

Welcome to the Community Survey on Proposed Regulations for Garden Suites

INTRODUCTION

The proposed garden suite regulations are the result of significant community input in earlier stages of the planning process. This survey seeks your input on the proposed regulations.

Prior to completing this survey, we encourage you to review the [virtual open house](#), which provides comprehensive information on the proposed regulatory framework.

Information from this survey will be used to inform changes to the regulations before they are presented to Saanich Council for consideration.

For more information and background about the study please visit our website: www.saanich.ca/gardensuites

This survey should take approximately 8 minutes to complete. Thank you for your time.

Megan Squires, Planner
District of Saanich, 250-475-5494 Ext 3452
Megan.Squires@saanich.ca

PRIVACY INFORMATION

This survey is voluntary and a response is encouraged, not required. The District of Saanich will not collect, use, or disclose personal information using SurveyMonkey. Please be aware however that IP addresses are collected by SurveyMonkey itself, and these IP addresses and other information collected will be stored on SurveyMonkey's servers located outside of Canada. It is not the District's intention to collect personal information, so please do not provide any third-party information (i.e. talk about others) and/or any personally identifiable information about yourself in your responses.

For more information please contact the District's Privacy Officer:

770 Vernon Ave, Victoria BC, V8W 2W7,

T: 250.475.1775

E: foi@saanich.ca.

1. Overall, how supportive are you of the proposed garden suite regulations?

- Strongly support
- Somewhat support
- Neutral (neither support or oppose)
- Somewhat oppose
- Strongly oppose

(See next page for summary of proposed regulatory changes)

2. Which element(s) of the proposed garden suite regulations would you change (if any)?

SUMMARY OF PROPOSED REGULATORY CHANGES

A number of key regulatory requirements have been considered as part of the Garden Suite Study. The proposed regulatory elements for garden suites that would apply are summarized below. They are discussed in more detail on the proceeding boards, along with a summary of the public input that informed them.

Location

- Garden suites would be permitted by Development Permit on RS-zoned lots that are inside the Sewer Service Area
- Broadmead Covenant area would not be included

Parking

- 1 parking space would be required for the garden suite in addition to the 2 parking spaces already required for the single family house

Owner occupation

- Would be required

Relationship to Secondary Suites

- One suite would be permitted per lot
- Garden suite or secondary suite would be permitted on a lot, but not both

Strata Titling

- Would not be permitted
- Garden suite would only be permitted as a rental

Design Guidelines

- Would be applied to all garden suite applications
- Would enable a review of form and character

Maximum floor area

- The permitted size of the garden suite would relate to the size of the lot
- Maximum floor areas would be 46.5 m² (500 ft²) on small lots, 65 m² (700 ft²) on medium lots, and 93 m² (1,000 ft²) on large lots – all subject to maximum lot coverage requirements

Maximum lot coverage

- Maximum 10% lot coverage on small and medium lots
- Maximum 7% lot coverage on large lots between 1,000 m² and 1,999 m²
- Maximum 5% lot coverage on large lots greater than 2,000 m²
- Maximum 25% rear lot coverage for all accessory buildings

Height

- One storey garden suite with a maximum height of 3.75 m to 4.5 m (12.3 ft to 14.8 ft) would be permitted on small and medium-sized lots
- Up to two storey garden suite with a maximum height of 5.5 m to 6.5 m (18 ft to 21.3 ft) would be permitted on large-sized lots

Setbacks

- For garden suites between 3.75 m and 4.5 m in height:
 - Minimum rear and interior side yard setbacks of 1.5 m;
 - Minimum exterior side yard setback of 3.5 m; and
 - Minimum 4.0 m setback from primary dwelling
- For garden suites between 5.5 m and 6.5 m in height:
 - Minimum rear and interior side yard setback of 3.0 m;
 - Minimum exterior side yard setback of 3.5 m; and
 - Minimum 4.0 m setback from primary dwelling

Open Space

- Minimum requirement for open space/landscape area would apply

Lot sizes defined:

Small lot = 400 m² to 559 m²

Medium lot = 560 m² to 999 m²

Large lot = 1000 m² plus



SIZE

3. The proposed regulations seek to limit the maximum size of a garden suite based on three lot size categories (small, medium, large). What do you think about the proposed regulations for maximum size?

