Total Responses:** 172
- The 5 most commonly cited reasons are shown on the right



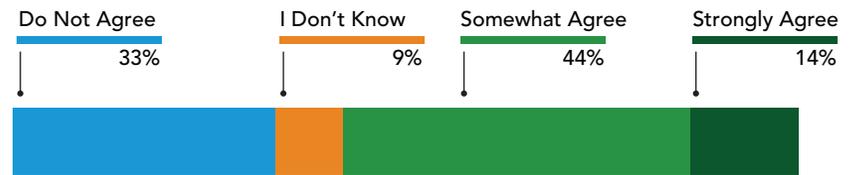
**Figure 3.11:** Do you agree that there should be a minimum size for secondary suites?

- **Total Responses:** 406
- **77%** somewhat or strongly agreed



**Figure 3.12:** Do you agree that 30 m<sup>2</sup> (323 ft<sup>2</sup>) is an appropriate minimum size for secondary suites?

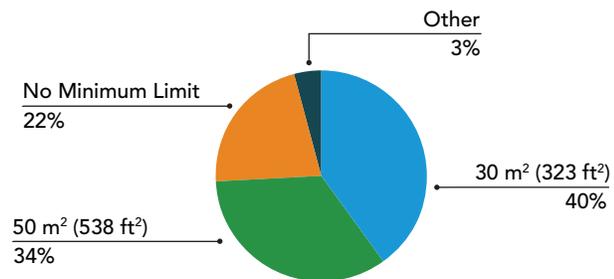
- **Total Responses:** 407
- **58%** somewhat or strongly agreed
- **33%** did not agree



**Figure 3.13:** What minimum size for secondary suites do you think would be most appropriate?

(results for respondents who did not agree or somewhat agree with Figure 3.12)

- **Total Responses:** 302
- **More than 74%** thought suites should have a minimum floor area between 30 m<sup>2</sup> (323 ft<sup>2</sup>) and 50 m<sup>2</sup> (538 ft<sup>2</sup>)



**The most common 'other' suggestions were:**

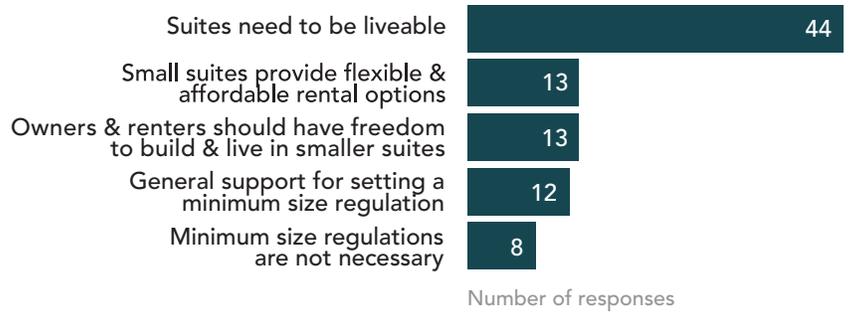
Note: suggestions were grouped into common themes

- 30 m<sup>2</sup> (323 ft<sup>2</sup>) to 50 m<sup>2</sup> (538 ft<sup>2</sup>) (7 responses)
- 23 m<sup>2</sup> (250 ft<sup>2</sup>) to 30 m<sup>2</sup> (323 ft<sup>2</sup>) (5 responses)

**Figure 3.14:** Tell us about the reasons behind your responses.

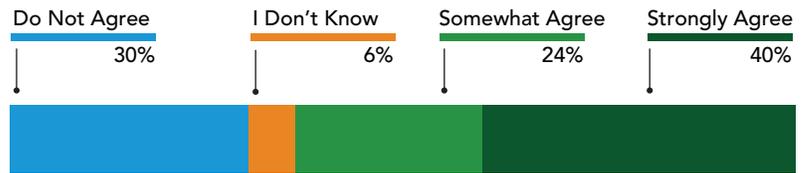
(written reasons for answers to Figures 3.11 to 3.13)

- **Total Responses:** 98
- The 5 most commonly cited reasons are shown on the right



**Figure 3.15:** Do you agree that all new secondary suites should be partially above ground level?

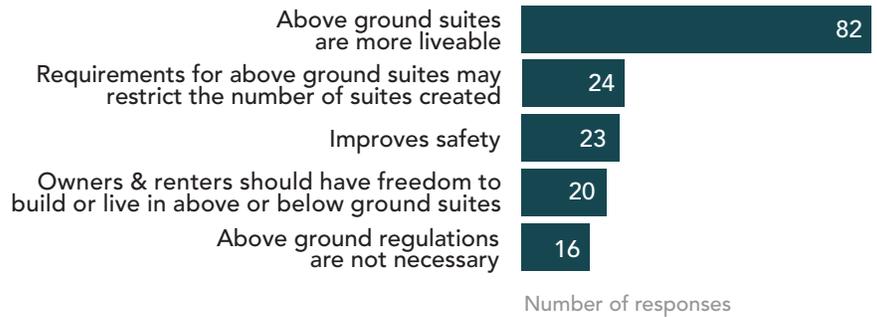
- **Total Responses:** 406
- **64%** somewhat or strongly agreed
- **30%** did not agree



**Figure 3.16:** Tell us about the reasons behind your response.

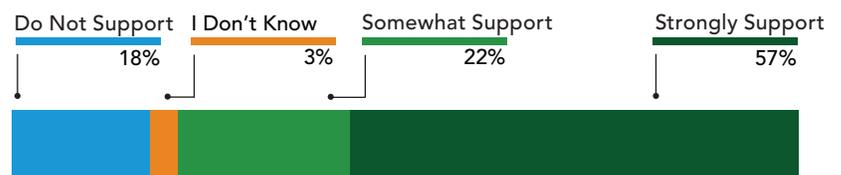
(written reasons for answer to Figure 3.15)

- **Total Responses:** 175
- The 5 most commonly cited reasons are shown on the right



**Figure 3.17:** Would you support a small increase in the maximum building height for new single family homes to accommodate secondary suites that are partially above ground level?

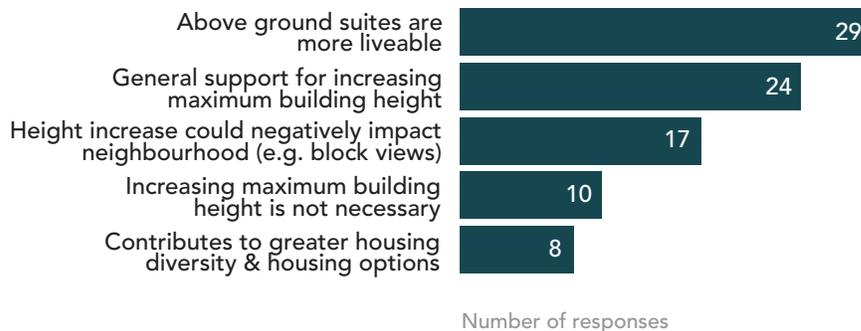
- **Total Responses:** 405
- **79%** somewhat or strongly supported



**Figure 3.18:** Tell us about the reasons behind your response.

(written reasons for answer to Figure 3.17)

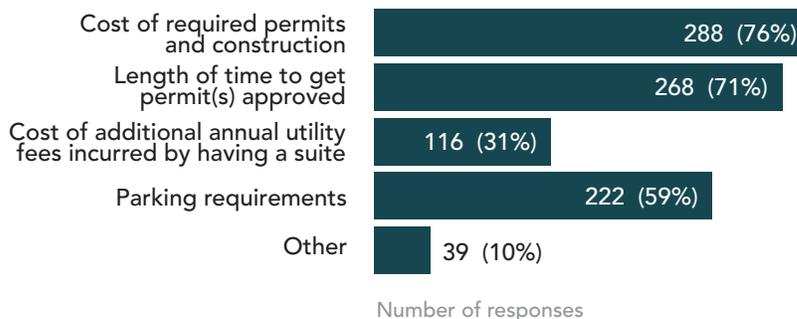
- **Total Responses:** 115
- The 5 most commonly cited reasons are shown on the right



**Figure 3.19:** In your opinion, what are the barriers to building a secondary suite?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 376
- **75%** identified the cost of permits and construction
- **70%** identified the length of time to get permits approved



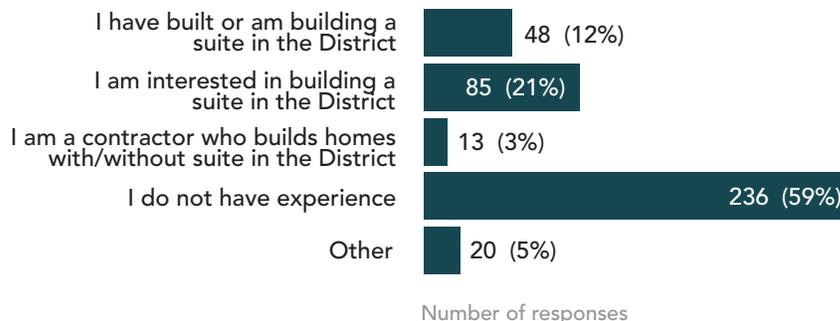
**The most common 'other' suggestions were:**

Note: suggestions were grouped into common themes

- Restrictive building regulations (13 responses)
- Challenges with tenants (9 responses)
- Pushback from neighbours (7 responses)

**Figure 3.20:** What best describes your level of experience with building secondary suites in the District?

- **Total Responses:** 402
- **59%** indicated that they had no experience
- **36%** indicated that they had experience or were interested in building a secondary suite



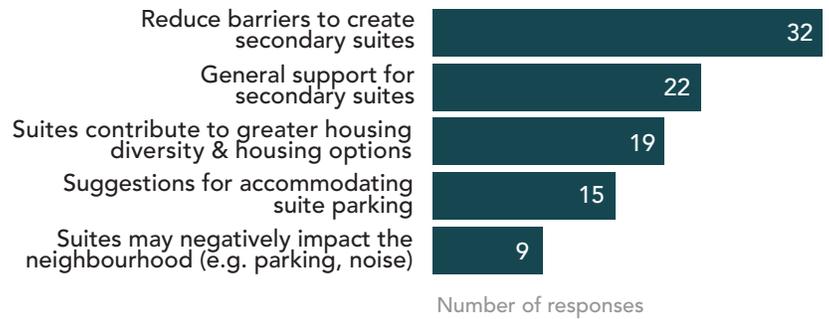
**The most common 'other' suggestions were:**

Note: suggestions were grouped into common themes

- My profession is related to building housing (e.g., architect, contractor, mortgage lender) (15 responses)
- I have experience building a secondary suite in another municipality (5 responses)

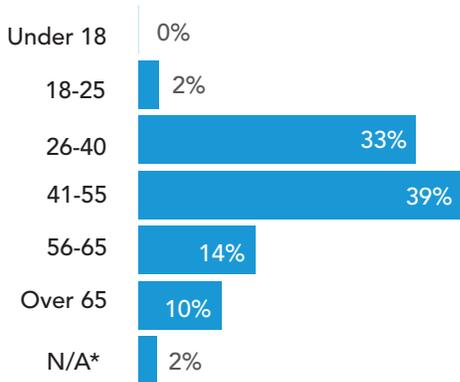
**Figure 3.21:** Do you have any final thoughts on secondary suites that you would like to share?

