



GARDEN SUITE STUDY

The purpose of this open house is to introduce the Garden Suite Study and to give you an opportunity to tell us your thoughts about garden suites in Saanich.

How to provide feedback:

1. Write your comments on sticky notes and post them on the display boards
2. Talk to a Saanich staff member at the open house
3. Complete a survey
 - Online at saanich.ca/gardensuites
 - Paper copies are available at this open house, as well as Saanich libraries, pop-up information booths, and Saanich Municipal Hall (770 Vernon Avenue).
4. Send an email to planning@saanich.ca

STUDY PURPOSE

To explore potential regulations to permit garden suites in Saanich.

TIMELINE





OVERVIEW

WHAT IS A GARDEN SUITE?

A Garden Suite is a small detached house that is sited in the rear yard of a 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.

WHY GARDEN SUITES?

Legalizing garden suites in Saanich can:

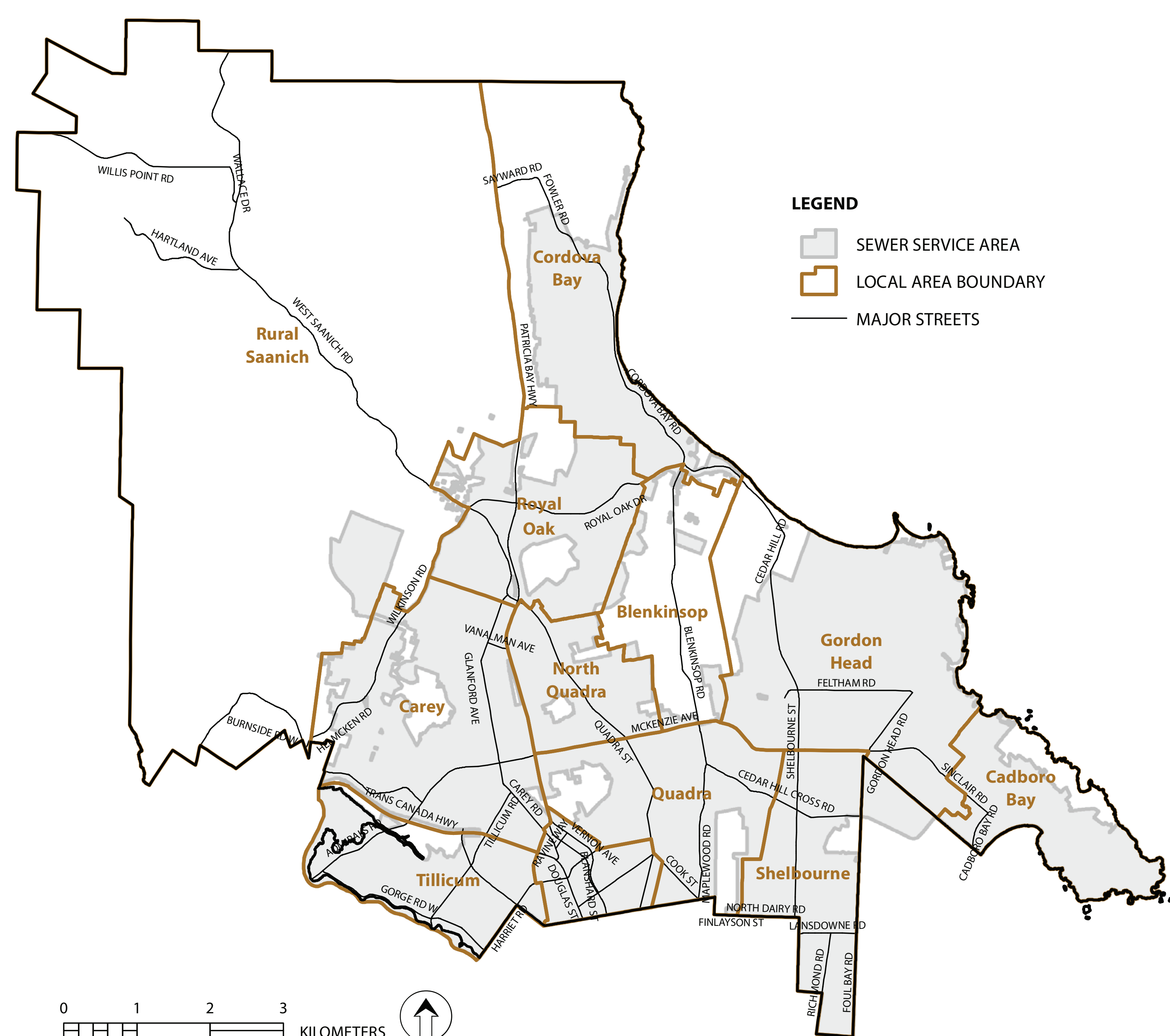
- Increase the supply of permanent rental housing
- Increase the diversity of housing choice
- Create opportunities for accessible housing
- Allow owners to generate rental income
- Provide a legal and safe route for owners wishing to develop this form of housing
- Support a form of infill housing that is sensitive to established neighbourhoods in urban Saanich.

STUDY AREA

As directed by council, the study is examining areas within the Sewer Service Area for possible legalization of garden suites.

The boundary is similar to the area where secondary suites are permitted, with a focus on urban areas of Saanich.

The study is examining garden suites as an alternative to secondary suites and at this time not considering permitting secondary suites and garden suites on the same property.





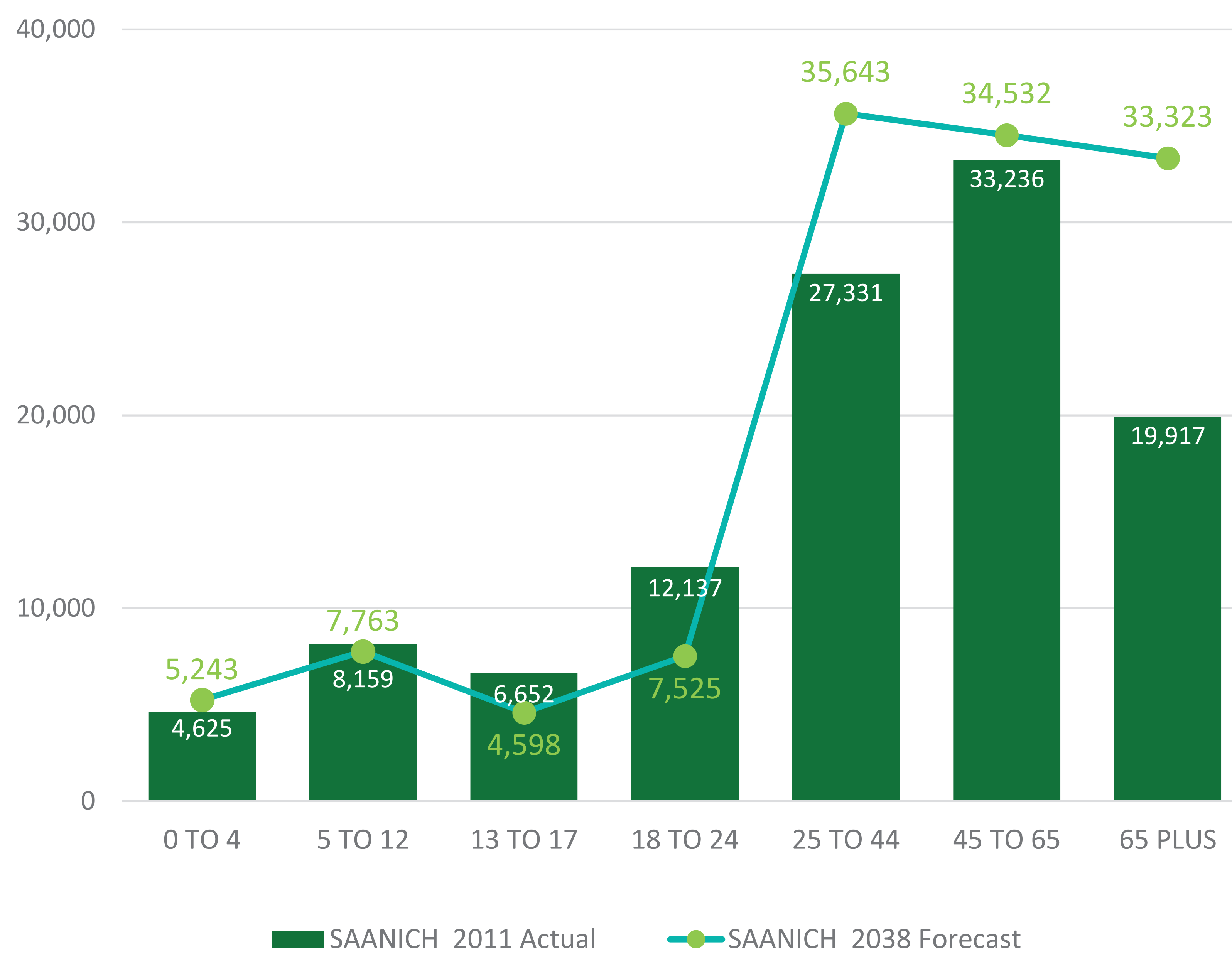
DEMOGRAPHIC CONTEXT

POPULATION TRENDS

- 114,148 people live in Saanich
- 111,821 people live in the Sewer Service Area
- 66% of the population is between the ages of 15 and 64. Saanich's median age is 45 years
- 21% of the population is over the age of 65

The population of seniors (65+) residing in Saanich is expected to grow significantly over the next 20 years. By 2038 this cohort will make up approximately 26% of the population.

