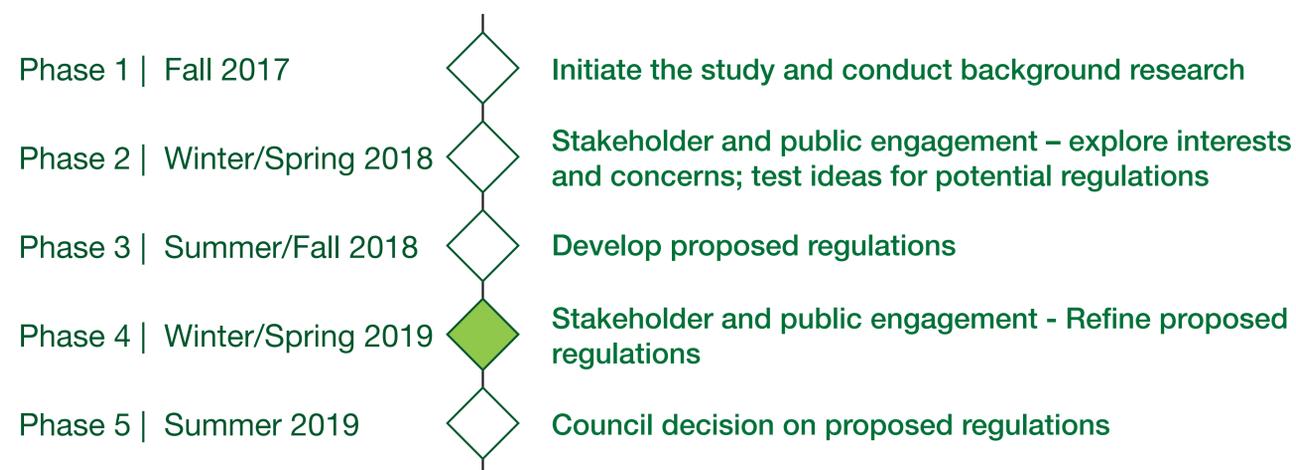


WE'RE GLAD YOU COULD COME!

This is an open house to introduce the proposed regulations for garden suites in Saanich. Please review the information on the display boards and tell us what you think.

We want to hear from you!

TIMELINE FOR BUILDING THE PROPOSED REGULATIONS



NEXT STEPS

Input gathered at this open house will help us refine the proposed regulations for garden suites. We will present the final draft regulations to Council in late spring or early summer.

HOW TO PARTICIPATE

1. Review the display boards.
2. Talk to staff to seek clarification or to share your ideas.
3. Complete a survey.

If you need more time to review the content, the displays boards and a survey are available online (Saanich.ca/gardensuites).



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.

PURPOSE OF THE GARDEN SUITE STUDY

To explore regulations to allow garden suites in Saanich.

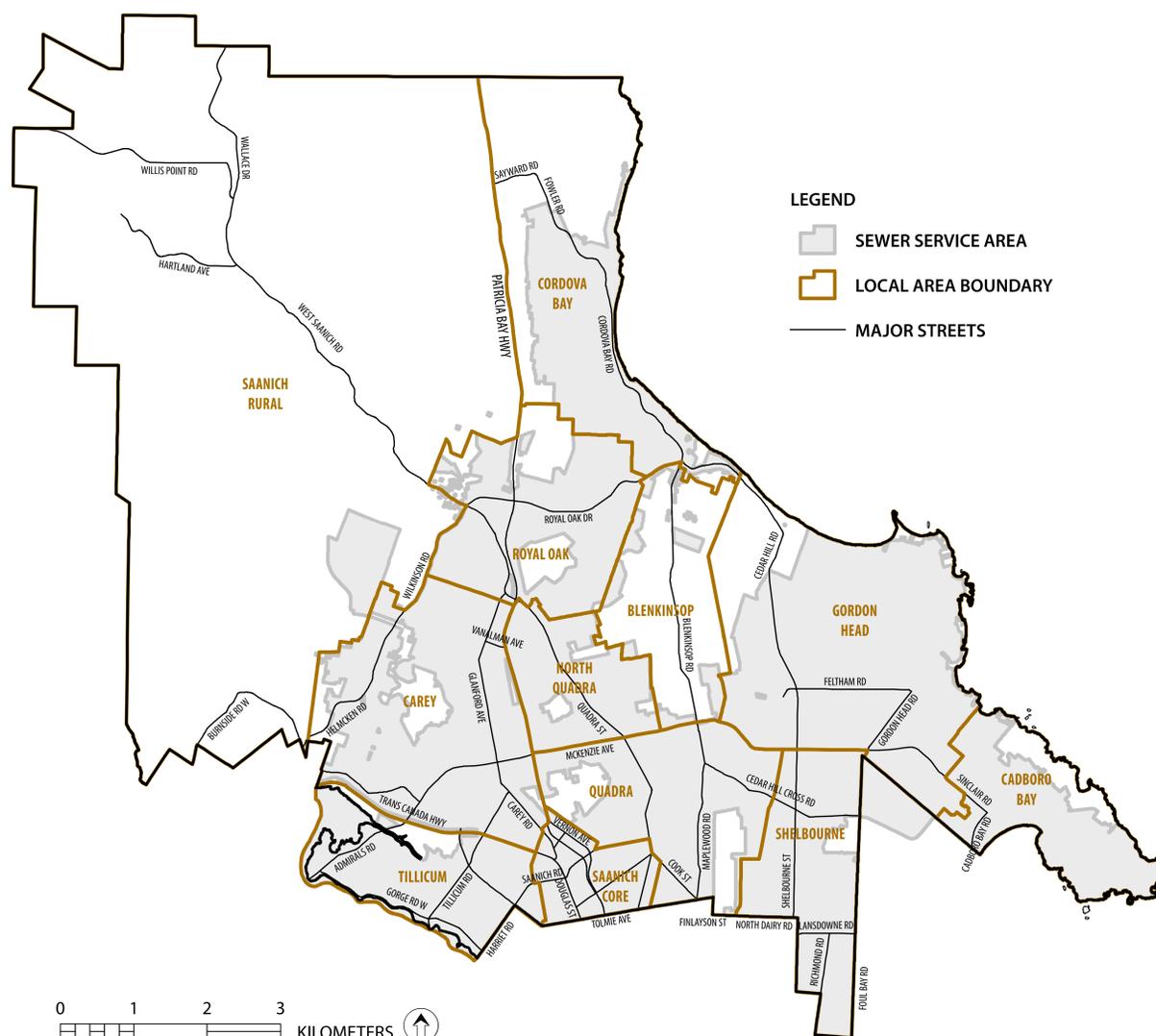


STUDY AREA

As directed by Council, the study is looking at allowing garden suites in areas in urban Saanich that are within the Sewer Service Area (SSA). The boundary is closely aligned with the Urban Containment Boundary (UCB) and is similar to the area where secondary suites are permitted.

Properties in the Broadmead area are not included in the garden suite study (consistent with the approach taken for Secondary Suites). These properties have restrictive covenants on title that prohibit development of secondary suites. Garden suites can be considered a form of secondary suite.

The study is examining garden suites as an alternative to secondary suites. At this time, it is not considering allowing garden suites and secondary suites on the same property.



INPUT TO DATE

In 2018, members of the public and stakeholders were invited to share their perspectives on issues and opportunities related to garden suites and provide feedback on their level of support for specific regulatory elements. The input gathered through surveys and other public engagement events has been the foundation for the proposed regulations that you are reviewing today.

ENGAGEMENT SUMMARY

Two community surveys and one statistically-significant survey	2,675 completed surveys
Two open houses	302 attendees
Five pop-up events	204 individual discussions
Three information displays	n/a
Technical workshop with 17 stakeholders with specific knowledge in the areas of residential construction and design, and real estate	17 participants
Six presentations to community groups and committees	Approximately 93 attendees

KEY SURVEY RESULTS

Strong support for legalizing garden suites in Saanich	72% Statistically-Significant Survey	82% Community Survey #1
Support for larger garden suites on larger lots	59% Statistically-Significant Survey	75% Community Survey #2
Strong support for requiring parking on properties with garden suites	77% Statistically-Significant Survey	
A strong desire for enforcement to support new regulations for garden suites	79% Statistically-Significant Survey	73% Community Survey #2
Strong support for design guidelines to be used as part of the approval process for garden suites	75% Statistically-Significant Survey	66% Community Survey #1
Support for a fast approval process	58% Statistically-Significant Survey	72% Community Survey #2
Strong support for an owner living on the property	72% Statistically-Significant survey	66% Community Survey #1
Support for neighbour input on garden suite applications	52% Statistically-Significant Survey	43% Community Survey #2
Majority of respondents were not supportive of using garden suites as short-term vacation rentals	61% Statistically-Significant Survey	44% Community Survey #1

