



# Public Opinion Survey for Garden Suites in Saanich

July 2018

Prepared for: District of Saanich

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## EXECUTIVE SUMMARY

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The purpose of this study is to explore public opinion and support of the possible legalization and regulation of garden suites in Saanich. The District of Saanich contracted R.A. Malatest & Associates Ltd. (the Consultant) to conduct a statistically valid, representative telephone and online survey of residents within the Sewer Service Area (the study area).

The District of Saanich adopted a Terms of Reference in September 2017 to study regulatory changes to allow garden suites. As part of the study, the District engaged residents via an online community survey from March to April, 2018 to determine the level of support for garden suites and to ask residents for input on a number of different aspects of potential regulations. This survey is intended to validate the responses from the first community survey, as well as gather additional input on aspects of the regulations.

The survey methodology used address-based sampling. A sampling plan was developed using the geography of the Sewer Service Area. Randomly selected residents within this area received a letter in the mail inviting them to participate in the survey. Addresses with an associated telephone number also received a follow up telephone call if necessary. The strength of address-based sampling is that completed surveys statistically represent households in a selected area. The limitation of this methodology is that no other information, for example number of residents, resident age or housing tenure, could be connected to the sample of addresses. To account for this, data from the survey were weighted for different levels of response from different groups of residents.

The sampling plan was designed to result in 500 responses. However, due to a high level of response, 886 individuals participated in the *Public Opinion Survey for Garden Suites in Saanich*. Key findings from this engagement are detailed in this report. Highlights of the findings are provided below.

The majority of respondents were supportive of the legalization of garden suites in Saanich, overall and in age groups and across types of housing tenure. Open-ended comments reinforced this finding, where comments that were coded reflected support for legalization. Over half of respondents agreed that if permitted, garden suites should be allowed in all single family dwelling (RS zones), with a smaller proportion stating that garden suites should be allowed on a case-by-case basis.

Survey participants most often supported maximum sizes of 600 to 800 square feet (typical one to two bedroom suite), or 400 to 600 square feet (a typical bachelor or one bedroom suite). They most often supported maximum heights of one or one and a half storeys. Further, the majority of participants were supportive of allowing larger garden suites on larger lots.

Over three-quarters of respondents agreed that it would be important or very important to have one additional parking space on the property for the garden suite. Open-ended comments reinforced this finding, often mentioning the need for sufficient on-site parking.

Residents in the Sewer Service Area support the legalization of garden suites; however, the enforcement of regulations is important to the vast majority of respondents. A clear majority are supportive of design guidelines, requiring owner occupation, and *not* permitting short-term vacation rentals. More than half of respondents also reported that an opportunity for neighbour input and a fast approval process are important to them.

Overall, younger residents and renters tended to show higher levels of support for legalizing garden suites, with fewer restrictions, compared to other respondents in other age categories.

**TABLE OF CONTENTS**

**EXECUTIVE SUMMARY ..... I**

**SECTION 1: METHODOLOGY .....1**

    1.1 Background and Research Objectives .....1

    1.2 Address-Based Survey Methodology .....1

    1.3 Sampling Methodology.....2

    1.4 Survey Administration and Quota Achievement .....3

    1.5 Data Weighting .....3

    1.6 Respondent Characteristics.....4

    1.7 Coding of Open-Ended Responses and Reporting.....4

**SECTION 2: FINDINGS .....6**

    2.1 Support for Legalization.....6

    2.2 Location of Garden Suites in Saanich.....8

    2.3 Size: Allowing Larger Garden Suites on Larger Lots .....9

    2.4 Support for Size Maximum.....10

    2.5 Height .....12

    2.6 Parking.....14

    2.7 Enforcement .....15

    2.8 Design Review .....16

    2.9 Approval Process: Neighbour Input.....17

    2.10 Fast Approval Process .....18

    2.11 Owner Occupation.....19

    2.12 Vacation Rentals.....20

**SECTION 3: SUMMARY OF COMMENTS.....22**

**APPENDICES**

APPENDIX A:           Maps of Survey Target Area

APPENDIX B:           Survey Instrument

APPENDIX C:           Survey Statistical Tables

APPENDIX D:           Qualitative Comments

## SECTION 1: METHODOLOGY

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### **1.1 Background and Research Objectives**

The purpose of this study was to explore public opinion and support of the possible legalization and regulation of garden suites in Saanich. The District of Saanich contracted R.A. Malatest & Associates Ltd. (the Consultant) to conduct a statistically valid and representative, telephone and online survey of residents within the Sewer Service Area (the study area).

The District of Saanich adopted a Terms of Reference in September 2017 to study regulatory changes to allow garden suites in Saanich. As part of the study, the District engaged residents via an online community survey from March to April, 2018 to gauge the level of support for garden suites and to ask residents for input on a number of different aspects of potential regulations. This survey is intended to validate the responses from the first community survey, as well as gather additional input on aspects of the regulations.

The survey methodology is outlined in Section 1 of this report. The weighted survey results for the randomly selected sample are presented in Section 2. A summary of the open-ended responses are outlined in Section 3.

### **1.2 Address-Based Survey Methodology**

The survey used an address-based sampling methodology. The strength of address-based sampling is that completed surveys represent households in a selected area or areas.