POPULATION AGE DISTRIBUTION - 2011 and 2038



One Person Households



Average Household Size



Households with Children at Home



Average # of Children **1.7**

Median Household Income

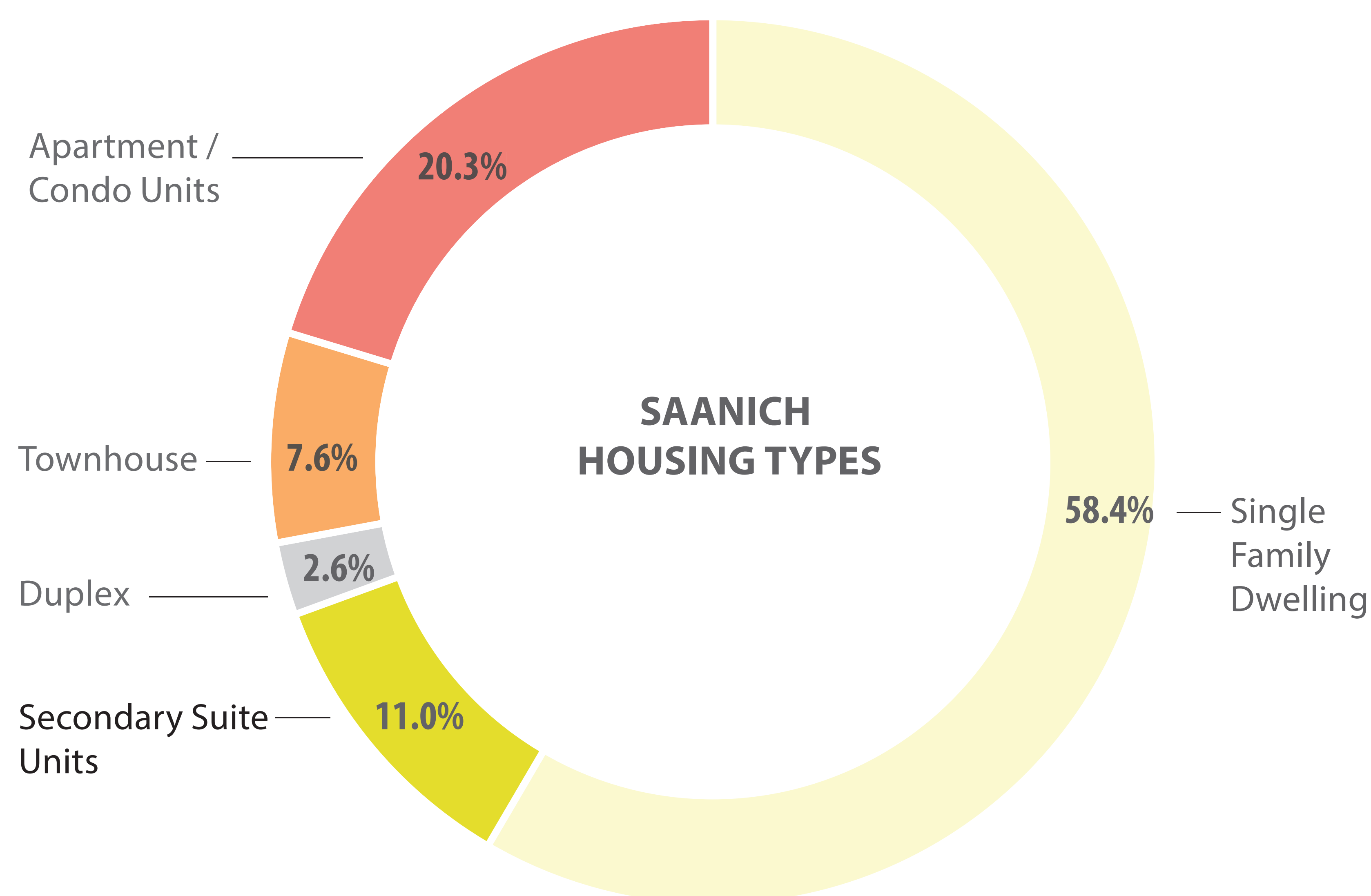




HOUSING CONTEXT

HOUSING TYPES

There are 46,655 dwellings in Saanich, with the majority in the form of single family dwellings.



AFFORDABILITY

In Saanich a one or two bedroom suite rents for \$1,038-\$1,314 per month . Based on this amount, and assuming that the threshold for affordability is 30% of gross household income, a one- or two-bedroom garden suite will be an option for households who earn more than \$50,000 annually. The table below shows the income distribution of CRD residents and associated affordability thresholds.

Income Category	Description	30% Threshold Range for Monthly Income	Percentage of the Capital Region District Population
Very low income	Households with an annual income below \$20,000 (rounded)	Less than \$500	11%
Low income	Households with an annual income between \$20,000 and \$35,000	\$500- \$875	13%
Low to moderate income	Households with an annual income between \$35,000 and \$55,000	\$875 - \$1,375	15%
Moderate income	Households with an annual income between \$55,000 and \$85,000	\$1,375 - \$2,125	20%
Above Moderate	Households with an annual income over \$85,000	More than \$2,125	41%



EXISTING REGULATIONS

SECONDARY SUITES

Secondary suites have been allowed by building permit on most lots in urban Saanich since 2014 (since 2011 in areas south of McKenzie Ave).

- There are approximately 5,128 secondary suites in Saanich.
- Zoning regulations for suites include requirements for location, size (maximum 90 m² as per the BC Building Code), owner occupancy, parking, as well as meeting BC Building Code and plumbing bylaws, and other applicable requirements.
- Only one secondary suite is permitted per lot.



ACCESSORY BUILDINGS

Accessory buildings are permitted in all single family dwelling (RS) zones in Saanich. Regulations for accessory buildings address siting (setbacks from property lines), height, and size (lot coverage). While the zoning bylaw permits accessory buildings on single family lots, residential occupancy of these buildings is not permitted.

There is no maximum floor space requirement for accessory buildings. Size is regulated by maximum site coverage requirements.

On a typical RS-zoned lot...

- An accessory building can cover a maximum of 10% of the total lot area.
- Maximum lot coverage for all structures on a property is 40%.



Lot Size and Lot Coverage Regulations in the Common RS Zones

Zone	Lot Size	Max Lot Coverage (All Bld & Structures)	Max Lot Coverage (Accessory Bld)	Max Size of an Accessory Bld (approx.)
RS - 6	560 m ² (min lot size in zone)	40%	10%	56 m ² (600 ft ²)
RS - 6	733 m ² (average lot size)	40%	10%	73.3 m ² (790 ft ²)
RS - 8	665 m ² (min lot size in zone)	35%	10%	67 m ² (721 ft ²)
RS - 8	802 m ² (average lot size)	35%	10%	81 m ² (870 ft ²)
RS - 10	780 m ² (min lot size in zone)	40%	10%	78 m ² (840 ft ²)
RS - 10	1031 m ² (average lot size)	40%	10%	103 m ² (1110 ft ²)
RS - 12	930 m ² (min lot size in zone)	40%	10%	93 m ² (1001 ft ²)
RS - 12	1173 m ² (average lot size)	40%	10%	117 m ² (1,263 ft ²)