OVERVIEW

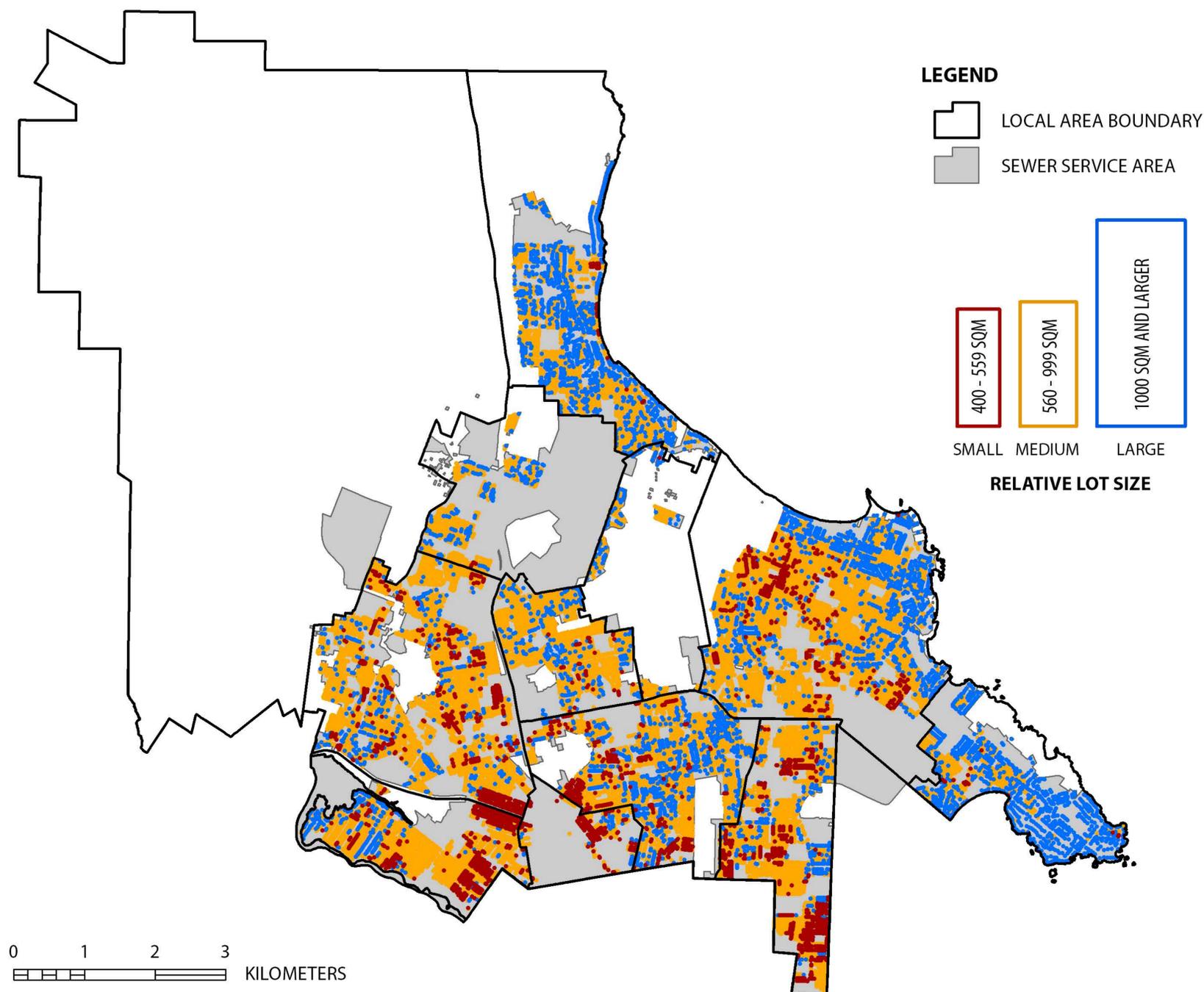
COMPONENTS OF PROPOSED REGULATORY CHANGES

Developed based on public input and through a review of regulations in other municipalities, the **proposed regulatory framework for Garden Suites** includes two key parts:

1. Zoning regulations, and
2. Design guidelines.

Updates to **accessory building regulations** are being also proposed as part of this process. The proposed regulations for accessory buildings align with the proposed regulations for garden suites. They also address current issues and promote compliance with all Saanich regulations.

The proposed regulations for garden suites and accessory buildings correspond to the size of a lot. Within the Sewer Service Area there are small, medium, and large-sized lots. The distribution of these lots is outlined on the map below.



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

LOCATION

The study examined where to allow garden suites within the Sewer Service Area (SSA), and specifically whether they should be permitted on all residential lots, or on lots with unique characteristics such as corner lots or lots close to Centres and Villages. The proposed regulations would allow garden suites on all RS-zoned lots in the SSA with a minimum lot size of 400 m² and a minimum lot width of 12 m.

The location of a garden suite on a lot is also important. The proposed regulations would allow garden suites in rear yards. Through a Development Variance Permit consideration may be given to allow a garden suite in a front or side yard where site conditions warrant the variation.

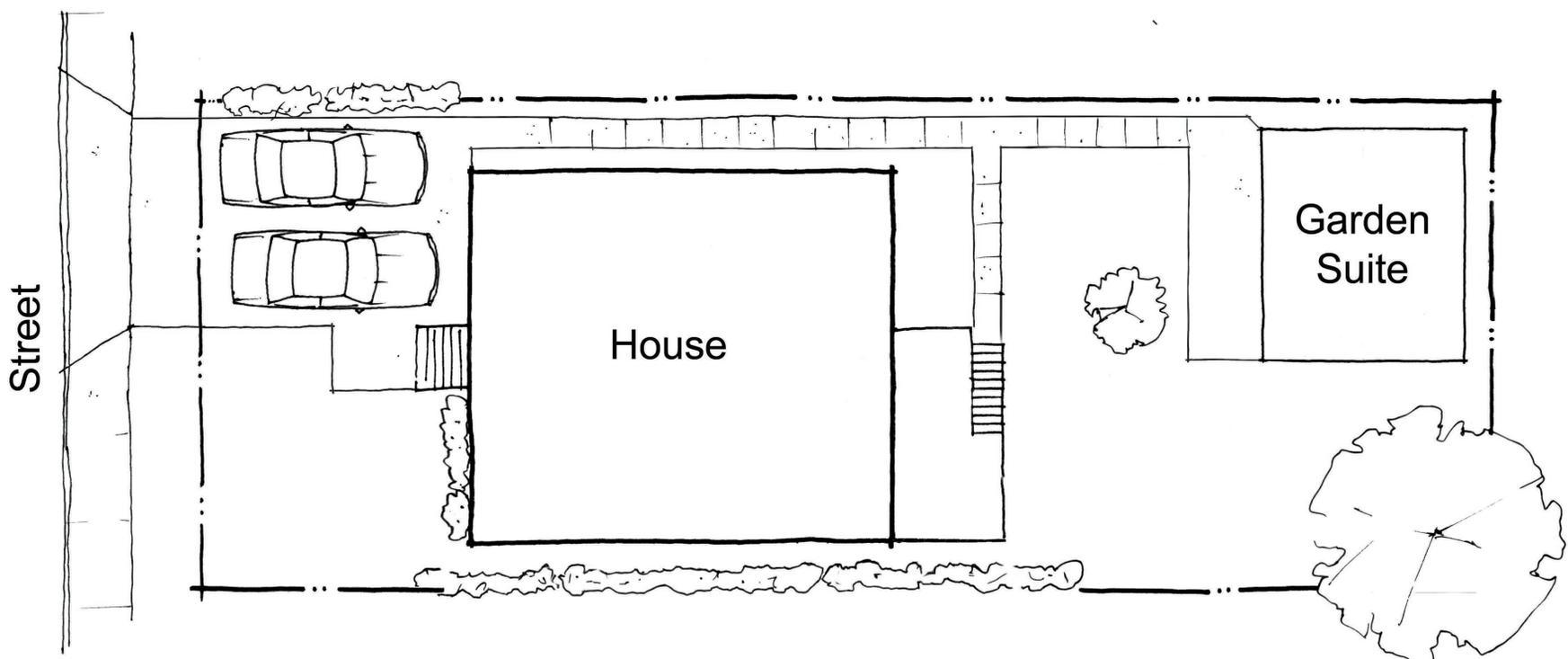
PUBLIC INPUT

- Support for allowing garden suites in all single family residential zones (52%)
- Support for allowing garden suites in the rear yard of a lot, with some support to consider garden suites elsewhere on a lot.

