

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

There is no mention of added costs of infrastructure and services. Taxes do not begin to cover the cost of servicing a household. Garden suites will double that cost will this be covered by the owner who profits from the suite or all taxpayers

Permit option for covered carport as utility building - Garden Suite 10% + Utility Building Max 5%

On a Municipal plan which is flat large lots stand out. A major problem that was not considered is the topography.

Parking for tenants must be off the street. If residential parking is permitted on the street that should not satisfy the parking condition.

I like the idea of larger suites for larger properties, however I would like the potential for garden suites to be expanded to rural Saanich

I do not believe garden suites should be built in established neighbourhoods. Facilities and amenities would be stretched if additional residents need to be catered for.

Also include Tiny Houses (where suitable) as alternative to fixed garden suite

The proposed by-laws do not ameliorate my concerns at all. I am opposed to this entire idea.

I oppose garden suites because it is building a house in a backyard their neighborhood. I imagine developers will have a field day!!

Eliminate the requirement of owner occupation and allow for rental in the single family dwelling.

I would recommend adding Tiny Homes to the regulation as an alternative to garden suites and secondary suites, particularly in ALR land due to their low impact on the land.

I would like both legal suite and garden suite in one lot

Keep it one level - not two storey so it doesn't turn into a densities city like Langford.

700 sq. ft. on a single floor takes up a lot of yard, which impacts protected root zones. There should be the possibility to have 1.5 floors on a medium lot if large trees require root zones and offer privacy

allow short-term rentals

I believe you should be able to have a secondary suite and a garden suite. I am renting currently. It took 4 months to secure rent and an extra \$50/month incentive to sign my last lease.

Not sure that I agree with the ban on short-term rentals. These are the latest scape goats for the problems we find ourselves in with affordability. They are a way for homeowners to afford a home in an inflated market.

We would like a legal suite and a legal garden suite. In one lot.

Make it easy for residents to obtain approval for garden suites.

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Increase the maximum floor area by a little

n/a

Allow a garden suite in addition to a suite with in an existing house

height, setbacks, parking, privacy to adjacent properties

Require more onsite parking or ban suite parking on streets.

A better process for those who only have boulevard parking. If secondary housing is a priority, this shouldn't be a barrier. I'm also not overly excited about the rigidity for short-term rentals.

Owner Occupation could be sometimes not necessary if perhaps they own another house in Saanich

Minimal setbacks do not support trees, shrubs, hedges or plants of any kind. Blank, dark alleyways remain.

none

That they need to be on sewer and that it cannot be A1 land

Need to involve notification to neighbourhood re application. Needs Council approval. Don't support 1000 sq. ft. suite. Support garden suites on properties with no redevelopment potential. Short-sighted on properties large enough for redevelopment.

I would like them to be available for properties that have septic tanks, as it looks like they are only going to be permitted in properties that are connected to city sewage.

Land sizes. Regulations are too strict.

Possibility of a loft 'storey' as a sleeping area on medium sized lots...

Inability to have a secondary suite AND a garden suite. We need housing. It's expensive to live here. If the property had enough parking spaces why wouldn't we say yes to having both?

I don't think I would change any of the regulations.

1. Ensure a provision in the regulation to review, within a set period of time, the opportunity to have a secondary (e.g. basement) suite and a garden suite. 2. Set out conditions under which garden suites could have limited use as short-term rentals.

I agree that they must fall in sewer enterprise. My concern is garden suites in rural areas. Septic overload onto arable land and addition of parking which also would likely impact arable land.

many, many things

Given the number of homes with suites, it seems unlikely that a great increase in housing will be created if homes with suites are precluded. If parking can be provided, adding a garden suite should be allowed, in addition to a suite.

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Unsure, at this time. need more information

plumbing fixtures, 1 toilet and 1 sink are ridiculous.... let the size of the building dictate the number of fixtures

Allow basements, Consider setback variances for 1.5 story

having both a garden suite and secondary suite considered if all requirements are met (yet to be determined)

Allow both options, having both the garden suit and a basement.

Density, better access to transit and sustainability go hand in hand. Garden Suites and in house Suites should be allowed

I like approval approach one.

1.5 story in small or medium lots to allow lofts and smaller footprints. Some kind of formula to trade smaller footprint for more height

Maximum floor area and height

Owner occupation. Currently an owner can rent out a house with a suite and not live. Same should apply to garden suite.

Should allow both garden and secondary suites, such as a basement suites that are being rented out.

I like it, but do not think there should need to be three parking spaces for a home and a garden suite.

There needs to be a way for people to apply to live off site for a period of time. (Away from the primary residence for a period of time for employment purpose)

I strongly disagree with the restrictions that exclude A1 zoned properties and those on septic! These properties are ideal in that that are least intrusive to neighbors

Option 2 of the approval process should be recommended

Please do not require a parking space. We need to stop being car dependent. The public will always default to policy/infrastructure that supports cars. Show leadership by supporting infrastructure/policy that moves us away from being car-dependent!

Front of property is space permits

Garden suites should be allowed in rural Saanich

Include rural Saanich A1 zoned properties

Garden suites do not need to have specified outdoor living space (page 13 of the document). Many people live in ancient concrete apartment buildings with no outdoor space and do just fine with parks.

At least one parking spot per garden suite should be mandatory. Parking on streets in Saanich is terrible. Number one issue.

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Add provision for suites in Rural Zones

Not open to rural Saanich. Which is insane.

Restricted to long-term residential occupancy - no Air B&B, all short-term rental prohibited.

I believe that two parking spaces should be required. As it is, most homes have insufficient parking for the number of vehicles attached to each property.

It is unclear whether I would be allowed to have a garden suite. We live next to Christmas Hill & were in the EDPA. Will there be exceptions made? I am disabled & live with my Mom. Love to have a "home" of my own.

Support more clearly the notion of placing these suites on the most appropriate location on the lot, not just in the rear.

To be put on sewer why can't you go on septic, thousands of houses on rural properties have septic no problem but a tiny house can't go on it makes no sense and kind of looks like a money grab because your tax base comes from sewer system.

I am not confident that the parking by laws will be enforced, as they are not currently, people are blocking roads because they park on the streets.

Acreages should be included for caretaker purposes for aging owners with animals. Septic tanks are as safe as sewer systems that were draining into the ocean. Tanks can be pumped out safely without harm to environment.

Allow garden suites in rural Saanich.

be flexible with ranges is 557m2 could be a medium or else make 557m2 medium. Also allow secondary suites as well.

The light up address is odd as the suites are in the backyard so often not visible from the street. Any system that council has to individually approve garden suites is overkill as well.

Include Rural properties

I would like to have regulation that permits both secondary and garden suites and no parking spot required.

Should permit outside the UCB with adequate septic facilities.

The owner occupation, the additional parking requirement, only allowing on RS zoned property, not allowing if house has a basement suite

Lack of Parking Requirements

Reduce municipal taxes for lots adjacent to lots with garden suites.

All parking for main house and garden suite should be off the road.

Relationship to secondary suites - it won't improve rental availability? On Medium and larger lots, both Garden & Secondary suites should be allowed.

The reduction in allowed size of accessory (non-garden suite) buildings is ridiculous and undermines the value of my property.

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Allow a garden suite when a house has a secondary suite.

I'm strongly opposed to Garden Suites in residential areas

Use of the additional parking spaces be required and enforced. Providing off street parking without enforcement is not sufficient

Don't allow GS in areas were higher density is expected just build the higher density don't lock in low inefficient density.

I would like to see the maximum rear lot coverage of 25% be eliminated or significantly increased

The sizes are too small it should be dependent on your lot size. Suites should be able to be combined attached to an accessory building if proposed.

The size should be based on the size of your lot. There should be off street parking provided. Corner lots should be an exception.

ALR should be included

While I support the concept in general, I'm concerned at the level of detail in the proposed regulations and the lack of flexibility a home owner or contractor would have.

Add pan handle and not require application for variance. Add wording re city easements (deal breaker for some). Add variance for unique lots w/ rock ledges to have 2 stories.

reason of hardship key, where is the compassion- case by case 2) realistic size, not just 1 person 3) 2 storey should not be limited to large lots if the true purpose is provide affordability 4) green space front & back

None all good

Add A zoned properties as well

That would allow more rentals in areas that are already over ran with rentals. It takes away from family friendly neighbourhoods, way too many verticals parking and noise levels, lack of green space for gardens, or vegetation for wildlife/ animals

The maximum floor area. Why not allow the maximum floor area to be the same as the maximum lot coverage?

I do not support garden suites in Saanich - history has shown regulations are ignored and overlooked

I am impressed with these regulations which appear to have considered every aspect of the provision for garden suites, at this stage I cannot think of any changes.

Height Restrictions. I think if the building does not impede on neighbors' and matches height of surrounding buildings, then height restriction should be changed

Increase Size requirements

I do not like the increase in building footprint

Not any.

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Allowing 2 stories on medium sized lots. i.e.: suites above a detached garage.

I do not want them allowed

Strata titling - would be nice for potential family members (for ex.) to receive financial stake for increasing property value

There should also be more than one parking lot attached to the garden suite. My neighbours now have about 4 students each with their own cars in addition to their own trucks.

Limiting to the rear yard only. There are many lots where the front yard would be just as if not more suitable.

This area is so poorly formatted I gave up trying to enter my real comments.

Requires more regulations regarding parking e.g. not on front lawns

Owner must live on premises, my issue is foreign owners who take advantage of regulations.

The suite required to be at the back. Depending on the size and shape of a lot you could be stopping a large lot from having a suite if it doesn't have the room at the back but could easily accommodate on a side.

I feel every property should be granted permission to include garden suite whether or not owner occupied.

None. less regulations required and quicker approval

I don't see the need for the 'either or' condition re: secondary suites. I am strongly opposed to limiting to RS zones. Does rural Saanich not matter?

To not make the process more complicated than necessary. Do not make the process unnecessarily complicated & the time line from application to permit should not be prohibitive to those that need these suites.

Like the proposed outline.

Ensure adequate off-street parking for main house and garden suite

Do NOT add more enforcement resources (i.e. additional staff) for secondary suites and garden suites. More housing does not need to be policed and additional cost to taxpayers would just drive up the cost of rentals and affordability.

I would like garden suits to be permitted in rural areas, including A1 zoning, and lots on septic and well water. These types of properties are most likely to be able to accommodate a garden suite and alleviate our housing shortage.

Flexibility in the offset from the principal residence to permit best fit on property and best use if remaining land

I think garden suites and basement suites should be allowed on the same property, as long as two parking spaces can be designated.

Nothing

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I would allow both a secondary suite and a garden suite

Why do owners have to live there? What if they move away? The parking requirement should be scrapped.

Rural Saanich A1 zone properties should be included in this proposed regulation change. Rural Saanich properties not in ALR and are Zoned A1 should be allowed to have a suite and a large amount of properties have built suites in accessory buildings

Allow for case by case review of applications for existing accessory building conversions

I believe people need accommodations right now we need Garden suites to fill those avoid.

It will only work if Saanich does a better job enforcing. Because it is only complaint driven, there are already many properties with garden suite or secondary suites and no owner living on the property.

Having people living in a back yard adjacent to others property. This creates a loss of backyard privacy.

Only hire an extra enforcement officer if there is a large response and interest to build.

Clearly allow front yard garden suites where the measurements allow.

floor space allowance to be increase by 25 %

It's an invasion of my backyard privacy

Parking should be provided for all vehicles connected to the garden suite. Example: if tenants have 2 cars then 2 parking spaces should be provided. No one street parking.

Agreed

1. The current proposal doesn't allow owners with homes containing secondary suites from adding a garden suite. it is those owners with experience in 'shared property' who are most likely to be open to the construction of garden suites

People are going to cry about parking. This is nonsense and you should ignore them.

Larger rear and interior and exterior setbacks. I still believe this can be located too close to a neighbour's property and all of the impact should be borne by the owner building the suite.

Allow in addition to secondary suite, regulate form more closely, don't require additional parking, require bike storage, don't require owner occupation of main residence

Parking spaces. Parking is a real issue in our area for secondary suites. It overflows into neighbours areas and causes issues

I would allow for garden suites in all types of zoning, not just residential, as well on a septic system that has been upgraded to code for increased use.

I would like to see it applied to supporting septic tank systems also

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Owner occupation: would relatives count? Can the owner occupy the garden suite and rent the primary one?

Base parking requirements on the number of adults living in a suite to avoid additional street parking. Reassess street parking and significantly improve signage to address emerging hazards.