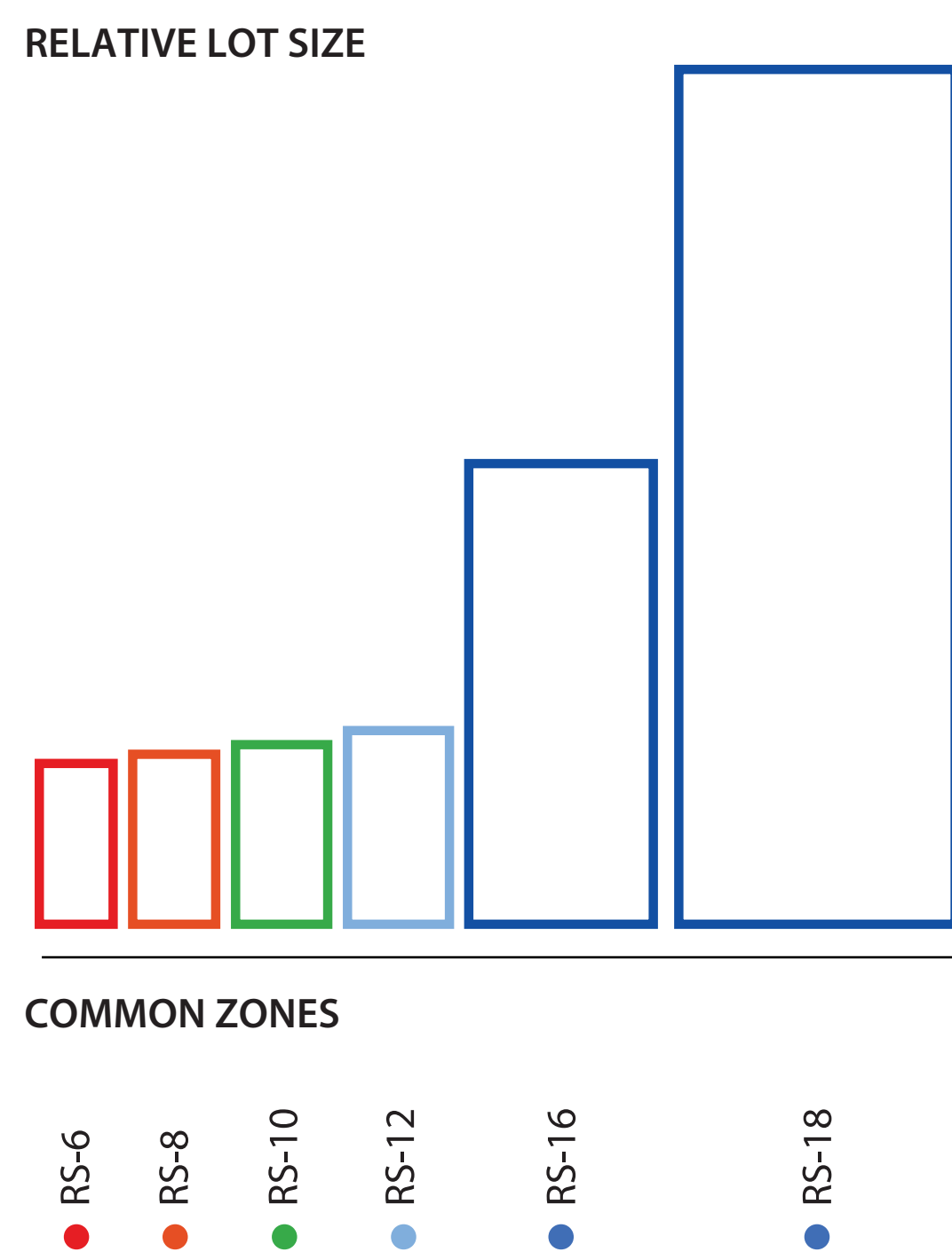
EXISTING REGULATIONS

COMMON RS ZONES

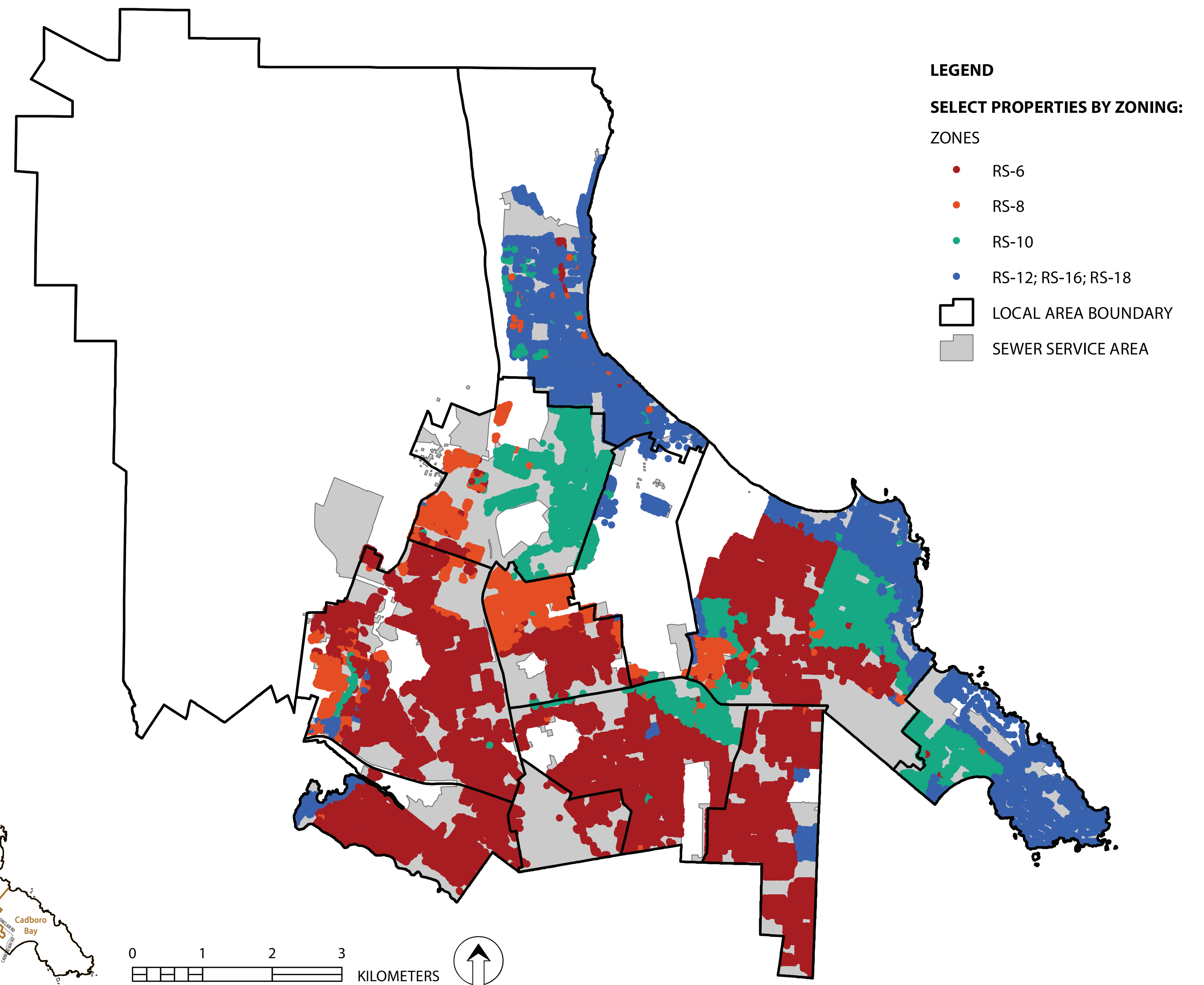
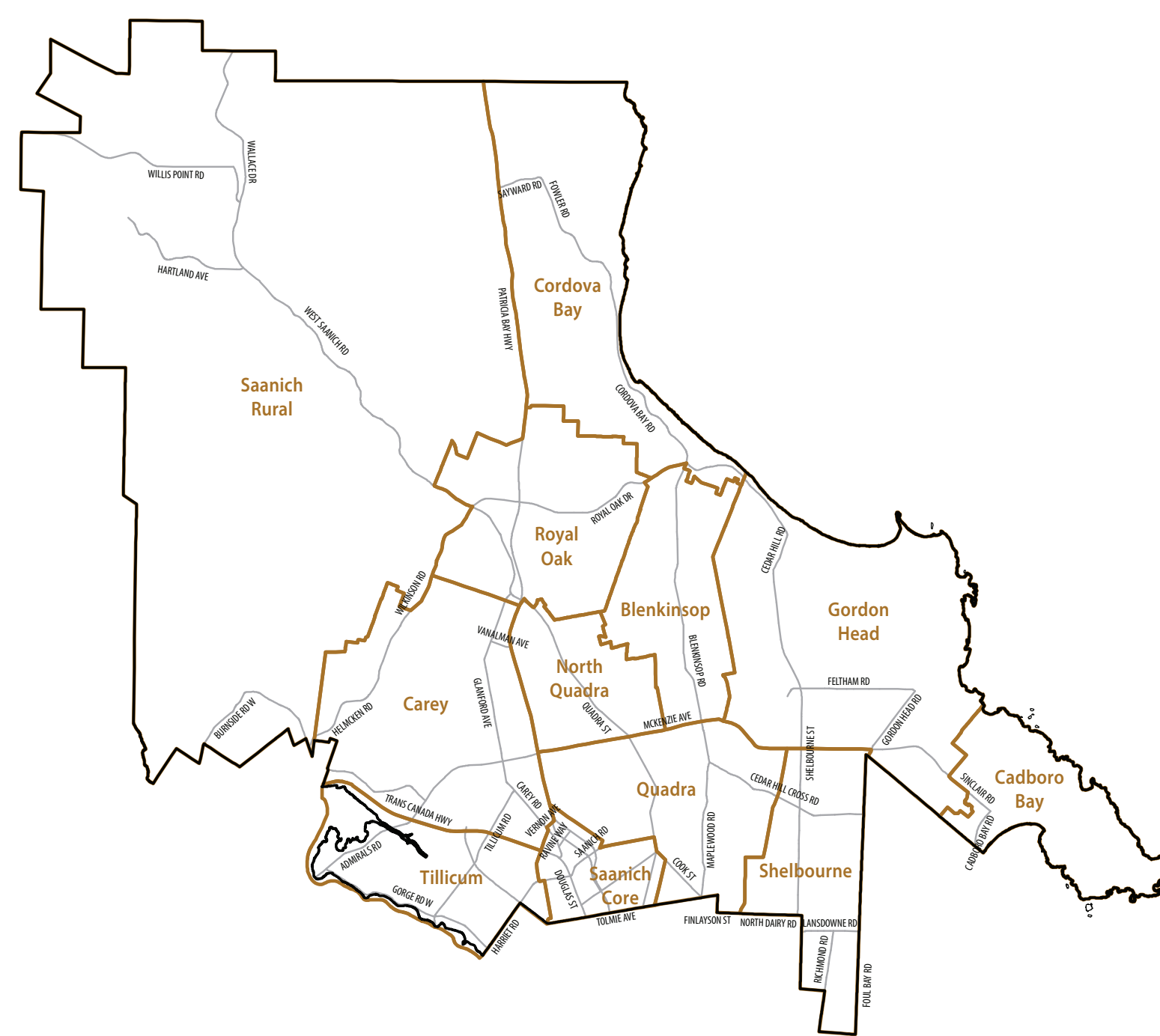
Key Facts:

- There are 26,209 RS-zoned properties in the Sewer Service Area.
- RS-6, RS-8, RS-10, RS-12, RS-16 and RS-18 are the most common zones.
- 58% of the RS zoned properties in the Sewer Service Area are the RS-6 zone.

Minimum Relative Lot Size by Zone



Local Areas



Common RS Zones and the Total Number of Properties in Each Zone

Zone	Blenkinsop	Cadboro Bay	Carey	Cordova Bay	Gordon Head	North Quadra	Quadra	Royal Oak	Saanich Core	Shelbourne	Tillicum	Total No. of Properties
RS-6	15	4	3,683	29	3,110	814	2,487	119	373	2,547	2,114	15,280
RS-8	31	5	467	40	267	833	18	437	0	2	3	2,072
RS-10	98	548	52	101	1,404	13	487	939	0	1	1	3,546
RS-12	75	219	0	1,195	807	0	0	3	0	117	122	2,463
RS-16/18	70	501	67	817	85	5	0	0	0	0	0	1,475
Total	289	1,277	4,557	2,293	5,890	1,732	3,052	1,725	382	2,792	2,285	25,985