(See next page for virtual open house board on size)

*(*Note - lot coverage and setback requirements may also limit the size of garden suite that could be constructed)*

	Much too large	Too large	About right	Too small	Much too small
Small Lot (lots that are 400 to 559 sq. m in area) Maximum Size of 46.5 sq. m (500 sq. ft)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medium lot (lots that are 560 to 999 sq. m in area) Maximum Size of 65 sq. m (700 sq. ft)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large lot (lots that are 1000 sq. m or more in area) Maximum Size of 93 sq. m (1000 sq. ft)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Suggested change to maximum size (if any):

Small lot (sq. ft)

Medium lot (sq. ft)

Large lot (sq. ft)

5. Do you have any comments on the proposed regulations for size?



SIZE (Floor Area and Site Coverage)

Garden suites are smaller than a primary dwelling. The proposed regulations would allow a maximum floor area of 46.5 m² (500 ft²) on small lots, 65 m² (700 ft²) on medium lots, and 93 m² (1000 ft²) on large lots, subject to maximum site coverage regulations.

The footprint of a garden suite affects the amount of area on a lot that is covered by a garden suite, which in turn impacts the form and character of the neighbourhood and the amount of permeable surface on properties. Under the proposed regulations, the maximum site coverage on small and medium-sized lots would be 10% and 7% or 5% on large-sized lots.

PUBLIC INPUT

- Support for garden suites of different sizes: 400-600 ft² (25%), 600-800 ft² (38%), and 800-1000 ft² (19%)
- Size of the garden suite should correspond to lot size

PROPOSED REGULATIONS

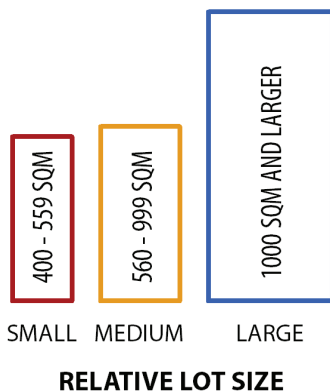
Maximum Floor Area (potentially limited by site coverage regulations):

- Small lot – 46.5 m² (500 ft²)
- Medium lot – 65 m² (700 ft²)
- Large lot – 93 m² (1000 ft²)

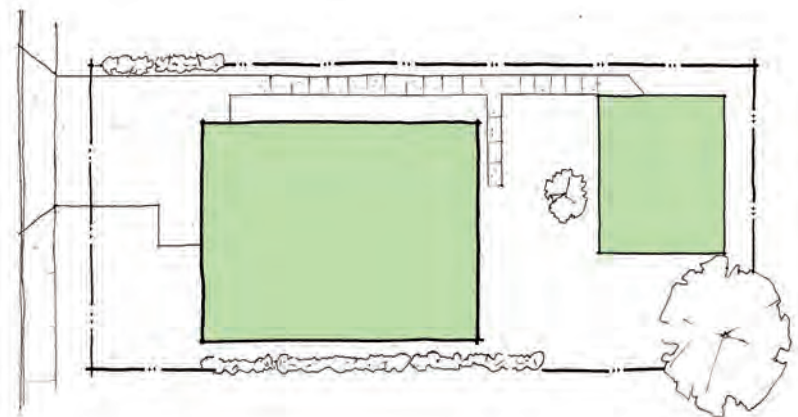
Maximum Site Coverage

- All buildings and structures combined – 40%
- Rear yard lot coverage – 25%
- All accessory structures (including garden suites)
 - Small and medium lot – 10%
 - Large lot (1,000-1,999 m²) – 7%
 - Large lot (2,000 m² +) – 5%

Basements would not be permitted



SAMPLE SITE PLAN



Lot sizes defined:

Small lot = 400 m² to 559 m²

Medium lot = 560 m² to 999 m²

Large lot = 1000 m² plus



HEIGHT

6. The proposed regulations seek to limit the maximum height of a garden suite based on three lot size categories (small, medium, large). On small and medium lots the height of a garden suite would be limited to one storey. On large lots two storey garden suites would be permitted.

(See next page for virtual open house board on height)

How supportive are you of allowing garden suites up to two storeys on large lots?