Allowing buildings on side lots as well as rear lots depending on shape of yard

A written guarantee from Saanich (not just a consideration to employee more staff) to enforce regulations i.e.: parking. Short terms rentals, B&B's etc. No future discussions to allow secondary suites and garden suites on one property.

reduce the setback to the primary building to 3m

Make rear and side yard setbacks smaller

Rural Saanich needs to be included!

I would remove the requirement for owner occupation of the garden suite or primary home

Remove restrictions on usage and on owner occupancy. Building this will be costly, won't be 'affordable' rental right away. Let airbnb cover the initial expense, like a corporate leased vehicle absorbs depreciation and leaves a high quality used car

If the goal is to create affordable housing by offsetting mortgage costs and providing lower cost units to tenants then the process should be as such, simply through a building permit without additional expenses with a DP

Some lots would be better suited to having the garden suite in the front yard, i.e. corner lots. There are already accessory cottages in Saanich on a medium size lot that are two storeys.

all of it do not want garden suites

15% area coverage on small lots

For medium sized CORNER lots, if there is no neighbor on the side that the suite would be built, only a road, I suggest a reduction to the required 3.5 m side setback to 1 m.

Allow both secondary suites and garden suite together

To allow garden suites in front yards where the lot deems this necessary. We have a waterfront lot with the main house on the water side, and a large unused area on the road access side which we have our driveway.

Owner should not have to live onsite and should allow garden suite and secondary suite.

I would remove the parking requirement, it is both arbitrary and outdated for who is likely to be occupying these spaces.

Max garage size for large lots bigger to be a standard 1 and 1/2 car garage to allow for storage and 1 car. Approximately 360 square feet

I'd be interested in variances in max height and size depending on lot to make more flexible

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I do not want units squeezed into existing residential lots. Will ruin people's privacy in their own properties

I am against any form of garden suites.

buildings are too close together and not enough green space

I agree with all, particularly that the homeowner must live in either the house or the garden suite.

The parking is my issue. The currently illegal garden suite on XXX Rd has several cars which park in front of our house.

Exclude high property taxed areas. We pay significantly higher prices and taxes to live in quieter and exclusive areas.

People will be required to sell their home rather than rent it out should they move for a short time. The goal is to increase housing generally, not home ownership.

Owner Occupation Required - what happens if the owner were to move and rent out the main house, then is the garden suite no longer legal?

I would allow owners to have a secondary suite and garden suite. Looking at the cost of housing for both owners and renters, we need multiple options. Especially in parts of Saanich that are already densely populated (e.g., Saanich Core).

More flexible on where the suit is located

The mandatory 4 metres from the primary residence. The shorter the distance, the less it costs to install electric and plumbing.

Allow shorter setbacks from house and consider allowing to build over a portion of right of way

The size of the garden suites vs lot size is small. A family needs 3 beds, minimum 2, and 400 square feet is tiny on a 5000 sq.ft lot. We need rentals for families. We need more space. Owner occupied is not helping.

Height limits are too high, setbacks from property lines are not enough.

Put RS6 and RS8 lots into the small lot category

allow larger units on R-10, garages for security, two storeys, basements, strata lots, two driveways

consider heights for accessory buildings to be as proposed for garden suites

Owner occupation should not be required. The minimum set back are disproportionately high given the small footprint of the structure.

Should be able to have both a secondary and a garden suite

Fine as it is

Maximum floor area . . .change to 500 sq. ft. for ALL lots. Height. . .allow only ONE storey buildings on ALL sized lots.

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Include rural Saanich

Max lot coverage % rules too restrictive

93M2 (1000 sq. ft.) is too large even for a large lot. That's no longer a garden suite - it's a duplex.

I would change the requirement to provide charging for an electric vehicle - while I know this is the way of the future, the reality that many older houses in Victoria are not equipped to provide this

Fence of 6 to 8 ft. alongside property to provide privacy, garden suite owners to pay full amount for fence. No doors on side lots, only small windows, again privacy issue.

I currently live next door to a lady in Saanich who has a garden suite and rents it out all summer as a vrbo. People are always parking on my property, there are parties and I'm raising a young child around vagrants.

no 2 stories for small and medium lots, require real green space, no basements for garden suites or accessory buildings, 560m2 lots should be small lots

Expand the size of garden suites on large lots. Remove the limitation of having suites in rear yard only

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. I firmly agree with this for density and parking issues.

I feel that existing accessory buildings should be able to be re-configured as a garden suite

A concern I have is the blocking of light in a neighboring yard. A garden suite could easily block out the sunlight to the neighboring yard. This should be taken into consideration as part of the approval process.

Some changes are needed towards the allowances for building site areas. Overall the policy is good, but requires more space to build.

Prohibit the removal of protected trees. Take into consideration neighbours' concerns when an application is submitted. No dynamiting should be permitted.

Allow for 2 bedroom suites as defined by the BC housing design guidelines on medium lots (969 gross or 725 net). The site coverage should also be increased to 13% to allow for single level adaptable housing.

Minimum 4.0 m setback from primary dwelling - recommendation to reduce this to 1m

The owner-occupant (on the property) requirement, I do not support.

Secondary suite and garden should both be allowed at the time.... housing is needed as well as these provide multiple streams of income to deal with affordability.

Have med lot with a large rear yard. Saanich easement along rear prop line which may put us at a disadvantage. Proposed setbacks from easement line interpreted as loss of 15' could mean very narrow structure unsuitable for seniors in wheel chairs

560m2 lots should be in the small category.

Setback to rear of lot is too narrow. Not enough consideration of tree loss.

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Setbacks - way too close to neighbouring yards, height allowances - single only. Lot size, narrowness of street/character of street should be factors.

Please just don't. We value our privacy and quiet. If I wanted to live in a commune, I would.

You need to include rural residential properties as well.

That it has to be on a lot that is owner occupied.

require a larger lot size to have a garden suite, and only along corridors with appropriate bus services, or those that can handle higher traffic

Minimum set back of 4.0 metres from primary dwelling is not clear enough. If the primary dwelling has a carport does the regulation consider the carport? It would not make sense if it was as that would be very restrictive for small or medium lots.

1000 sq. ft. maximum dwelling is too small for family of 4 comfortable living. Rear lot only without council variance is far too restrictive and places a burden on council which takes them away from more important issues

I would change the study area to include all residential properties of Saanich (inside and outside the SSA and UCB).

I would change the requirement to have the suite at the rear of the lot. Other shapes of lots could offer side or front suites.

That the suite be at least 4 meters from the principal residence. I feel that is too restrictive and a setback of 3 or 3.5 meters is more appropriate.

Allow more than 40% max dormer per side, especially is the side of roof does not overlook a neighbouring yard OR if it overlooks a neighbour's garage or other non-invasive structure OR if it overlooks the primary resident's (owner's) own yard.

none

Does "owner" include a spouse/child of registered owner? If purchaser of property doesn't occupy primary residence, will garden suite tenant be evicted? Will neighbours' consent be required in development process? How will shading be mitigated?

I would include Rural Saanich who although they are on Septic Tanks have them pumped every 5 yrs and are generally on large lots or acreages

Remove the extra parking requirement

Garden suites should be allowed to have same floor plate as accessory buildings were under old zoning. Small increase to some of the lots that are almost 1000 m2.

I am not happy with the fact that a basement is not permitted, I am not sure what the rationale is but it would be a nice option to have if we are spending the money and effort to build a new garden suite.

I would increase the garden suite square footage, and make is a percentage of the lots size.

This will help to increase the supply of more affordable rental unit.

I am happy with the proposed initiative. I think this plan is very forward thinking.

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Hopeful that garden suites will be allowed at the front of properties, with proper setbacks especially on large lots.

They all seem reasonable.

Allow in rural Saanich

I do not support garden suites. This is the first public input that I have had in this process and I do not agree with garden suites on residential lots without a full public hearing.

concerned with height/being too tall and close to neighbours/property lines

I'm not sure of way the parking spaces would be calculated

Saanich cannot control illegal suites!

Lot line setbacks are insufficient to provide continued privacy and enjoyment of neighbouring properties.

Increased percentage of lot usable to construct the suite. I.e. - from 700 to 1000 sq.ft for medium lots. This would allow for a potential 2br/2bath rental and further increased affordability. Additional parking also required.

Allow above garage carriage suites as an option, increase maximum square footage on medium lots to 1000 square feet.

Allowing a garden suite to be used as a short term rental. This should be allowed.

Parking is an issue with current illegal suits to which council turns a blind eye. Privacy/neighbourhood security is an issue when these are used for BnB's and student accommodations. Is there a limit to occupancy?

Increase height restriction on mid-sized properties. Current proposal insufficient. 1.5 stories recommended.

I think there should be 2 parking spaces required - it is highly likely the suite will be occupied by 2 or more people, plus they may have guests.

I would recommend that garden suites be restricted to underground services. I am not in favour of overhead power lines being placed across the property to access a garden suite. Can we restrict garden suites from using any fuel burning appliances?

Allow them outside the UCB on A1 Land (with proper septic hookup) and include Broadmead (basically allow them everywhere subject to DP)

Allow them to be larger on larger properties.

Have clearly defined design restrictions, if designs fall within, can be approved within a week

Only 1 storey

allow 1000 square foot suite on a large lot with a higher % of site coverage, maybe 10%

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I would like max suite sizes of 650 sq. ft. & 900 sq. feet for Small & Medium sized lots. Otherwise, we could allow for two stories on a smaller footprint on the lot. It has to make sense financially for the homeowner and for the inhabitant

Larger percentage of lot to be used for the suite.

Allow bigger garden suites (% of lot and Sq. m) on Medium and Small lots

Even one complaint about breach of bylaw needs to be assessed and severe penalties for breach including revoking of permit and fines. Unless this can be enforced the proposed regulations should not proceed.

Size of roof for small garden suite. I would like more individuality to make a garden suite look similar to main house now.

Garden suites should be allowed in A zones too

Setback from neighbour's properties should increase.

Need parking to be provided. Already have illegal suite opposite our house - parking is a problem. There is enough density in this area - we do not need more.

Relationship to Secondary Suites - Garden suite or secondary suite would be permitted on a lot but not both. With the house prices now most people would need more than one suite to be rented out to help out with the insanely high mortgage payments.

I believe the conditions for maximum lot coverage are too restrictive. Instead of a sliding scale related to lot size I think an overall maximum across ranges of lot sizes would be better.

Remove the requirement for the owner to live on site.

Owner occupation. We need more rental housing! Let people build garden suites in rental properties. Height, allow for more height, that will help increase density so we can have families live these houses and not just single people. We need density!

I do not think a single family home should be required to have 3 parking spaces. We should be encouraging a reduction in car ownership.

Parking. Providing an onsite parking spot should not be required for tenants who otherwise use non-vehicle transportation.

Prefer that short-term rentals were allowed, perhaps there is another way to restrict this?

Allowing short term rentals. Not forcing owners to live on the property.

Faster approval. Consideration of garden suite and basement suite in case by case basis.

Size and height restrictions, in addition to not allowing a garden suite if a house already has a suite in the home

Location...it should be where it fits best on the property - in front or back or behind.

Ensure that the legal path to converting an accessory building to a garden suite is reasonable and somewhat flexible and allow coach houses within the height restrictions.

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2 floors / Bigger Footprint / Bigger in General. Allow the Large size-lot regulations for the Medium size lots. 700sqft is fine. But only if allowed 2 floors. As it sits now, it isn't worth building a garden suite.

I question whether two stories is appropriate for a garden suite. I would be more supportive of 1 1/2 stories.

The parking requirements are too stringent. Requiring three parking spots per lot is excessive. The district should be looking at reducing the amount of land set aside for parking not increasing it.

Quicker approval times.

Allow in-house secondary suites AND garden suites. Otherwise you will end up with the situation in Victoria where very few garden suites have been built!

The limitation: basement suite vs garden suite. If there is enough off street parking, it should be allowed

Don't think I would change anything, the proposal and regulations seem fair and thought out

Large lot start at 900sm with min. separation 2m from res. Acc. bldg coverage 10% for large lots, not 7%. Maximum rear lot coverage 35%, not 25%

Reduce restrictions on distance to property line requirements and lot coverage- make it easier to build larger.

all of them - not enough space, too many trees cut down, loss of privacy

The setback of the upper floor on two storey garden suites. It will create a 'cake' stacking effect that is not visually appealing. Possibility of FSR exemptions for areas such as closets, storage, stairs, etc.

If already a suite in basement would like to see garden suite allowed

Would not be so restrictive on the lot size. If, for example one is 100 sq. ft. from 10,000 sq. ft., the formula should consider the lot coverage, placement, or what works.

It would be absolutely essential to allow Vacation Rentals. This is not a limitation that I feel should be placed on home owners. I am 100% in favour of vacation rentals!!