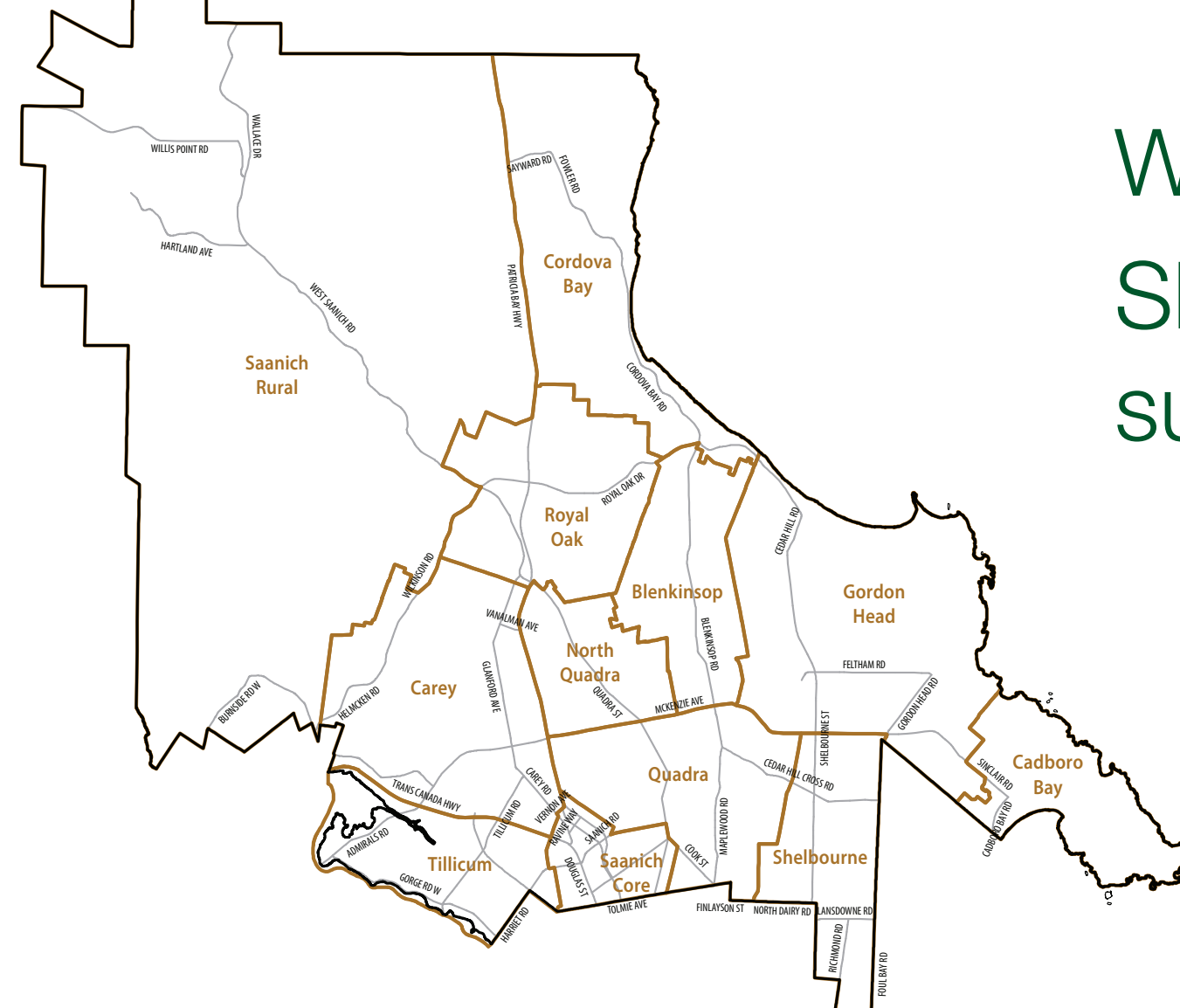
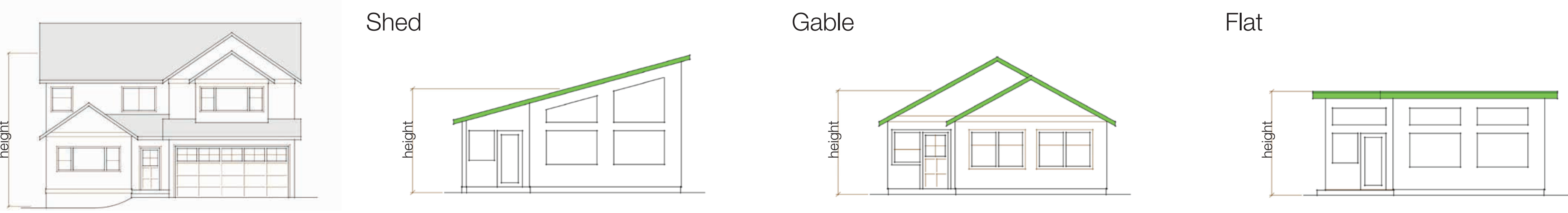
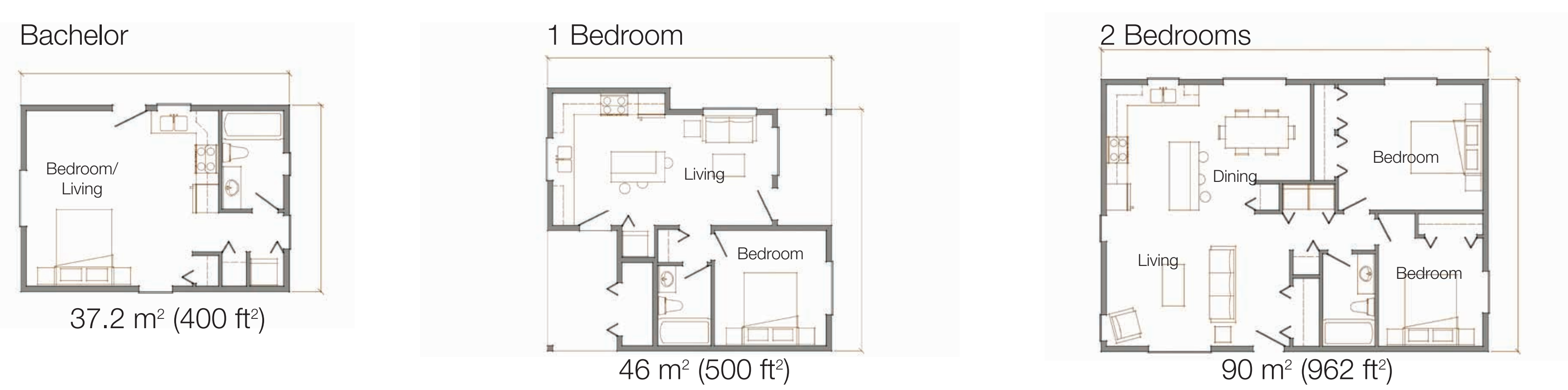
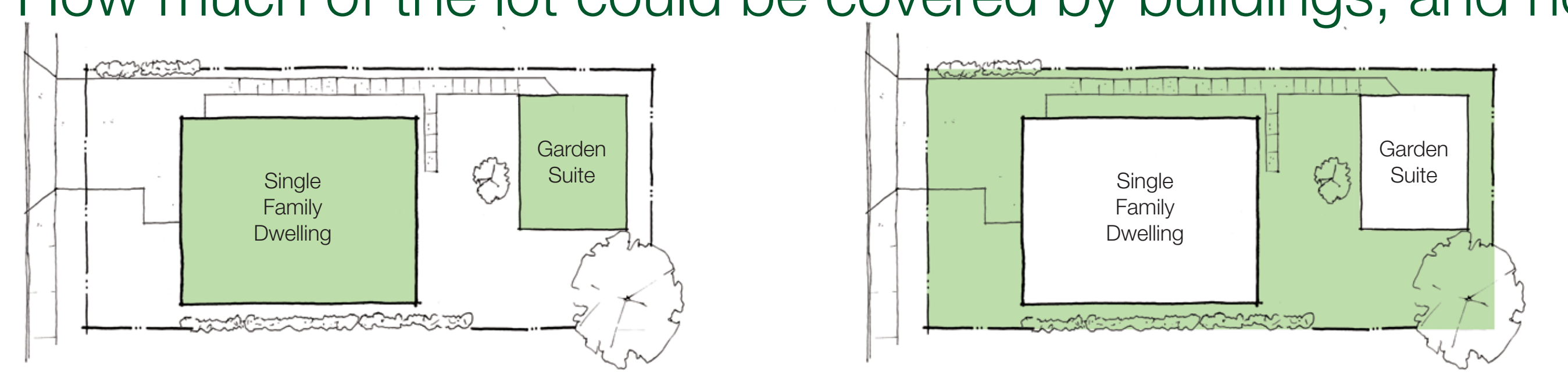
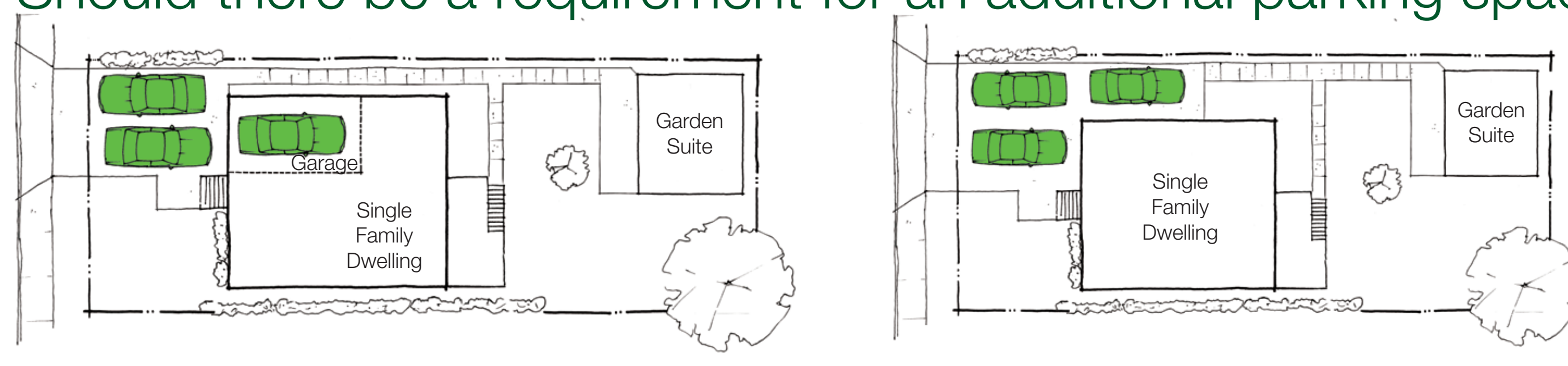

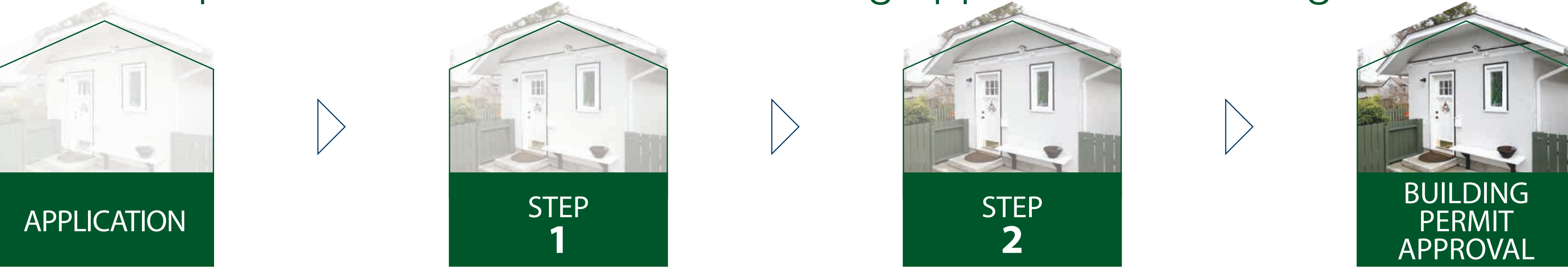
* NOTE: This number represents the total number of common RS zones in the sewer service area. Less common RS zones are not included.