Unlike an open-invitation survey, a survey with a sampling methodology will identify potential respondents. In this case, only households receiving an invitation to participate in the study were provided a unique link to access the survey online or by telephone. Each response is therefore matched to a specific household by address.

All addresses that were included in the sample were also matched to a telephone number, to allow for telephone follow-up. Over a third (38.5%, 1,540 of 4,000) of households were able to be matched to a listed telephone number.

The sample was then divided into two sub-samples:

- 1) Telephone and address (i.e. those that *could* be matched to a listed landline telephone number);
- 2) Address-only (i.e. those that *could not* be matched to a telephone number and who most likely use a cell phone as the primary household telephone).

The advantage of address-based sampling is that it includes all households within the the study area, rather than just those addresses with available phone numbers; this reduces the risk of coverage error in the final results.

A limitation of this survey methodology is that no other information, for example number of residents, resident age or housing tenure, could be connected to the sample of addresses provided by the District of Saanich. Therefore, the study focused on geographical representation, including a specific focus on addresses (e.g. suites) that may be more likely to include difficult-to-reach groups, such as younger residents and renters. After survey completion, data from the survey were weighted to account for different levels of response from different groups of residents.

### 1.3 Sampling Methodology

The District of Saanich provided the Consultant with a list of 35,034 addresses within the study area. These addresses were grouped into postal codes, and further by each Forward Sortation Area (FSA), as shown in Table 1.1. The study was designed to target completion of 500 surveys, which would result in a margin of error of  $\pm 4.3\%$ .<sup>1</sup> A 12.5% response rate was assumed. This response would require a sample of 4,000 addresses to reach 500 completions.

A random sample was drawn ensuring that each FSA was included in proportion to the total number of addresses in that area, as outlined below in Table 1.1 below.<sup>2</sup>

**Table 1.1 Survey Sampling Quotas by FSA**

FSA <sup>3</sup>	Population/ Number of Properties	% of District Population	Sample Draw (Based on approx. 12.5% response rate)	Target Completions	Total Completions Achieved
V8N	8,071	23.0%	920	115	196
V8P	5,605	16.0%	640	80	148
V8R	670	1.9%	76	9	20
V8X	7,023	20.0%	800	100	154
V8Y	3,312	9.5%	380	47	103
V8Z	7,847	22.5%	900	113	204
V9A	2,453	7.0%	280	35	61
Total	35,034	100.0%	4,000	500	886

All households within the sample were sent a letter inviting them to complete the survey online or by telephone. In order to ensure that all residents were included, the invitation made reference to “occupant” and “resident” rather than “homeowner”. The letter provided background information about the study, how to participate, and how to access more information. The letter also included a unique survey access code that was required to participate in the survey online or by telephone. Households with a matched telephone number were called one week after invitations were sent out to encourage participation overall and within any FSAs with lower response.

The total completions exceeded the target completions overall and in each FSA. The overall response rate was 22%, resulting in a margin of error of  $\pm 3.3\%$ .

<sup>1</sup> All margin of error calculations in this report assume a standard 95% confidence interval.

<sup>2</sup> The study area segmented various FSAs. However, because the District of Saanich provided addresses that were exclusively contained within the study area, the Consultant did not need to use GIS to refine the sample.

<sup>3</sup> Although 8 FSA / postal code regions lie within the study area, FSA V8T contained only 52 households and one proposed completion, and is therefore not included in Table 1.1. This household did receive an invitation letter but did not respond.

#### **1.4 Survey Administration and Quota Achievement**

The District of Saanich approved a final questionnaire that included both closed and open-ended response categories. The approved survey instrument was programmed by Malatest's programming department using the Computer-Assisted Telephone Interview and Web Interview (CATI / CAWI) software system, CallWeb.

Prior to the start of data collection, helpline and survey staff received training. A training manual outlining the purpose of the survey, the call protocol to be used, and FAQs was provided. Following initial training, a field test was undertaken with a sample of approximately 10 residents. A field test involves administering the survey using an experienced senior surveyor, noting feedback from the respondent as well as surveyor observations about any areas of difficulty. The field test examined survey length, clarity of question wording, appropriateness of response categories, and noted general feedback from respondents. Results of the field test indicated high performance of the questionnaire and high levels of engagement from respondents. In particular the field test resulted in including additional definitions of terms within the survey and the FAQs to assist respondents and interviewers in completing the survey. The field test was administered May 25 and May 26, 2018.

Study invitation letters were mailed on June 1, 2018, and the survey was open until June 30, 2018. Letters provided a link to the 'Garden Suite Study' survey website that included the survey as well as FAQ information. The District of Saanich also included information about the study on their website. Respondents could complete the survey online by accessing the survey link, or by calling a toll-free number from Monday to Friday, 9:00am to 9:00pm; Saturday, 10:00am to 6:00pm; or Sunday, 12:00pm to 8:00pm.

During survey administration, survey completion was monitored daily and reported weekly. Monitoring and follow up ensured geographical representation within each FSA. In addition, addresses (e.g., suites) that may be associated with traditionally difficult-to-reach groups received additional follow up. Quotas were surpassed in all targeted FSA's except one – V8T, which had only one targeted completion and was excluded from our calculations for that reason.