Size should be same as today, 10% of lot

Went to open house liked the overall presentation, My concerns were met.

Maintain a higher proportion of green space, especially on smaller lots. Provide more privacy between garden suits and neighbouring properties

The owner should not have to live on the property

Allow/consider street parking as additional parking stall for garden suite tenant. No requirement for electric vehicle charging station

Garden suites should be allowed in rural Saanich as long as septic systems are engineered for it

Not sure

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Height for all should be limited to 1 storey. If secondary suite in main house, then no garden suite should be permitted. Need rule for on-site owner essential please. No garden suites for small lots in my opinion

Garages should not be considered as parking spots especially if it requires another vehicle to be moved for access. Garden suites will take away from gardening and food security.

All sounds reasonable

None, it sounds very reasonable

Seems reasonable to me

Setback 4.0m from lot. Would want consideration (possible variances) for unusually shaped lots

Offset from primary property reduce it to 3 meters

Need to focus on enforcement on an ongoing basis

No additional parking requirement

Define a max coverage of hardscape. With driveways, pathways, additional patio and additional parking space, there is a real loss of growing spaces for large canopy urban trees

The fixed allowable square footage/floor area of the garden suite should be changed to allow flexibility and recognize the size of the lot. i.e. a percentage to the lot size

Regulations need to be enforced at the development stage (strictly enforced)

Needs to be mechanisms for accountability and enforcement. More staff in bylaw enforcement.

Lot size definitions. My current lot size is 6000 Sq. Ft. zoned RS-6 and under these regulations, considered a small lot. We are just 3m² under the medium lot threshold. Please consider the minimum medium lot size to start at 6000 Sq. Ft.

Allowing secondary suite and garden suite on larger lots

No separate buildings. Go to duplex zoning. No more cars on the streets

A local government cannot legally require the owner to live on the property, and what would happen if they moved anyway. This is an overreach of LG authority and is an unenforceable regulation.

Allow garden suited in rural Saanich

don't allow two stories, don't "grandfather" existing suites without building inspection, don't allow short term rentals

Not in favour fully of garden suites. "If" passed, NO 2 stories and increase significantly the setbacks. People's yards are for their privacy and building (or altering) additional dwellings will decrease yard privacy.

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Trees should not be allowed to be removed.

None - the regulatory changes are fine

"Garden suite would only be permitted as a rental". Maybe could be changed so that owners who are aging/shrinking their lifestyle could rent the main house and live in the garden suite.

Square footage of garden suites should be (or vary) according to the lot size or based on a percentage of the lot size.

Reconsider guidelines re: suites and accessory buildings. Some clarity regarding setbacks

Lot coverage should be higher (allow 20%).

Support 1 storey in Urban Containment Boundary. Do not support any garden suites outside Urban Containment Boundary.

Setbacks. Do not permit 2 storeys. Need regulation on the amount of permeable surface and real landscape area.

The speed of the process

Areas outside the Urban Containment Boundary should be included. People are presently building agricultural buildings then converting them into suites

All of them, by eliminating them.

Regulation of animal types and numbers. Chickens? Dogs, Cats etc...

Should be conditions or exemptions for family in garden suites and basement suites in primary dwelling.

Allow main house to be rented out if owners wanted to live in the new garden suite. We are older and want to downsize.

Emphasis on physical accessibility. People with disabilities have lower income and would be disproportionately represented in the group of people seeking these rental units, assuming the rent is lower.

Owner occupation I don't agree with. I would like the option of being able to rent out both my main house and my garden suite or let a family member live in either my house or garden suite.

Consideration for tiny houses on wheels as a form of garden suite on appropriately sized and shaped lots. (I.e. adequate clearance for towing in/out).

I am very concerned about having a garden suite built on the property next to me. I live in a townhouse with a very small backyard and with the current allowed setback for a garden suite in the lot next to mine, I would get no sunlight.

For us, the problem with the proposed limit for medium garden suite is, that a loft would be included in the square footage. 700 sq. ft. is fine but not if the loft area is included

Rather than 3 categories of lot size, use a percentage of lot size, such as the 10% total coverage for all accessory buildings for flexibility in building plan.

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No owner live in property

Owner should not be on property

Should have more individualized possibilities rather than blanket rules for all properties and situations. Allow more leeway for this.

Owners don't have to live on property.

Lots smaller than RS-6 should not be allowed to have garden suites. We must retain micro green and natural environment.

Increase maximum size of garden suites to current lot coverage for accessory buildings to allow more space for families.

Allow them to be rentals, Allow those on septic tanks to allow garden suites to connect to pre-existing septic tanks

Distance for garden suites to main house should be 3M not 4M. 4M is too far

No Tandem Parking. No home business allowed

If it is regulated fairly.

allowing owners on rural areas and outside the urban containment area to have garden suites for family members i.e. Aging parents

I would allow short term rentals for larger lots where neighbours would not be impacted

Size of garden suite- 10% lot coverage will work, 968 Sq. Ft BC Code is good. Neighbours should have a say as long as parking and municipal codes are met

Only allow garden suites on properties of 1 acre or more. Any Garden suites should be subject to approval by neighbours. Must be restricted to 1 storey with a flat roof only

Garden suites should only be allowed in urban Saanich on reliable bus routes to encourage public transit use. Parking will be an issue. Suites should be in the same style as neighbouring houses. Should only be up to 800 Sq. Ft and 1 Storey

I would try to limit the size and height of the building. This would help in providing more affordable living options which I see is a big need. I think having garden suites is a great option.

All of it. This proposal will destroy high value property neighbourhoods and violates the protection to property owners of current single family zoning. It promotes development of shanty towns

I am strongly against unilaterally changing the zoning and long standing community Plan. There is little enforcement of the present Bylaws. I am very angry and feel betrayed

I am unsure of how the parking would work. I can say that I am not for having suites where the occupants would park on the street. I have seen homes with illegal suites that have occupants park on the street.

Should be mandatory green space and mature trees preserved if at all possible.

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An assurance to go to council on all garden suites to allow neighbours the opportunity for discussion

Question 4: Small Lot – Suggested change to maximum size (if any)?

It's like subdividing property into 2 small lots
240
300
Change to zero
800
500 SF
800
600
300 sq.ft with 10 meter setbacks
0
600
650
500 sq. ft.
this lot size is very small so greater consideration needs to be given to meeting all other stipulations
Change to 600 sq. ft.
700
400
800
600
500 sf
No garden suite on small lot
n/a
600
do not allow on small lots
500
900
Don't allow garden suites

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900
up to 700 sq. ft.
space realistic for seniors or family starting out
600
700
700
800
don't allow
65 sq. meters minimum
400
25% uplift
70sqm2
700
Nil, enforce the minimum 1 car parking spot requirement
400
700
700
800
10% of property sq.ft
250
600
400
zero
600
0
42 sq. meters
700
600 - 800
300
Good
400
600
It's fine as is
250 sq. ft.
450M2
750
600
600 sq. ft.
500 sq.ft
600
600

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350
none
700
700
650
none
400
600
700
600
700
600 sq. ft.
Should not be permitted
Do not allow
400
500sqft
700
750
700
650
650
none
700 sq. ft.
700
none
500
650
800
600
at least 800 sq. ft.
600
10%
All good
600
Not feasible to recoup the cost of construction with this size of rental space.
10 percent of lot
50m2
I do not support garden suites for small lots
Zero, They should not be allowed
Good
700 Sq. ft.

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400-600 Sq. Ft. Allow a range i.e. 10% of lot size
645 Sq. ft.
500
500-700 sq. ft.
N/A
750 sq. ft.
450 sq. ft.
Small lot no garden suite
10% lot size for all accessory buildings
500 sq. ft.
500 sq. ft.
500 sq. ft.
RS-6 and RS-8
600 sq. ft.
Too small to accommodate a garden suite
400 Sq. Ft
I do not feel that this lot size is big enough for a garden suite

Question 4: Medium Lot – Suggested change to maximum size (if any)?

350
600
Change to zero
800 to 900
800
800-900 SF
800
800
500 sq. ft.
800
500 sq. ft. with 15 meter setbacks
0
Same
1000 so it could be two small bedrooms
750
500
500 sq. ft.
850
1200
750

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800 to 1000
500 sq. ft.
800 sq. ft.
800
I would like to see the garden suite on these lots up to 900 square feet.
500
1200
1000
1000
up to 1000 sq. feet
same as above
800
800
1000
800
1000
don't allow
fine
550
25% uplift
9000 sq. ft. Plus should be deemed a larger lot.
90sqm
900
Nil, same parking comment
500
1000
1000
10% of property sq.ft
350
750
400
650
550 - 600
800
800
Up to 1000 sq. ft.
0
60 sq. meters
850
800
800 - 1200

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500
1200
Good
500
800
It's fine as is
300 sq. ft.
600
560 lots should be in small lot category
850
900 sq. ft.
500 sq.ft
969
750
500
none
1000
1000
none
600
800
1000
1000
900
850
about 12% of the lot size; i.e. \$67sm to 100 sm.
850 sq. ft.
Should not be permitted
950
Do not allow
500
1000sqft
1000
600
950
900
850
900
750
850
800-900 sq. ft.

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800
600 sq. ft.
850
500
500
750
1000
800
800
900
10% of the lot size
800
All good
800
Same comments as stated for small lots.
10 percent of lot
75m2
Zero, They should not be allowed
Bit too small
900 Sq. ft.
500 Sq. Ft
600-1000 Sq. ft. Allow a range i.e. 10% of lot size
600 Sq. ft.
800 Sq. ft.
500
700-1000 Sq. ft.
1000 sq. ft.
1000 sq. ft.
600 Sq. Ft.
Good
900 sq. ft.
700 sq. ft.+ small loft area
10% lot size for all accessory buildings
850 sq. ft.
850 sq. ft.
850 sq. ft.
Over RS-8
1000 sq. ft.
RS 6 is too small to be considered a medium size
500 Sq. Ft
500 Sq. Ft

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600 Sq. Ft

Question 4: Large Lot – Suggested change to maximum size (if any)?

Depends on topography and type of vegetation cover

500

800

Change to zero

750

900 to 1200

1200

1000-1200

1300

1200

700 sq. ft. with 20 meter setbacks

0

1500sq.ft

No suites

Same

1500 since two stories are allowed

1100

500

500 sq. ft.

1200

1100

no more than 900 sq. ft.

900

1200 sq. m

1500

1250 sq. ft.

1800

800

1100

1000

n/a

1000+ depending on lot size make

1100

800 sq. ft.

1500+

500

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1600
No max just can't exceed maximum allowable percentage per lot.
Should not have a maximum although shouldn't exceed allowable building percentage per lot.
up to 1500 sq feet
agree no problem for what is proposed for large lots
1200+
1500
1000
1200
don't allow
800
fine
700
25% uplift
115sqm2
1200
Nil, additional parking for 2 cars pls
600
1300
700
1500
Sam10% of property sq.ft
500
900 sq. ft.
1200
1200
400
900
Why not 968 sq. feet which is the max of a secondary suite
1200
1250
Too large unless setbacks start to increase
750
1200
0
1200
80 sq. meters
1200 - 1500
100 M. sq.
800 - 1000

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700
2000
It's fine as is
500 sq. ft.
750
1400
975
1000 sq. ft.
500 sq.ft
1195
700
500-700
1600
1300
none
1200
1200
1400
1000
about 10% of the lot size to a max of 120 sm.
1200 sq. ft.
1200
700
1350
Should not be permitted
1100
Do not allow
600
1300sqft
1300
750
1200
1500
850
1100
1000
1100
750 sq. ft.
1400
1500
800

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800
1500
1200
1000
1200
1200
No opinion
All good
1200
Ideally, it would be nice to see the allowable SF around 1200sf.
I would allow up to 800 pre storey for a two story garden suite
10 percent of lot
95m2
700 Sq. ft.
Zero, They should not be allowed
1000 Sq. ft. plus 2nd floor
Maybe 1100 Sq. ft.
1200 Sq. ft. 1000 Sq. ft. on the bottom and additional 200 Sq. ft. on 2nd floor
1200 Sq. ft.
10% of lot size
1200 Sq. ft.
500 Sq. Ft.
Make sure not 2 storeys of 1000 Sq. ft. each
1100 Sq.ft.
Another 250 sq. Ft. perhaps?
500
500
1000+loft
1200 sq. ft.
1500 sq. Ft.
800 Sq. Ft.
40% of lot or 2000 sq. ft.
850 sq. ft.
10% lot size for all accessory buildings
1000 sq. ft.
1000 sq. ft.
1000 sq. ft.
Do not allow
1200 sq. ft.
900 Sq. ft. total. No larger than existing home
1100-1200 Sq. Ft

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Larger lots should start at 8800 Sq. Ft not 10750 Sq. Ft
700 Sq. ft.
900 Sq. Ft
900 Sq. Ft
800 Sq. Ft

**Question 5: Do you have any comments on the proposed regulations for size?
(Answer in 250 characters max)**

Will there be control of number of people living in a space. Will the cost of bylaw enforcement be borne by all residents? ace

two storey for large properties, depends on lot size

plans are acceptable

Once again I do not believe garden suites should be built in Saanich.