PROPOSED REGULATIONS

- Garden suites would be permitted on all RS-zoned properties in the SSA
- Garden suites would be permitted on RS-zoned properties with a minimum lot size of 400 m² and a minimum lot width of 12 m
- Garden suites would be permitted in the rear yard
- On a case-by-case-basis, garden suites may be considered in other locations on a lot.
- Minimum setbacks from rear and interior side lot lines would be 1.5 m (3 m for two-storey). The minimum setback from an exterior side lot line would be 3.5 m.
- Minimum building separation between the principal dwelling and the garden suite would be 4 m.

SITE PLAN



HEIGHT

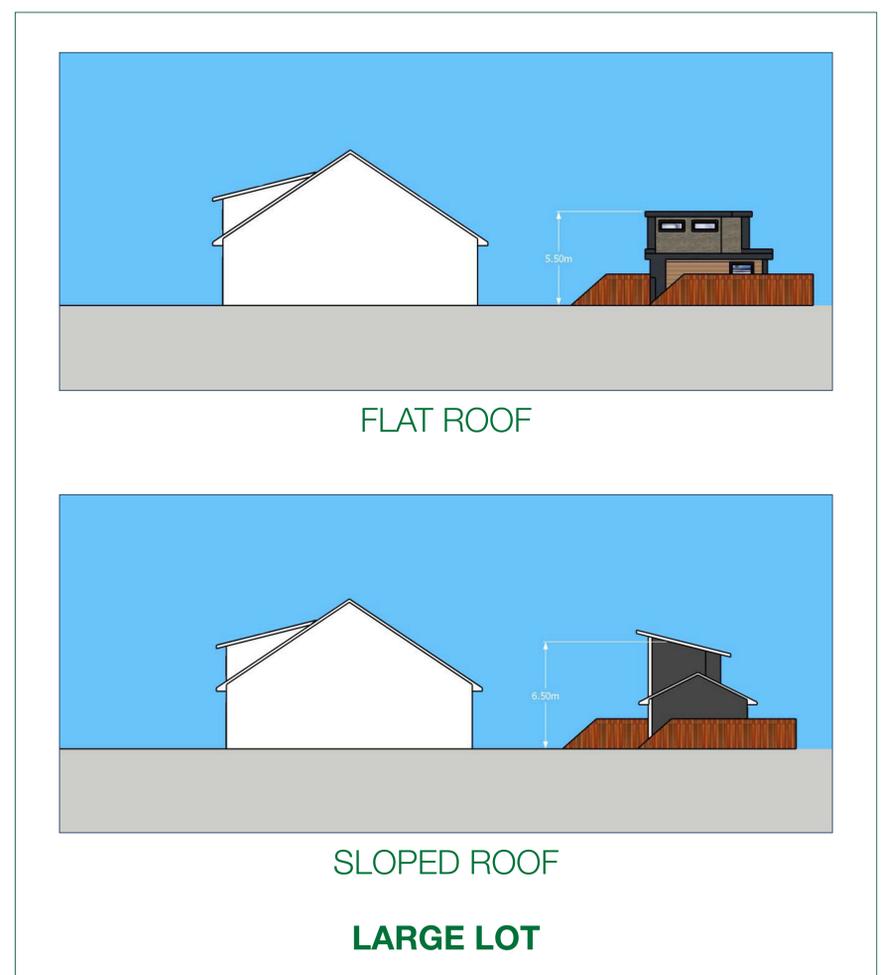
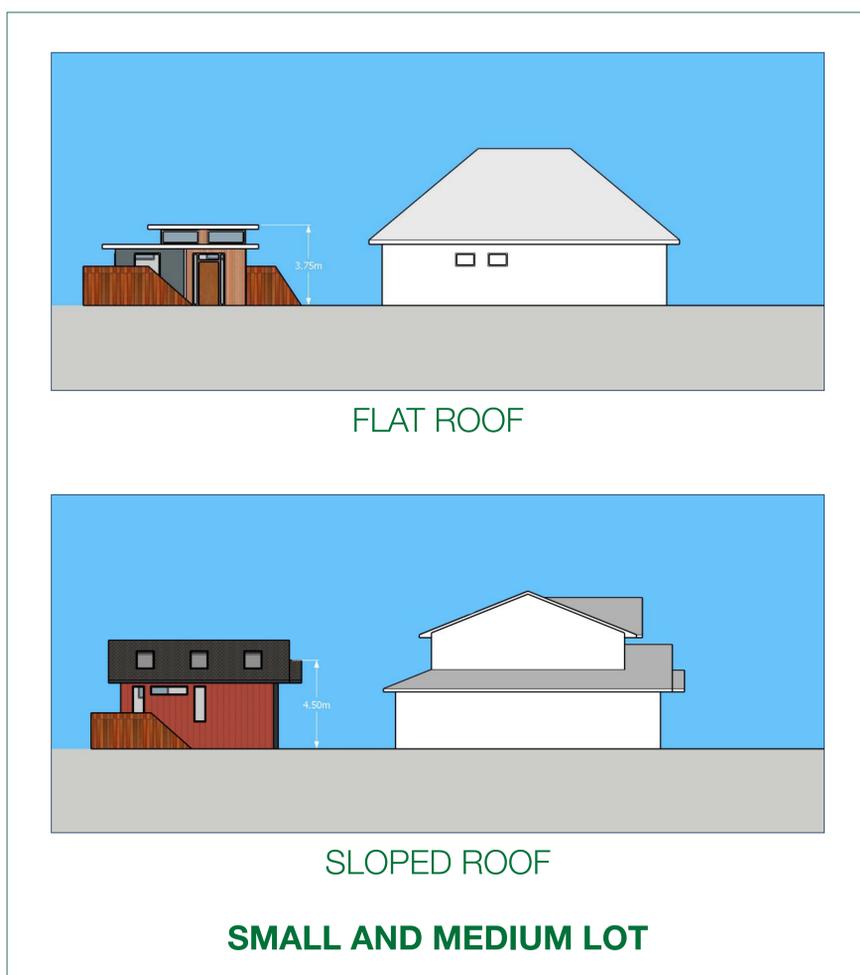
In an effort to ensure that garden suites 'fit' into existing neighbourhoods while attempting to minimize any negative impacts on adjacent properties, the proposed regulations would allow for a maximum one-storey height of 4.5 m (14.8 ft) on small and medium-sized lots, and a maximum two-storey height 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 (14.8 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

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

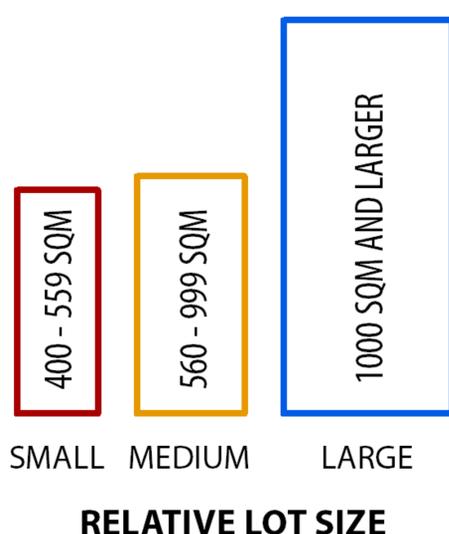
Maximum Floor Area (potentially limited by site coverage regulations):