- Strongly support
- Somewhat support
- Neutral (neither support or oppose)
- Somewhat oppose
- Strongly oppose

7. Do you have any comments on the proposed regulations for height?

HEIGHT

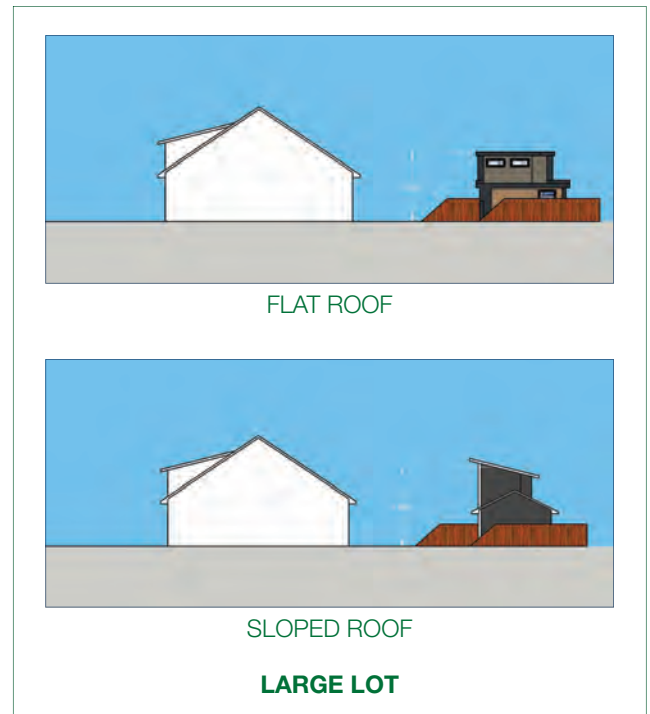
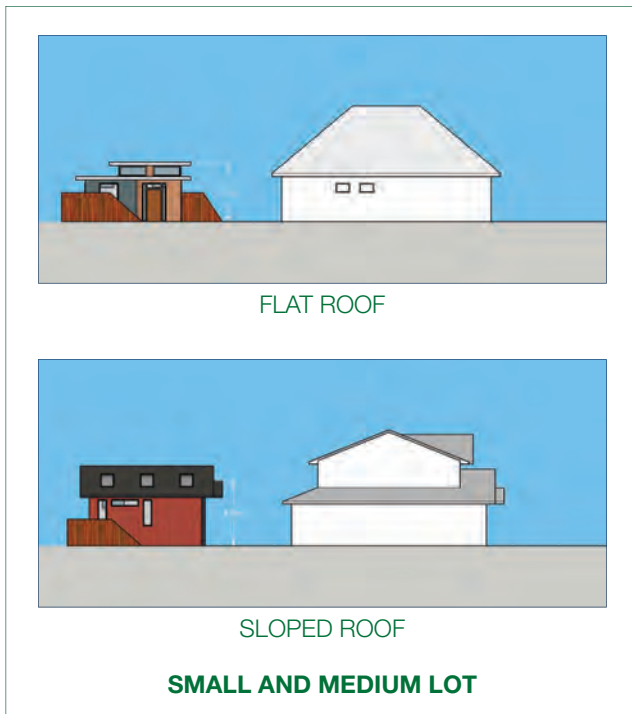
In an effort to ensure that garden suites ‘fit’ into existing neighbourhoods while attempting to minimize any negative impacts on adjacent properties, the proposed regulations would allow for a maximum one-storey height of 4.5 m (14.8 ft) on small and medium-sized lots, and a maximum two-storey height of 6.5 m (21.3 ft) on large-sized lots. Taller garden suites would be permitted on larger lots where the impacts of additional height such as loss of privacy and shade can be more easily addressed. It is also possible that taller garden suites will result in smaller building footprints, which can lead to more green space, permeable surfaces and retention of trees.

PUBLIC INPUT

- Support for single-storey (42%), one and a half storey (28%) and two-storey (17%) garden suites
- Height should correspond to lot size

PROPOSED REGULATIONS

- On small- and medium-sized lots garden suites would be permitted to be:
 - A maximum height of 3.75 m (12.3 ft) for a flat roof; or
 - A maximum height of 4.5 m (16.4 ft) for a sloped roof with a slope greater than or equal to 3:12
- On large-sized lots garden suites would be permitted to be:
 - A maximum height of 5.5 m (18 ft) for a flat roof; or
 - A maximum height of 6.5 m (21.3 ft) for a sloped roof with a slope greater than or equal to 3:12



Lot sizes defined:

Small lot = 400 m² to 559 m²

Medium lot = 560 m² to 999 m²

Large lot = 1000 m² plus

8. Do you have any other comments on the proposed regulations for garden suites?



9. What gender do you identify as?

10. What is your age group?

- a) Under 20 years
- b) 20-29 years
- c) 30-39 years
- d) 40-49 years
- e) 50-64 years
- f) 65 and over
- Prefer not to answer