#### **1.5 Data Weighting**

Survey completions were representative of geographical distribution of households in the study area. However, survey data revealed that self-reported tenure (owner, renter / tenant, or owner landlord) and age was not representative of the general population of the study area, with considerably lower response from both renters and younger age groups.

Therefore, a level of corrective weighting was applied by tenure and age to ensure that the survey results more closely represent the views of the entire population of the study area, in an effort to provide better representativeness of the likely overall sentiment of residents in Saanich. Nonetheless, given the small number of renters and respondents under 30 years of age compared to the census data, overall results should be interpreted realizing that some under-representation of these groups remains. The effect of under-representation is less pronounced when looking at results for a particular group (e.g., younger age group) however the overall smaller sample size (and therefore larger margin of error) should be taken into account, when viewing results from a sub-sample. Data was weighted iteratively, using census benchmarks and maximum thresholds were applied.

## 1.6 Respondent Characteristics

The demographic characteristics of survey respondents are outlined below in Table 1.2. Data weighted was applied using age and tenure, but not gender. Slight adjustments to gender arise from the application of other weights.

**Table 1.2 Respondent Characteristics**

	n (sample size)	% Before Data Weighting	% After Data Weighting	2016 Census Figures
<b>Gender</b>				
Male	363	41.0%	41.4%	48.5% <sup>4</sup>
Female	441	49.8%	50.3%	51.5%
Other	4	0.5%	0.7%	NA
Prefer Not to Answer	78	8.8%	7.6%	NA
<b>Age</b>				
18 to 30 Years of Age	27	3.0%	13.9%	21.1% <sup>5</sup>
31 to 49 Years of Age	186	21.0%	29.7%	27.2%
50 to 64 Years of Age	324	36.6%	29.0%	26.5%
65 Years of Age or Older	349	29.4%	27.3%	25.0%
<b>Housing Tenure</b>				
Owner	773	87.2%	69.5%	61.4% <sup>6</sup>
Renter	32	3.6%	19.8%	38.6%
Owner Landlord	58	6.5%	6.6%	NA
Prefer Not to Answer	23	2.6%	4.1%	NA

## 1.7 Coding of Open-Ended Responses and Reporting

Qualitative comments provided as part of the survey were coded using inductive content analysis, allowing for an identification of themes as they emerged from the data rather than using a pre-determined coding

<sup>4</sup> Statistics Canada. 2017. Saanich, DM [Census subdivision], Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016002. Ottawa. Released January 16, 2018. Data were not weighted by gender.

<sup>5</sup> Statistics Canada. 2017. Saanich, DM [Census subdivision], British Columbia and Capital, RD [Census division], British Columbia (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

<sup>6</sup> Statistics Canada. 2017. Victoria [Census metropolitan area], British Columbia and Saskatchewan [Province] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017

approach. All qualitative comments were cleaned for spelling and punctuation, and were thematically coded (n=439). The final coding scheme resulted in 27 themes. The most frequent themes are presented in Section 3 of this report. As each respondent comment could contain up to four themes per submission, total proportions for all themes are higher than 100%. The frequency of themes has also been weighted by age and tenure to ensure that the survey results more closely represent the views of the entire population of the study area. All individual comments are provided in Appendix D.

## SECTION 2: FINDINGS

The findings presented in this section of the report are based on completed responses to the *Public Opinion Survey for Garden Suites in Saanich* (n=886). This section presents respondent levels of support for garden suites and their views on the key issues for the regulation of garden suites. Responses are presented by age and tenure as well as in aggregate. Valid percentages of responses are presented below and in Appendix C.<sup>7</sup>

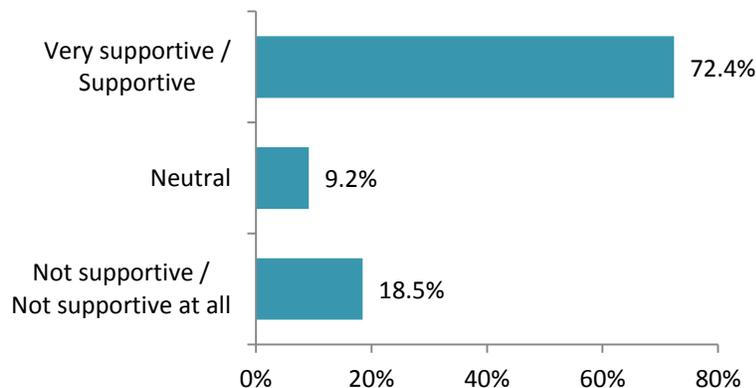
Results are related to the following topic areas:

- Location in Saanich;
- Size, including support for size maximum;
- Height;
- Parking;
- Enforcement;
- Design review;
- Approval process, including neighbour input;
- Owner occupation; and
- Vacation rentals.

### 2.1 Support for Legalization

Respondents were asked about their level of support for the legalization of garden suites in Saanich. Overall, the majority of respondents living in the study area (72.4%) indicated that they were supportive of legalizing garden suites. Only 18.5% of respondents stated they were either “Not supportive” or “Not supportive at all”.