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

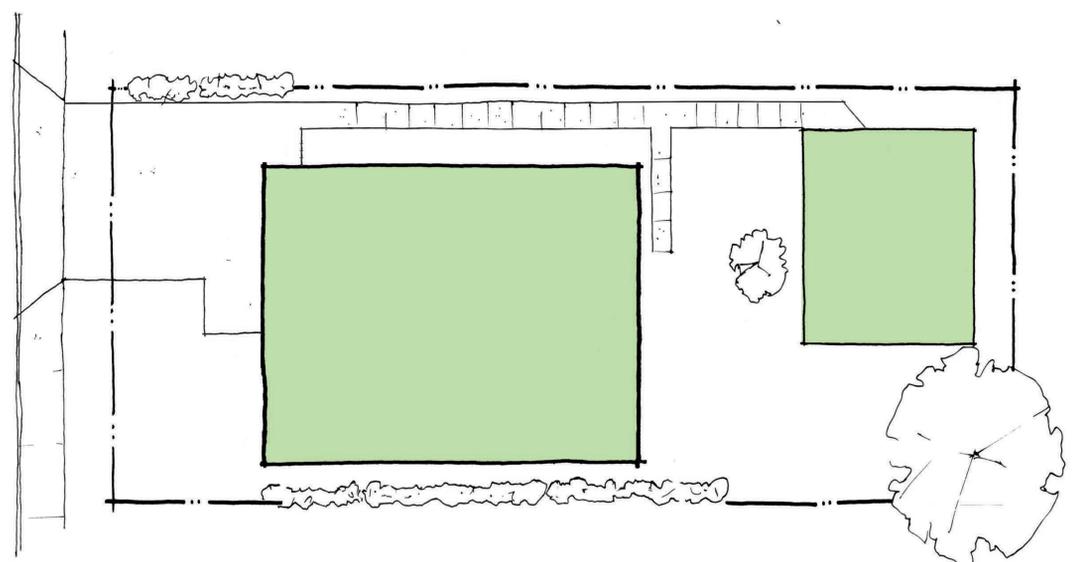
Maximum Site Coverage

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

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

PARKING

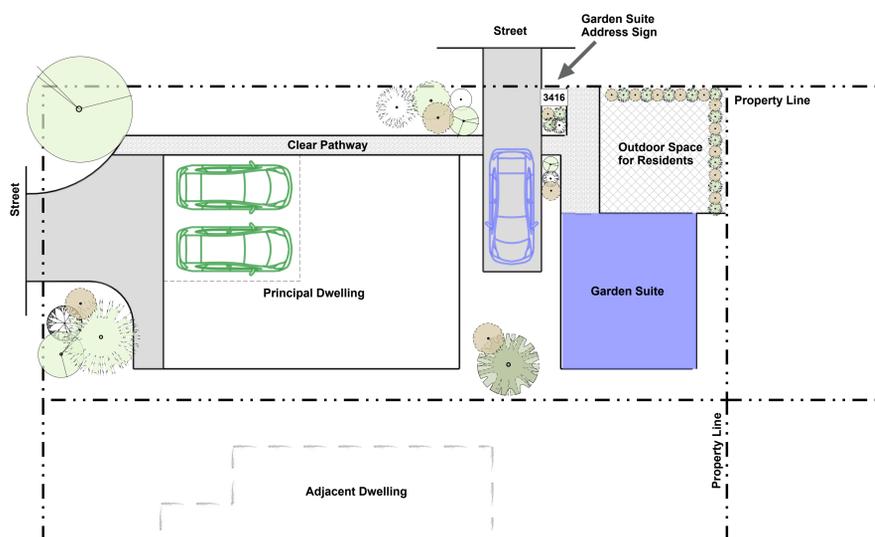
Consistent with the requirements for secondary suites, the proposed regulations for garden suites would include the provision of one on-site parking space (in addition to the two parking spaces required for the principal dwelling). Public feedback confirmed the need for this regulation to minimize impacts of the garden suite on the surrounding neighbourhood. A proposed regulation for open lot area would establish a minimum threshold for landscaping on a property. The proposed design guidelines would address the location and design of the parking space, driveway access. They would also include provisions for ease-of-access and permeability.

PUBLIC INPUT

- Strong support for an additional parking space on site (77%).

PROPOSED REGULATIONS

- In addition to two parking spaces required for the principal dwelling, one parking space would be required on site for the exclusive use of the garden suite.
- On large lots where two storey garden suites are permitted, one enclosed parking space would be allowed within the garden suite and would be a maximum size of 25 m².



OWNER OCCUPATION AND SHORT-TERM RENTALS

Through consultation residents expressed support for property owners with garden suites to live on the property. Residents also indicated a lack of support for garden suites being used as short-term rentals. While garden suites can potentially add to the supply of rental housing in Saanich, allowing short-term rentals was seen as a way to undermine this objective.

The proposed regulations would require an owner to live on the property and would prohibit the use of a garden suite as a short-term rental.

PUBLIC INPUT

- Support for property owners with garden suites to live on site (72%).
- Residents are not supportive of garden suites being used as short-term rentals (61% not supportive).

PROPOSED REGULATIONS

- Owners would be required to live on site.
- A garden suite would not be able to be used as a short-term rental
- A bed and breakfast would not permitted in a garden suite.
- Garden suites cannot be strata titled under the Land Title Act or the Strata Property Act



Draft definition - **Short-term rental** - means the use of a dwelling unit, or one or more sleeping units in a dwelling unit, for temporary overnight accommodation for a period of 29 days or less, but does not include Bed and Breakfast or Tourist Accommodation.

Draft definition - **Bed and breakfast** - means a home occupation to provide temporary accommodation to guests that involves the use of sleeping units in a dwelling unit where the room rental rate includes breakfast provided on the premises, but does not include short-term rental.

PROPOSED DESIGN GUIDELINES FOR GARDEN SUITES

The results of the statistically-significant survey indicate that the majority of respondents (75%) support the use of design guidelines to address elements of building and site design. To date, feedback has tended to focus on concerns about shading, loss of privacy, livability, permeability, trees and landscaping.

The draft design guidelines respond to this feedback. As part of the regulatory framework for garden suites, they would supplement the more prescriptive requirements of the zoning bylaw. They are discretionary and provide a level of flexibility for decision-making.

The following boards outline key elements of the proposed design guidelines for garden suites. Copies of draft design guidelines are available should you want to review the detail.

Site design

Building design

Design and massing

Windows

Entrances

Accessibility & adaptability

Roof form

Projections

Sustainability

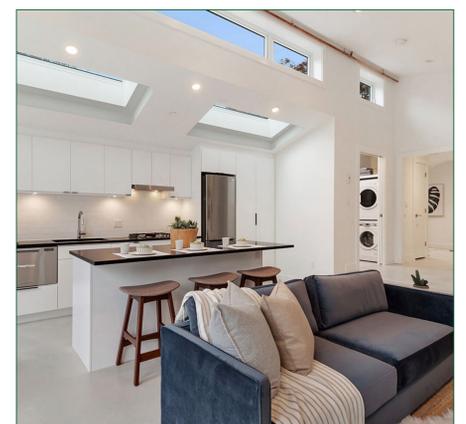
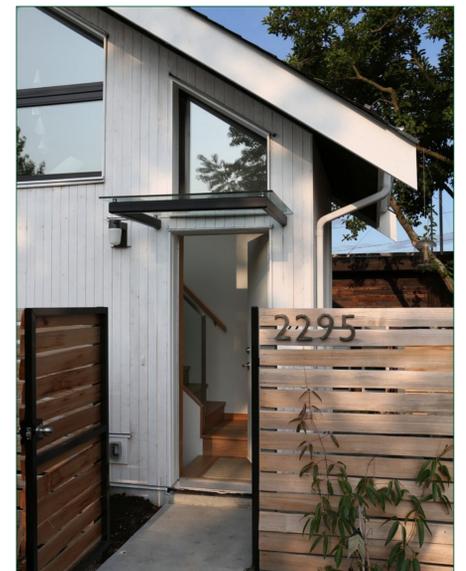
Outdoor space for residents

Landscaping

Parking and access

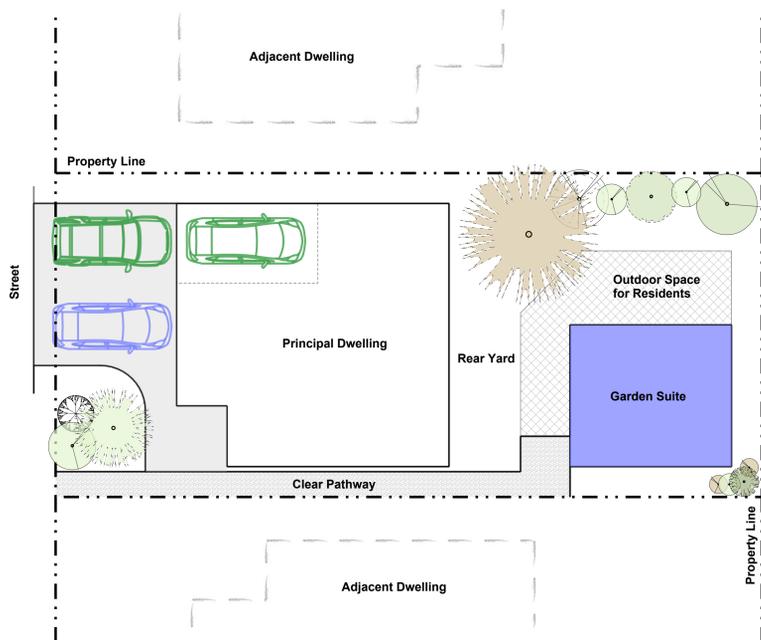
Waste and recycling

Heritage



SITE DESIGN

Guidelines for site design aim to optimize livability for residents and minimize impacts to the character and appearance of existing neighbourhoods. They encourage early consideration of the location of a garden suite on a lot to minimize impact on adjacent neighbours. They also encourage consideration of tree protection and pedestrian circulation in the early stages of development.