- **Total Responses:** 144
- The 5 most commonly cited responses are shown on the right

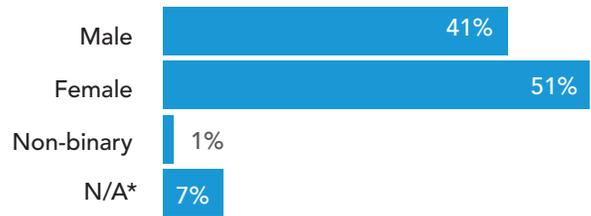


### Respondent Characteristics

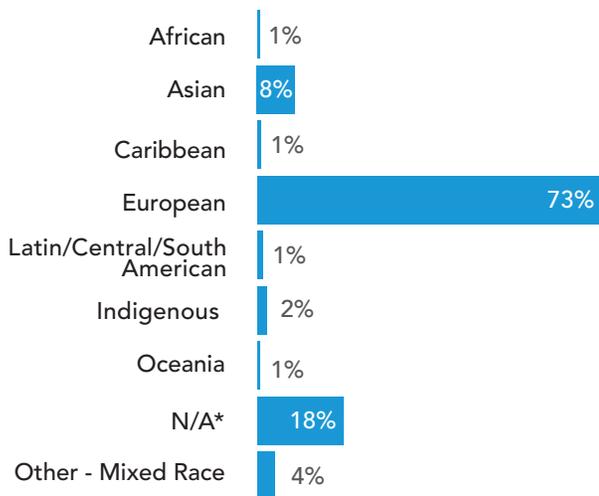
**Figure 3.22:** Age range of survey respondents



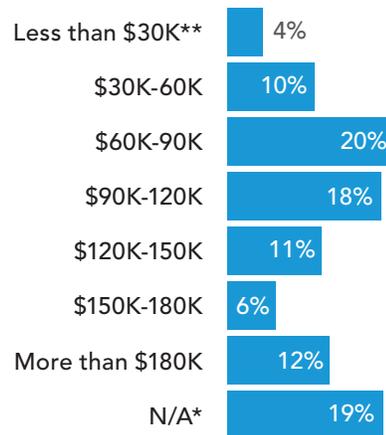
**Figure 3.23:** Gender of survey respondents



**Figure 3.24:** Ethnicity of survey respondents



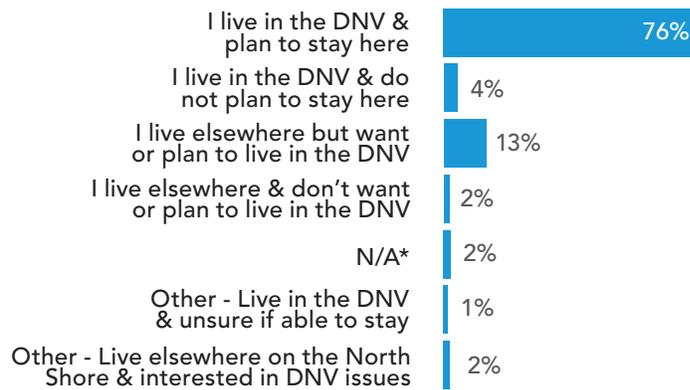
**Figure 3.25:** Pre-tax household income of survey respondents



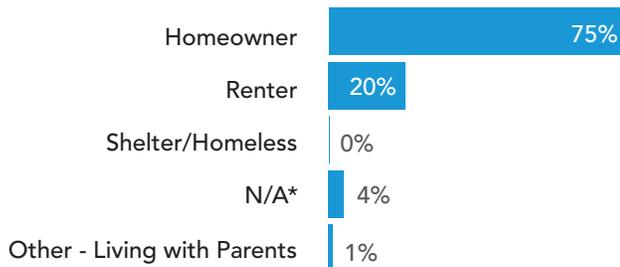
\*N/A represents responses for 'Prefer not to answer'

\*\*Income is shown in the 1000s as indicated by 'K'

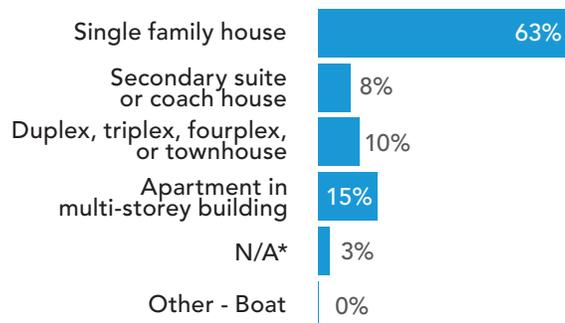
**Figure 3.26:** Living situation of respondents



**Figure 3.27:** Housing situation of survey respondents



**Figure 3.28:** Housing type of survey respondents



\*N/A represents responses for 'Prefer not to answer'



# 4.0 INFILL HOUSING

The following sections summarize the input received on infill housing during the engagement period. For other housing topics, see Section 3 (Secondary Suites) and Section 5 (Short-Term Rentals).



## 4.1 KEY FINDINGS

### ***What we heard about housing options in single family neighbourhoods generally***

- Agreement on the importance of providing more diverse housing options in single family neighbourhoods.
  - 87% of online survey responses.
- Need for more affordable housing options and options for seniors.
  - Online survey responses identified a need for affordable alternatives to a single family home (77% of responses), rental options (74%), and options for seniors (69%).
  - Comments received at the open house noted the importance of infill housing to increase housing options and the need for more options for seniors to downsize and age in place.

### ***What we heard about types of infill housing***

- Desire for more coach houses and duplexes in the District.
  - Online survey responses indicated a desire for more 1-storey and 2 storey coach houses (78% and 68% of responses, respectively) and duplexes (72%).

### ***What we heard about benefits and potential impacts***

- Commonly cited benefits of infill housing were:
  - Efficient use of land and infrastructure; and
  - Reduced environmental impacts.
- Common concerns about infill housing included:
  - The potential reduction of trees and green space; and
  - Impacts on on-street parking and traffic.

### ***What we heard about location of infill housing***

- General support for locating most infill housing types throughout all neighbourhoods in the District.
  - Online survey responses indicated a desire to see more multiple accessory units on a lot (75% of responses), coach houses (72%), and smaller lots (67%) everywhere.
  - 66% of online survey responses indicated a preference to see more duplexes, triplexes, and fourplexes closer to town and village centres.
  - Open house responses supported locating more infill housing of all types everywhere.



For details on the engagement results, see Sections 4.3 and 4.4.

## 4.2 POP-UP EVENTS

The pop-up events provided informal opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. They also provided opportunities for conversational feedback.

Across the 157 touch points, feedback and conversations were strongly supportive of using infill housing to diversify housing options available in District. Some individuals expressed concern regarding the high cost of building infill housing as well as the need to increase capacity at schools and hospitals to serve a growing population.

## 4.3 OPEN HOUSE EVENTS

The in-person open house on June 8, 2022 (3 – 8 pm) solicited feedback through dialogue and interactive exercises on the information boards. Attendees had the opportunity to respond to specific questions by “voting” for their preferences and to share additional comments and ideas.

A virtual open house on June 14, 2022 (6 – 8 pm) also allowed feedback to be heard through a facilitated discussion.

Both in-person and virtual open house attendees were asked three questions on their thoughts and preferences regarding infill housing. The responses are shown in Figures 4.1 to 4.3.

 For more information on infill housing, please see the information boards from the in-person open house event (Appendix).



Pop-up event at Karen Magnussen Community Recreation Centre on June 5, 2022



In-person open house at Lynn Valley Community Room on June 8, 2022



## In-Person Open House Results for Infill Housing

**Figure 4.1:** Where would you like to see more of the following infill housing types?

(each dot represents a response)

- **Total Responses:** 94
- Desire to locate all of the infill housing types across all neighbourhoods in the District (50 responses)

	Coach Houses	Smaller Lots	Duplexes, Triplexes, Fourplexes	Multiple Accessory
Along Corridors with High Frequency Transit	 4	 5	 6	 6
Close to Town and Village Centres	 4	 3	 4	 4
Across All Neighbourhoods	 16	 11	 13	 10
In Specific Neighbourhoods or Areas	 1	 1	0	0
On Heritage Properties to Support Conservation	 4	0	 1	 1

**Figure 4.2:** What do you think are the benefits of infill housing?

- **Total Responses:** 13
- Written responses are shown on the right

- More affordable options and more efficient use of the land (8 responses).
- Greater variety of housing types and building ages (2 responses).
- More diverse, inclusive, and sustainable communities (2 responses).
- Maintains neighbourhood character (1 response).