**Figure 2.1 How supportive are you of legalizing garden suites in Saanich?**

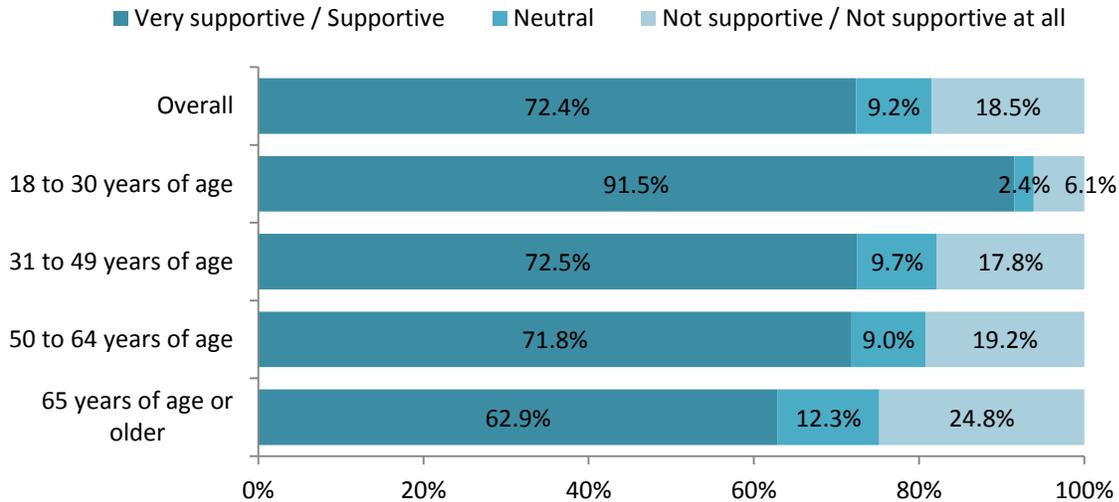


Source: Saanich Garden Suite Survey, n=873

<sup>7</sup> A small proportion of responses of “Don’t know” or “Prefer not to answer” are excluded from the analysis. In these cases, respondents chose not to report a position on a topic area.

The following graph highlights level of support for the legalization of garden suites by respondent age. The overwhelming majority (91.5%) of respondents 18 to 30 years of age indicated that they supported the legalization of garden suites in Saanich. Those respondents 65 years of age or older, while still indicating majority support for the legalization of garden suites, were less supportive than their younger peers (62.9%).

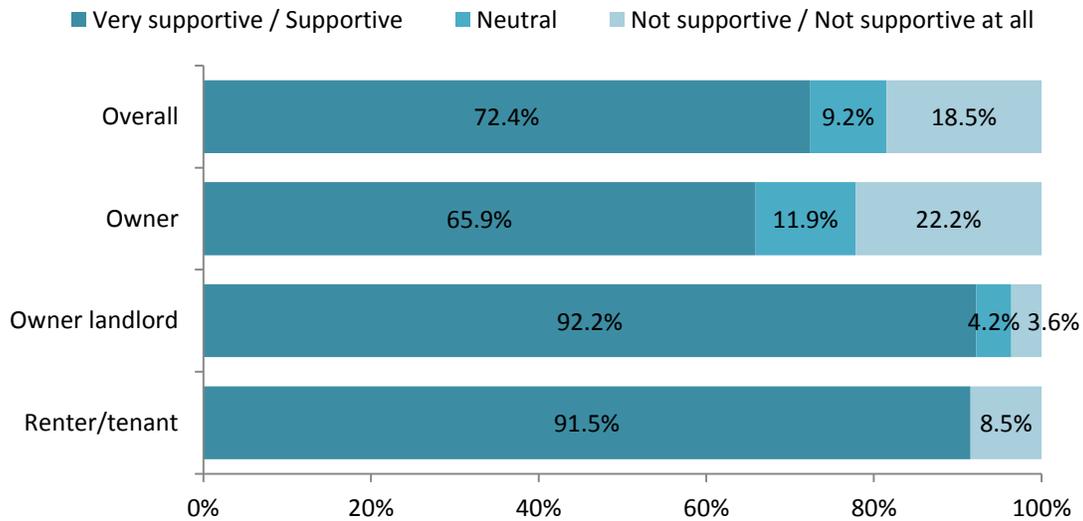
**Figure 2.2 Support by Age Category**



Source: Saanich Garden Suite Survey, n=873

Support for legalization of garden suites was highest among respondents who identified as “Owner landlord” (92.2%) or “Renter / tenant” (91.5%). While a majority of respondents identifying as “Owner” were supportive, they had overall lower levels of support (65.9%). “Owners” were more likely to indicate that they are not supportive (22.2%) of the legalization of garden suites in Saanich than those who identified as “Renter / tenant” (8.5%). However, levels of support were high amongst all housing groups.