I don't want anyone living in any sized house right next to my backyard fence.

Large lots should be 870 sq. m and larger; medium up to 869

no.

No

Every property is different depending on the garden and other landscaping.

Garden suites offer a downsizing alternative for seniors, but the permitted sizes seem a bit too small for a couple.

I still think this is just another way to circumvent OCPs and current zoning and will create nothing but grief and neighbourhood angst over time.

see above

The lot sizes are pretty broad; we fall into a medium lot size, but our lot is actually quite large.

Neighbouring properties must approve plans

Stupid

1000 sq. ft. is typical for early/mid-century housing. Too large. Large lots valuable for future planned infill densification.

I think you should allow home owners to increase size for smaller lots and not just allow larger landowners the right to have garden suites that are sufficient livable size.

No other comments

See recommendations above

Looks about right

Unclear if it will be possible to build a combination garage & garden suite.

only that consideration be given to all other requirements and total lot coverage, etc.

Increase small lots to max size of 600 sq. ft. 500 sf if tight for a 2 bed unit but is more comfortable for a 2 bed.

Space should be comfortable for a small family, at least 2 bed 2 bath

no

up to 1500 if on two floors

Garden suites need to be smaller to save green space.

no

Make it mathematically equivalent to the lot proposed, not some standard number each house on its own basis

None

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please include acreages to help aging owners to stay on their properties with the help of garden suites for caretakers to stay in and care for their animals and property
Allow garden suites in rural Saanich where properties range from half acres to multiple acres.
At least increase the smallest lot size to 600 sq.ft. 500 is no good to anyone.
The small lot is more likely to infringe on neighbours rights to a quiet yard. Also I believe such a small unit will have high turnover which is less healthy for neighbourhoods. A quiet yard and privacy.
Anything larger than 500 sq. ft. is a house, not a suite.
Existing accessory building regulations should be maintained.
If it's too small it's unreasonable and family are unlikely able to make it their permanent home.
All lots should be able to build to max their allowable building square footage.
Basements should be able to be added if it is a main entrance or a garage entrance in unique situations. We have a rock that would allow a second level without going over height requirements. Allow for variances in unique situations
just because seniors doesn't mean we have to live in a cramped space, we still help out financially & with grandchildren
none
Not to be allowed at all
If a large lot has more room, you should allow for larger garden suites to accommodate for more housing
do not support garden suites of any size
No
No.
don't allow garden suites
I think it's great!
The garden suite illegally built above me is like a church witch elevated roof and 3 windows looking down into my yard!
The second level should not be included in the size. If it were not included then the proposed sizes would be perfect.
Less regulations. quicker approval
I think it ought to be a function of lot coverage with the minimum allowable supplanting cases where massing wouldn't allow the min.
There should be some variance on a case by case basis.
No
Current regulations are too small for a family so would only provide additional space for couples and singles which are already well served by condos.
To alleviate the housing shortage, larger garden suites will be able to accommodate families with children.
Reasonable

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Garden suites are for minimalist people that don't need or have a lot of stuff. Not geared for families. Maximum size should reflect what their purpose is for, a small home for 1-2 people tucked away in the back yard
A friend has a house on 557 m2 and they have a 660 sq. ft. carriage house on it and it is not too big. The sizes need to allow for a bit bigger suites
Increase
They way house price these day this excellent idea regulate for these size.
These aren't houses. Should only be for short term use.
Build to suit the needs of the occupant
If laid out properly should be really workable
Sufficient size for a couple is needed
People buy large lots because they want to enjoy some privacy
Agreed
sounds reasonable
With space at a premium I think the size allowed is fair.
Assessing impact on neighbors is critical. 1 parking space per adult is needed to keep cars off of streets that do not have adequate parking. This is a public safety issue!!
No. should be big enough to build one that looks good in the size of the yard
no
I support the size regulations
700sq ft. is a 1-bdrm size, too small for 2bds. 1000sq ft. is good for 2, but too small for family. 1250 over 2 storeys is a family home.
Acreages maybe for 1000 sq. ft., but not for normal city lots. These are accessory suites not full size houses. most apartments aren't 1000 sq. ft.
yes do not want them
I think your proposed sizes are well thought out and adequate
Really like the idea of different max. sizes for different lot sizes
Flexibility for extended family use, parents to age, adult children with families
they should be no more than "studio" suites if forced upon us.(400 sq. feet)
Strongly urge current zoning to be upheld.
lots sizes need to be retained as is currently zoned
Should not allow garden suites. Street parking is already non-existent on many streets and unsafe as too many cars parked make road access poor
I hope you have inspectors available to check on neighbour complaints
Not in the xxxx area
They seem appropriate
Allow second storey on all sizes of lots where it makes sense. In neighborhoods that already have high density, you should encourage more density. It doesn't make sense to looking the height of a garden suite based on size of lot.
If there can be a livable space built let them build
Families and couples need rentals that aren't small (1000 sq.ft) dark basement suites.
No

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max 300 soft on RS6 Lots
add flexibility to account for different lot configuration
good to see related to lot size and not zone
No comment
This will be a legal and engineering nightmare
corner lots could have different requirements
1000 ft2 is too small; 1200 is adequate for 2 BR, laundry, storage and long term rentals
I hope set back variances will be considered
Keep the size to a minimum. No preferential treatment for larger lot sizes.
The building volume (site coverage X building height) should be the limiting factor not the building area. 2 bedroom suites with sizing as per BC housing guidelines should be allowed on medium lots.
500 square feet is too small for sure!
only should be considered in urban hub areas with good transportation, densification already - you're expanding sprawl
Basically you're suggesting taking away the green space and plugging another whole house onto a city and/or regular size lot. NO!
Make sense to me
A family of 4 requiring 3 bedrooms need 1200 sq ft. If Saanich is serious about creating housing they need to include families of more than 2 people. 1000 sq ft. Think tv, homework, computer, bathrooms and storage for camping equipment or bikes
They need to be revisited.
none
no
apartment size
Units should be proportionate to property size, with upper and lower limits, but generally larger to allow for small families.
Square footage should be based on percentage of the lot size.
The regulation should allow an increase of density of the lot, not status quo. It should be a percentage of the lot, i.e. Bigger lot, larger suite. 12% is a more reasonable %.
For all the expense and effort to build, it would be desirable to be able to have slightly larger maximum sizes.
No
As above
Not interested
Increased square footage allows more options for families looking to rent.
I think one storey should be maximum of any of the sizes
Increase % of site covered on lot to allow for a 1000 square foot suite on a large lot
If we want homeowners to take advantage of this zoning, it has to make sense financially as well as make sense to the people living in the two bedroom garden suite. People need space.
Allow up to 15% lot coverage for all accessory buildings
Is there a minimum size for size?

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If we're planning for the long term we need to make these houses large enough for more than just one person!
should be 10% of the lot size
No
As long as you allow TWO floors (in ALL lot size cases) then the sizes are acceptable to a little-tight.
No
The suite should fit into the allotted boundaries (setbacks)
Medium lots should allow two storeys
Density should be encouraged especially in ears closer to urban core
basement suites only
Small lots @ 700sf, Med lots @ 900-100sf & Large lots @ 1200+ sf
Many lots are within a very small percentage of the up or down category. There should be a way to account for this without a complicated variance process.
I would allow up to 800 pre storey for a two story garden suite
Same as today, 10 percent
Thought it was well done and fair.
Not yet
No garden suites on small lots please. Just have medium and large. Rules/ regulations if this takes place
I'm against garden suites being allowed. They already exist in my neighbourhood
Very happy to see it is a size that 2 people can live in comfortably
Very glad that the large lot size is big enough for 2 people to comfortably live in
Perhaps second storey should not count towards maximum size
Why is it 10% for small/medium sized lots but only 7% for larger lots?
No
Need more living space
You are trying to achieve a balance between appropriate size and need of residents to maximize space in suite and also need to achieve densification in areas outside ALR land. It looks about right
It should be based on a % of the lot size. The intention of the garden suite is to increase density and allow more affordable rentals
I think you've hit the sweet spot! As a small lot owner, I would've liked to be able to build a 600 Sq. Ft. (with part of that being a half storey loft)
No separate buildings covering green space.
It's hard to judge without seeing the lots in question, shape and so on. Presumably these factors come into play when a permit to build is requested
should be small studio type suites so not to impact neighbour privacy
No 2 stories on large lots. privacy needs to be more of a concern for neighbouring properties
Strongly opposed to any size.
The size regulations are fine

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Square footage should be a range according to the range of lot sizes or should be calculated as a percentage of the lot size.
Extra space in medium/large lot garden suites would allow for utility room for hot water tank etc. without imposing on living space.
Size of suite should be based on footprint not just total square footage.
RS-6 lots should be in small lot category. RS-10 lots and larger in large lot category and the rest in the medium lot category.
Sizes seem appropriate
Anything larger than a shoe box is much too large.
Entrance and fire safety/exits
The medium sized lots category could be further subdivided (as 560-999 sq. ft. is a large range). Lot sizes over 800 sq. ft. should be allowed a 900 sq. ft. garden suite.
Garden suites should have a target ambiance of 2 or fewer occupants.
I'm ok with this part.
Larger lots and larger garden suites will accommodate families but I'm concerned about loss of permeability due to larger footprint.
Only studio units should be allowed on small lots and even then, my greatest concern is setbacks from townhouse lots and there should also be a max 1 storey, low roof design.
Loft area might require higher height limit.
More flexibility would be good.
The current proposal would add significant density in many areas and will reduce micro greens and tree protection.
Too small for families with 2 or more children where there are no rentals available.
Garden suite not to be larger than existing home and no higher than existing home
An existing Accessory building that was built at 10% of lot size may not meet the "maximum size" as stated above. What would be the path/option for accommodation of this variance?
RS6 should be considered a small lot
Why no basement for extra space?
We should not copy City of Victoria. There lots are small
No garden suites no matter what size they are. Only on properties 1 acre or more. Square meters and square feet confusing. Both dimensions should have been provided
To be fair, lot sizes should be provided in square feet in survey, not just in square meters. Very confusing and misleading Only larger lot sizes can accommodate a garden suite
Smaller suites are better in my mind. 400 sq. Ft to 700 Sq. Ft. larger square footage means more land covered in concrete and less green space
I oppose this proposal to densify neighbourhoods, especially large properties for increased density
How do you propose that 1 off street parking is enough for a 2-3-4 bedroom garden suite. How would this work in your "Utopian" world?
I feel the small lot - Too small for a garden suite. Opposed to this size.

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Definitely not 2 storeys- makes it so a garden suite could look down into a neighbour's yard.

Lots 560 m2 should be in the small lot category

One storey for small and medium and one storey for large lots (but open to change if no adjoining neighbours etc.

Question 7: Do you have any other comments on the proposed regulations for height? (Answer in 250 characters max)

A two story house would change many neighbourhoods and the impact on neighbouring properties

Again if only 1000m2 RS12 - now have 2 small lots RS6

Once again I am not in agreement with garden suites.

To have a two storey house looming over my backyard fence. The loss of privacy and increased noise are concerns, as is the loss of trees, and more cars.

I worry about neighbour's privacy with a 2 storey suite

I would suggest that the garden suite should be no taller than the primary residence.

Keep it one level. No privacy and living in fishbowl with too many houses on lots

Keep it at one level

Garden suite height should be no higher than the main residence. I want two level living so that I can employ a caretaker when I need one later in life.

Heights should also be based on heights of main house not just lot size. a suite over a double garage is an important consideration overlooked by your draft regulations

Height restriction should be the same as the existing zoning

Who would want a neighbour hovering above the fence line looking down into their backyard?

I think two-storeys should be allowed for medium lots too. This allows a facilitation of more green space rather than a larger foot print for a one level suite.

No garden suite shall overshadow neighbouring properties!

Keep suites as least intrusive as possible. Neighbourhood impact key.

If it is not opposed by neighbors, there should be an allowance for smaller lots to go 2 stories as well.

No comments. I think they are appropriate

I like the idea of garden suites. I think two storeys might be a bit too big.