**Figure 4.3:** What potential concerns do you have about infill housing?

- **Total Responses:** 9
- Written responses are shown on the right

- Increase in traffic (3 responses).
- Need for additional parking in absence of adequate alternative transportation options (e.g., car share, e-bikes, bus) (3 responses).
- That people will build without permits because of rising costs and affordability (1 response).
- That people who are opposed to infill housing will say it is causing traffic and other issues (1 response).
- Need more investment in better public transportation infrastructure (1 response).

Participants at the in-person open and virtual open houses were also asked to provide additional comments. The comments were captured on sticky notes and a virtual whiteboard and were then compiled, reviewed, and categorized by theme. Themes that received two or more comments are noted below.

- Importance of infill housing (8 comments).
- Need for more options for seniors to downsize and desire for infill housing to be built to accommodate aging in place (4 comments).
- Concern about affordability and the need for more affordable options (3 comments).
- Frustration regarding the coach house approval process and eligibility criteria (3 comments), specifically noting that:
  - The approval process lacks transparency for neighbours;
  - Neighbours have too much power in the process; and
  - Properties should not need lane access to easily build a coach house.
- Need to better utilize land, either by making more use of large lots or creating smaller lots (2 comments).
- Importance of transit and considering both housing and transit together (2 comments).
- Desire to see creatively designed infill housing that blends in with the neighbourhood (2 comments).
- Interest in stratifying infill housing (2 comments).

#### 4.4 ONLINE ENGAGEMENT TOOL

Of the 497 total survey submissions completed through the District's online engagement tool from May 30, 2022 to June 19, 2022, 421 survey submissions provided input on infill housing. The infill housing section of the survey included a series of Likert scale questions (e.g., strongly agree, somewhat agree, do not agree answers) and multiple choice questions. The questions focused on obtaining input on various infill housing types, including preferences for different types, perceived benefits and impacts, and preferences for location of infill housing.

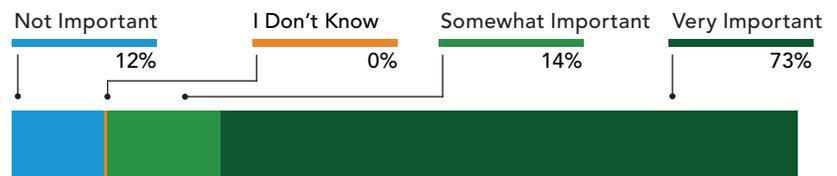
Many questions were followed by open-ended questions for respondents to give more detailed responses. A coding exercise was undertaken to identify common themes for written responses. Depending on the content, some responses contained several themes. The top five themes for these questions are included.

 More detailed information on survey responses can be found in Figures 4.4 to 4.24. Please note that any percentages shown are rounded to the nearest whole number.

## Survey Results for Infill Housing

**Figure 4.4:** How important is it to you to provide more diverse housing options in single family neighbourhoods?

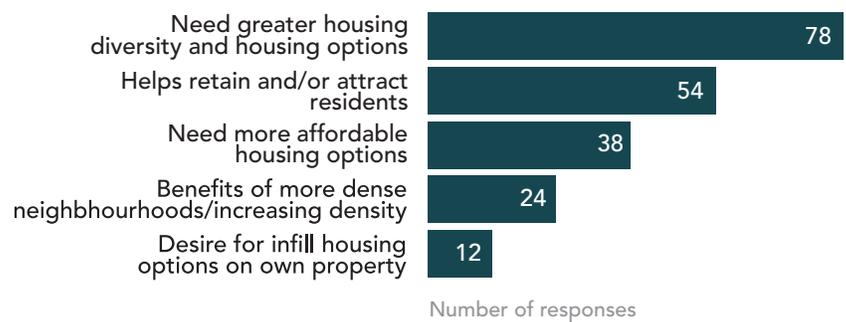
- **Total Responses:** 410
- **87%** indicated that it is somewhat or very important



**Figure 4.5:** Tell us the reasons behind your response.

(written reasons for answer to Figure 4.4)

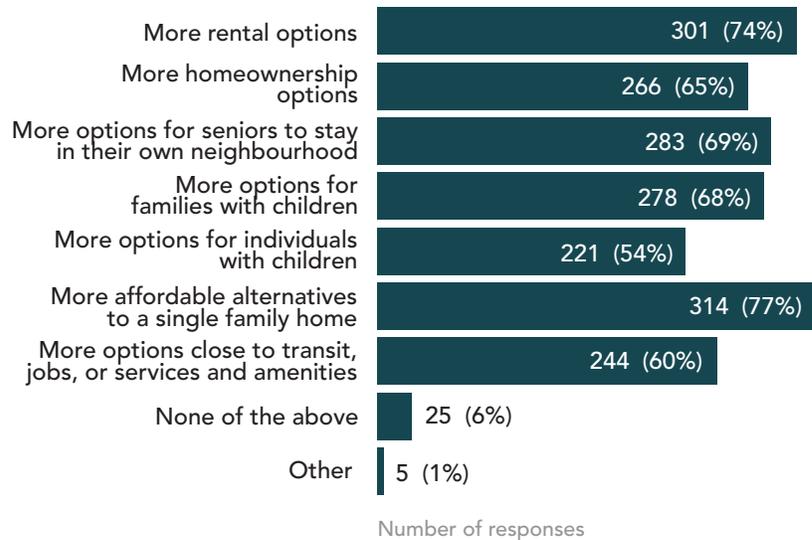
- **Total Responses:** 222
- The 5 most commonly cited reasons are shown on the right



**Figure 4.6:** In your community, is there a need for more of any of the following housing options?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 409
- **77%** wanted to see more affordable alternatives to a single family home
- **74%** wanted to see more rental options
- **69%** wanted to see more options for seniors looking to stay in their neighbourhood



**The most common 'other' suggestions were:**

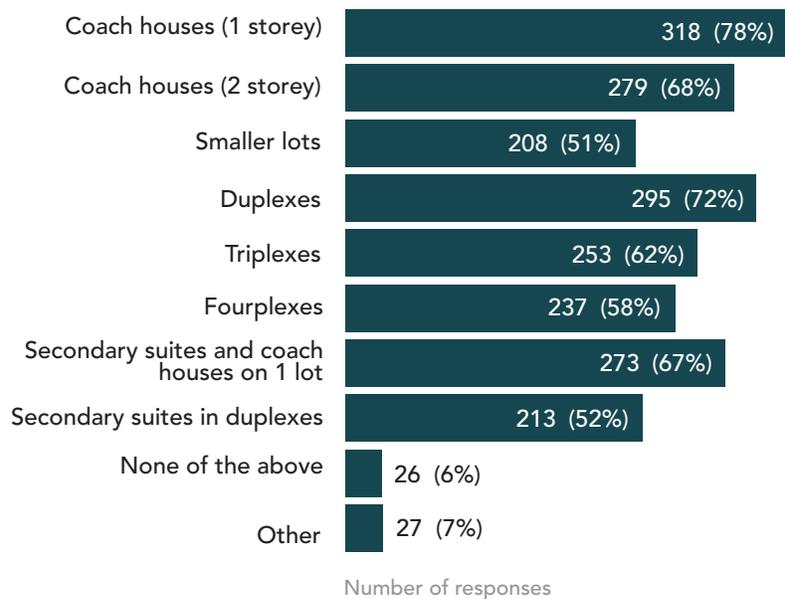
Note: suggestions were grouped into common themes

- Affordable home ownership options (co-op, rent-to-own) (3 responses)
- Different types of housing are needed or more appropriate in different areas of the District (2 responses)

**Figure 4.7:** Which of the following infill housing options would you like to see more of in the District?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 409
- **78%** wanted to see more 1-storey coach houses
- **72%** wanted to see more duplexes
- **68%** wanted to see more 2-storey coach houses
- **67%** wanted to see secondary suites and coach houses on 1 lot



**The most common 'other' suggestions were:**

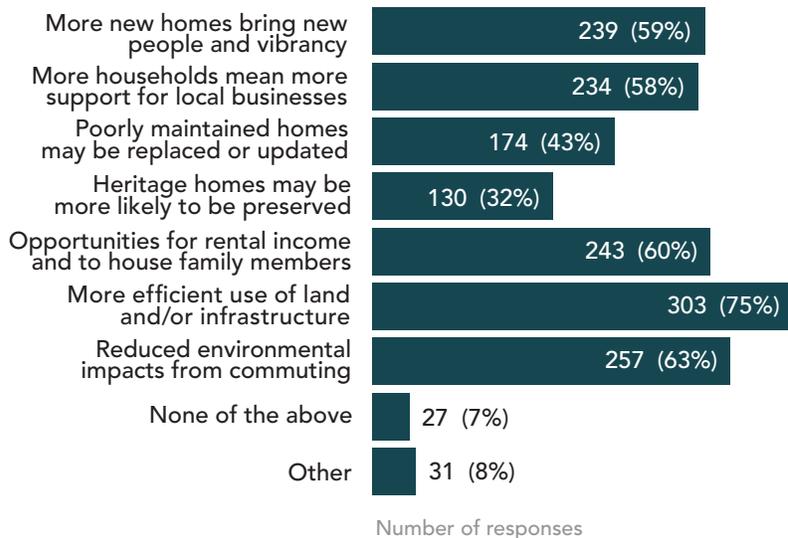
Note: suggestions were grouped into common themes

- Mid-rise buildings (3-6 storeys) (9 responses)
- Townhouses/rowhouses (7 responses)

**Figure 4.8:** What potential benefits of infill housing are of most interest to you?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 405
- The 3 benefits of most interest were:
  - More efficient use of land and/or infrastructure (**75%**)
  - Reduced environmental impacts from commuting (**63%**)
  - New or increased rental income or opportunities to house family members (**60%**)