**Figure 2.3 Support by Housing Situation**

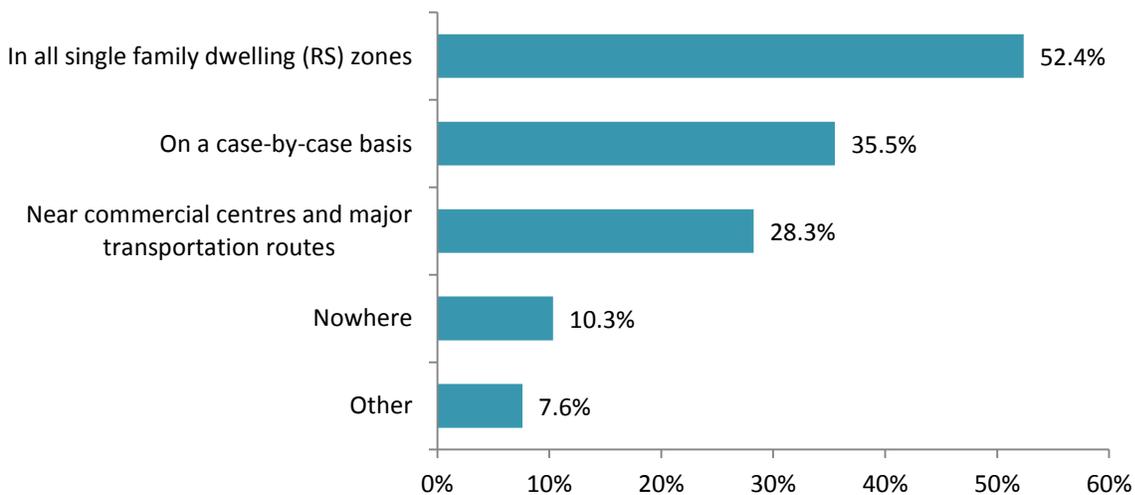


Source: Saanich Garden Suite Survey, n=849

**2.2 Location of Garden Suites in Saanich**

Respondents were asked, if garden suites were permitted, where they should be allowed in Saanich. As illustrated in Figure 2.4 below, a slim majority of respondents (52.4%) stated that garden suites should be allowed in all single family dwelling (RS) zones. Over one-third of respondents indicated that garden suites should be allowed on a case-by-case basis (35.5%). Only 10.3% of respondents stated that garden suites not be allowed anywhere.

**Figure 2.4 If permitted, where do you think garden suites should be allowed?**



Source: Saanich Garden Suite Survey, n=872

Note: Responses will not add to 100% due to multiple responses.

In general, there were different patterns of response by age and tenure. Younger and middle-aged respondents, as well as renters and landlords, were more likely to support garden suites in all single family residential zones, whereas older respondents and homeowners were more likely to say that garden suites should be considered on a case by case basis. Table 2.1 outlines response to the location of garden suites by age and housing tenure.

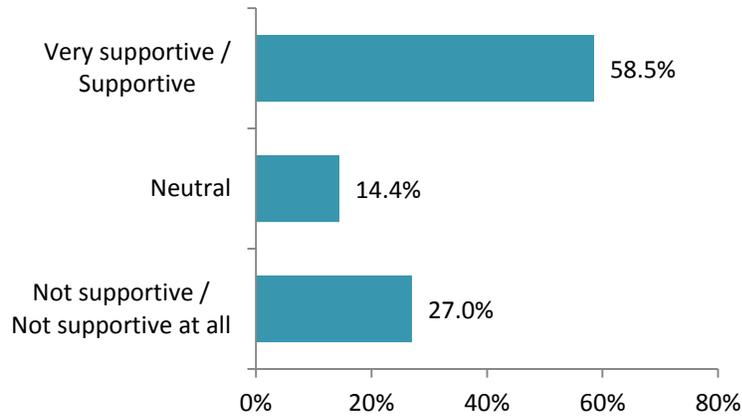
**Table 2.1 Where Should Garden Suites be Allowed**

3. If permitted, please tell us where you think garden suites should be allowed? (Select all that apply)								
	Overall	Age Category				Housing Tenure		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	872	121	261	253	238	605	176	44
In all single family dwelling (RS) zones	52.4%	85.1%	60.7%	47.0%	32.3%	46.8%	63.6%	75.0%
Near commercial centres and major transportation routes	28.3%	46.9%	23.0%	23.6%	29.6%	27.5%	30.9%	24.1%
On a case-by-case basis	35.5%	16.1%	26.5%	37.6%	52.9%	41.4%	21.8%	20.9%
Nowhere	10.3%	3.4%	10.9%	10.7%	12.9%	11.4%	8.5%	0.0%
Other	7.6%	0.0%	10.1%	9.0%	7.2%	8.8%	0.0%	16.3%

**2.3 Size: Allowing Larger Garden Suites on Larger Lots**

If garden suites were permitted, respondents were asked if they would be supportive of allowing larger garden suites on larger lots. Over half of respondents living in the study area (58.5%) supported allowing larger garden suites on larger lots. Over one-quarter (27.0%) of respondents stated that they did not support this allowance, with 14.4% of respondents indicating they were “Neutral” in their opinion.

**Figure 2.5** If permitted, how supportive would you be of allowing larger garden suites-larger lots?



Source: Saanich Garden Suite Survey, n = 868

Support for larger suites on larger lots was consistently at or near a majority (50% or more being supportive or very supportive) across age categories and tenure. Respondents in older age categories were less supportive of allowing larger suites on larger lots. Owners were also tended to be less supportive of this idea.