If lot is sloping, is height maximum measured from the lowest point? I'd like it measured from the highest point, as some of us have a lot of grade change on our lots.

two story starts to impact light for growing

all sizes should have 2 stories

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Would also be supportive of garden suites of two storeys, where they do not have a negative impact on neighbouring property (i.e. sun blocking, privacy concerns, etc.).
6.5 meters is good, but 7 would be better, something that would allow 9' ceilings on the main, which is now a standard height for many homes...
We currently have a lot considered "large". I feel if I built a 2 story garden suite it would intrude on my neighbour's privacy and change the "feel" of the surroundings/environment. I feel 1.5 should be the highest. I would like them to be less conspicuous and I would not want a garden suite occupant to be able to look over my fence down into my yard.
I like the Idea of loft style garden suites on any size of lot. I think it allows for a lot more flexibility in design while minimising the footprint of the building.
Should be able to trade height for smaller footprint. (Within development guideline approval)
Seem reasonable to me
Keep it 1 storey for views and not to intrude on neighboring properties
Dormers should be allowed to exceed the height regulation. The mass of the structure should be at or below the height restriction.
Can the garden suite be built over a garage each floor being 1000 sq. ft.? where the garage is not part of the suite
The height restrictions limit the design possibilities. I think the minimum height should be slightly higher, maybe 16 feet, for small/medium lots.
Height must take into consideration the surrounding residences and only if it does not affect them should it be considered
Height should be relative to setback on large lots
No view impediment should be allowed
Seems a two story might be too high?
None
Height should be governed by input from neighbours.
As long as a 3:12 pitch or steeper is accounted for in the measurements. As 4.5m seems tight.
Medium lots and small lots should be allowed two storeys
Single storey garden suites only
All size properties should be able to have two stories.
People living in sheds in a large urban yard is not a solution to affordable housing. These destroy the character of family subdivisions
Would support 2 story on any lot size with proposed square footage restrictions.
Restrict relative to other homes in area. Could be more efficient to have two stories.
Support only if it doesn't exceed the allowable height for primary residence.
Keep the height the same restriction as if it were the primary residence.
The regulations do not allow any flexibility on behalf of the owner, contractor or municipality. There may be cases where 2 stories would be perfectly fine on a small or medium lot.

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I support allowing variances in height based on unique properties. Allowing 2 stories on small and medium lots where the basement is level entry but the second story does not go over the regulations. It would allow for a garage or storage etc.
case by case on small & medium lots, gives occupants more space with 2nd story again- I fully oppose garden suites,
You could also consider allowing approved 2-storey suites to be limited to 1000 square feet per floor to accommodate more housing.
No
See previous comment
I think ever garden suite should be able to be two stories
Another building to clutter the green space
No
Neighbours should be taken into consideration with height, how it will impact their views, gardens etc.
2 stories should be allowed on medium lots too.
don't allow garden suites
Would be nice for small/med lots to have the option of 1.5 storeys (have a loft)
Two storey garden suites should NOT be allowed within the city.
Is there a minimum height?
minimum 8 ft. high
Same regulations for average natural grade ought to apply
Some variances and case by case basis should be examined as not all properties are the same and may allow for greater height in some and less on others.
As long as no view was impeded by a neighbour.
Medium size lots should allow two stories to allow for bigger garden suites that accommodate families yet also allows outdoor space.
Why not allow the one story buildings to have lofts to maximize useable square footage. Obviously stair and ceiling height regulations would have to change as well
I think height is important so that it does not impact neighbours
Just one storey as laid out in height regulations for houses.
A suite should not be built to intentionally block a neighbour's scenic view.
If no one's privacy invaded- no issue
It should depend on privacy and light consequences to neighbors
Maximum one storey
2 stories may impact the amount of sunlight for neighbours. Those neighbours may have their own vegetable gardens and should not have to suffer the impacts of garden suites on their sunlight.
Medium sized lots could have 1.5 story height.
strongly encourage flat roof construction so that the roof space is useable
allow 2 story on medium lots if above garage for principle residence and suite, i.e. carriage house
10 ft.
I think the proposals are fair.

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Each proposal would need to be approved by immediate neighbors as positioning and design could impact on other properties.
One story is enough - larger space means more people
Two storeys is not necessary. 1.5 storeys would be more logical with a limit on the upper floor as per CoV which limits the upper storey to 70% of the lower storey.
they seem about right
Medium lots should be allowed 2 level garden suites as well
I believe medium lots should be permitted 1.5 stories as in Victoria
Large lots are HUGE. Even a 1000 footprint going 2 storeys will fit no problem on most lots. You could go further on large lots.
already 2 story accessory building on my street (2) and the bylaw isn't even in effect yet yes do not want
Medium size lots should be reviewed on a case by case basis to determine if suitable for 2 storey.
I think limiting the size and shape of buildings via zoning is inappropriate to this task 2 story buildings take up less land so better overall regarding green space and water runoff.
More flexibility for medium lots
Much too big.
Do not support any erosion of the present bylaws.
strongly oppose garden suites
The height for the 2 stories is not onerous, so should work.
Only single story should be allowed
Not in 10 Mile Point area
Height restriction should not be placed on size of lot. It should consider the neighborhood (rural/Urban), zoning of property and density of neighborhood.
I think the more the regulations support density, the better. Two stories is better than one because potentially more people can live there
Building height on any lot should not be higher than the existing build
Let Medium build two story if there is rear alley access with parking
Why would the height be any different than a newly built home? There are so many square ugly new builds that are max height and take up a huge amount of the lot.
It is ridiculous to allow additional structures on any size lot to be as high as 6.5 meters. Small lots should be restricted to flat roofs thereby reducing the need for a structure as high as 14.5 meters.
No
max one story on small lots - not 1 1/2
more two storeys to fight climate emergency
guidelines suggest 1 1/2 storey appropriate- 60% for half storey is reasonable- might consider 70% for large lots
flat roof (under 3/12) should not be "punished"
Medium sized lots should be allowed two stories as well. 11,000 sq. ft. is a very large lot that can accommodate a secondary structure of that height.

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No
only allow one storey garden suites
Even on large lots, it depends on the size of neighbour lots, and the setback
Garden suite should not be higher than existing house, or neighbors houses
2 story garden suites? What if it blocks a view or privacy?
should only be allowed on corner lots
They should not appear as a SFD but, as a cottage type property. Small and uninstructive.
Issues with privacy for neighbours and site line obstruction
A two storey garden suite could definitely block the view and/or sunlight in a neighboring yard(s). As a homeowner these are both important and enjoyable characteristics
I would base it on the height of the main building.
Permitting a two storey building would be the same as having a second house on the lot!
The heights are reasonable, it should be encouraged to make use of the building volume by allowing for a partial second storey on small and medium lots
All garden suites should have the same heights.
Especially with small square footage, it is important to be able to get some good interior height to the ceilings.
Too high. Should not in any way go that high - interferes with neighbourhood character, privacy in yards etc. Huge issues coming with privacy if you proceed - too close to neighbours back/side yards
We need more density to protect our farmland and parks. Going up is part of the solution
Large lots should be allowed to have two-storey garden suites.
The 3 meter set back from the property line is unfortunate as I have an existing unit 1.5 meters from the property line I would like to put a second story on and turn into a suite.
On Small/Med lots, the terminology of "ONE STOREY" is misleading for this survey! While early garden suite information provided by the Municipality of Saanich used the CORRECT terminology of 1 & 1/2 storey, they felt it necessary to drop this term in favour of 1 storey or 2 storey. How many people have now thought that the term 1 storey means only 1 storey? I believe most believe understand the term 1 & 1/2 storey. I also believe that the majority of people would support 1 & 1/2 storey.
two stories would cause neighbours to have less line of sight, less sun, feeling of being cramped, one story isn't as imposing on neighbours
Two storey buildings would create negative impacts for neighbours that should be avoided.
1m2 difference between 999m2 and 1000m2 and you get an extra storey? Should be max height limit, not prescriptive of how height is distributed
Many homes have 2nd storey terraces that look into neighbouring backyards. Homeowners have planted hedging and trees that well exceed 20-30 feet in height to provide privacy. Allowing 2 storey carriage suites provided the same privacy that most home owners are already using hedging and trees. In the end, the neighbour's views still the same.

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The max height should not exceed the main residence. Limit to one storey for small and medium lots is unreasonable.
I believe it would be beneficial to allow a second storey perhaps incorporated into the roofline on medium sized lots.
should be situational and owner should be able to apply for variance if they think the height they propose is suitable
You're basically allowing subdivision
I am not in support of garden suites
I can see these ending up as being a dwelling for two households instead of one.
seems reasonable
single storey buildings only
Two stories (like a carriage suite above a garage/carport) should be allowed on medium lots (case by case basis)
Consideration for up to two story should be given on case by case basis for small and medium lots as well.
Limit all garden suites to one storey
Mid-sized lots require flexibility. 4.5 m restriction too limiting. Allow variance to 1.5 stories on appropriate lots.
A person or a couple could live in the maximum size. Height could adversely affect neighbours in view and shade.
I see a conflict if a 2 storey suite is built close the property line close to a single storey neighbouring residence
That consideration be given to sight lines of neighbours when reviewing roof design.
One may have to build up to allow for a good size of suite for a couple to live in.
I feel a smaller footprint could be achieved by allowing two-story garden suites on all sizes lots. This could also provide for office or business space on main floor of garden suite - medium sized lots in Saanich are still "big" lots compared to much of Victoria
Allow two storey garden suites on medium size lots. Allow two storey garden suites on all lots when building above garage/accessory building.
no
I am opposed to two stories but one storey buildings with a loft area would be ok
On all size lots, two story garden suites should be allowed. You get no storage in 500SQF, so we should be promoting garages/storage under garden suites with road access
I'd prefer options for one story with loft for small and medium lots
Flat roof height could be higher.
Suggest that height not be tied to lot size, and that two story options be available to all- this will help provide reasonable square footage for the spaces
Height regulations should be the same as they currently are for accessory buildings.
One storey max.
No
Agree - the height should be regulated
Two storeys in medium lots will promote more green space

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basement suites only
There should be second storey garden suites on med sized lots
Height should not be restricted to lot size, many lots are just a few feet short of the next category.
I agree with this in general but I would add a caveat that this height restriction does not include the potential height that might be added if for example a sky light is put in...Which sometimes adds another few inches. So roof height at 21.3 ft. is good with that caveat...
None.
I agree that 2 storey garden suites should only be allowed on larger lots
Medium lots should be allowed up to 1.5 storeys. Small 1 storey, medium up to 1.5 storey, large up to 2 storeys
A Garden suite should not impede neighbours view
Please only allow 1 storey garden suites
Garden suites should not be allowed and definitely not 2 stories
Allowing 2 storeys would be hugely beneficial
Makes a lot of sense to allow 2 storey structures on larger lots
No
The slope roof might be too low in some cases. (one storey)
No 2 storeys. Make size 400-600 Sq. Ft. for all
Should allow 2 storeys on all lots as long as it does not exceed the primary residence building height
If the proposed suite is above a garage on an acre or 2, I would be supportive of this
Very dependent of context, consultation with neighbours etc.
Please consider permitting lofts (0.5 Storey) in small-medium sized lots
I would like to see loft spaces (i.e. 1.5 storeys) permitted in all lot sizes, especially small and medium if large lots are permitted to have 2 storeys
Should clarify if basement allowed, to permit higher ceilings in small garden suite
Allow duplex zoning rather than increase in building footprint
2 storey buildings should require a larger setback than 1.5 m (e.g.: 5 m or more?)
Noted disagreement above. Setbacks need to be increased significantly
How would this be that different from a second house on the property
Should allow 2 storeys on all lot sizes as long as they don't exceed the height of the primary residence.
Some flexibility is required here to account for slope and tree height etc.
If 2 storeys, approval of neighbours should be required
Restrict to 1 storey but allow basement
What about sloped lots that are lower than street level?
Should conform to neighbourhood. Not block sight lines etc...
A 2 storey garden suite on a large lot is just as intrusive to the neighbours as a 2 storey garden suite on a small lot. Unless the setbacks are adjusted accordingly, which is doable but gets somewhat complex. I don't think there should be any 2 storey garden suites. What you will be allowing if you go down this road is 2 houses on the lot. What a bad idea.

