



Garden Suites

in Saanich

Open House Presentation
March 17 and 20, 2018

Saanich

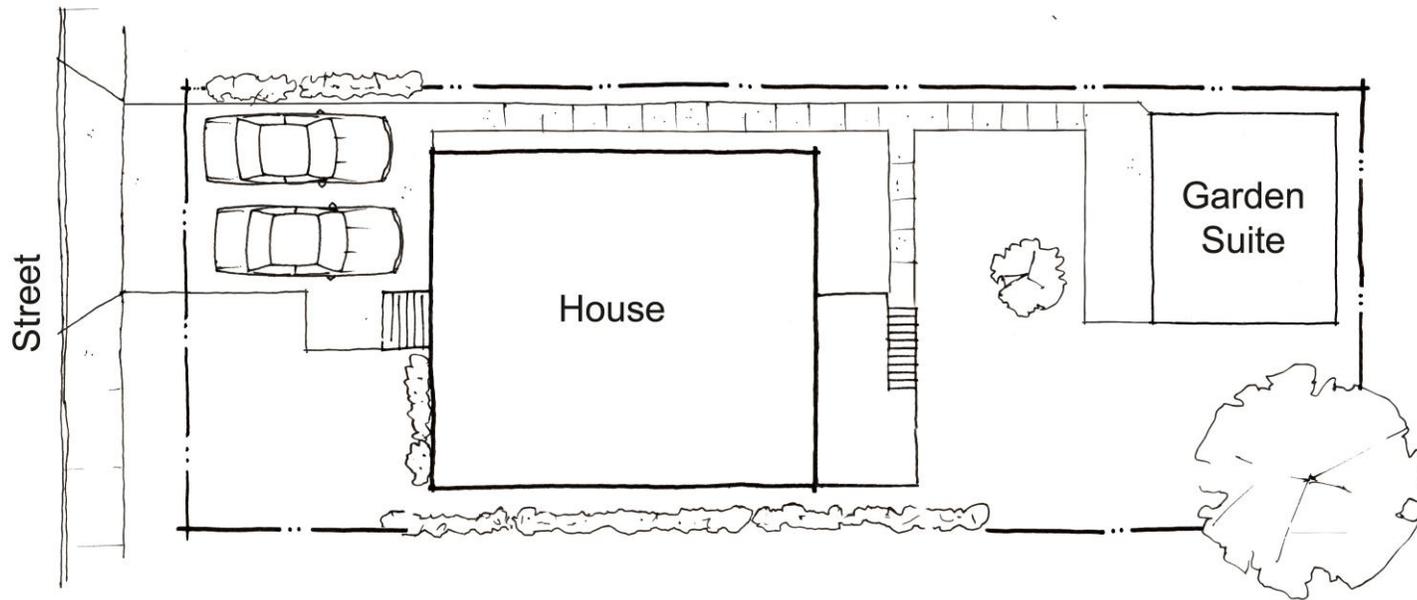
Overview

- What is a Garden Suite?
- The Garden Suite Study
- Timeline
- Key Issues
- Public Engagement
- How to Provide Input



What is a Garden Suite?