**Table 2.2 Larger Garden Suites**

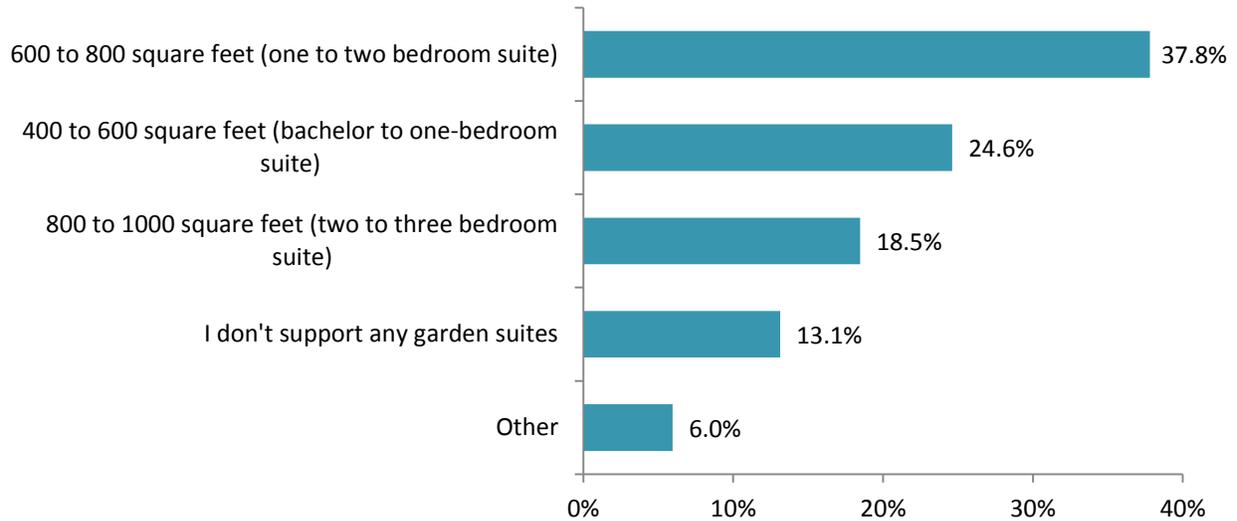
4. If garden suites were permitted, how supportive would you be of allowing larger garden suites on larger lots?								
	Overall	Age Category				Housing Tenure		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	868	124	259	248	238	603	176	55
Very supportive / Supportive	58.5%	83.6%	56.4%	58.4%	48.0%	50.3%	80.9%	81.1%
Neutral	14.4%	6.4%	18.8%	13.4%	15.0%	16.7%	8.6%	10.5%
Not supportive / Not supportive at all	27.0%	10.0%	24.9%	28.2%	36.9%	32.9%	10.5%	8.4%

**2.4 Support for Size Maximum**

If garden suites were permitted, respondents were asked what size maximum they would support. Over a third (37.8%) of respondents indicated that they would support a size maximum of 600 to 800 square feet (one to two bedroom suite). Just under one-quarter (24.6%) of respondents living in the study area stated

that they would support a smaller size maximum of 400 to 600 square feet (bachelor to one-bedroom suite). Only 13.1% of respondents indicated that they do not support garden suites of any size.

**Figure 2.6 If permitted, what size maximum would you support?**



Source: Saanich Garden Suite Survey, n=857

For most age groups and all tenure types, respondents were most likely to support maximum sizes of one to two bedrooms. Table 2.3, below, provides details about support for different maximum sizes.

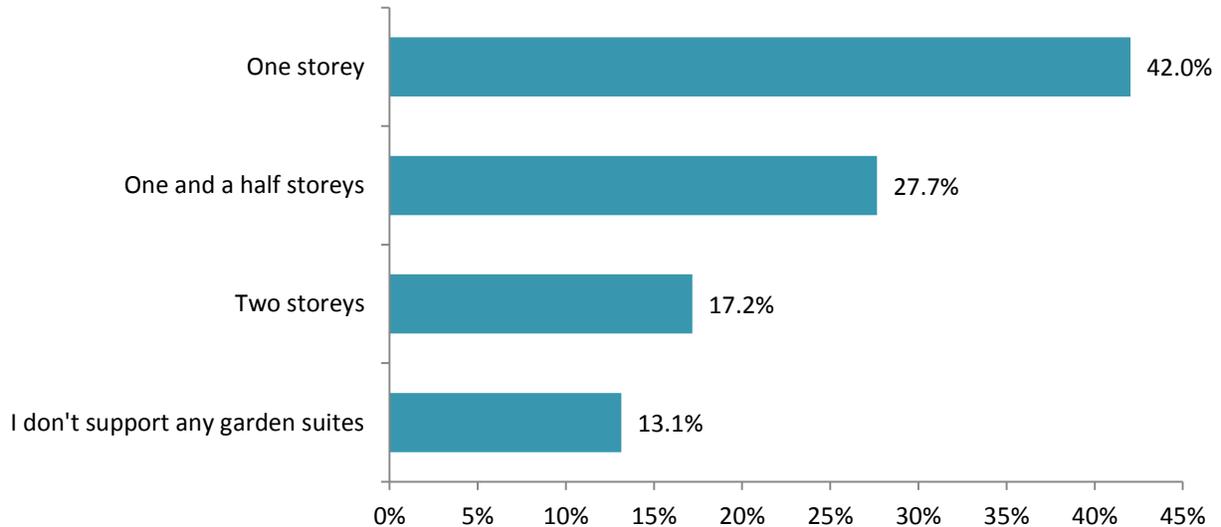
**Table 2.3 What Size Maximum Would You Support**