**The most common 'other' suggestions were:**

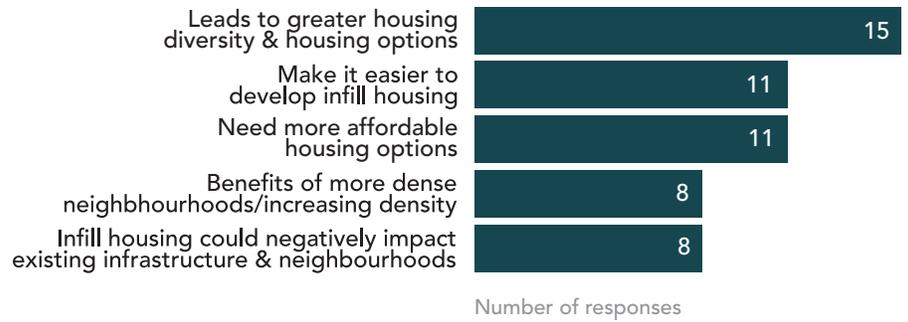
Note: suggestions were grouped into common themes

- More affordable housing options (rental and/or home ownership) (8 responses)
- It allows people to age in place or stay in the neighbourhood they grew up in (7 responses)

**Figure 4.9:** Tell us about the reasons behind your response.

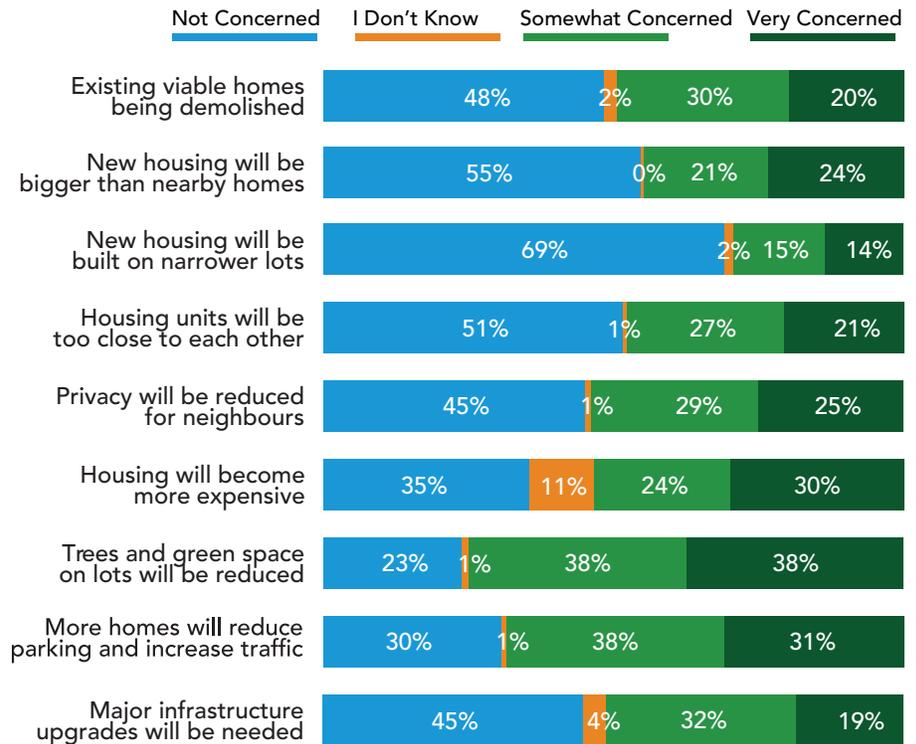
(written reasons for answer to Figure 4.8)

- **Total Responses:** 85
- The 5 most commonly cited reasons are shown on the right



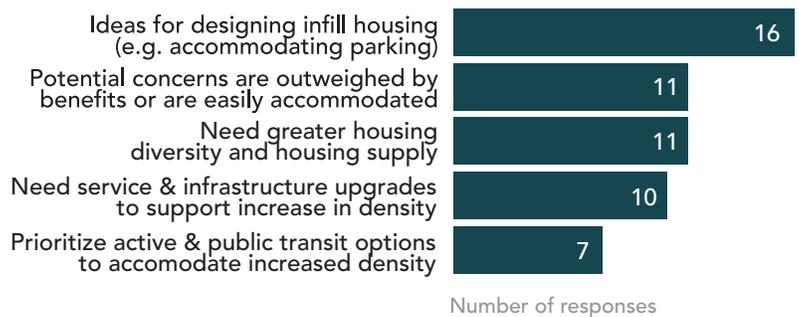
**Figure 4.10:** How concerned are you about the following potential impacts of infill housing?

- **Total Responses:** 406-409 depending on the question
- **76%** were somewhat or very concerned that trees and green space on lots will be reduced
- **69%** were somewhat or very concerned about potential impacts to parking and traffic



**Figure 4.11:** Is there anything else you would like to add?

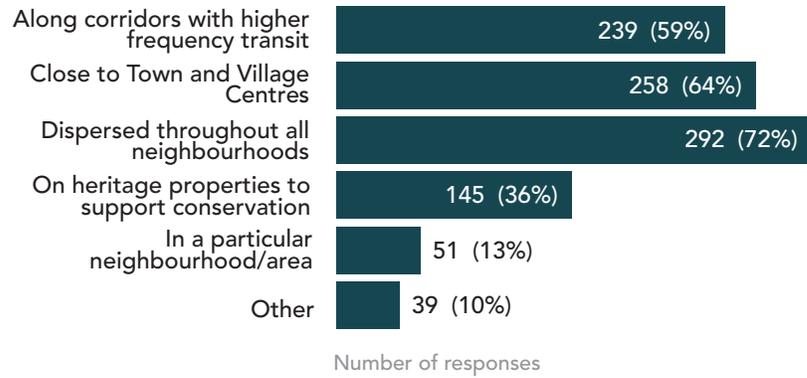
- **Total Responses:** 112
- The 5 most commonly cited reasons are shown on the right



**Figure 4.12:** Where would you like to see more coach houses?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 404
- **72%** wanted to see this type of infill housing throughout all neighbourhoods



**For those who selected 'in a particular neighbourhood or area', the most common suggestions were:**

Note: suggestions were grouped into common themes

- Lynn Valley (8 responses)
- Deep Cove (6 responses)

**The most common 'other' suggestions were:**

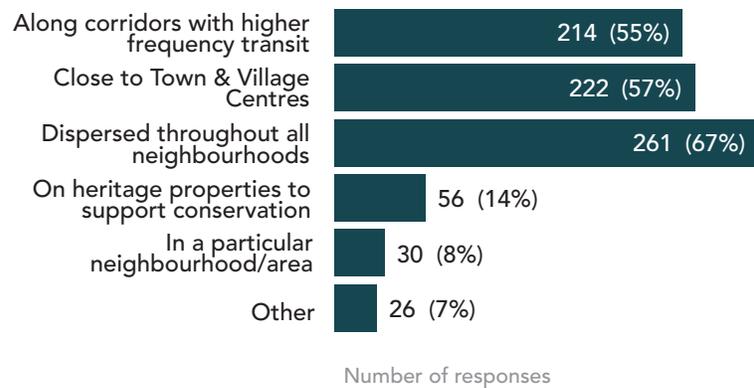
Note: suggestions were grouped into common themes

- On large lots (12 responses)
- Nowhere (12 responses)

**Figure 4.13:** Where would you like to see large lots subdivided into smaller lots?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 388
- **67%** wanted to see this type of infill housing throughout all neighbourhoods



**For those who selected 'in a particular neighbourhood or area', the most common suggestions were:**

Note: suggestions were grouped into common themes

- Lynn Valley (4 responses)
- Deep Cove (3 responses)

**The most common 'other' suggestions were:**

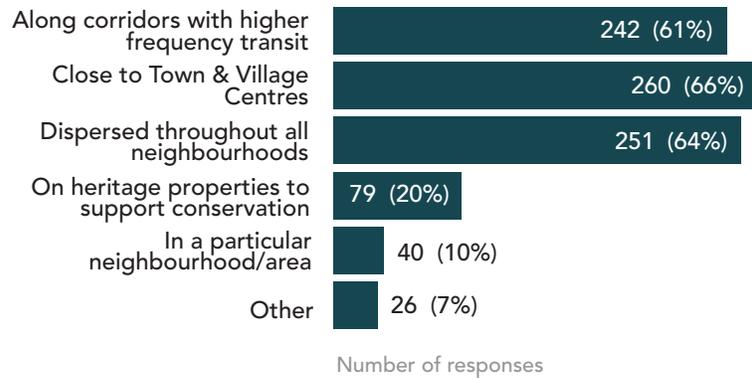
Note: suggestions were grouped into common themes

- Nowhere (20 responses)
- On large lots (2 responses)

**Figure 4.14:** Where would you like to see more duplexes, triplexes, and fourplexes?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 395
- **66%** wanted to see this type of infill housing closer to town and village centres



**For those who selected 'in a particular neighbourhood or area', the most common suggestions were:**

Note: suggestions were grouped into common themes

- Lynn Valley (6 responses)
- Delbrook (4 responses)

**The most common 'other' suggestions were:**

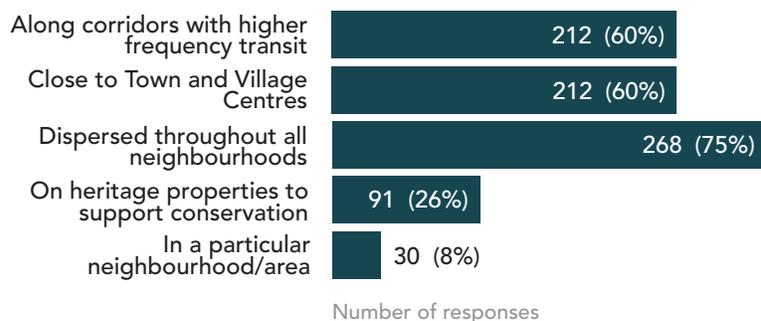
Note: suggestions were grouped into common themes

- Nowhere (20 responses)
- Large lots (2 responses)

**Figure 4.15:** Where would you like to see more than one accessory unit (e.g. secondary suite and coach house) on one lot?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 355
- **75%** wanted to see this type of infill housing throughout all neighbourhoods