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Shallow roof slopes to reduce height.
Anything larger than a thimble is much too high.
Can be ugly and restrict light and views. Allow basement suites instead?
I also strongly support 2 storeys on medium sized lots. This would limit the footprint of the garden suite. It would also allow the main level to have a bedroom, but a guestroom or two could be put on the 2nd floor. That way older people would enjoy one level living, but still have room for the grandkids once in a while.
No real reason why not, aside from aesthetics and vanity, which should not be a priority in a housing crisis.
I personally love the idea of a 2 storey garden suite as long as the neighbours to either side are ok with it.
Again, a 2 storey garden suite next to a small backyard townhouse would be horrible for the townhouse owner regardless if the garden suite is on a large lot or not.
Loft area should not be included in Square footage but may impact on height.
Variations should be made available where lot topography/slope and relation to neighbour structures allow.
Depends on whether it would show from the front. I don't necessarily think you would need a 2nd storey.
Do not support 2 storey garden suites.
depends on lot height e.g. in valley or on top of hill
Taking away green space for parking is not climate friendly
On 1000 Sq. Ft garden suite 2 storeys will look good
If I wanted to live in a congested area I would have chosen to live in Langford on a postage stamp lot size
Only suites with flat roofs should be permitted. Sloped roofs make suite too high on any property size
One floor with a sloping roof that faces south with solar panels. Also with some sort of water catchment
You have not given enough attention to parking which is a problem without garden suites. The owner of a property which has a garden suite will not want to have the tenant interfere with the owners access to parking on their property and the tenant will end up parking on the street, making the street a mess
Strongly oppose this rezoning- defeats the protection of current zoning and converting neighbourhoods into shanty towns, more traffic, more garbage, less security and less privacy
Any height is too much in established neighbourhoods
Parking issues a problem. I do not think two stories is okay because of the larger footprint it makes- as to aesthetics i.e. views from owners home and neighbouring houses.
Too much height impacts neighbours and changes the face of the neighbourhood.
Only one storey should be allowed if this goes ahead. Maybe ok to have rooms in the roof but no second storey

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Yes. The garden suite proposals need to go to council for the neighbourhood to express their concerns and suggestions. This plan cannot or should not go ahead without the neighbourhood having a say.

Question 8: Do you have any other comments on the proposed regulations for garden suites? (Answer in 400 characters max)

Without any environmental protection no trees or environmentally sensitive areas on properties are protected. Garden Suites should not be approved until a comprehensive replacement for the EDPA is in place

Each application should be undertaken and input from community needed. Some maybe good others incompatible.

Yes, my husband and I have lived on a 10 acre parcel in rural Saanich and love our neighbourhood - as we approach retirement we do not want to sell our home, we would like to provide for our adult child and his family who is also connected to our neighbourhood and allow us to build a garden suite for us to occupy - we could guarantee privacy, ensure our septic system is up to standard and have us age in place - I know that a young family next to our property would like the opportunity of constructing a mortgage helper - there are numerous properties with currently illegal accommodation in our neighbourhood, why not make these legal - other rural municipalities allow for this, why not our municipality - thanks

This survey is biased as it does not allow for residents to disagree with the proposal for garden suites.

Consider Tiny Houses (where suitable) as alternative to fixed garden suites

Please do not approve this proposal. We purchased our large, private lot purposefully, and the thought of having these extra, random houses popping up on all sides of us is very distressing. We have lived in Saanich for 14 years, but we will move if this becomes a reality. I will vote against any candidate who supports this initiative in the next election.

I think you've done a good job. I wouldn't be too happy if garden suites were built on the five lots adjacent to my property - that would be too much density

One level

Garden suites are necessary to provide more human accommodation without reducing habitat for other species

Again, I think you should consider having garden suites and secondary suites. We need density in this area. Some people may want to keep their downstairs tenants but would build a garden suit for their own child/grandchild. If you limit them then you are not expanding housing, just limiting the type that landowners can have. Thanks'

No

Owner should not live in the property

Very supportive of adding additional housing options on already developed land.

I want Saanich Council to go with Approach 1 - only require a building permit. Every year Saanich increasing the tax property taxes so I want the first approach to be adopted.

These are a great idea, I strongly support garden suites

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Adjust height criteria to allow for suite over garage on all sized lots based on not being taller than the main house.

Suitable for 1 or 2 people

I think more attention should be paid to the derelict condition of too many existing homes and yards in Saanich and not bulldoze headlong into creating even more problems. How many homes sit empty now or are used solely for VRBO and Air B&B? Is that what our neighbourhoods are going to be? Repositories for whomever on whatever basis? To me a garden suite would be a single level, mini outbuilding. If we keep allowing oversized houses on lots, and now this, most of our permeable surfaces will be covered and the loss of trees and cooling green space increased exponentially.

Please don't make this an extremely arduous process. We need secondary housing now in this community, not another process full of delays and bureaucracy.

Loss of green space, increased noise, loss of privacy and parking congestion make us one more Toronto subdivision.

Unsustainable growth

I feel it is not right to exclude A1 and septic properties because they are ideal to accommodate a secondary building.

No pre-fabs. Use regulation similar to panhandle lots. Require community input and approval by council. This is infill and redevelopment with no rezoning. Don't support.

Have you considered grants or incentives to get this started? Investing in a garden suite is a big financial decision especially if secondary suites aren't allowed. It would be a shame to do all this work and have no/little uptake. Reduced costs for permits first year of program maybe?

I would seriously think about taking advantage of this once it is in law. I like the idea of garden suites. I like that the regulations are looking at privacy, environment, and other things.

1. I think you should consider making the Affordable Housing Fund available for application by homeowners, and not just developers. It is incredibly expensive for homeowners to build garden/secondary suites for rental housing, and such a measure would help offset the costs and make it more possible for garden suites to meet affordable rental criteria. 2. Parking requirements, depending on lot size/shape, could be hard to meet; parking variances should be allowed.

Not in a1 zoning please

On medium and large lots, if onsite parking for four cars can be accommodated, both suites and garden suites should be permitted.

Very pleased that Saanich is proceeding on this issue. Thank you.

larger garden suites will need 2 bathrooms... don't limit the number of plumbing fixtures need to deal with existing structures

Explicitly state that a corner lot has two side boundaries not a side and a rear when determining placement of a garden suite. Otherwise a corner lot is disadvantaged since the lot bordering the boundary designated rear would be allowed to build (a two storey) closer to the boundary than the corner lot (since it would be a side boundary for that neighbour).

I love Saanich and all the people who work for the municipality. I have met many of you at an open house and I was struck by the professionalism and genuine nature of the people I met. I am grateful to live where I do.

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There needs to be enforcement with significant teeth (large penalties for infringement). Some concern that absent landlord rule will not be enforced and both suites and garden suites will happen. Need to have some kind of residential parking bylaw to manage parking

Parking is one of the biggest issues. I would like to see it mandatory that a house with GS has at least 1 off road spot assigned to the GS, so that a landlord can't just have 3 spots to pass the requirements and then not allow the GS tenant to use that spot.

Excellent idea to have garden suites, especially for those who need another income but don't have rental space

Great work!

Again, I feel you have unfairly excluded those properties that are well suited to have a garden suite if they are in an A1 zone or on septic. These should not be excluded as they easily can comply with any necessary codes. Please reconsider!

Excellent consultation process, very clear and thank you for learning from other municipalities.

If two stories are allowed then height should also be increased to accommodate style - west coast style.

Rural Saanich A1 zoned properties should be included in the proposed regulation

Please make the permit process simple, efficient, and online. Owners should be able to know beforehand with reasonable certainty that their proposed suite design will be approved or denied. Don't leave lots of gray area to be interpreted by a bureaucrat who has had a good/bad day.

What is Saanich trying to create? Affordable rentals or do we want Saanich to turn into the newer western communities that look like track housing and ants living in a colony. People need green space. Or is this a tax base grab? I would like to know the amount of people clamouring for this and how this will create extreme density which is unnecessary.

Farm/acreages in rural should be included.

Long-term residential use s/b registered on title

Parking on street is the biggest problem with increasing density

I live in an area of Saanich where secondary and garden suites will not be permitted yet there are rental homes and suites throughout our street. In the last few years, we often have no street parking available for our visiting guests and the number of vehicles (not just cars!) has become a safety issue. In addition recycling and garbage containers are often overflowing and left at the curb for days and lawns/gardens of rental homes are seldom maintained. The overall impact in our neighbourhood is a negative one. Please, either enforce homes in the areas that are not permitted to have rental units to be for single families or don't have this restriction. These homeowners should be paying additional taxes to the municipality at a minimum and should be required to have off street parking, etc.

Please make a regulatory process for people such as myself who live in the EDPA to be allowed to build garden suites.

What about suites attached to other accessory buildings, i.e. garages?

Just that this is a very significant proposal and honestly I found out by fluke why has there been nothing in the mail sent to all Saanich taxpayers, you basing these regulations off of 5% of the people who found out very unfair I guarantee these outcomes would be different if 150000 people voted

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Oppose , parking and road congestion is a big issue already

Please do not exclude acreages. Persons who have dedicated their lives to caring for land and animals should have the same rights as those in urban areas. As we age we need help to maintain our acreages and animals and garden suites would help us immensely allowing us to stay on our properties and have the help of an onsite caretaker. Why would you not help support people with acreages as well?

It seems backwards to me in rural Saanich that you would allow garden suites to be squeezed onto city sized lots when we in rural Saanich have acreage on which to build a garden suite.

Either move the 550m2 min for medium down to 550m2 or make the max size for small lots be 600sq.ft. Please.

No, we've been waiting for years. Let's move this forward!

Parking is major concern. There is limited parking already in many neighbourhoods. One space is not really adequate for these areas as most families have two cars. Infill is important but not at the expense of a neighbourhood's healthy relationships and safety.

Please make the process easy and straight forward.

Make the process automatic if in compliance with requirements to avoid inevitable efforts to prevent development.

Enforcement needs more staff, suites should be registered and cost to rent suite should be registered.

I like the need for privacy, one parking space, and sizes

Saanich needs to increase the speed of the application/approval process to encourage more densification.

Saanich needs to enforce these rules once established. Currently there are many residences with illegal suites and the garden suites will be no different unless Saanich puts the effort into enforcing the rules.

On Medium lots, two story garden suites should be allowed.

I'm very concerned by the proposal to reduce maximum sizes of accessory buildings. I would like to build a large workshop someday, and bought my property with that in mind. These new regulations would restrict that, reducing the value of my property, while still allowing two separate buildings to be constructed to the original footprint, which would have a greater neighbourhood impact while being more expensive to build and less useful.

-compostable toilets should be allowed; secondary sites under 800 sq. ft. should not need a slab foundation

Parking on side streets. If it is used as a business or income property then a must for off street parking

Will each garden suite require a development permit and variance permit?

Height should be low enough to not block sun to neighboring properties

I think this as an important policy to support a lack of affordable housing in the Greater Victoria Area! Although if the goal is to increase housing, perhaps there needs to be regulation regarding AirBnBs. Perhaps people should require permits, which could be capped and distributed with a lottery system for those interested or something similar? Kind of like cap and trade but for AirBnB permits.

An exception should be made for corner lots. Owners should be able to have the choice to live in them and rent out the house.

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There is enough regulations I'm sure it will be successful.
ALR should be included
I would like to see the regulations provide some flexibility in their application.
Please make panhandle lots included and not a variance. Allow building of garden suites close to easements. Allow at min. a variance for 2 levels for small and medium lots for a garage under or two levels for yards that are unique with rocks etc. or that may be excluded from being able to make a garden home due to close easements that make it unable to go wide but can go lower while keeping height requirements. Thank you
Rental seems to be main focus, family very important in this day & age where babies/youth/parents, could benefit from help from grandparents. Look at what people are proposing instead of set in stone.
I strongly support them.
Rural properties should also be allowed
There are fire regulations in place for a reason, we had a huge amount of rental houses from local and foreign buyers that are cramming in way too many people for the homes. Parking is a huge issue, safety for children, privacy for surrounding neighbours, I live in an area that should not be allowed extra suites, maybe in an acre setting where there is still privacy, enough room for more vehicles, where first aid/ fire/police etc. are able to reach the people in need without obstetrical.
I strongly believe your proposed large lot size is much too small. If a property has the room for a larger suite, you should allow it. Housing and affordability has been a consistent problem and discussion in our city. Use this opportunity to create more affordable family housing.
Saanich is now allowing multiple suites in a home as well as illegal garden suite with homeowner living off site and regulations are not being upheld - numerous issues with this situation make it a problem property and I cannot support any further garden suites based on our experience.
My understanding, from conversations with planners at yesterday's open house, is that Saanich is prepared to evaluate requests for garden suites based on the individual circumstances -- such as irregularly-shaped lots --
Allow duplex zoning rather than another building
No. All good.
They look pretty good.
Please make sure they can be affordable for renters - Victoria desperately needs more affordable housing
Allow detached garages with suites above on all lot sizes
I am not in favour of garden suites
We need to allow this
Strongly suggest approach 1 or 2 for approvals; would be too expensive and time consuming to build a suite if had to go through council for anything and needed a full rezoning
All garden suites should be attached to a development variance permit so neighbours can have input prior to building. Building Permit & inspectors need to follow bylaws prior and during building and not rely on neighbours to blow the whistle post building. Saanich needs to honour privacy of neighbours who report a problem.