5. If garden suites were permitted, what size maximum would you support?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	857	113	258	248	239	600	168	58
400 600 square feet – bachelor to one-bedroom suite	23.8%	6.2%	24.4%	29.0%	28.9%	30.2%	4.8%	24.1%
600 800 square feet – one to two bedroom suite	36.6%	43.4%	34.1%	38.3%	38.5%	33.8%	50.0%	39.7%
800 1000 square feet – two to three bedroom suite	17.9%	46.9%	21.3%	10.5%	10.5%	13.8%	33.9%	27.6%
Other (please specify a size)	5.8%	0.0%	7.8%	8.1%	4.6%	7.2%	2.4%	6.9%
I don't support any garden suites	12.7%	3.5%	12.4%	14.1%	17.6%	15.0%	8.9%	1.7%

### **2.5 Height**

If garden suites were permitted, respondents were asked what maximum height they would support. Forty-two percent (42%) of respondents indicated that they would support a maximum height of one storey. Over one-quarter (27.7%) of respondents supported a maximum height of one and a half storeys, and only 17.2% of respondents stated that they support a height maximum of two storeys.

**Figure 2.7 If permitted, what is the maximum height that you would be supportive of?**



Source: Saanich Garden Suite Survey, n=866

Most respondents supported a maximum of one, or one and a half-storeys, regardless of their age or tenure. Younger residents and owner landlords were more inclined than others to support two storey maximums (37.2% and 31.6%, respectively).

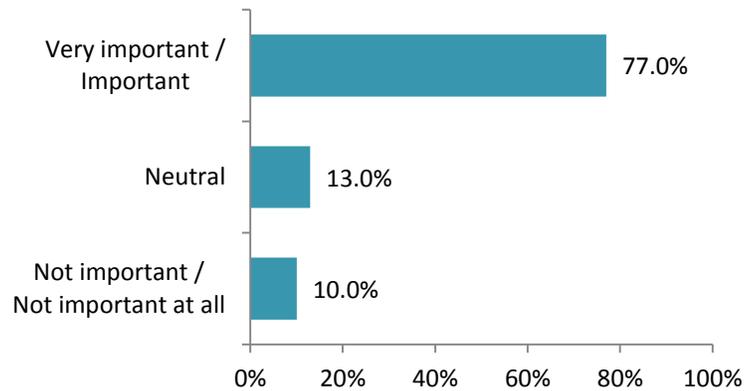
**Table 2.4 What maximum Height Would You Support**

6. Keeping in mind the maximum size you supported, if garden suites were permitted, what is maximum height that you would be supportive of?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	866	121	257	254	235	600	176	57
One storey	42.0%	24.8%	40.1%	43.7%	51.1%	47.0%	32.4%	33.3%
One and a half storeys	27.7%	34.7%	26.8%	28.0%	24.7%	23.7%	34.7%	33.3%
Two storeys	17.2%	37.2%	20.6%	14.2%	6.4%	14.2%	24.4%	31.6%
I don't support any garden suites	13.1%	3.3%	12.5%	14.2%	17.9%	15.2%	8.5%	1.8%

## 2.6 Parking

If garden suites were permitted, respondents were asked how important it would be to have one additional parking space on the property for the garden suite. Overall, the majority of respondents (77.0%) living in the study area indicated that having one additional parking space on the property for the garden suite would be important. Only one-tenth (10.0%) of respondents stated that this was not important.

**Figure 2.8** If permitted, how important would it be to have one additional parking space on the property for the garden suite?



Source: Saanich Garden Suite Survey, n=849

As shown in Table 2.5, a clear majority of respondents in all age categories (61.4% to 87.8%) and across tenure types (68.8% to 78.5%) said that an additional parking space was important or very important for garden suites.

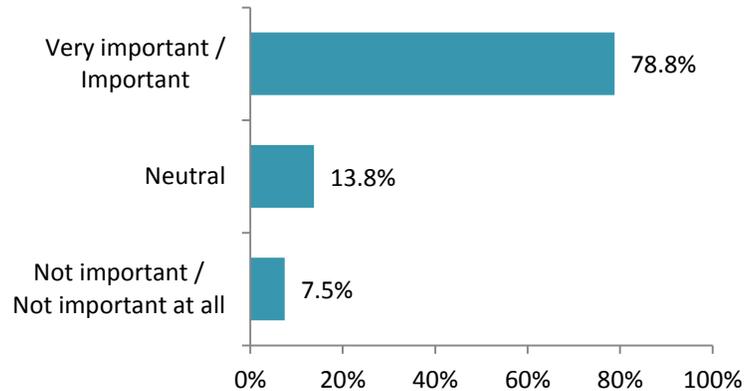
**Table 2.5 Additional Parking Spaces**

7. If garden suites were permitted, how important would it be to have one additional parking space on the property for the garden suite?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	849	109	249	251	240	602	161	58
Very important / Important	77.0%	61.4%	70.9%	79.5%	87.8%	78.5%	75.8%	68.8%
Neutral	13.0%	24.3%	12.9%	12.2%	8.7%	12.4%	12.3%	19.0%
Not important / Not important at all	10.0%	14.4%	16.2%	8.3%	3.5%	9.1%	11.9%	12.2%

## 2.7 Enforcement

If garden suites were permitted, respondents were asked how important enforcement of regulations is for their support. Overall, the majority of respondents (78.8%) indicated that enforcement of regulations was important. Only 7.5% of respondents stated that enforcement of regulations would not be important.