**For those who selected 'in a particular neighbourhood or area', the most common suggestions were:**

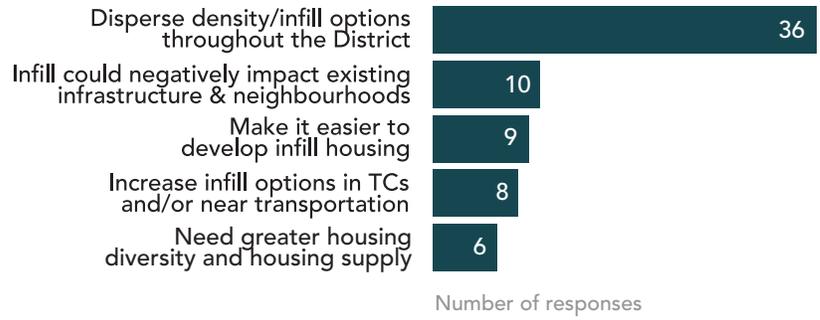
Note: suggestions were grouped into common themes

- Nowhere (7 responses)
- Blueridge (3 responses)
- Lynn Valley (3 responses)
- Large lots (3 responses)

**Figure 4.16:** Tell us about the reasons behind your responses.

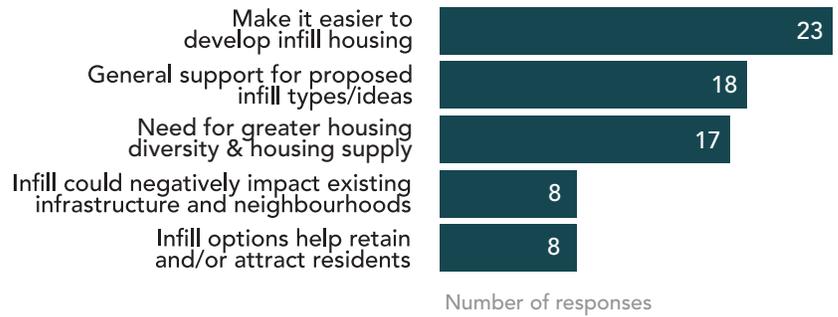
(written reasons for answers to Figure 4.12 to 4.15)

- **Total Responses:** 91
- The 5 most commonly cited reasons are shown on the right



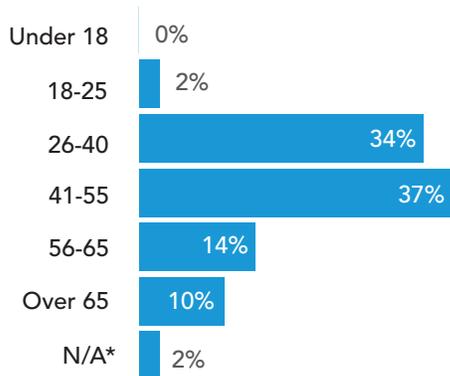
**Figure 4.17:** Do you have any final thoughts on infill housing that you would like to share?

- **Total Responses:** 106
- The 5 most commonly cited reasons are shown on the right

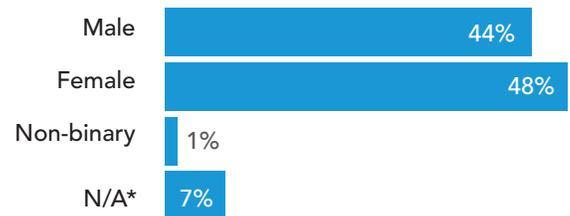


## Respondent Characteristics

**Figure 4.18:** Age range of survey respondents

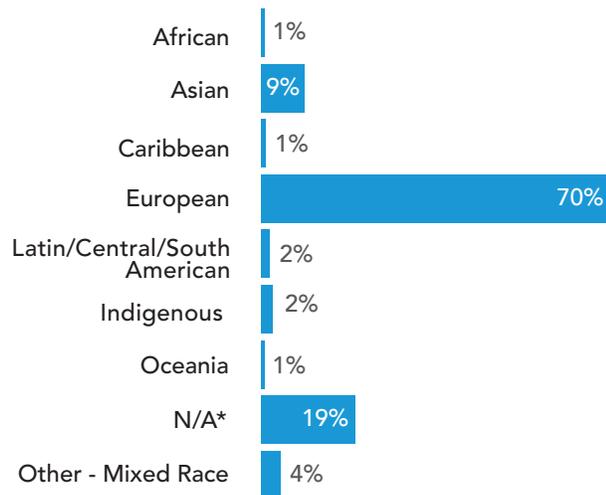


**Figure 4.19:** Gender of survey respondents

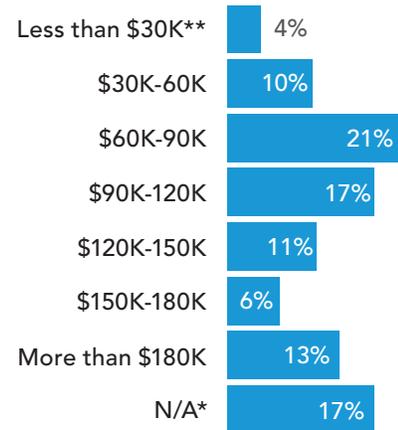


\*N/A represents responses for 'Prefer not to answer'

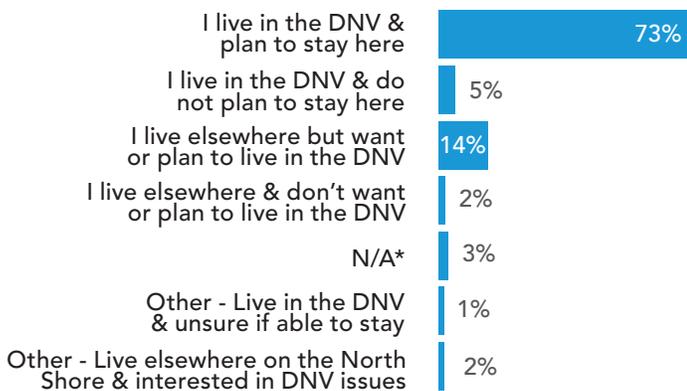
**Figure 4.20:** Ethnic origin of survey respondents



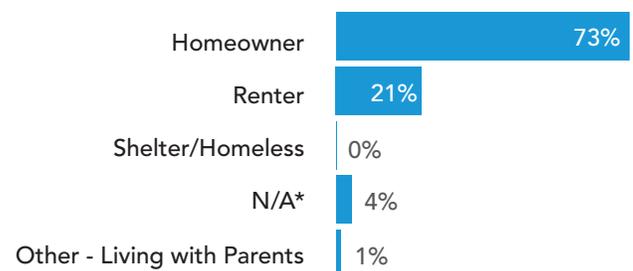
**Figure 4.21:** Pre-tax household income of survey respondents



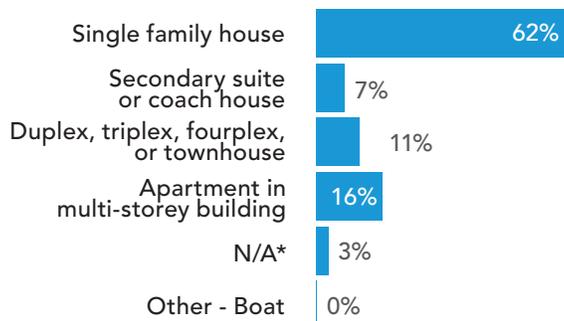
**Figure 4.22:** Living situation of respondents



**Figure 4.23:** Housing situation of survey respondents



**Figure 4.24:** Housing type



\*N/A represents responses for 'Prefer not to answer'

\*\*Income is shown in the 1000s as indicated by 'K'



# 5.0 SHORT-TERM RENTALS

The following sections summarize the input received on short-term rentals (STRs) during the engagement period. For other housing topics, see Section 3 (Secondary Suites) and Section 4 (Infill Housing).



## 5.1 KEY FINDINGS

### ***What we heard about short-term rentals in single family homes***

- Support for allowing short-term rentals in the main portion of a single family home.
  - 61% of online survey responses and 94% (15 of 16) open house responses.

### ***What we heard about short-term rentals in secondary suites and coach houses***

- Limited support for allowing short-term rentals in secondary suites and coach houses.
  - 49% of online survey responses were in opposition, while 47% indicated support.
  - 88% (15 of 17) open house responses indicated support.

### ***What we heard about short-term rentals in multi-family units***

- Support for allowing short-term rentals in townhouse or apartment units.
  - 62% of online survey responses and 87% (13 of 15) open house responses.

### ***What we heard about allowing tenants (renters) to use their home as a short-term rental***

- Limited support for allowing a tenant (renter) to use their home as a short-term rental.
  - 51% of online survey responses were in opposition, while 44% indicated support.
  - 71% (10 of 14) open house responses indicated support.

### ***What we heard about short-term rentals generally***

- Short-term rentals were highlighted as an important source of income to homeowners.
- Common concerns about short-term rentals included:
  - Impact on long-term rental housing availability; and
  - Potential negative neighbourhood impacts.

 For details on the engagement results, see Sections 5.3 and 5.4.

## 5.2 POP-UP EVENTS

The pop-up events provided informal opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. They also provided opportunities for conversational feedback.

Across the 157 interactions at the pop-up events, there was strong interest in a regulatory framework for short-term rentals. Many were surprised to learn that short-term rentals were not allowed and regulated in the District. There were also concerns expressed regarding the impact on long-term rentals.

## 5.3 OPEN HOUSE EVENTS

The in-person open house on June 8, 2022 (3 – 8 pm) solicited feedback through dialogue and interactive exercises on information boards. Attendees had the opportunity to respond to specific questions by “voting” for their preferences and to share additional comments and ideas.

The virtual open house on June 9, 2022 (6 – 8 pm) also allowed feedback to be heard through a facilitated discussion.