KEY ISSUES FOR REGULATION

As part of the garden suite study a number of elements will be considered for potential regulations. The following table highlights the key elements to be considered, and includes a series of questions to help guide further investigations.

<p>Location</p>	 <p>Which residential areas of Saanich should permit garden suites? Should lot size or characteristics (i.e. corner lot) be a factor in where garden suites are permitted?</p>
<p>Height</p>	<p>How tall should a garden suite be allowed to be?</p> 
<p>Size</p>	<p>How many square feet should a garden suite be allowed to be? How many bedrooms should a garden suite be allowed to have?</p> 
<p>Size (lot coverage)</p>	<p>How much of the lot could be covered by buildings, and how much of it could be open space?</p> 
<p>Parking</p>	<p>Should there be a requirement for an additional parking space and if so, where should it go?</p> 
<p>Design</p>	<p>What elements of the garden suite design should be reviewed?</p> 
<p>Approval process</p>	<p>What steps should be involved in receiving approval to build a garden suite?</p> 
<p>Owner occupation</p>	<p>Should the owner be required to live on the property?</p>

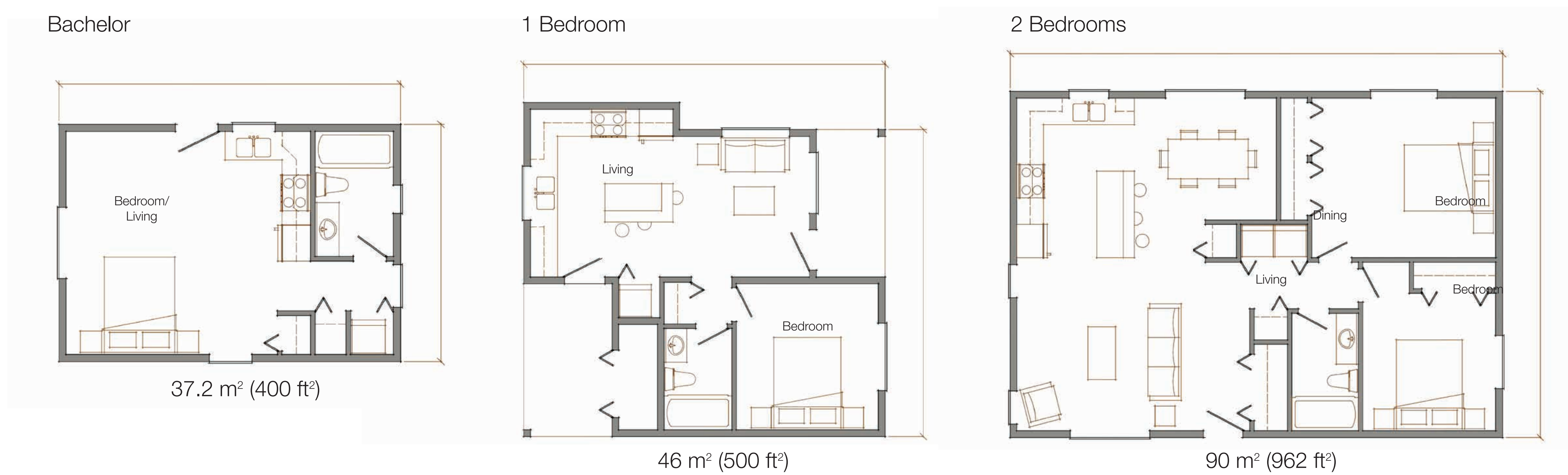




KEY ISSUES FOR REGULATION

SIZE (Floor Area / No. of Bedrooms)

Garden suites are smaller than the principal dwelling. The floor area of a garden suite affects the amount of living space for tenants. A size limit helps ensure that the garden suite fits with the form and character of the neighbourhood.



Approaches Taken in Other Municipalities

Municipality	Max Size (Sq. Metres)	Max Size (Sq. Feet)	Approx. No. Bedrooms	Notes
Kelowna	90-100	969-1,076	one to two	Carriage houses shall not exceed 75% of the habitable floor area of the single family home
Nanaimo	90	969	one	Minimum lot size for an accessory dwelling is 370m ²
District of North Vancouver	68-90	732-969	bachelor to one	Unit size depends on lot size
District of West Vancouver	111.5	1,200	one to two	Maximum floor area or 10% of lot area, whichever is the lesser
Victoria	37-56	398-603	bachelor or loft	Size depends on lot size
Coquitlam	50	538	bachelor	Size is currently under review. Staff recommendation is to increase the size to 90m ²

DISCUSSION QUESTIONS:

What is an appropriate size for a garden suite to ensure adequate living space for tenants and protection of the character of the neighbourhood?

- How many square feet should a garden suite be permitted to have?
- How many bedrooms should a garden suite be permitted to have?

Tell us more...

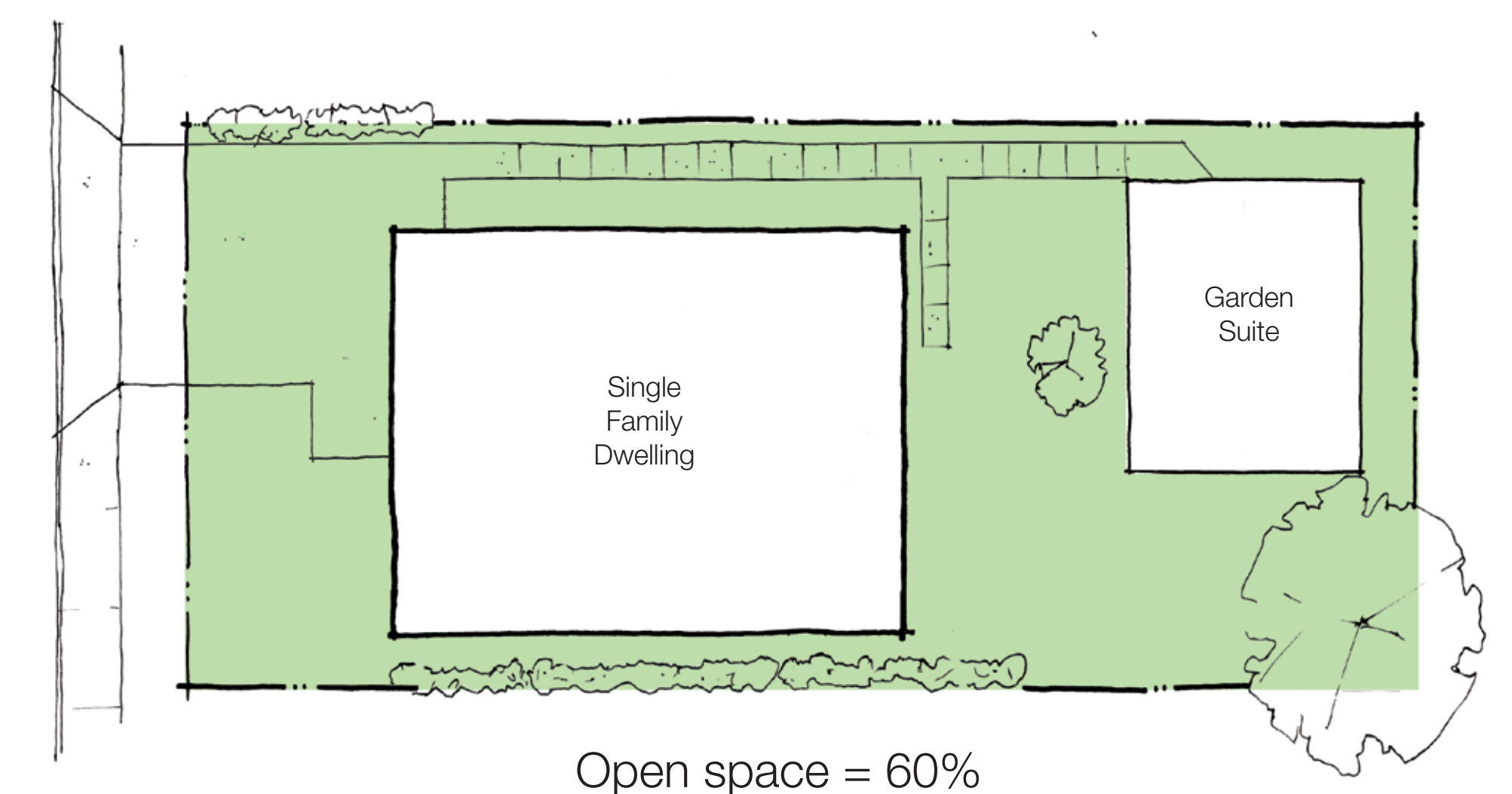
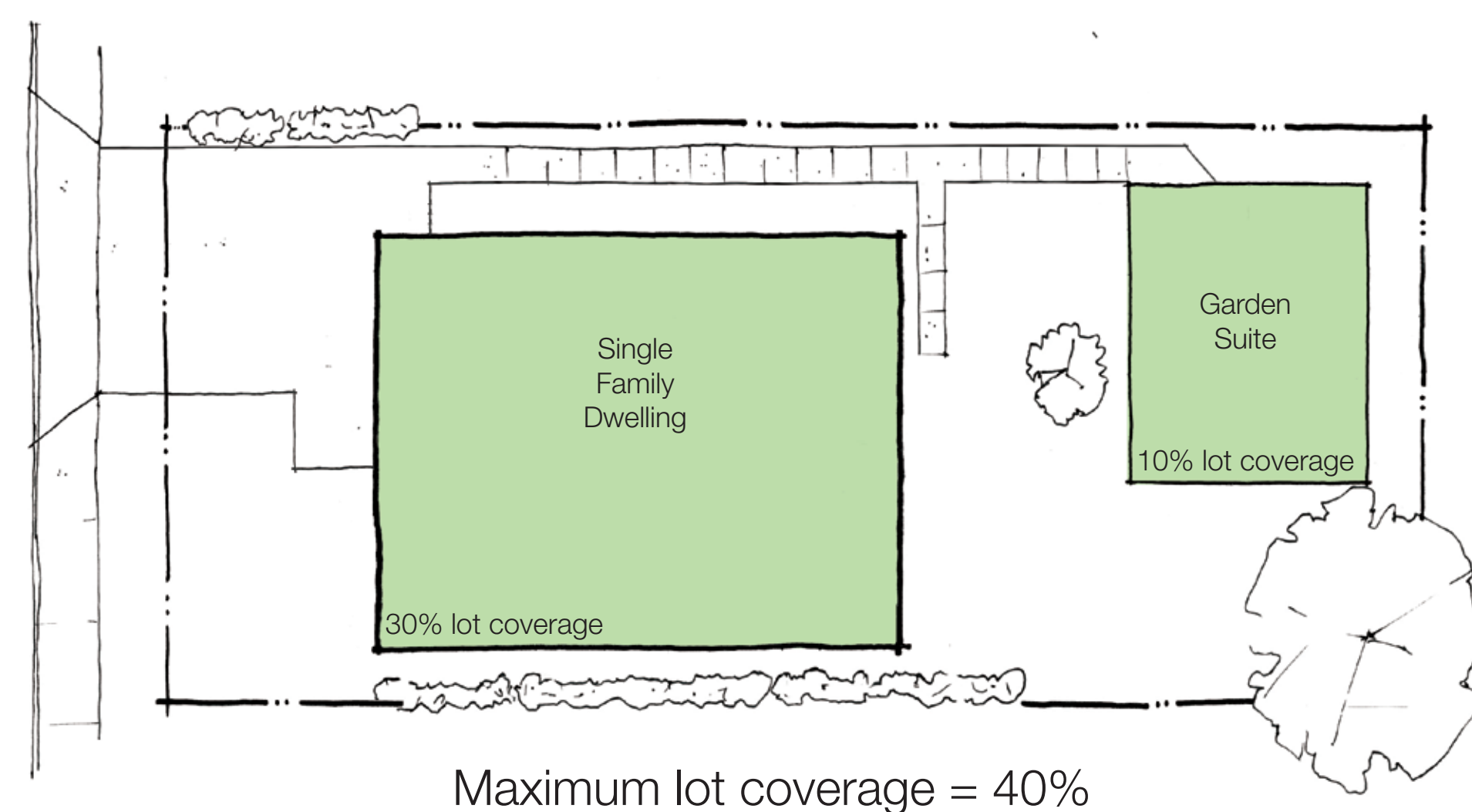