ROOF FORM

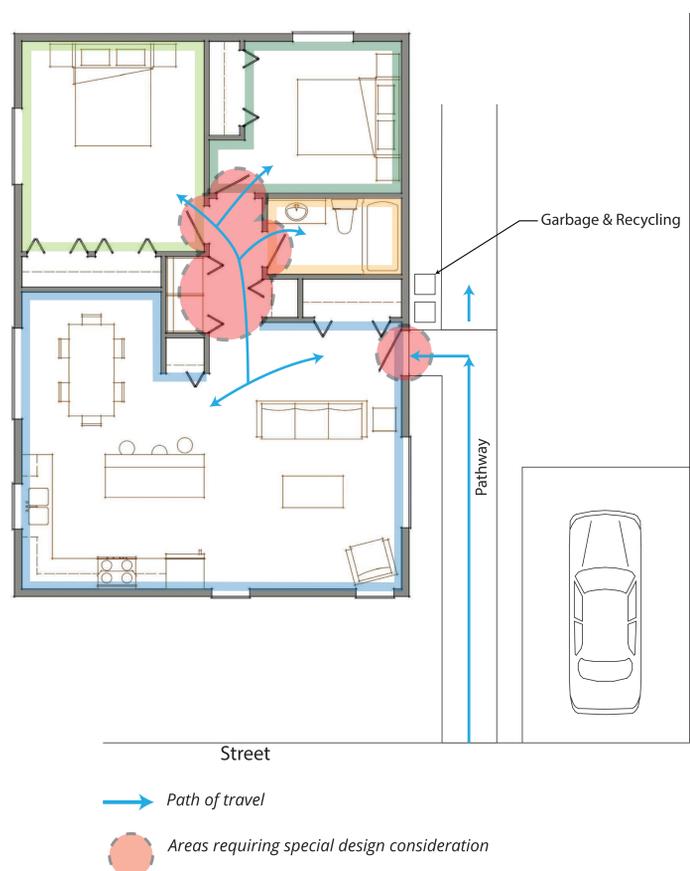
Roof form plays an important role in the design of compact buildings. A simple roof form is encouraged, as is the integration of the upper floor into the roof form on a two storey garden suite. The height and shape of the roof should endeavour to minimize shading and overlook on adjacent properties. Opportunities for natural light inside the garden suite are also encouraged to improve livability for residents.



BUILDING DESIGN

Thoughtful consideration of architectural style and elements of building design such as materials, windows, exterior lighting and entrances will ensure that garden suites are complementary additions to properties and sensitive to neighbourhood character. This is especially important when it comes to limiting negative impacts, preserving views, maintaining privacy, and reducing noise disturbances.

Designing the garden suite to be accessible and adaptable to the changing needs of residents is also an important consideration.



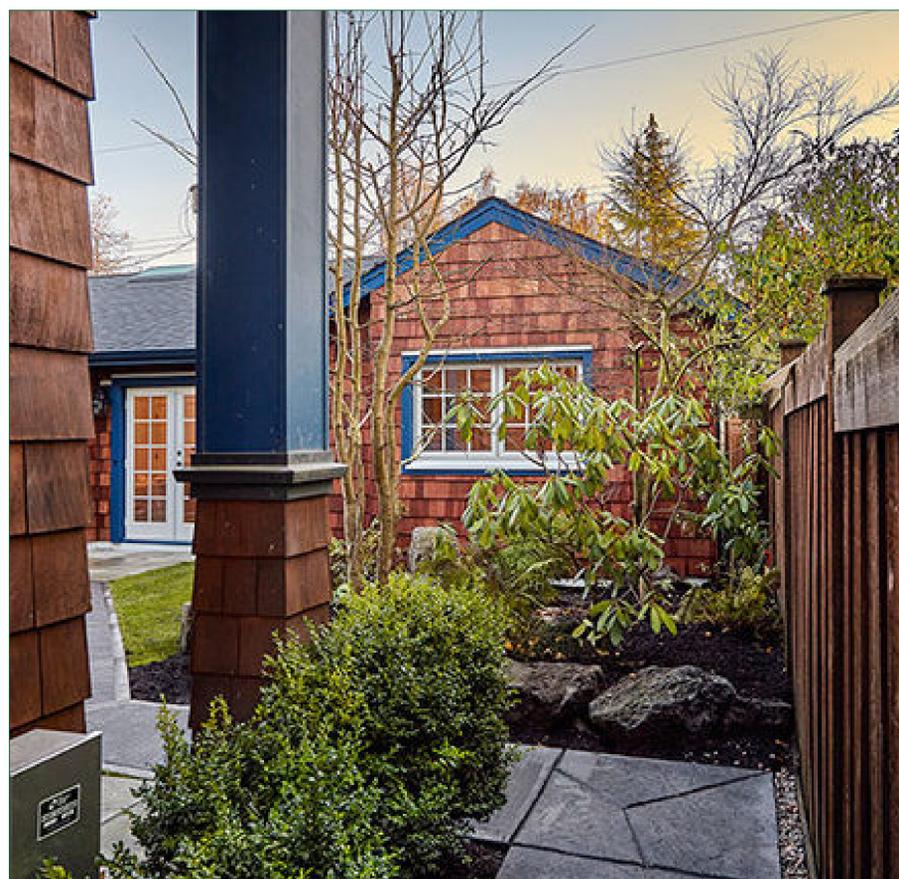
SUSTAINABILITY

As a new building form, garden suites have the potential to foster higher standards of water conservation and rainwater management, as well as the efficient use of energy through thoughtful building and site design.



LANDSCAPING

Garden suites would result in less green space on private property. Thoughtful landscape design can help offset this negative impact. Design can enhance remaining green space, as well as maximize privacy, conserve energy, improve permeability, and lead to the protection of mature trees, which is important to preserve neighbourhood character.



OUTDOOR SPACE FOR RESIDENTS

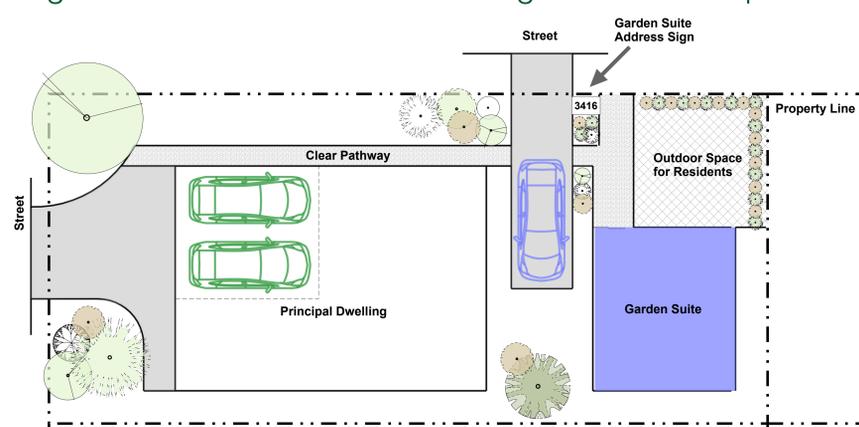
Improved livability can be accomplished through a variety of means, including the provision of useable, private outdoor space for garden suite residents. The guidelines would require a minimum outdoor space of 20 m² (215 ft²). The space should be delineated and screened for privacy.



PARKING AND ACCESS

Parking is a significant concern for residents. If left unchecked, on-street parking can lead to crowded streets, safety issues and conflicts between neighbours. In response to these concerns, the provision of one functional on-site parking space would be a requirement for garden suites. In addition, protected and secure parking for at least one bicycle is also encouraged. The on-site parking space should have electric vehicle charging capability.

In order to enhance permeability, driveway and parking space design should consider rainwater management and tree protection.



APPROVAL PROCESS

A key element of the regulatory framework is identifying the steps required to obtain permission to construct a garden suite. The BC Building Code is part of the approval process. It is a technical review of health and safety requirements for a residential dwelling.

The type of approval process influences the timeframe and number of review steps required to gain approval. It also identifies ways in which community concerns can be addressed. Council will be presented with options for an approval process when the proposed regulations are brought forward for their consideration. In the process options, community issues would primarily be addressed through:

- Conformance with zoning regulations; and
- A development permit process to review building and site design.

A summary of different approaches for approval used in other jurisdictions is outlined in the table below. These approaches are organized in order of complexity. Approach 1 is the least complex. It allows for the least amount of community input on an application, but is likely to take the least amount of time to process. Approach 4 is the most complex and allows for the greatest amount of community input. It is also likely to take the most amount of time to process an application and provides the least amount of certainty for the applicant.

APPROACH	MUNICIPALITY	COMMUNITY INPUT ON INDIVIDUAL APPLICATIONS	
		LAND USE	DESIGN
APPROACH 1			
<ul style="list-style-type: none"> • Building Permit 	Kelowna, Nanaimo, Coquitlam, Colwood, Sidney	None	None
APPROACH 2			
<ul style="list-style-type: none"> • Development Permit (Staff) • Building Permit 	Victoria, City of North Vancouver, City of Vancouver, District of West Vancouver, New Westminster	None	Opportunities for input on design are included as part of the Development Permit process
APPROACH 3			
<ul style="list-style-type: none"> • Development Variance Permit (Council) • Building Permit 	District of North Vancouver	Medium	Opportunities for input on land use and design are included as part of the Variance Permit process
APPROACH 4			
<ul style="list-style-type: none"> • Rezoning (Council) • Development Permit (Council) • Building Permit 		High	Opportunities for input, including a public hearing are part of the rezoning process

Accessory buildings are intended to be accessory to the principal use on a property. In the case of single family residential properties, they can be legitimately used for a variety of purposes including home occupations, workshops, garages and storage. They cannot, however, be used as residential dwellings.