Both in-person and virtual open house attendees were asked four questions on their preferences for where short-term rentals should be allowed. The responses are shown in Figures 5.1 to 5.4.

 For more information on short-term rentals, please see the information boards from the in-person open house event (Appendix).



*Pop-up event at Delbrook Community Recreation Centre on June 2, 2022*



*In-person open house at Lynn Valley Community Room on June 8, 2022*



## In-Person Open House Results for Short-Term Rentals

**Figure 5.1:** 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?

(each dot represents a response)

- **Total Responses:** 16
- **94%** (15 responses) agreed



**Figure 5.2:** 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?

(each dot represents a response)

- **Total Responses:** 17
- **88%** (15 responses) agreed



**Figure 5.3:** 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?

(each dot represents a response)

- **Total Responses:** 15
- **87%** (13 responses) agreed



**Figure 5.4:** 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?

(each dot represents a response)

- **Total Responses:** 14
- **71%** (10 responses) agreed



Participants at the in-person and virtual open houses were also asked to provide comments. The comments were captured on sticky notes and a virtual whiteboard and were then compiled, reviewed, and categorized by theme. Themes that received three or more comments are noted below.

- Support for owners having control over whether a unit they rent out can be licensed for short-term rental, in both single family homes and multi-family buildings (6 comments).
- Interest in limiting the number of nights per year (e.g. 60 days) or the time per year (e.g. summer only) that a unit could be licensed for short-term rental (5 comments).
- Short-term rentals provide supplementary income, which helps to offset high housing costs (4 comments).
- Concerns related to safety and security, such as the potential for damage to property, security in multi-family buildings, and unfamiliar people in single family neighbourhoods (4 comments).

## 5.4 ONLINE ENGAGEMENT TOOL

Of the 497 total survey submissions completed through the District's online engagement tool from May 30, 2022 to June 19, 2022, 358 survey submissions provided input on short-term rentals. The short-term rental section of the survey included a series of Likert scale questions (e.g., strongly agree, somewhat agree, do not agree answers). The questions focused on the housing types in which short-term rentals could be permitted. Each question was accompanied by background information and two examples of short-term rentals in each housing type.

The questions were followed by open-ended questions for respondents to give more detailed responses. A coding exercise was undertaken to identify common themes for written responses. Depending on the content, some responses contained several themes. The top five themes for these questions are included.

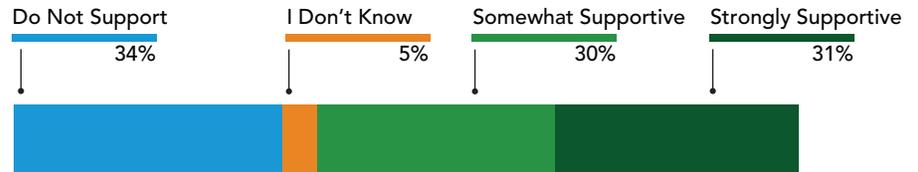


More detailed information on survey responses can be found in Figures 5.5 to 5.20. Please note that any percentages shown are rounded to the nearest whole number.

## Survey Results for Short-Term Rentals

**Figure 5.5:** How supportive are you of allowing short-term rentals in the main portion of a single family home (i.e. not a secondary suite), when it is the owner's principal residence?

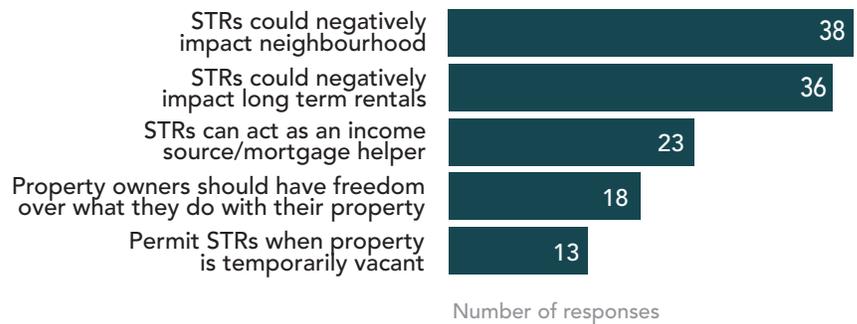
- **Total Responses:** 357
- **61%** were somewhat or strongly supportive



**Figure 5.6:** Tell us about the reasons behind your response.

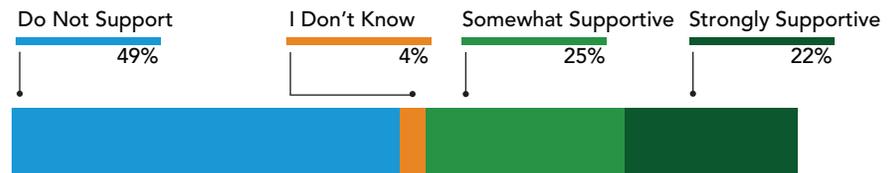
(written reasons for answer to Figure 5.5)

- **Total Responses:** 149
- The 5 most commonly cited reasons are shown on the right



**Figure 5.7:** How supportive are you of allowing a tenant of a secondary suite or coach house to use their home as a short-term rental, with the permission of the owner?

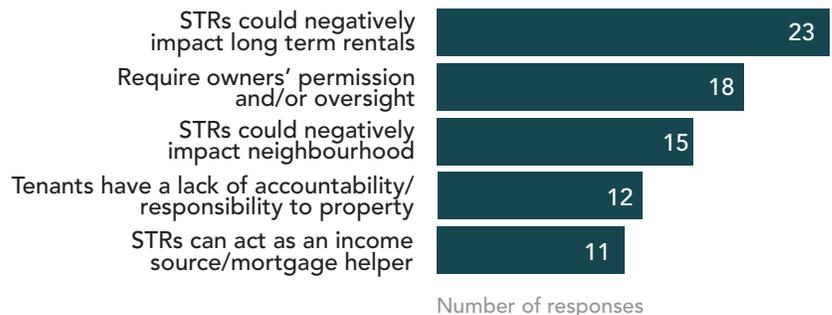
- **Total Responses:** 357
- **49%** did not support
- **47%** were somewhat or strongly supportive



**Figure 5.8:** Tell us about the reasons behind your response.

(written reasons for answer to Figure 5.7)

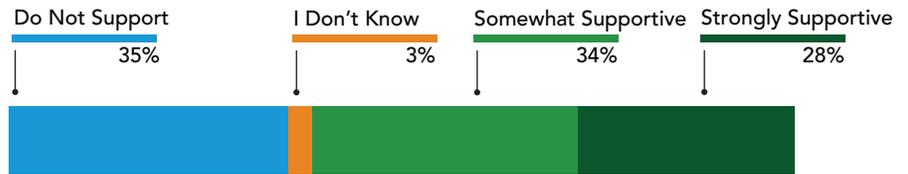
- **Total Responses:** 133
- The 5 most commonly cited reasons are shown on the right



Note: STR stands for 'short-term rental'

**Figure 5.9:** How supportive are you of allowing an owner to use their townhouse or apartment unit as a short-term rental when it is their principal residence?

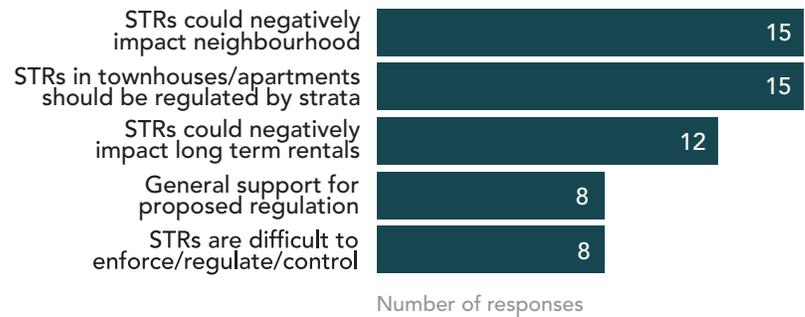
- **Total Responses:** 355
- **62%** were somewhat or strongly supportive



**Figure 5.10:** Tell us about the reasons behind your response.

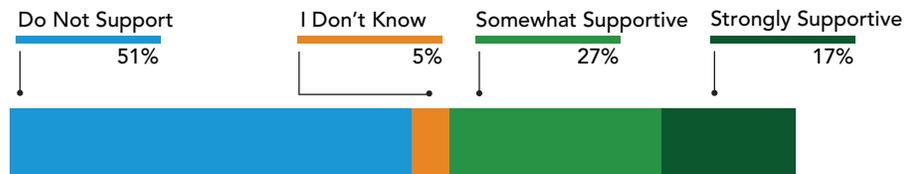
(written reasons for answer to Figure 5.9)

- **Total Responses:** 104
- The 5 most commonly cited reasons are shown on the right



**Figure 5.11:** How supportive are you of allowing a tenant (renter) to use their principal residence as a short-term rental, with the owner's permission?

- **Total Responses:** 356
- **51%** did not support
- **44%** were somewhat or strongly supportive



**Figure 5.12:** Tell us about the reasons behind your response.

(written reasons for answer to Figure 5.11)

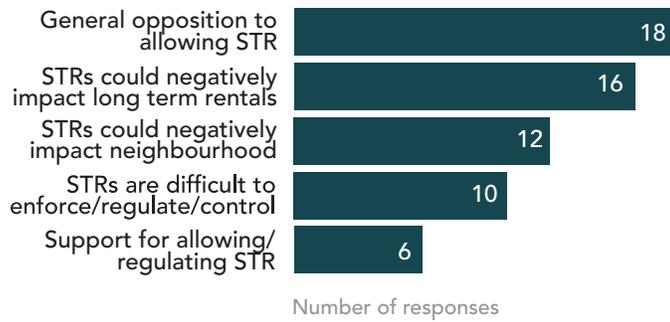
- **Total Responses:** 99
- The 5 most commonly cited reasons are shown on the right



Note: STR stands for 'short-term rental'

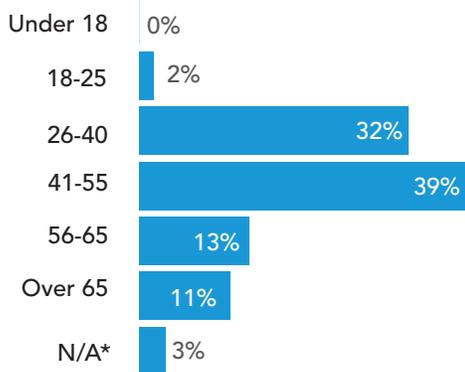
**Figure 5.13:** Do you have any final thoughts on regulating short-term rentals that you would like to share?