KEY ISSUES FOR REGULATION

SIZE (Lot Coverage)

Lot coverage is another way to regulate the size of a garden suite. It can also help to preserve open space on a lot and minimize stormwater runoff. Regulations can identify a maximum site lot coverage for all buildings and structures, or specify a maximum for the garden suite alone.



Approaches Taken in Other Municipalities

Municipality	Maximum Lot Coverage	Notes
Kelowna	14%-20%	For carriage houses (garden suites), as well as accessory buildings and structures
District of North Vancouver	40%	For all buildings and structures on the site
Victoria	30% to 40%	Depending on the zoning. For garden suites as well as accessory buildings and structures
Coquitlam	45%	For all buildings and structures on the site
District of West Vancouver	10%	For coach house (garden suite) only
Nanaimo	13%	For the secondary suite in an accessory building alone

DISCUSSION QUESTIONS:

- What is the appropriate lot coverage requirement for garden suites?
- Should a focus of lot coverage regulations be on preserving open spaces and permeable surfaces?

Tell us more...

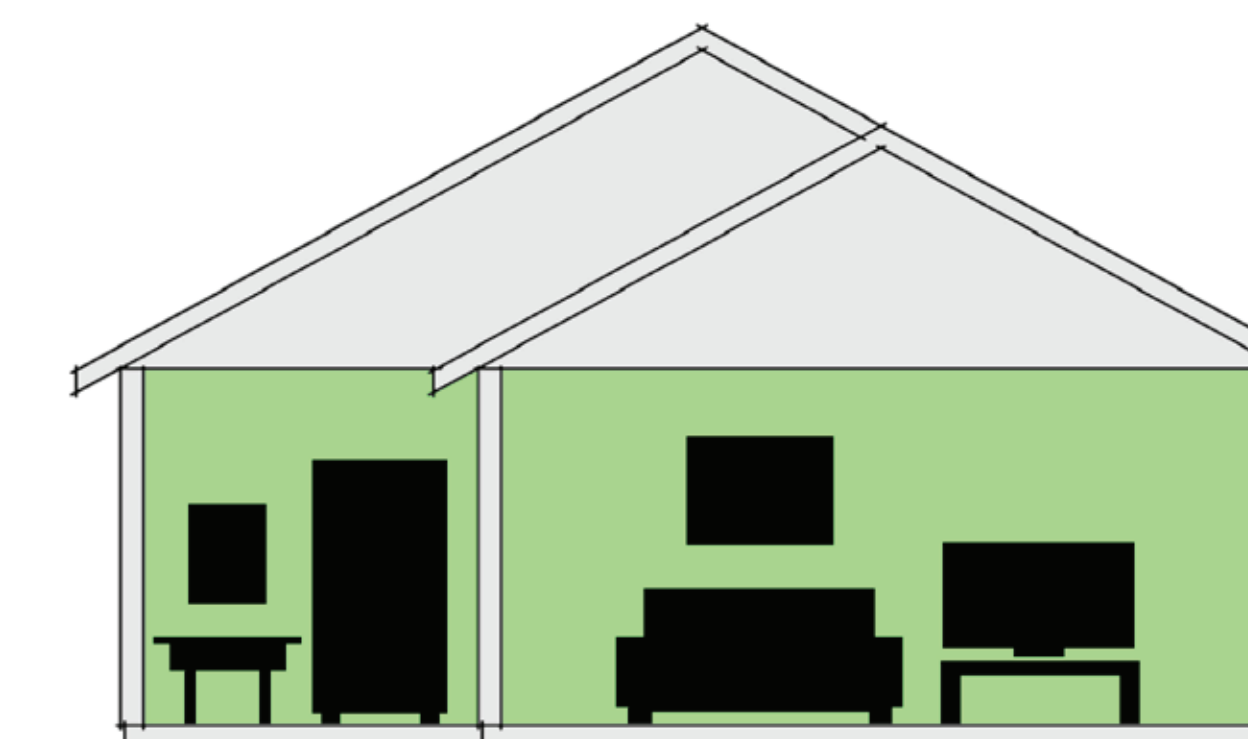




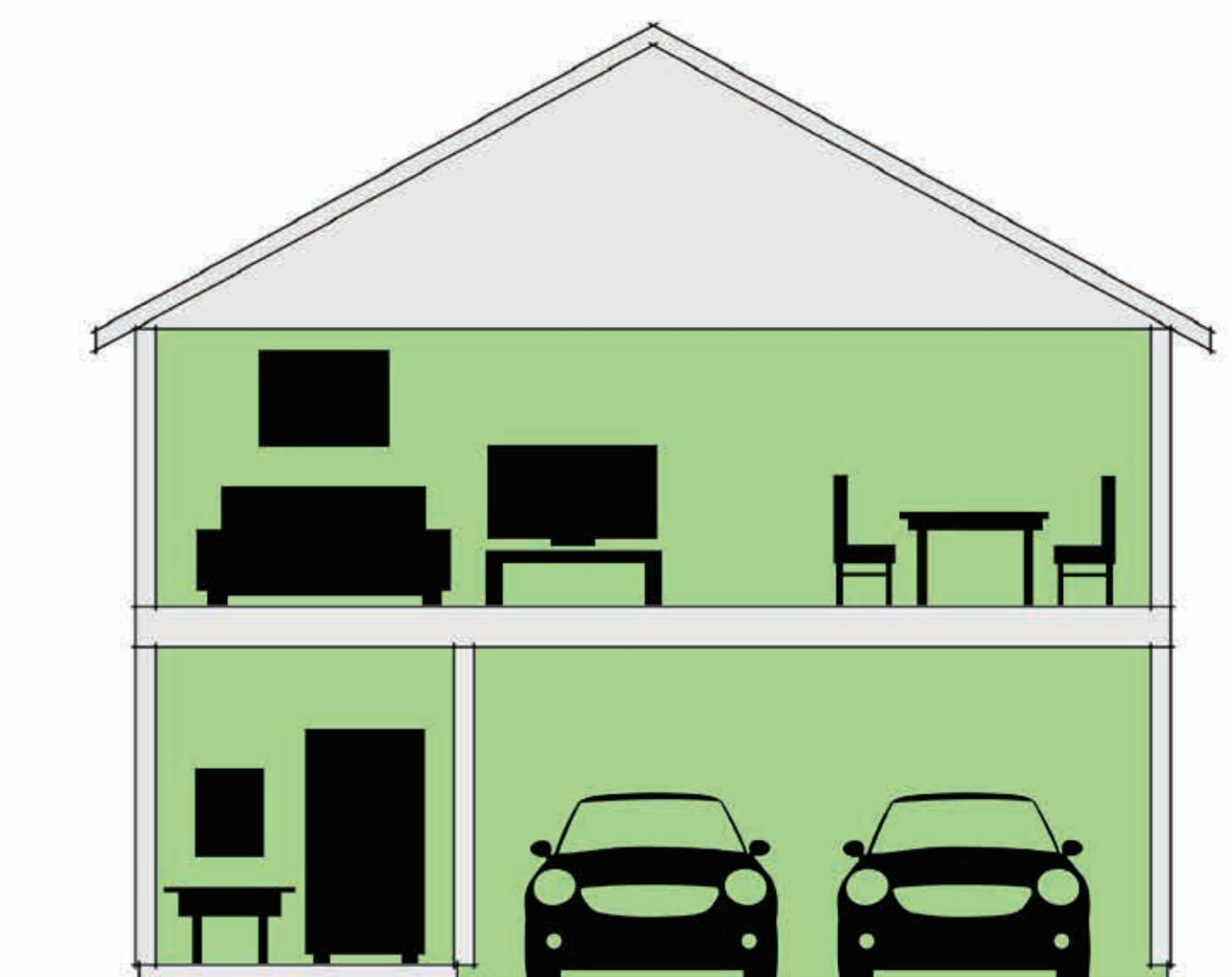
KEY ISSUES FOR REGULATION

HEIGHT

A maximum height provision ensures that the accessory dwelling unit is not as tall as the principal building. It also protects the privacy for adjacent properties by minimizing over-viewing.