The need to review current regulations for accessory buildings became apparent while exploring legalization of garden suites. Through engagement we heard concerns about the illegal conversion of accessory buildings to garden suites and the resulting neighbourhood impacts such as noise, loss of privacy and parking congestion on local streets.

In preparing the proposed regulations, consideration was given to how accessory buildings would work in conjunction with garden suites on a given property and how accessory building regulations should be adapted to ensure that constructing a legal garden suite for residential use is preferable to constructing and illegally occupying an accessory building (not intended for residential use).

To continue to allow accessory buildings, while at the same time ensuring that they are used for their intended purposes, updates to regulations are proposed with changes that would reduce the overall size (e.g. lot coverage) and prevent potential use as a residential dwelling. What's proposed is summarized below:

	EXISTING REGULATION	PROPOSED REGULATIONS
Size (lot coverage)	10%	<ul style="list-style-type: none"> • Maximum lot coverage would be 7% for any individual accessory building (excluding garden suites) on small- and medium-sized lots • Maximum lot coverage would be 70 m² on large lots for any individual accessory building (excluding garden suites) • Maximum 10% lot coverage for all accessory structures (including garden suites) on small- and medium-sized lots • Maximum 7% lot coverage for all accessory structures (including garden suites) on lots between 1,000 m² and 1,999 m² • Maximum 5% lot coverage for all accessory structures (including garden suites) on lots greater than 2000 m²
Use	n/a	A dwelling unit would not be permitted
	n/a	A basement or crawl space would not be permitted
Fixtures	n/a	Plumbing fixtures other than one toilet and one sink would not be permitted



Lot sizes defined:

Small lot = 400 m² to 559 m²

Medium lot = 560 m² to 999 m²

Large lot = 1000 m² plus

SMALL LOT - HIGHLIGHTS OF PROPOSED REGULATIONS

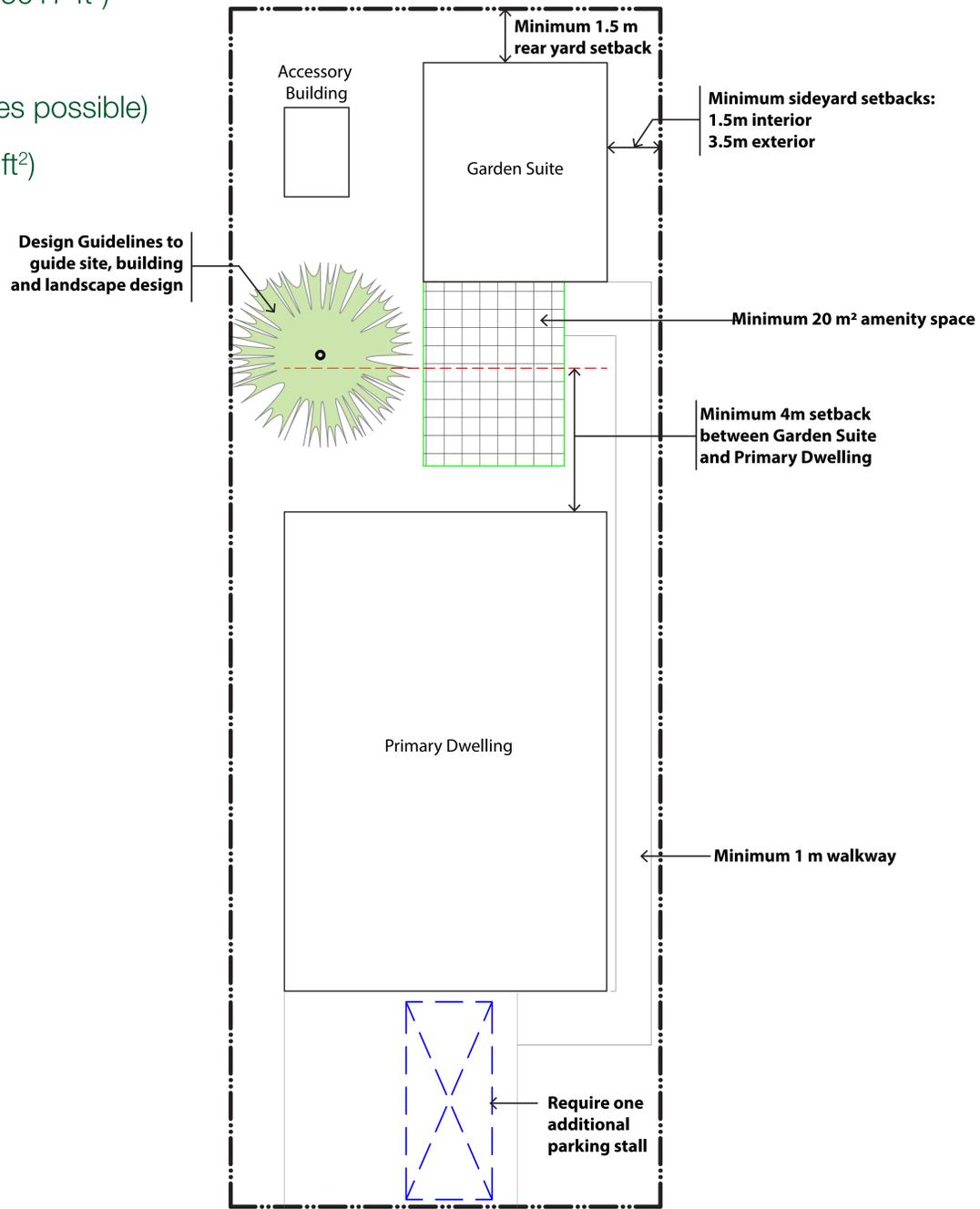
Lot size range: 400-559 m² (4306-6017 ft²)

Typical zones: RS-2, RS-4

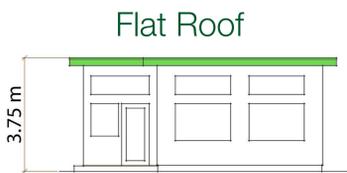
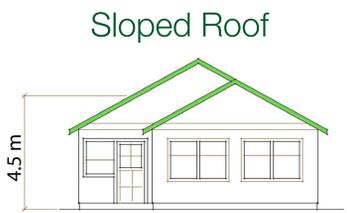
Location on lot: Rear yard (variances possible)

Maximum floor area: 46.5 m² (500 ft²)

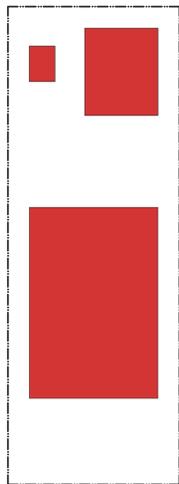
Basement: Crawl space only



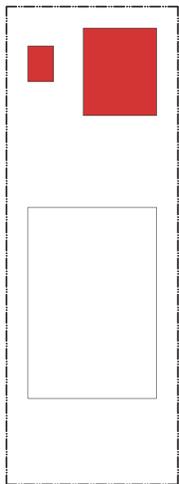
Setbacks and other requirements



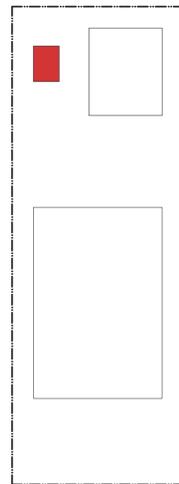
Maximum Height



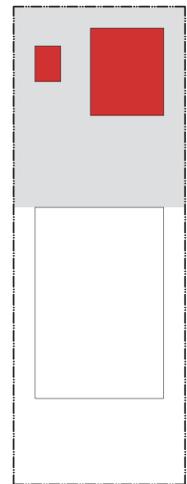
Maximum 40% site coverage (all buildings)



Maximum 10% site coverage (all accessory structures - including Garden Suite)



Maximum 7% site coverage (any individual accessory building - excluding Garden Suite)



Maximum 25% rear lot coverage (all accessory buildings)