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Please do not limit regulations to rear yard only. Your proposed regulations are great and can apply to the entire lot front, back or side of any lot. Base it on access to utilities impact to neighbors and principal house which is what you've done. Saying rear yard only makes no sense.

If house is suited already, you should still be allowed a garden suite.

less regulations and more approvals

I urge reconsideration of limiting to RS/Sewer Service area. Garden (and secondary for that matter) would have the least impact in A or RA etc. zones. Residents in those zones are regulated with regards to sewage (and storm water), so I fail to see why-in the context of addressing a housing issue, Saanich would restrict the initiative out of the gate?

Garden suites are a great alternative housing option and are important for our community. Please do not over complicate the process or make the timeline to long. By doing this not as many residences will be able to take advantage.

It is a good idea.

I believe with the current guidelines, few garden suits will be possible. This is due to lot size, parking availability, as well as current legal suites. Allowing larger, more rural properties to build garden suites will result in a large number of additional housing for our region without putting any strain on neighborhood feel or parking congestion. Thanks!

None other than the endorsement of the option 1 permitting, quick turnover, don't use another permit process

I think it's a smart and practical move forward in the right direction for our society as a whole. It makes total sense in all aspects to allow them. Just make sure the owners live there, parking spot designated, not too big and tall, windows not directly looking at other windows, etc. Victoria is an expensive city to live in and this will help homeowners.

This is a fabulous proposal. It is about time Saanich will allow more suites to assist in the extremely low availability of housing

Rural Saanich A1 zones properties not in ALR should be included in the proposed regulation changes. A lot of these properties have detached suites and Saanich has the opportunity to make them legal and allow them to be rented as of right now they stay empty.

Please make the approval process as simple as possible, particularly for existing accessory buildings which have already gone through development and building approval processes and just need to be approved for residential safety and occupancy.

Well need accommodations good help with mortgage since house price.

Before spending money on drafting and studying this, why not enforce current bylaws? Many properties already have garden suites or multiple units (with no owner living on site). Why spend money on this if you're not going to enforce anything?

Garden suites shouldn't be permitted. Just an attempt by owners to make money on their property, at the disadvantage of neighbours

They should not attract a lot of noise, traffic or become a neighbourhood hangout (druggies, parties, Cannabis lounge or overnight escort privileges).

Would assist disabled home help and help students find livable accommodations

Good work!

fair and balanced

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It seems reasonable the concept should encourage/facilitate the desire for a couple who own the principal residence to downsize by selling the home and moving to the garden suite. However, no provision has been made which would guarantee tenure in the garden suite.

Unnecessary in fill which ruins the ambiance

I strongly oppose garden suites. I do not want another dwelling that close to my backyard to erode my privacy and possibly sunlight.

If and when implemented, ensure most effective and efficient permit process.

Yes. Approval process: both your #1 and #4 options should be useable. There will be complicated properties which will need adjudication. Hopefully on the basis of a points system

The comment that property assessments will rise and the response that owners have the choice whether to build does not take into consideration that neighbouring assessments impact my assessment. As a result I believe neighbours should have the ability to veto a suite, or like the goats pilot, permission should be solicited from immediate neighbours abutting the property.

don't require additional parking or restrict to houses without suites

owners have to live on site, and there should be more parking spaces for rentals in addition to the parking spaces for the owners (not instead of)

I would like to see the same regulations applied to all zones. I am in an A1 zoned area, approval for houses that are far too large for the lots leaving no space for gardening are common, subdivision from lack of affordability, requirements for market garden income that increases as the lot size decreases, when large lots are sold there are no incentives in place for consortiums for gardeners to purchase shares - these large lots are not being used for production. In so many ways the ability to earn income from a garden suite would be a benefit to home owners to help them afford to stay in the area and live off farm income.

no

Parking, traffic and noise in formerly single family neighborhoods are of primary concern. Homeowners have made significant investments and no one wants to see value decrease due to poor planning and overbuilding!

Saanich needs to absolutely guarantee the regulations will be enforced and have the manpower in place before approving any of this discussion around garden suites.

It should not require a development permit. This adds considerable costs and times. Garden Suites in the CoV are pushing \$350/square foot which is excessive. Neighbour input, design guidelines and such will create a burden of regulation so intense that most will opt to continue constructing accessory buildings at half the cost and 1/10th the headache. Note that most jurisdictions, including the majority in the CRD, simply require a building permit for a garden suite with no development permit. The process in place by the Cove is incredibly cumbersome which is reflected in the significant low number of garden suites.

Very much in favor. I would reconsider the owner occupancy and airbnb restrictions, doing so would result in MORE of these getting built.

Saanich must step up its bylaw enforcement for this to work

yes do not want

Changing side setbacks for corner lots, as mentioned before.

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I am 100% in favour of garden suites.
Please make the process as simple and efficient as possible and eliminate as much bureaucracy and red tape as possible.
Way to go Saanich, great idea to create more rental accommodations
You will not be able to "police" this properly. Look at all the illegal suites in Saanich now. They have been ignored by you for years.
Broadmead also needs to lift the bylaws in preventing the building of garden suites.
I am totally opposed to the garden suite proposal.
established neighbourhoods will negatively affected by excess population pressure and loss of healthy borders of space and privacy; increased traffic and on-street parking negatively affect the neighbourhood
no
Do not allow garden suites. Build more condos. Don't mess up the peace and tranquility of neighborhoods by packing more people into them.
XXXX Ave has a row of four illegal garden suites, have they been inspected?
Not in high value area
Allow people to rent out both. The housing crisis is most apparent in the rental market. Increase all housing, not just home ownership. Regulations shouldn't force people to sell their home should they have to move away for a short or long period.
no
Make it easy for home owners. Place fewer restrictions. Home owners and renters are having a hard time with affordability. We need solutions that are flexible, secondary suites and garden suites should be permitted, height and size should be based on type of neighborhood and density (not lot size), Saanich should proceed incentives (i.e., funding) for owners to build these.
I think the parking requirement should be optional, given the goal of the greater Victoria region to expand public transportation in the near future. Target the incentive specifically at people who don't drive.
I'm all for garden suites and this will help people who can't afford a home to live in beautiful Saanich and have the schools and amenities
I think we need this type of housing in our community so families can afford to live where they grew up!
Would be great to have a partnership with local financial institutions such as Coast Capital, Can City, etc., to obtain financial assistance to build. This could be looked at case by case based in financial need. Lower income home owners could use help to finance to build accommodations for kids going to university or to house aging parents.
Let Medium build two story if there is rear alley access with parking
Garden suites, basement suites and mains should be allowed on any property. There is nowhere for people to live. These guidelines need to encourage density on lots that have lots of unused space. Our community needs this.
No
Must be off-street parking space.
The setbacks allow residential buildings too close to rear lot lines
aren't senior friendly re security, size, rent insecure
see previous comments

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Please speed up the timeline
need to be unobtrusive and remain in line with a Garden Suite small and one story
It's a very good step forward. The minimum setbacks should be looked at again as they are equivalent to those of a full detached house. A small 500-600 sq. ft. structure should not have such high set back requirements.
Garden suites are needed as soon as possible to expand housing options
These garden suites should be more like tiny houses, a garden suite should not be another full sized house.
Saanich should encourage alternate buildings, e.g. tiny homes, that are not necessarily permanent
I strongly oppose garden suites. Both neighbors I have had, have had illegal ones and they have been nothing but trouble.
GH special and garden suite result will be 3 units per lot, loss of trees and green space, front yard paved for parking, no affordability, have house designers/ not architects, been work shopped to identify loopholes in proposed regulations, no data on past years new building permits % with accessory buildings, basement suite and resulting pavement. etc. etc.
Limiting to rear yards where lots and buildings are not standard is not feasible and the variance process is too time consuming for applicant and council.
During our real estate course today, the Suite life at the Victoria Real Estate board, it was mentioned that the front entrance of the suite must be able to be seen from the street. I question why?
Flexibility by variance permits where reasonable
Just to reiterate my concern about garden suites blocking out sunlight or views of a neighboring yard.
The website seems to have timed out before I finished.
Most critically a 2 bedroom suite (969ft ² gross, 725ft ² net) should be allowed on medium lots to make sure that we are building quality housing. It should be encouraged to make the most of the building volume by allowing a partial second storey. Incentives should be provided for building to the higher levels of the BC energy step code and accessible design. Parking requirements should be kept to a minimum to encourage legal construction.
Please speed up the process.
no
I strongly support Garden Suites in Saanich. I would hope that the permit process will be more streamlined than Victoria's very unreasonable process.
Allow roof top patios on them.
Many Saanich homes have Saanich easement sanitary/storm running through back yard. Does this mean they will not be allowed to build what other's with similar sized lots? This seems unfair and could severely impact the effectiveness of this great initiative. It is my wish that the rules about building on top or near easements is reviewed and revised to give fair and equitable opportunities to all.

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Disappointed you're pushing this through - should not be as widespread implementation. Pilot in an area with larger lots. Is also going to drive up affordability for single family homes - already a fortune. A mistake I feel overall for many areas.
Stop forcing the neighbours to deal with more and more invasion of their serenity. FFS, in reality, we'll end up with partying renters on all sides (don't even pretend that landlords have to be resident... we all know situations where that isn't really happening.
You need to include rural residential properties
More flexibility in lot placement is need. At a minimum a variance committee that meets regularly should decide. There should be no or minimal cost or time delay for this. More sq. footage needs to be allowed to accommodate at a minimum a family of 4. 1000 sq. ft. is not a comfortable size for a family of 4
Make this garden suite plan feasible, accessible and easy. We need more housing, and we need more ways for people (especially young and retired people) to be able to afford owning a home. Thank you.
Definitely owners must live on the property. Definitely parking MUST be provided on lot, not street and easy ways to police this issue as many people will have two cars or friends over often...where is parking for that eventuality This is especially a concern for those narrow streets without sidewalks.
Permission to reduce the minimum distance between Primary and garden suite buildings should be reduced to 3m if the design allows for more green space to be preserved. A thinner, but longer structure that is between 3-4m of primary building, may allow a larger yard space to be preserved and a smaller building footprint.
none
Should also be allowed in rural Saanich
no
Allow units to be large enough to be truly useful as housing. Allow for two storeys where the lot elevation change would enable it without exceeding max height. A small increase in allowable size makes the space useful for a larger set of population; 500sf ok for individuals and couples, small families need more space for children, and increasing housing should aim to help all user profiles, not just singles.
The purpose of carriage suites is to increase density. All around us, we see single family homes being replaced by multi-unit condos. Limiting the size carriage suites is doesn't make financial sense for the homeowner, and is counter to all the current condo developments around us.
The regulation should still allow the homeowner to maintain ancillary building for storage purpose even with the garden suite. More storage space will be required if more people living on the lot.
I like the attention to energy efficiency optional ideas and requirements; and elements such as privacy of neighbours.
Important use of land for mortgage helpers that allow ordinary families and seniors to afford the area which is getting completely unaffordable for most families
Can't come soon enough!
You are destroying people's properties by allowing buildings to surround people's backyards. You are destroying greenspace by increasing human footprint.
Allow in rural

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I do not agree with the garden suites in residential areas where these suites were not intended in the original zoning.

Very concerned with parking. No one complains about too many cars on the street with illegal suites...where is the enforcement? Why is the Bylaw Dept. mostly 'complaint driven'? There should be more education and enforcement so that the rules apply the same to everyone. Otherwise it is only the brave who lay a complaint as others are too scared to do so resulting in neighbours getting away with illegal suites/parking/etc.

It seems to be well thought out so far

Rule against absentee owners

Introduce parking permit charges for vehicles parking overnight on public property - roadways and boulevards. Parking is already overcrowded on many suburban streets.

Potential to allow 2-story garden suites on medium size lots as well, on a case by case basis, factoring in obstruction of views for neighbouring properties.

Increased square footage and heights increased affordability/income potential for owners while increasing housing supply and rental options for families.

Simple efficient approval process. Building permit only. Clarify application of home warranty.

Enforcement will be an issue and perhaps need to stop builders pushing the envelope, For instance building too close to a neighbour's back fence and then having to undo that work as it was against regulation

Parking requirements might be relaxed close to transit

Serious consideration to restricting fuel burning appliances as some neighbourhoods already have air quality issues in the winter.