Garden Suite - 1 Storey



Garden Suite - 2 Storey

Approaches Taken in Other Municipalities

Municipality	Maximum Height	Notes
Kelowna	4.8 m	
Nanaimo	4.5 m to 7.0 m	A higher building is permitted when the roof pitch is > 6:12 and there's a suite in the roof structure
District of North Vancouver	4.57 m to 6.71 m	The building can be higher when there are 2 storeys - permitted in specific locations
District of West Vancouver	4.57 m to 6.4 m	The building can be higher when there are 2 storeys - permitted in specific locations
Victoria	3.5 m to 5.5 m	The building can be higher when there is 1.5 storeys - permitted in specific locations
Coquitlam	3 m to 4.3 m (garden cottage) 5 m to 7 m (carriage house)	A higher building is permitted when the roof pitch is > 3:12

DISCUSSION QUESTIONS:

- What is an appropriate height for a garden suite to ensure adequate living space for tenants, and preservation of neighbourhood character and privacy?
- How many storeys should garden suites be permitted to be?

Tell us more...

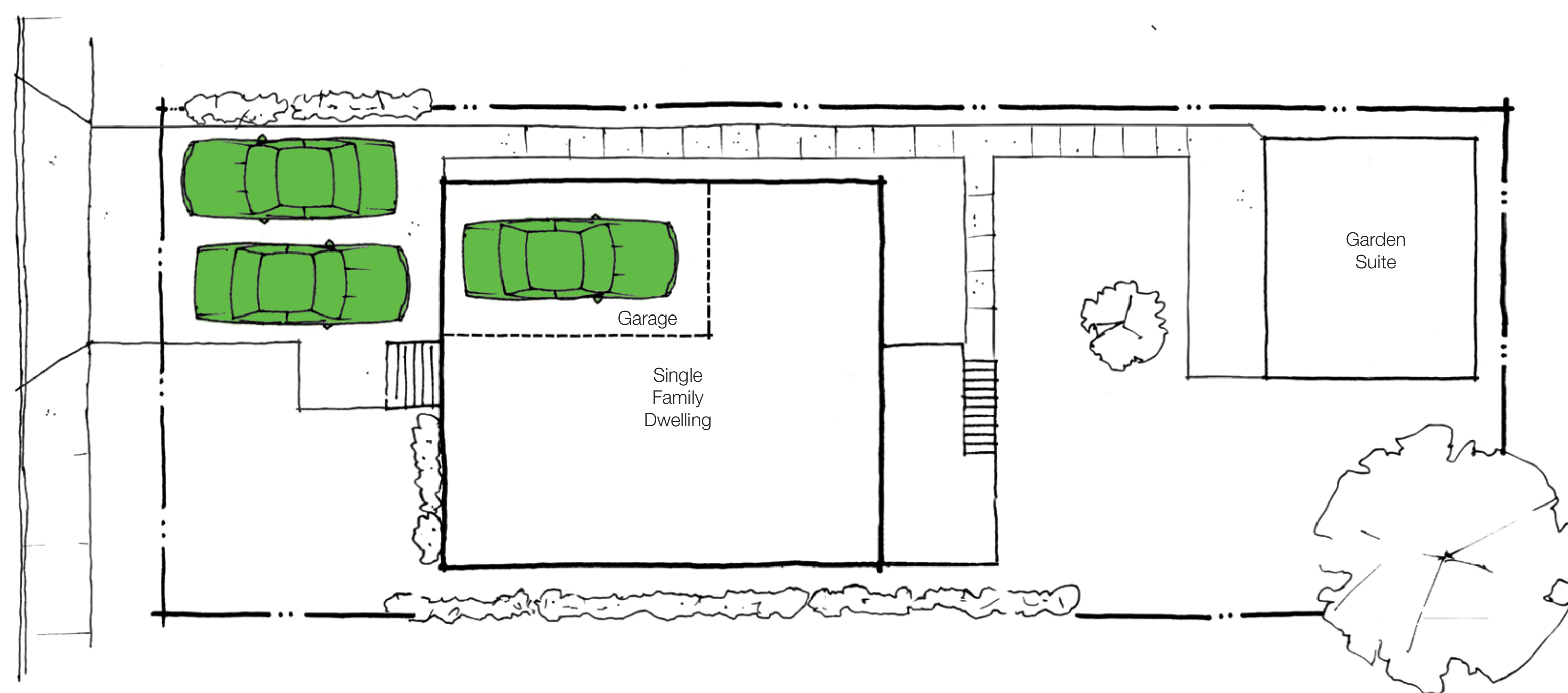


KEY ISSUES FOR REGULATION

PARKING

The provision of on-site parking is important to minimize the impact of the garden suite on the surrounding neighbourhood. The location and design of parking spaces and the driveway access are also important considerations.

In Saanich, an additional parking space is required for a secondary suite.



Approaches Taken in Other Municipalities

Municipality	Required Parking Spaces	Notes
Kelowna	1	In total, 3 spaces are required on a lot with a carriage house (garden suite)
Nanaimo	1	In total, 3 spaces are required on a lot with an accessory building with a suite (garden suite)
District of North Vancouver	1	In total, 3 spaces are required on a lot with a coach house (garden suite)
District of West Vancouver	1	Parking space is for the exclusive use of the coach house resident
Victoria	0	Parking for the garden suite is not required
Coquitlam	1	In total, 3 spaces are required on a lot with a garden cottage/ carriage house

DISCUSSION QUESTION:

- Should Saanich require an additional on-site parking space for tenants of garden suites?

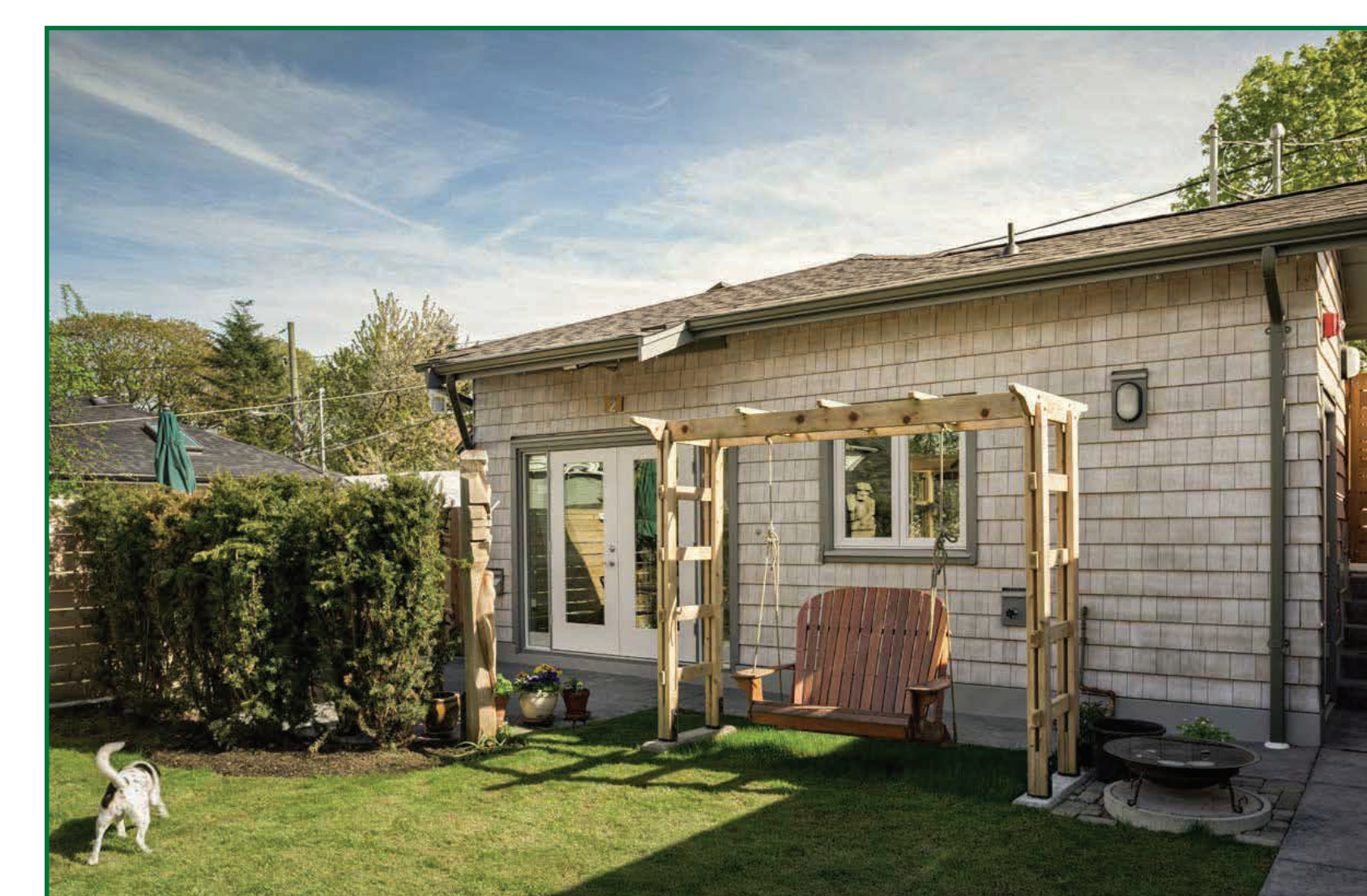
Tell us more...



KEY ISSUES FOR REGULATION

DESIGN

Design guidelines, applied in coordination with regulations help to ensure that garden suites respect the scale and character of neighbouring properties, as well as the principal building on the same lot.



Approaches Taken in Other Municipalities

Most jurisdictions have a design review process for new accessory dwelling units (garden suites). Kelowna, Victoria, and the Districts of West Vancouver and North Vancouver all require Development Permits.

DISCUSSION QUESTIONS:

- What are the potential impacts of garden suites in neighbourhoods that can be addressed through design guidelines?
- Which of the guidelines (outlined on the next board) might address potential impacts, if implemented?

Tell us more...