MEDIUM LOT - HIGHLIGHTS OF PROPOSED REGULATIONS

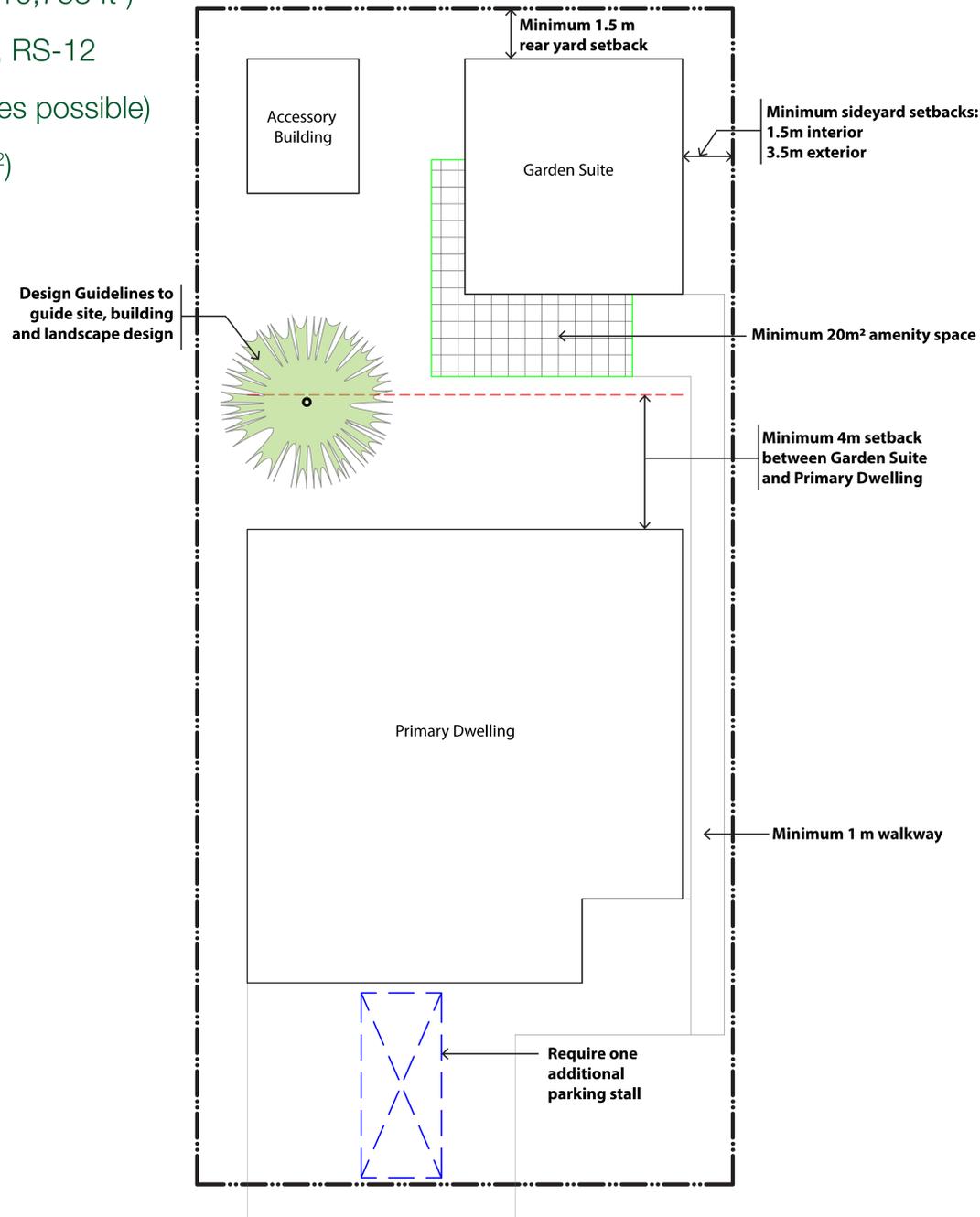
Lot size range: 560-999 m² (6028-10,753 ft²)

Typical zones: RS-6, RS-8, RS-10, RS-12

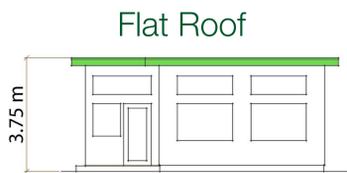
Location on lot: Rear yard (variances possible)

Maximum floor area: 65 m² (700 ft²)

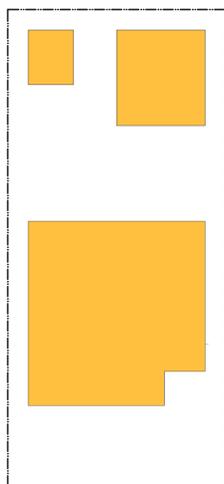
Basement: Crawl space only



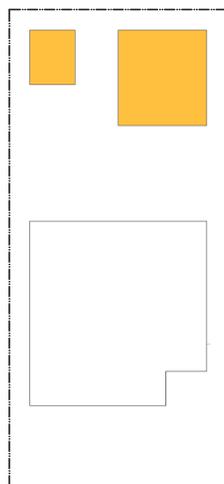
Setbacks and other requirements



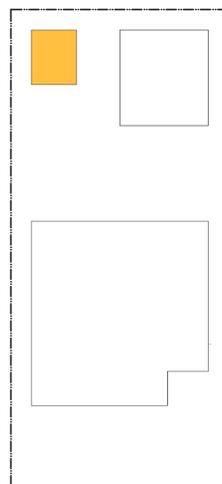
Maximum Height



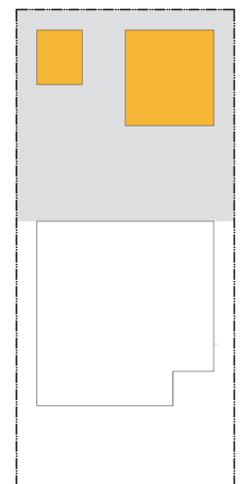
Maximum 40% site coverage (all buildings)



Maximum 10% site coverage (all accessory structures - including Garden Suite)



Maximum 7% site coverage (any individual accessory building - excluding Garden Suite)



Maximum 25% rear lot coverage (all accessory buildings)

LARGE LOT - HIGHLIGHTS OF PROPOSED REGULATIONS

Lot size range: 1000 m² + (10,764 ft² +)

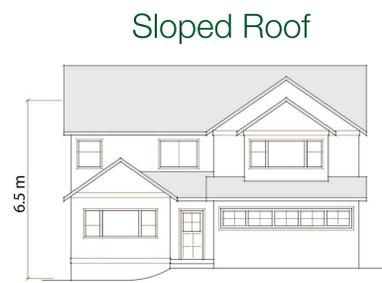
Typical zones: RS-12, RS-14, RS-14A, RS-15, RS-16, RS-18

Location on lot: Rear yard (variances possible)

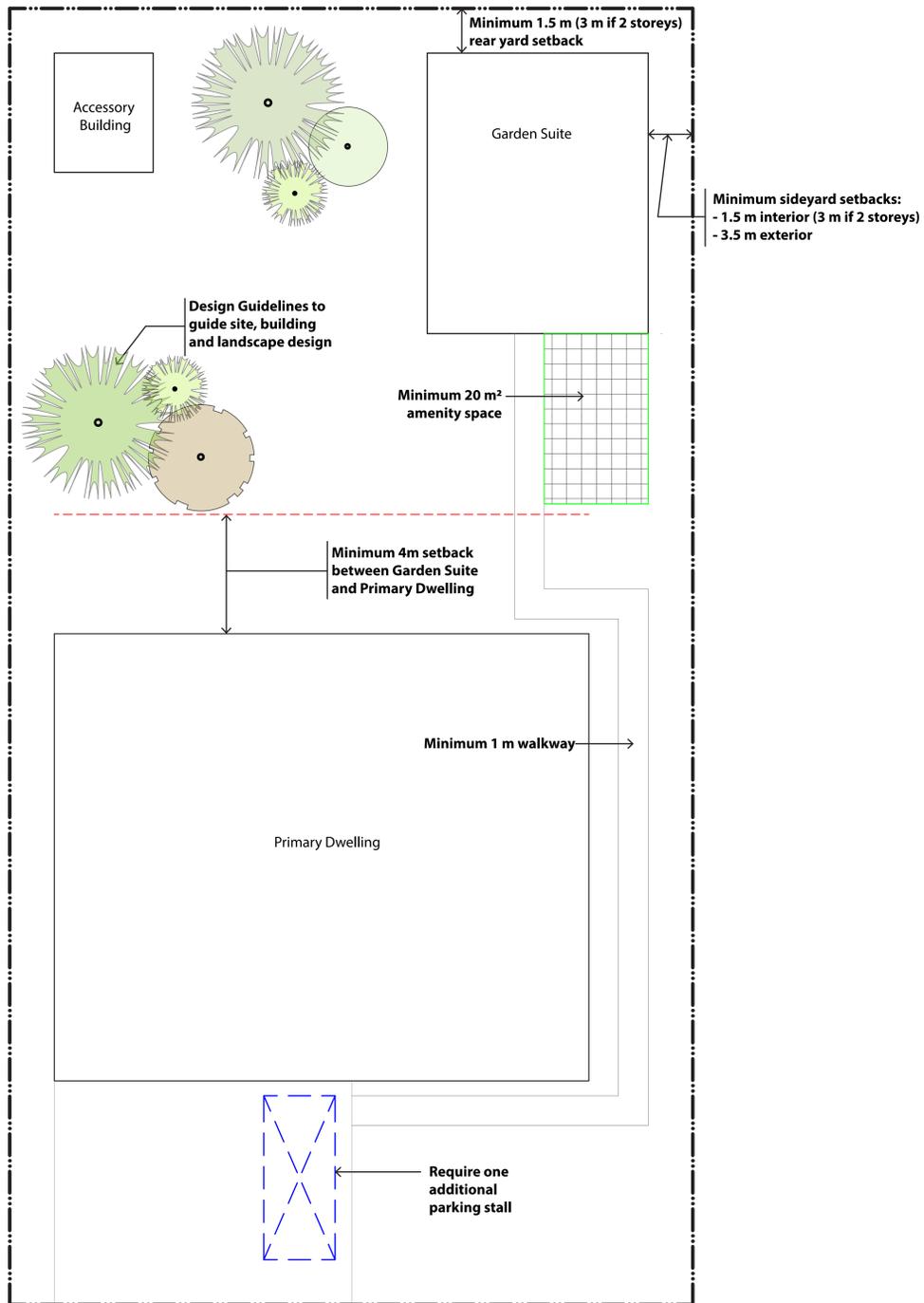
Maximum floor area: 93 m² (1000 ft²)