- **Total Responses:** 89
- The 5 most commonly cited responses are shown on the right

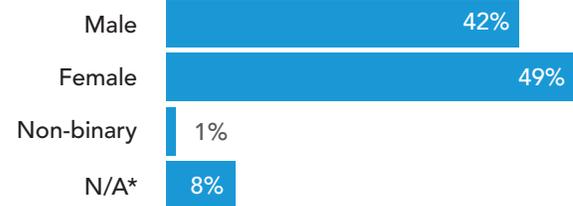


## Respondent Characteristics

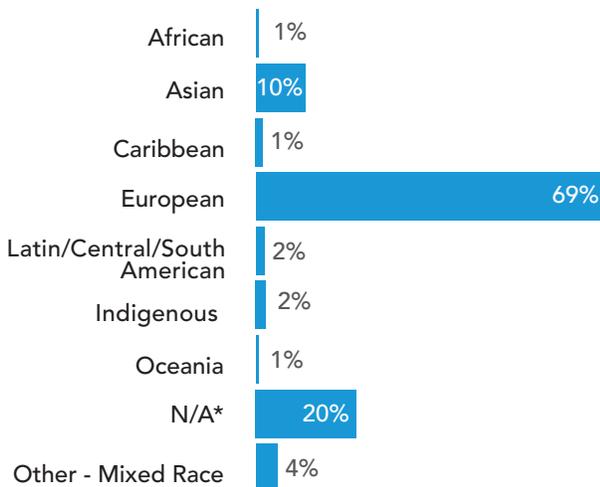
**Figure 5.14:** Age range of survey respondents



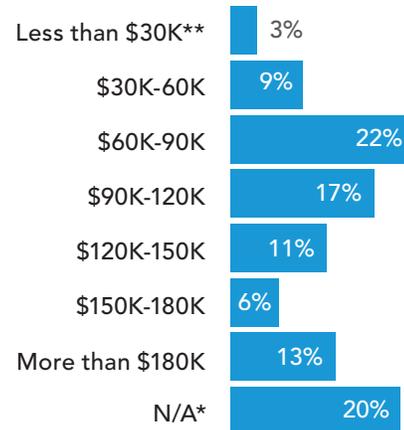
**Figure 5.15:** Gender of survey respondents



**Figure 5.16:** Ethnic origin of survey respondents



**Figure 5.17:** Pre-tax household income of survey respondents

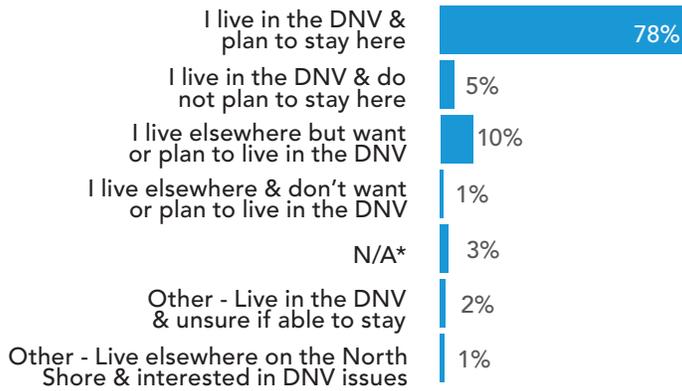


Note: STR stands for 'short-term rental'

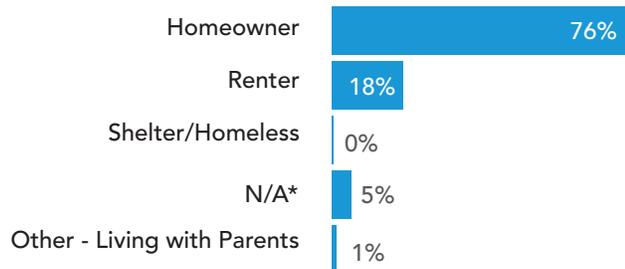
\*N/A represents responses for 'Prefer not to answer'

\*\*Income is shown in the 1000s as indicated by 'K'

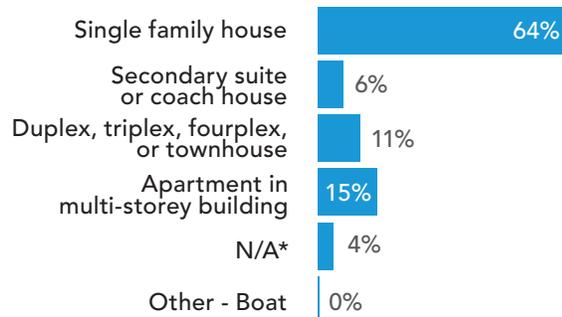
**Figure 5.18:** Living situation of respondents



**Figure 5.19:** Housing situation of survey respondents



**Figure 5.20:** Housing type



\*N/A represents responses for 'Prefer not to answer'



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# APPENDIX

## *Information Boards from In-Person Open House*

# 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.**

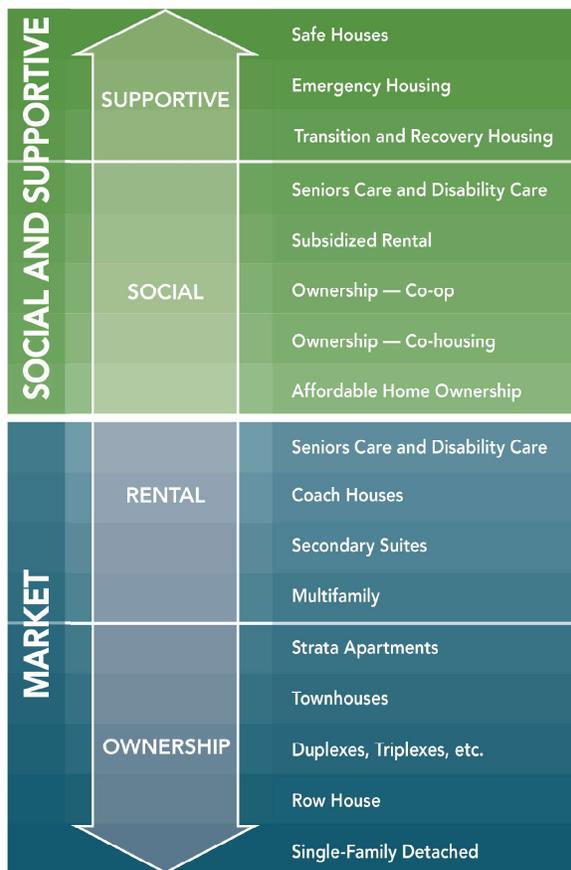
Your feedback, along with research and analysis, will be used to help shape the potential future of single family neighbourhoods. A summary of the input we receive, along with potential next steps will be presented to Council for consideration later this year.

**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)

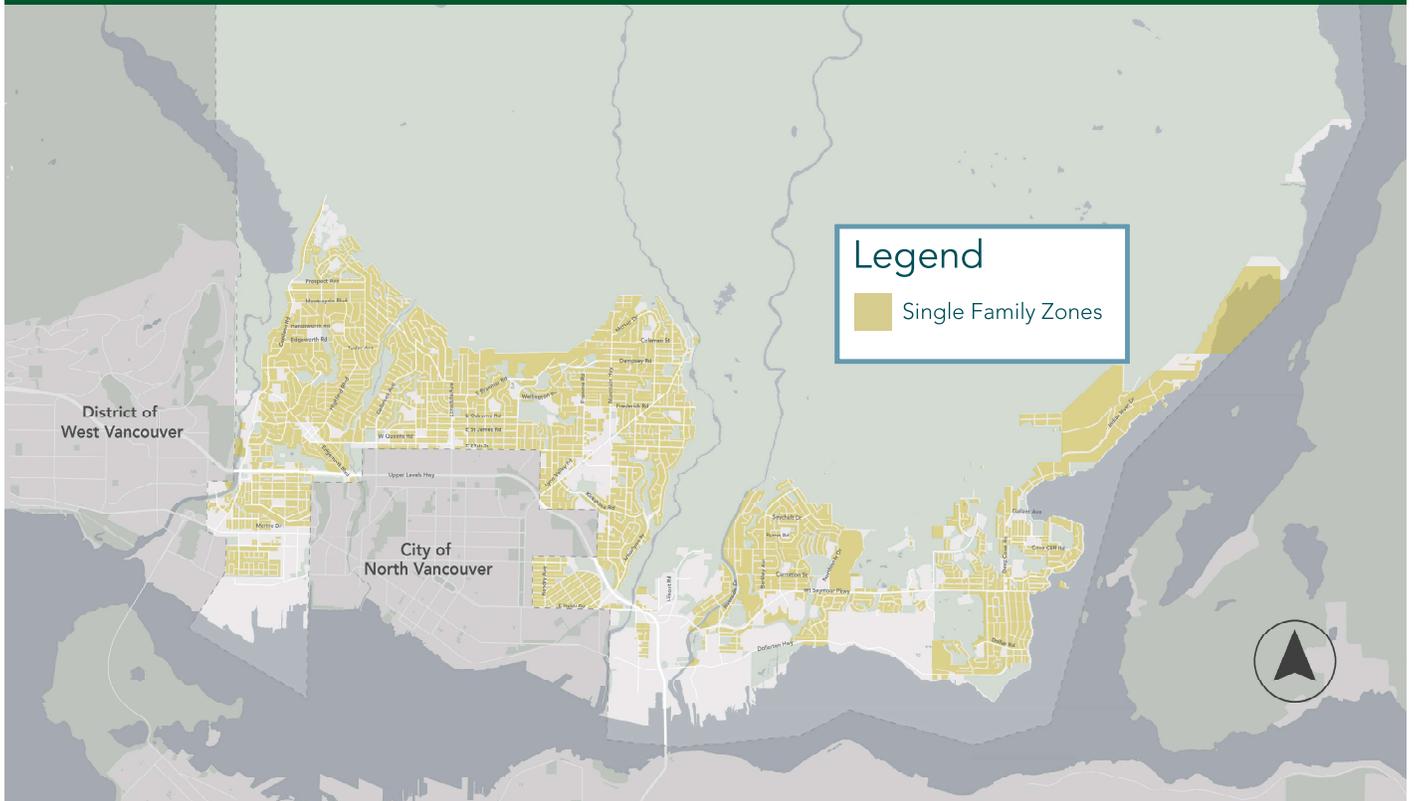
 **6,335**  
Homes with secondary suites