I think this is a great idea and will help with the lack of housing

Strongly support

Glad this is finally being looked at, fully supportive

Excellent work so far - but please consider allowing for larger sq. footage for all lot sizes as we are trying to make inter-generational land ownership make sense.

I think they should be regulated and approved as we all know that our city has the lowest vacancy rate in Canada

Get on with it. We already have an adjacent municipality that allows it.

I think Approach 2 for Approval process is best. I do not support Approach 3 and 4.

Even one complaint about breach of bylaw needs to be assessed and severe penalties for breach including revoking of permit and fines. Unless this can be enforced the proposed regulations should not proceed.

When considering permits and taxation of garden suites remember the reason that people are getting garden suites is to offset high expenses already from taxation.

Garden suites should be allowed in A zones too

Parking!!!! We already park our 1 vehicle on the street at times to allow our visitors to use our driveway. neighbours are very unhelpful in allowing their renters/visitors in their backyard suite to park outside our residences

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I understand that there should be regulations in place for garden suites but our house prices are too high for the average person to purchase now. Some of us have parents that need to live with us so having a suite for our parents, a suite for ourselves and a suite to rent out to tenants is the way I think we need to go.

I strongly believe that garden suites in Saanich are a good idea. However 2 storey buildings would take away from the character of the neighborhood and cause potential issues with over densification. However the garden suite maximum square footage should be increased slightly to make up for the lack of a second storey. Human beings will be living in these buildings and should not feel like they are crammed in like sardines.

Keep it simple, and make sure there is municipal enforcement of the regulations, building requirements.

Fast track it. It is obviously well supported. Give the people what they want.

Let's make it easy and affordable so we don't waste resources messing around.

As Saanich moves to favour alternative means of transportation including public transportation, it will be more common for tenants not to own a car. It is unduly to require an additional parking spot for garden suite. This is an additional burden and will severely limit the number of suites that could be made available.

Would love to see this go through soon.

Let's get moving, people!

All displays are on zero grade. They do not reflect topography or environmental areas. Very important to consider.

Suggest that there have been enough surveys and consultations, and that consultation fatigue is setting in. Rather than continue to study, perhaps a pilot period to try things out would be advantageous. I'd also suggest putting passive house/carbon footprint regulations in order for Saanich to lead the way in green building support for the betterment of our environment

Strong enforcement of owner on property and off street parking.

2 floors / Bigger Footprint / Bigger in General. Allow the Large size-lot regulations for the Medium size lots. 700sqft is fine. But only if allowed 2 floors. As it sits now, it isn't worth building a garden suite on a medium or small lot...

Neighbours should not be able to stop something because they are anti suites in general. It is TIME to allow more density so that our future generations and the present young generation can own something. There is no incentive to build a garden suite if you disallow the in-house suites to do that. Look at Vancouver for direction—they allowed BOTH!!

Many Saanich residents cannot understand why this process takes so long. The opportunities to accommodate more people that will bring taxes and business to Saanich are not used. Very sad. Homeowners are willing to take the burden of providing a more affordable accommodation for renters by sharing their own space. The municipality should appreciate it, and make this process easier, not harder.

Only comment would be: when can we start

The extra parking stall for the garden suite should not be required. Approval process should be the simplest, most assuring and quickest possible. (City of Vic has failed on that part.)

The majority of Saanich suburban sprawl should be made easy to densify. If a climate crisis is to be truly acknowledged, we must put density and transportation ahead of previous generations expectations for "suburban life"

not enough space, too many trees cut down, loss of privacy

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Are additional garbage & recycling bin locations being considered? The garden suites can't be too small or the owners will not be able to recoup the cost of construction through rental. New property rental taxes, higher property taxes and income taxes from rental will make it difficult to make it financially worth constructing a garden suite.

Let's get going. The "garden suite" preserves the character of the neighbour, in a way that McMansions do not.

Again. I am strongly in support of allowing Vacation rentals, at least during the summer months while students are not around...is it possible to draft a recommendation stating that during off school seasons, i.e. May-end of August- Garden Suites can be used for Vacation Rentals. The issue is we are close to UVic and want to provide housing for Students. But can't if we have to leave the suite empty for 4 months a year while the bulk of students are on Summer Vacation...there must be some way to support this kind of approach...Students need housing and we want to find a way to make this work for them too...

Should not require a development permit. Should allow secondary suite and accessory building. Today you have a problem where people build both and you only collect tax revenue for one and building inspectors can't stop the suite in accessory or ask for certain codes.

No.

More "buffering" of privacy for neighbouring properties is needed. Yes, we need more affordable housing for our residents but please review all garden suites to ensure size of green space is as large as possible. Please proceed carefully Saanich

They are desperately needed. In some cases parents can occupy the garden suite and the children can occupy the parents dwelling

You could not control owner occupied requirement. Parking is a problem with illegal suites. What would happen with garden suites? Realtors should be schooled in Saanich bylaws regarding rental properties.

Reconsider allowing a garden suite in front yard if existing house is located in the middle of the property. This way an owner would also be able to exclusively use backyard for their own purpose and garden suite tenant would get the front yard

No

Do not implement any of this until Saanich has the new tree regulations in place (Saanich trees need to be preserved). How is food security being addressed?

They should not be allowed. I will never support any such concept. The secondary suites (legal and illegal) have ruined Saanich. There are many illegal secondary suites and garden suites in my neighbourhood with recent builds and apparent Saanich approval. Where is the enforcement of existing bylaws?

Think these regulations seem realistic. Would just like the process to move more quickly

Process seems too long but so be it. Great if process gets notified via social media/news/web page

No

Requires a strong commitment from council in the form of funding and staffing in relation to bylaw enforcement. Multiple illegal suites are already a problem not effectively addressed by bylaw enforcement. Put some teeth into ongoing enforcement

Not at this time. I'm considering a smaller residence for myself and rent existing house

Make approval process as easy as possible

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Should match existing house. Screening should be required for adjacent lots

If the size of the garden suite cannot be increased, the height of the garden suite should be relaxed. The site coverage should also be relaxed to allow garden suite and a small accessory building. The existing proposal simply allowing converting the accessory building to garden suite. The residences will then need to store their stuff outside. It's impracticable

I think the heights could be brought down some especially for the higher ones. Regulations only work if they are enforced. Current suite and building suites on single family dwelling zoned lots are not enforced adequately under the present system. People always push the boundaries. Developers are building big houses with suites and not living there in the XXXX area.

Design should reflect compatibility between architecture of existing dwellings and the suite

I really appreciate all the work that's gone into this study and am very impressed

If a duplex zoning has 2 dwellings, would be great to also allow a garden suite. Not comfortable with requiring covered bike parking and EV charging stations. What are the rules for developing parking spaces?

Garden suits is not the answer

Consideration of including a maximum spatial separation from the principal dwelling should also be considered to avoid sprawl on the lot with excessive driveway length and footprints. A second driveway for the carriage house should not be permitted.

You have done a lot of careful work with this proposal. Bravo! Now, please extend the privilege of garden suites to those of us who are living and aging in rural Saanich. In a few years I will be 80. I need my family to come and live in my big house while I live in a smaller building. It is not a threat to the rural nature of our neighbourhood to allow garden suites. We are all supportive of maintaining this. Please do this as soon as possible. I don't want to end up in some seniors home when the sensible (and most humane) thing to do is allow garden suites

Please respect people's yards and privacy. Invading dwellings towering over, or immediately beside a house or yard is not right.

Too much extra traffic, noise, so many trees will be removed.

Regulations are only regulations if they are enforceable. Right now that seems to be a real issue. How are these regulations going to reduce the cheaper un-permitted suites if regulation is weakly applied? Parking issues on suburban roads is real. Older families with 2 kids already have 4 cars to be parked - 2 on the road. A family in a suite should double the property taxes as the load on our infrastructure doubles. Can our roads and utilities handle this increase?

If the square footage isn't increased only the footprint should be considered. If a back split carriage home or loft style, may have more square footage but not exceed the required footprint.

As proposed, an extra garden suite would be affordable for most homeowners, resulting in higher rents, less trees and green space and an increase in Air B+B type rentals. Our neighbourhood is already experiencing parking nightmares since the XXX Street "renewal". Overall, an interesting proposal but if my neighbour is going to tear down his house and put eight townhouses on his lot, why would I build a garden suite? Why can't I convert my garage into a living space?

I don't use my parking space, can a renter of the garden suite use it so I don't have to take up space making a new parking space?

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Existing structures should be grandfathered in if already permitted. I.e. if structure was already approved, then it should not matter size for garden suite.

I believe neighbours who are affected by the garden suite should have the right to say they do not want to see it. The "approach 3" variance and "approach 4" rezoning should apply for 2 storey garden suites.

I have real concerns because accessory buildings being constructed now with 2 units, 1 bedroom+ a studio. This will impact house design back to the ground floor entrance so that floor becomes the basement suite. The main floor is the main unit and the accessory building is the garden suite will happen after final inspection. Really concerned about paving of front yards to accommodate parking

Where in the hell did such a hare-brained idea come from? Somebody spending way too much time talking to Lisa Helps? There are already far too many people in Greater Victoria and this would only make matters worse.

How about allowing folks to save money and energy/ reduce pollution by drying items on clotheslines?

Owner occupation does not make sense for long term planning of garden suite. What happens if owner moves to secondary property in the future? Means garden suite and primary dwelling would not be available for rental opportunities.

Please allow 2 storey garden suites on medium sized lots. Our land slopes down, so the roof of the garden suite could be level with our one storey house.

This should be framed as a social justice issue. The need to occupy our private land with greater amounts of residential housing is imperative in order to address homelessness in the Greater Victoria area. The voices of those who need housing should be given greater weight than those of the already housed.

Yes, please hurry up and move faster with this new program. Garden suites are needed now. Too many people are precariously housed. Please also consider the either/or rule regarding legal suites and garden suites. Both are needed. The population is growing every year here.

Much greater enforcement. Burnside/Tillicum is full of houses with a downstairs secondary suite and a garden suite. How will enforcement be done? My biggest concern is my property value if a garden suite was built so close to the lot line next to my townhouse property. Garden suites sound great only if there are large lots and considerate neighbours. Please give some consideration to neighbouring properties and increase setbacks a lot.

More focus on how it would fit into the individual lot by use of variances, I suppose.

Yes. If family members need to move, either back with family (kids) or in with family (parents), home owner should definitely be allowed to make provision for their family. This is a moral obligation on them, but also on City Planners, or the powers that be. Individual cases should be heard and considered where there is a need. Rules (generalized) should not be forced in certain cases. All neighbourhoods should be family friendly, not causing unnecessary hardships. Forcing distances from fences, even when a suite is planned to be smaller than the maximum allowed. Garden suites are not solely for making money or providing needed income (the latter is important though).

Reduce setbacks for 2 storey suites to the same as 1 storey.

Allow them to be rented out, Allow those with pre-existing septic tanks to connect to garden suite

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Would like more setbacks at side property line so not to impact neighbours backyard and privacy

Draft guidelines. Building design to be considered. Consider tiny homes on trailers. Include deck as part of the building envelope. Creating community space within the lot will benefit all that live there

I believe existing accessory buildings with recent (within the past 5 years) to code permitted renovations should be fast tracked. These buildings are currently sitting empty and could immediately fulfill a housing need in our community

Construction cost is very high. Extending services, water, hydro, gas, sewer and drain to back of the property is expensive. Builder must have some incentive to build it

I would be far more inclined to allow a secondary suite next to me, than a garden suite

Garden suites should not be allowed. They would negatively impact neighbourhoods and cause conflicts between neighbours. If allowed, they should be restricted to urban areas. Legal secondary suites should be encouraged instead

Please see accompanying letter

You have not given enough consideration to the parking problem you will create.

I oppose this proposal to densify large property neighbourhoods. Putting Garden Shanties will destroy neighbourhoods

This is a problem that should have been planned a long time ago. All the new subdivisions would have allowed "garden suites". People buying into them would know what they are investing in and the problems that could develop.

Not for them in our neighbourhood.

I have seen properties on my street leveled and allowed for no green space whatsoever. The whole lot in one case is totally covered in concrete. The garden suites should be installed in a way that does not impact the neighbourhood so strongly.

The result will be too many units per lot, main units, basement suite etc. Must prohibit basement for accessory buildings and garden suites. Must require green space and open space. Open space gets paved. Must require % of front yard to be green.

Yes, I do. There needs to be regulations on height as well. I'm afraid I didn't have time to review everything @ the Cedar Hill rec Centre May 4th. I think it's important to recognize that the garden suites are perhaps more for financial gain for the homeowner