11. Which of the following best describes your housing situation?

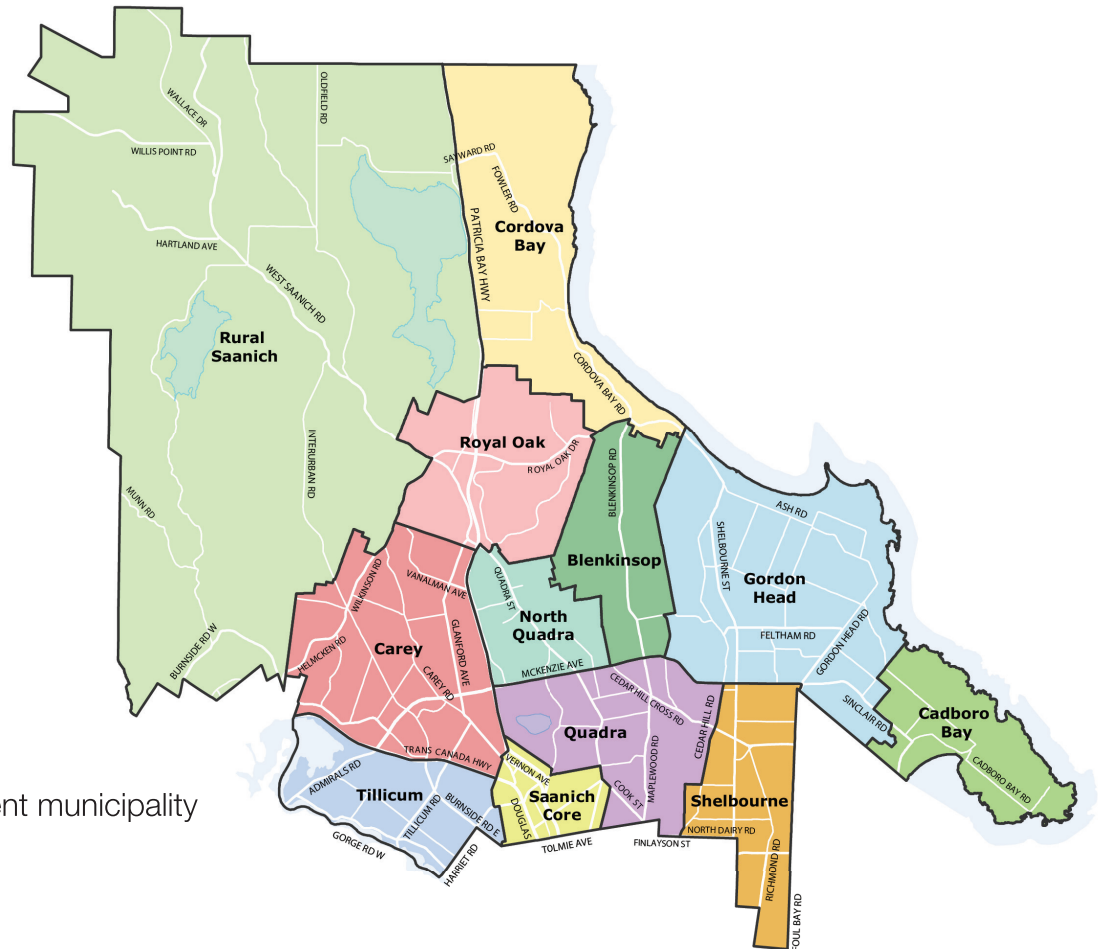
- Owner
- Renter / Tenant
- Owner / Landlord (I own my home and rent out a portion of my home to a tenant, roommate or border)

12. How did you hear about this survey?

- Social media (FaceBook or Twitter)
- Saanich website
- On-line notification
- Email
- Newspaper
- Other

13. Which neighbourhood do you live in?

- Blenkinsop
- Cadboro Bay
- Carey
- Cordova Bay
- Gordon Head
- North Quadra
- Quadra
- Royal Oak
- Rural Saanich
- Saanich Core
- Shelbourne
- Tillicum
- I live in a different municipality



Thank you for completing this survey. Your input is important and it will be reviewed by staff and shared with Saanich Council as they consider legalizing garden suites.

If you would like to sign up to receive notifications, or to view survey results and additional information about the study please visit: www.saanich.ca/gardensuites

Return paper copies of this survey by May 31 to:

Saanich Municipal Hall
 770 Vernon Avenue. Victoria BC V8X 2W7
 Attn. Megan Squires, Community Planning Division

