Virtual Open House

SECONDARY SUITE REGULATIONS AND INCENTIVES

June 2022
Why are we here today?

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

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

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

Background (5 min)

Overview of secondary suite regulations (5 min)

Potential changes to size regulations (20 min)

Above-ground secondary suites (15 min)

Barriers and potential incentives (15 min)
WHAT ARE SECONDARY SUITES?

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

What it can look like
SECONDARY SUITES IN THE DISTRICT

What we have

6,336 existing suites

What we need

594 additional suites by 2030

Pace of Development 2021
RELEVANT DIRECTIONS

Official Community Plan (OCP)  
Final report of the Rental, Social and Affordable Housing Task Force

Over 2,040 new secondary suites since 2011

Exploring updates
PROCESS

PRELIMINARY ANALYSIS

COUNCIL WORKSHOP APR 2022
COUNCIL MAY 2022

PUBLIC ENGAGEMENT

WE ARE HERE ⭐

COUNCIL

RESULTS OF ENGAGEMENT

REFINE APPROACH

DRAFT BYLAWS

COUNCIL

APPROVAL OF BYLAWS

Results of engagement and recommendations

What next steps could look like (timing to be determined)
Overview of Secondary Suites Regulations
CURRENT REGULATIONS IN THE DISTRICT

Secondary suite regulations are contained within the Zoning Bylaw

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

Maximum size regulations

40% of the single family home

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

(whichever is less)
Local government building and zoning regulations must comply with the BC Building Code.

Changes to BC Building Code in 2019:

<table>
<thead>
<tr>
<th></th>
<th>Previous</th>
<th>Current</th>
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<tbody>
<tr>
<td>Maximum floor area</td>
<td>90 m² (969 ft²)</td>
<td>No limit</td>
</tr>
<tr>
<td>Maximum percentage of principal building</td>
<td>40%</td>
<td>No limit</td>
</tr>
<tr>
<td>Building type(s)</td>
<td>Single family</td>
<td>Single family, duplex, townhouse</td>
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<tr>
<td>Sale of property</td>
<td>No stratification</td>
<td>No stratification</td>
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Potential Changes to Size Regulations
1. POTENTIAL CHANGES TO MAXIMUM SIZE REGULATIONS

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

Discussion questions:
- What are your preferences for maximum floor area of a suite?
- What percentage of a single family home should a suite occupy?
POTENTIAL CHANGES TO MINIMUM SIZE REGULATIONS

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

Discussion questions:

• Do you agree that there should be a minimum size regulation?
• What are your preferences for minimum floor area of a suite?
Above-ground Secondary Suites
ISSUES WITH BASEMENT SECONDARY SUITES

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

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

This has the following potential negative impacts:
- X Groundwater and stormwater disposal issues
- X Construction challenges
- X Suites have less access to natural light
- X Suites have reduced connections to outdoor space
ABOVE-GROUND SECONDARY SUITES

One potential solution is to require new suites to be partially above ground level. However, this may require an associated small increase to the maximum building height of single family homes.

Discussion questions:

- Do you think all new suites should be partially above ground level?
- Would you support a small increase in the maximum height for new single family homes to accommodate suites that are partially above ground level?
Barriers and Incentives
Secondary suites are a critical component of the District’s rental housing stock.

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

Some issues we’ve heard in the past include:

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

Share your experience with us!
Thank you

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

[DNV.org/Housing-Diversity](DNV.org/Housing-Diversity)

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

Questions? Email us!
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