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

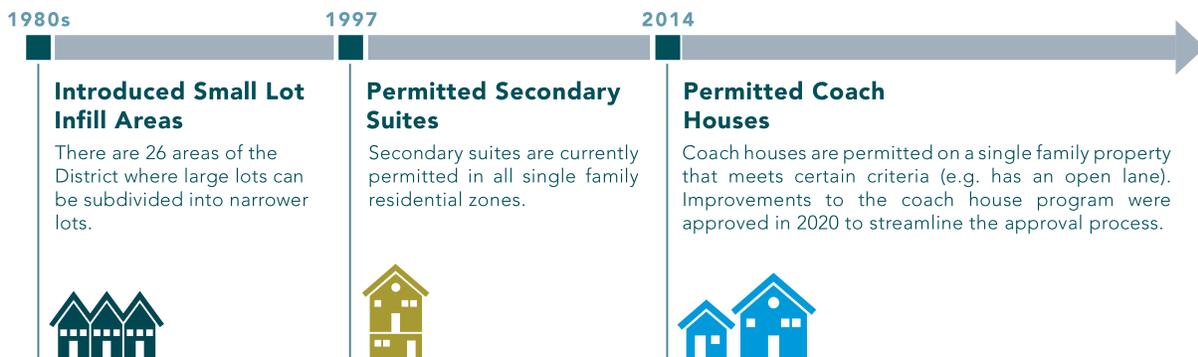


# Single Family Neighbourhoods in the District of North Vancouver

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

**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.

Board #

5 to 8



### Infill Housing

**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.

Board #

9 to 12



### Short-Term Rentals

**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.

Board #

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

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

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.

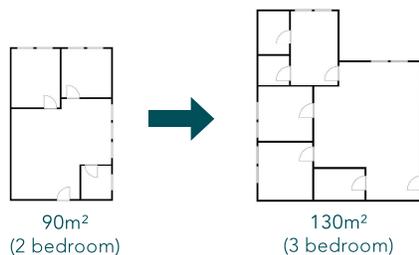


Local government building and zoning regulations must comply with the BC Building Code. In 2019, the BC Building Code was revised to:

- 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?



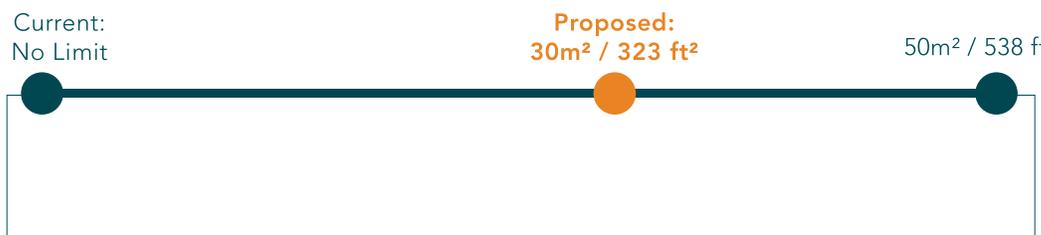
Place a sticker!

**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

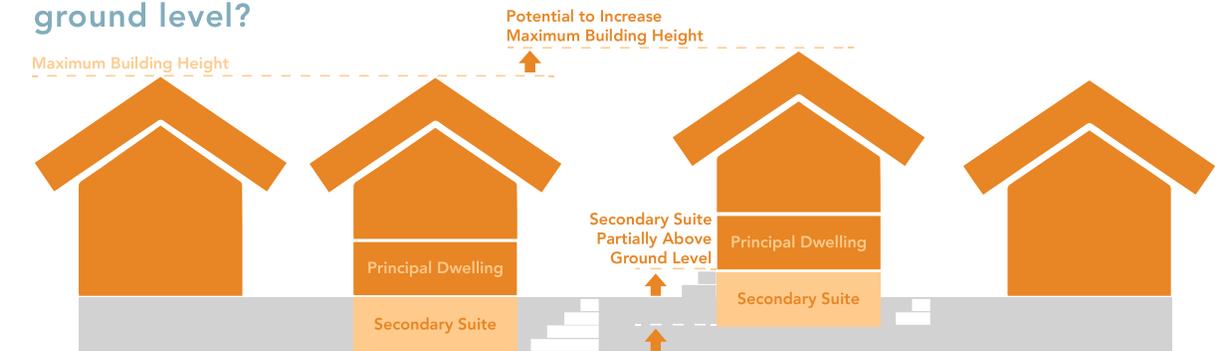
Secondary suites are often located partially below ground level (such as in the basement). We currently do not have regulations that prevent suites from being located fully below ground level. Recent observations have indicated that new single family homes are locating basement suites deeper or fully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



Yes	Place a sticky note with your thoughts!
No	

Place a sticker!

# 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	

Place a sticker!

Are there other barriers you've experienced?

Place a sticky note with your thoughts!

# 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

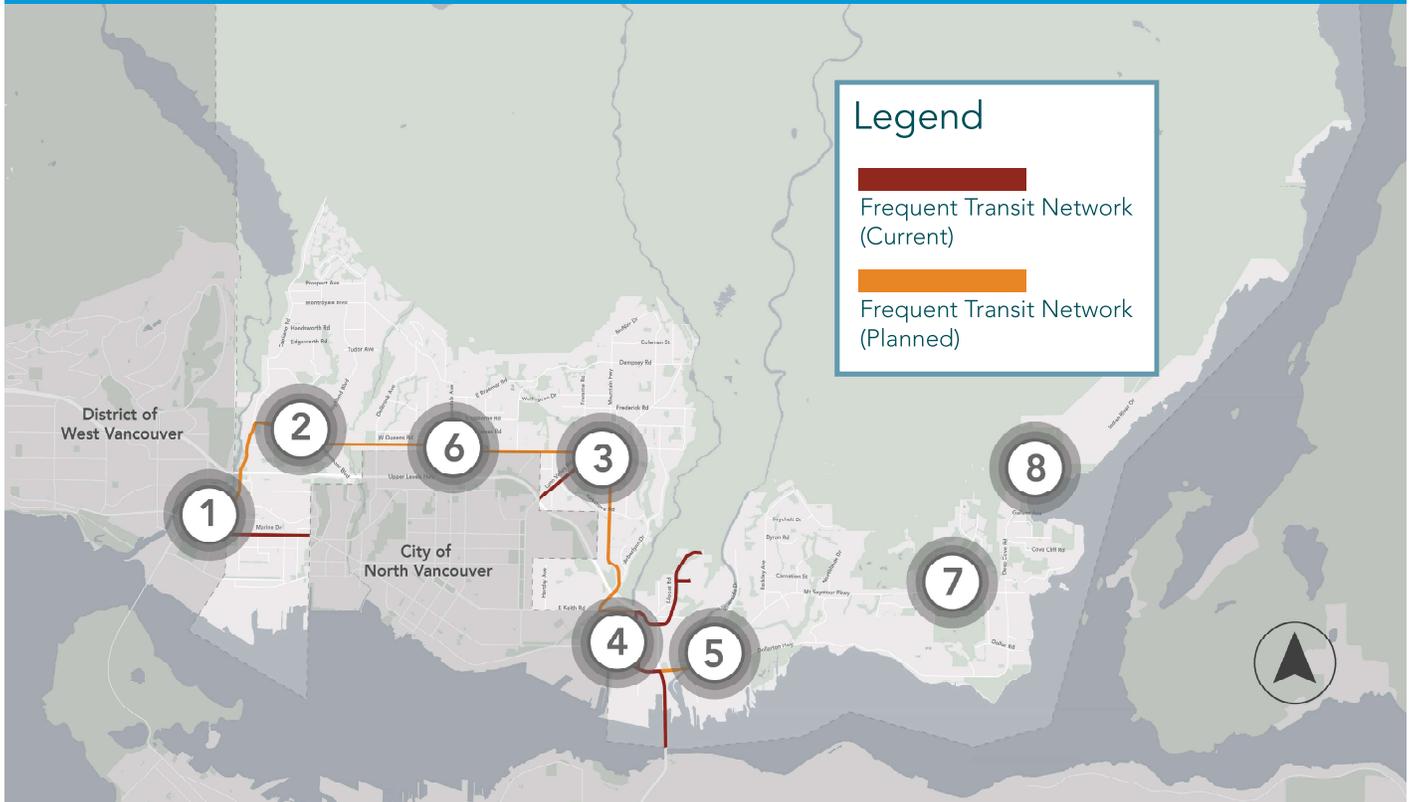
### Who could benefit from infill housing?

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:

- 1** Lions Gate Town Centre
- 4** Lynn Creek Town Centre
- 7** Parkgate Village Centre
- 2** Edgemont Village Centre
- 5** Maplewood Town Centre
- 8** Deep Cove Village Centre
- 3** Lynn Valley Town Centre
- 6** 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.

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

### 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?

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

# 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!

A large, empty rectangular box with a thin blue border, intended for users to place a sticky note or write their 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)





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