Second Storey: Permitted (see alternative setback requirements)

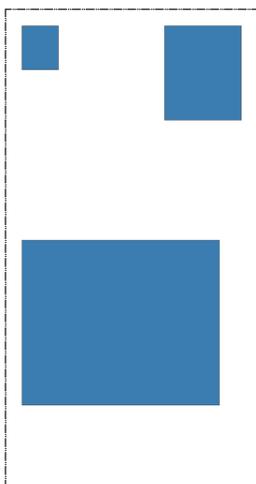
Basement: Crawl space only



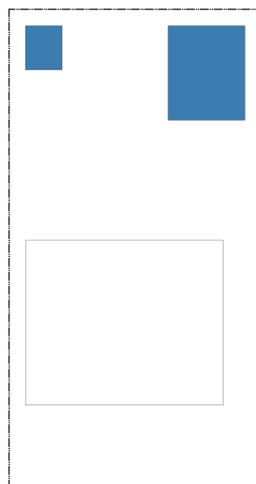
Maximum Height



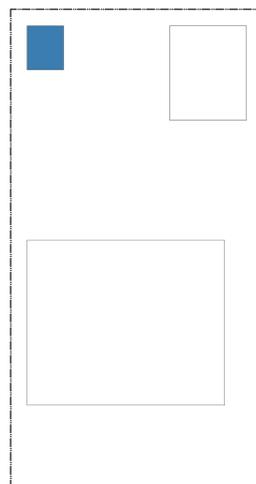
Setbacks and other requirements



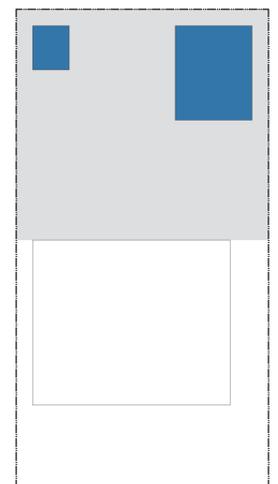
Maximum 40% site coverage (all buildings)



1000-2000 m² - Max. 7% site coverage
≥ 2000 m² - Max. 5% site coverage (all accessory structures - including Garden Suite)



70 m² Max. site coverage (any individual accessory building - excluding Garden Suite)



Maximum 25% rear lot coverage (all accessory buildings)

In addition to providing input on key elements of the regulations for garden suites, residents also shared their ideas about a number of related issues. In most cases, we have addressed these issues through the proposed regulatory framework. However, in some cases the circumstances are more complicated and warrant a more detailed response than what the regulations can provide. These issues and the proposed responses are outlined in the table below:

COMMUNITY CONCERN	PROPOSED RESPONSE
Affordability	<p>Garden suites would contribute to affordability in Saanich in the following ways:</p> <ul style="list-style-type: none"> • They would be form of permanent rental housing that would add greater housing choice in Saanich. • They would facilitate options for families (e.g. older family members could age-in-place, and younger family members can save for a future down payment on a house). • They would create opportunities for owners to generate rental income to help offset rising costs of home ownership.
Impacts on property values and taxation	<p>Adding a garden suite would likely increase the assessed value of your property, just as any addition or renovation would. The increased value may result in higher property taxes.</p> <p>Under the proposed regulations, an owner has the choice to build (or not build) a garden suite.</p>
Allowing garden suites on rural properties outside the Sewer Service Area (SSA)	<p>As directed by Council in 2017, the geographic scope of the study includes properties within the Sewer Service Area, which is mostly in alignment with the Urban Containment Boundary. The decision to focus the study in this area is supported by the Regional Growth Strategy and policy in the Official Community Plan. It is also generally consistent with the area where secondary suites are permitted.</p> <p>This issue will be communicated to Council when the proposed regulations are presented. It could be the focus of a future study.</p>
Rural zoned properties in the Sewer Service Area (SSA)	<p>There are approximately 278 Rural (A) zoned properties in the Sewer Service Area. Many of these properties are located in predominantly Single Family (RS) zoned areas and they function like residential properties, despite their rural zoning.</p> <p>Through consultation we have heard from owners of these rural properties who would like the right under zoning to construct a garden suite.</p> <p>This issue will be communicated with Council when the proposed regulations are presented. It could be a component of a future study.</p>



ENFORCEMENT

Through consultation we received significant feedback on the need for enforcement to minimize impacts of garden suites in residential neighbourhoods. Residents identified current issues, as well as issues that they anticipate if garden suites were to be approved.

Key concerns are outlined in the table below along with a proposed response from Saanich on how they will be addressed.

COMMUNITY CONCERN	PROPOSED RESPONSE
Illegal conversion of accessory buildings to dwelling units	<p>The proposed regulations for garden suites would provide a legal route for owners who wish to construct a detached dwelling unit on their properties. The proposed regulations apply broadly to RS-zoned properties in Saanich.</p> <p>The proposed regulations have been developed in coordination with proposed changes to the regulations for accessory buildings that would limit their size and use. They would continue to be allowed for accessory purposes, but they would not be permitted for residential occupancy.</p> <p>A pathway to legally convert an accessory building into a garden suite is being recommended. An owner would need to meet zoning requirements and BC Building Code standards for a single family dwelling.</p>
Impacts resulting from too many vehicles parking on residential streets	<p>Consistent with the requirements for a secondary suite, it is recommended that one parking space be provided for a garden suite. This would be in addition to the two parking spaces required for a single family dwelling.</p> <p>The proposed design guidelines would encourage the provision of secure and weather protected bike parking on a property with a garden suite.</p> <p>The proposed regulations would allow garden suites on properties in proximity to commercial centres and major transportation routes, thus allowing more choice for residents who may choose a different mode of transportation (e.g. bus or bike).</p>
Potential for garden suites and secondary suites to be located on the same property	<p>The Terms of Reference for the Garden Suite Study specify that a garden suite can be developed as an alternative to secondary suites. In other words, it is possible to have one, or the other, but not both.</p> <p>Going forward, Council may direct staff to look into the potential to allow both housing forms on one lot.</p>
Ability to enforce regulations	<p>In response to community concerns about enforcement, staff are proposing a recommendation to Council to add more enforcement resources (i.e. additional staff) for secondary suites and garden suites.</p>

Moving forward, the steps and timeline for implementation of the proposed garden suite regulations are outlined below.



PUBLIC CONSULTATION ON PROPOSED REGULATIONS & DESIGN GUIDELINES

In May 2019 Saanich is releasing the proposed regulations and design guidelines for public review and comment. Public engagement will include 4 open houses and a survey.



FINALIZE THE PROPOSED REGULATORY FRAMEWORK & PREPARE FOR COUNCIL

In June 2019 staff will make revisions based on feedback received through public consultation. Staff will also prepare a report with the final proposed regulatory framework for garden suites to present to Council including recommendations and a series of proposed bylaw amendments for Council.



COUNCIL DECISION

In summer 2019 staff will present final recommendations to Council. Council will provide direction for the proposed regulatory framework.



PREPARATION OF FINAL RECOMMENDATIONS

With Council's direction, staff will prepare bylaw amendments for Council's consideration. Staff will concurrently prepare forms, guides and resource materials to support the introduction of these regulations.



START ACCEPTING APPLICATIONS FOR GARDEN SUITES

Staff will start processing applications for garden suites in Saanich.