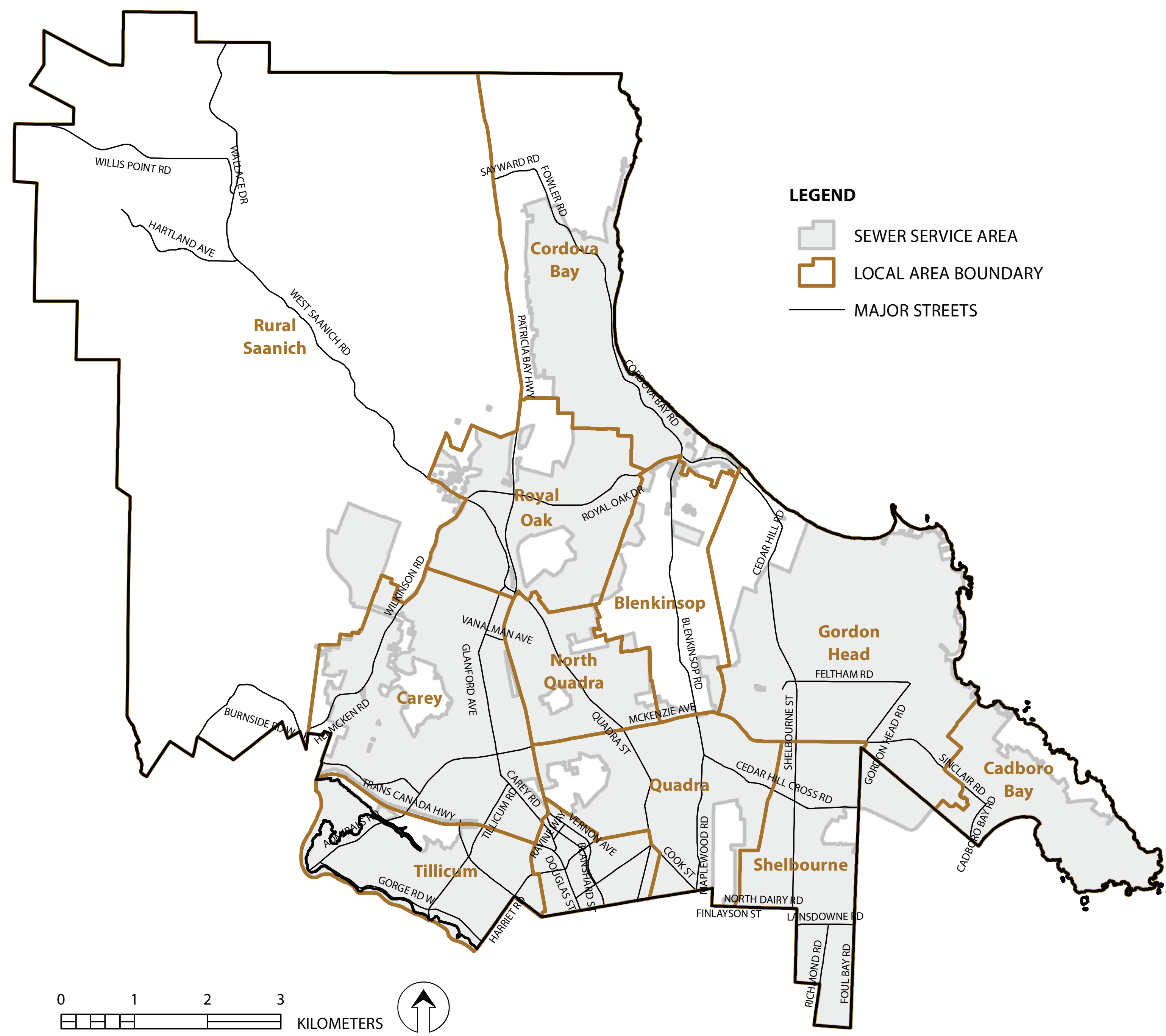


KEY ISSUES FOR REGULATION

LOCATION

The study is examining residential areas of Saanich that are within the Sewer Service Area (SSA). A key consideration of the study is determining whether potential regulations should apply all residential areas within the SSA or be permitted based on factors such as lot characteristics (i.e. larger lots or corner lots) or proximity to Centres and Villages.

Some municipalities have regulations for garden suites that apply to all single family zones. Others limit the regulations to specific zones or areas based on lot characteristics or proximity to commercial areas.



Approaches Taken in Other Municipalities

Municipality	Location Criteria
Kelowna	Carriage houses are permitted in select urban and rural zones. Urban zones allow two dwellings, or large and medium housing with a carriage house.
Nanaimo	Secondary suites in accessory buildings are permitted on corner lots, or lots with lane access, or lots that are >800 m ² in area.
District of North Vancouver	A coach house is permitted on a single family zoned lot if the lot size is >929 m ² (10,000 ft ²), OR is a minimum of 15 m (50 feet) in width and has access from a lane, or is a corner lot.
District of West Vancouver	Detached secondary suites are permitted in select single family and duplex dwelling zones – the same zones that currently allow secondary suites.
Victoria	Garden suites are permitted in select single family dwelling, two family dwelling and attached dwelling zones. Larger suites are permitted on “plus sites”, which are sites that are on a corner, have two street frontages, have rear lane access, or are on lots greater than 557 m ² (6000 ft ²) in area.
Coquitlam	Carriage houses are permitted in select one-family residential zones. Staff are recommending an amendment to the zoning bylaw to allow lots with an area of 740 m ² or greater to combine a carriage house with a secondary suite or a garden suite (different than a carriage house).

DISCUSSION QUESTIONS:

- Which residential areas in Saanich should permit garden suites?
- Should lot size or other characteristics (i.e. located on a corner lot) be a factor in determining where garden suites are permitted?

Tell us more...



KEY ISSUES FOR REGULATION

DESIGN CRITERIA FOR GARDEN SUITES

Dot Voting Instructions: Place dots (maximum 3) next to the design criteria that you think are most important.
Please limit yourself to one dot per criteria.

Potential Design Criteria	Goals	Rating - Top 3 Most Important
Roof design	<ul style="list-style-type: none"> To diminish the height and appearance of the garden suite; To coordinate with the roof of the principal dwelling; and To provide opportunities for natural light. 	
Parking layout and location	<ul style="list-style-type: none"> To ensure site and building design allow for useable onsite parking; and To maximize permeability and minimize stormwater runoff 	
Relationship to the street	<ul style="list-style-type: none"> To ensure the accessory dwelling unit relates to the street; and To maximize visibility of the public realm. 	
Access	<ul style="list-style-type: none"> To create easy access to the garden suite from the street. 	
Privacy	<ul style="list-style-type: none"> To protect the privacy of tenants, owners, and adjacent neighbours; To minimize overlooking; and To minimize noise intrusion. 	
Architectural style	<ul style="list-style-type: none"> To ensure that the design of the accessory dwelling unit is respectful of and complimentary to the quality and character of the principal building. 	
Green building features	<ul style="list-style-type: none"> To foster conservation and efficient energy use; and To reduce building-generated greenhouse gas emissions. 	
Outdoor amenity space	<ul style="list-style-type: none"> To ensure adequate useable outdoor living space for tenants and owners. 	
Landscaping	<ul style="list-style-type: none"> To encourage the retention of mature vegetation; and To encourage new vegetation plantings to maximize privacy, protect ecosystems and reduce stormwater runoff. 	
Lighting	<ul style="list-style-type: none"> To encourage lighting for safety & convenience; and To limit light spillage into adjacent buildings & neighbouring properties. 	
Shading	<ul style="list-style-type: none"> To minimize shading on adjacent properties. 	
Accessibility/ adaptability	<ul style="list-style-type: none"> To encourage design that is flexible to accommodate the current and future needs of a broad range of tenants. 	
Waste and recycling	<ul style="list-style-type: none"> To designate a convenient location on the lot for garbage and recycling; and To ensure that garbage and recycling cans are screened from view and secure from wildlife. 	





KEY ISSUES FOR REGULATION

APPROVAL PROCESS

A key element of a regulatory framework is identifying the steps required to obtain permission to construct a new garden suite. The BC Building Code forms part of this regulatory framework and addresses health and safety issues.

The type of approval process influences the timeframe and number of review steps required to gain approval. The process also identifies the way in which community concerns are addressed. Community concerns can be addressed by one or all of the following mechanisms:

- Through the conformance to **zoning regulations** that provide parameters for development related to height, density, site coverage, setbacks, parking and other elements;
- Through a **development permit process** that includes a review of design features based on guidelines; and
- Through a **development variance** or **rezoning process** that involves community input and Council approval of individual projects.

Approaches Taken in Other Municipalities

Municipality	Building Permit	Development Permit	Rezoning or Development Variance Permit	Notes
Kelowna	✓	✓	✗	DP approval authority is delegated to staff.
District of North Vancouver	✓	✓	✓	Coach house must conform to the Good Neighbour Development Criteria. Council approval required for a Development Variance Permit. A Development Permit may be required if the property is in a DPA.
District of West Vancouver	✓	✓	✗	Two-phased approval process that includes a review of siting, as well as building and landscape design. DP approval authority is delegated to staff.
Victoria	✓	✓	✗	Rezoning requirement removed in 2017. Approval authority for DP is delegated to staff.
Nanaimo	✓	✗	✗	
Coquitlam	✓	✗	✗	

DISCUSSION QUESTION:

- What is the appropriate process for Saanich when it comes to reviewing and approving applications for garden suites?

Tell us more...





GARDEN SUITE STUDY

WHAT'S NEXT?

1. Complete a survey – online, or at this open house. Paper copies are available at Saanich libraries, pop-up information booths, and Saanich Municipal Hall (770 Vernon Avenue).
2. Visit the Garden Suite Study website. Sign up to receive updates about future opportunities to provide input.
3. Visit a pop-up information display at Cedar Hill Recreation Centre or G.R. Pearkes Recreation Centre.

Your comments will be reviewed by staff and used to inform potential regulatory options for garden suites. A report on what we heard will be posted online in the coming weeks. Opportunities to provide additional input will be coming in May and June 2018.

Thank you for participating!

Questions:

If you have questions, please speak to a Saanich person, or contact the project manager, Megan Squires at (250) 475-5494 ext. 3452, megan.squires@saanich.ca.

saanich.ca/gardensuites