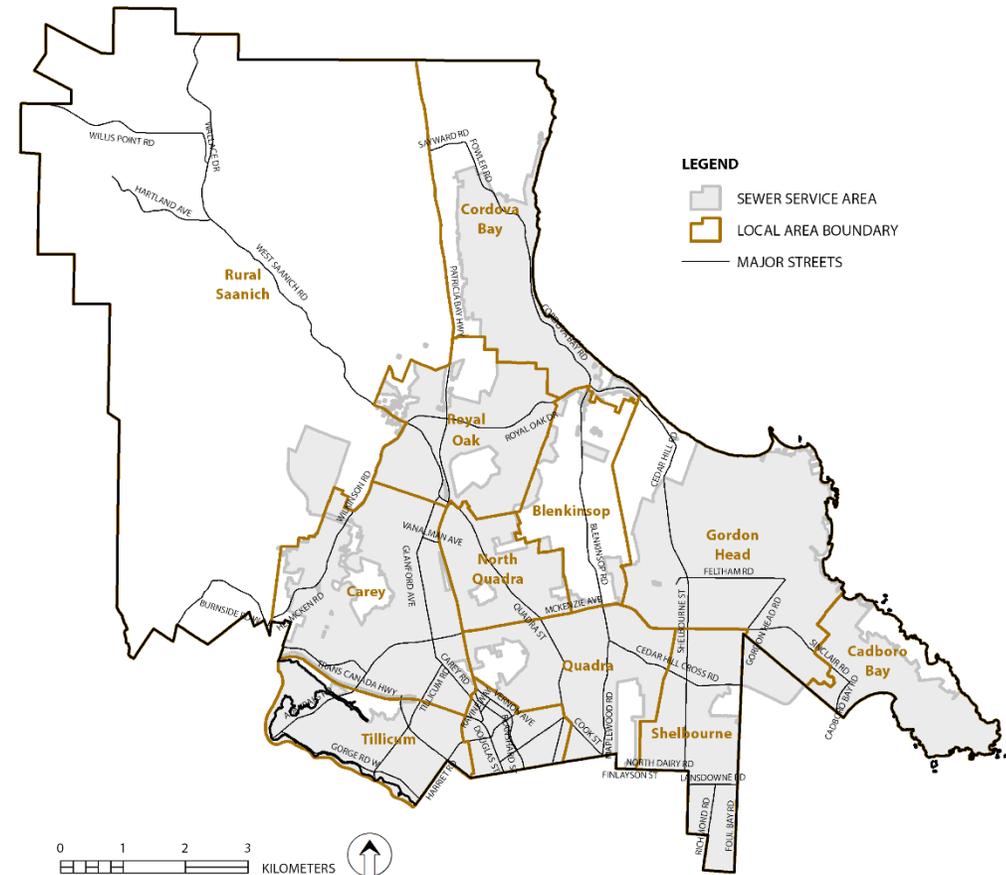
A Garden Suite is a small detached house that is in the rear yard of single family lot. It is accessory to the primary dwelling.



Garden Suites are also known as backyard cottages, laneway houses, carriage houses, coach houses, accessory dwelling units, secondary dwelling units, and detached accessory dwelling units.

About the Garden Suite Study

- In September 2017 Council approved the Terms of Reference for a study to explore regulatory changes to permit garden suites in Saanich.
- The study is expected to take approximately 12 months to complete.
- The study includes single family (RS-zoned) properties in the Sewer Service Area.



Why Garden Suites?

Legalizing garden suites can:

- Increase the supply of permanent rental housing;
- Increase housing choice;
- Provide an alternative to secondary suites;
- Create opportunities for accessible housing;
- Allow owners to generate rental income; and
- Provide a legal and safe route for owners wanting to develop garden suites.

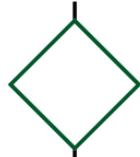


Garden Suite Study Objectives

- To investigate garden suites as a form of permanent rental housing;
- To establish a foundation of information to assess potential regulatory changes;
- To develop an understanding of key issues, challenges and opportunities;
- To assess stakeholder and community support for garden suites;
- To identify locations within the Sewer Service Area where it would be most appropriate to permit garden suites; and
- To create a regulatory framework.

Timeline

Phase 1 | Fall 2017



Initiate the study and conduct background research

Phase 2 | Winter/Spring 2018



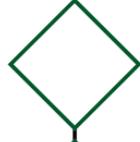
Stakeholder and public engagement – explore interests and concerns; test ideas for potential regulations

Phase 3 | Summer 2018



Develop draft regulations

Phase 4 | Fall 2018



Stakeholder and public engagement - Refine draft regulations

Phase 5 | Winter 2019



Council decision on proposed regulations

Key Issues

- Support for legalization
- Location
- Regulations for:
 - Size
 - Height
 - Parking
 - Owner occupation
- Design review
- Approval process



Public Engagement Opportunities

March – April, 2018

- Open houses
- Survey #1
- Pop-up information displays

May – June, 2018

- Survey #2
- Technical workshop
- Pop-up information displays

October – December, 2018

- Open house(s)



How to Provide Input

- Write your comments on sticky notes and post them on the display boards
- Talk to Saanich Staff
- Complete a survey
- Send an email to planning@Saanich.ca
- Visit the project website
- Sign up to receive email notifications