**Figure 2.9 How important is enforcement of the regulations to your support for garden suites?**



Source: Saanich Garden Suite Survey, n=886

A majority of respondents in all age categories (51.9% to 93.2%) and across tenure types (52.5% to 84.6%) said that enforcement of regulations is important or very important for their support of garden suites.

Table 2.6 provides details.

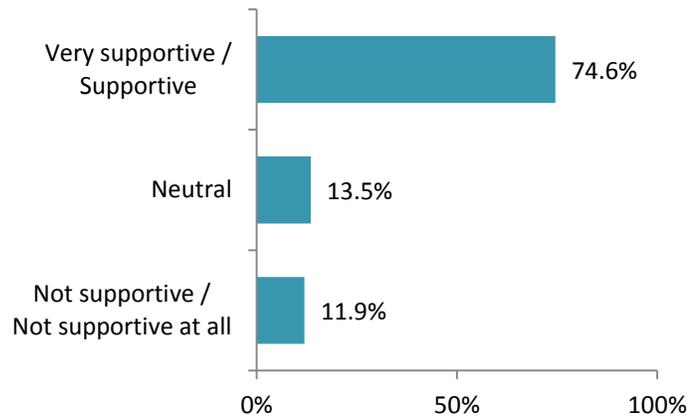
**Table 2.6 Enforcement of Regulations**

8. How important is enforcement of the regulations to your support for garden suites?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	866	121	260	249	237	600	171	58
Very important / Important	78.8%	51.9%	73.2%	84.0%	93.2%	84.6%	72.6%	52.5%
Neutral	13.8%	27.7%	19.6%	10.2%	4.0%	10.9%	15.8%	21.2%
Not important / Not important at all	7.5%	20.4%	7.2%	5.8%	2.9%	4.5%	11.6%	26.3%

## 2.8 Design Review

If garden suites were permitted, respondents were asked about their level of support for the District of Saanich providing design guidelines to address elements such as building materials, scale, massing, form and lighting pollution, as well as landscaping, and site layout and access for garden suites. The majority of respondents indicated that they supported the District of Saanich providing guidelines for garden suites (74.6%). Only 11.9% of respondents living in the study area indicated that they were not supportive of the District having design guidelines.

**Figure 2.10 How supportive are you of the District of Saanich having design guidelines?**



Source: Saanich Garden Suite Survey, n = 875

As shown in Table 2.7, a majority of respondents in all age categories (65.2% to 85.4%) and across tenure types (62.4% to 77.6%) support design guidelines.

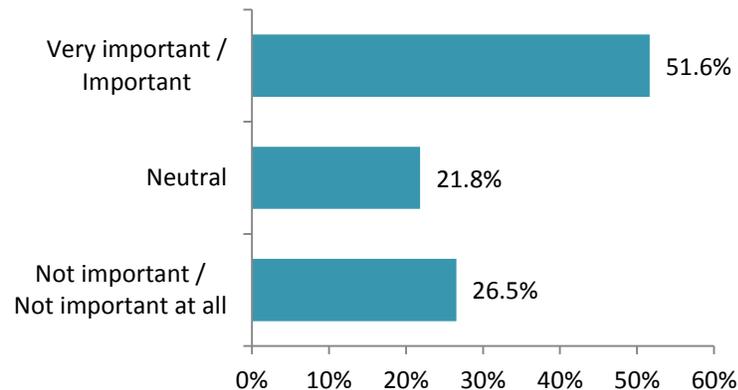
**Table 2.7 Design Guidelines**

9. If permitted, how supportive are you of District of Saanich having design guidelines?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	875	124	260	256	236	606	176	58
Very supportive / Supportive	74.6%	65.2%	66.8%	77.0%	85.4%	77.6%	69.3%	62.4%
Neutral	13.5%	22.1%	14.9%	13.4%	7.6%	12.4%	15.3%	15.8%
Not supportive / Not supportive at all	11.9%	12.8%	18.3%	9.6%	7.1%	10.0%	15.4%	21.8%

## 2.9 Approval Process: Neighbour Input

If garden suites were permitted, how important would it be to have an opportunity for neighbour input on individual garden suite applications. A slim majority (51.6%) of respondents stated that this would be important. Over one-quarter (26.5%) of respondents indicated that the opportunity for neighbour input was not important. Over one-fifth (21.8%) of respondents indicated that they were neutral in their opinions when it came to neighbor input.

**Figure 2.11 If permitted, how important is it to you to have an opportunity for neighbour input on individual garden suite applications?**



Source: Saanich Garden Suite Survey, n = 879

As shown in Table 2.8, while overall most respondents said that the opportunity for neighbour input is important or very important to garden suite applications, there is variation among groups. For example, respondents between the ages of 18 and 49 were less likely to report that neighbor input was important.

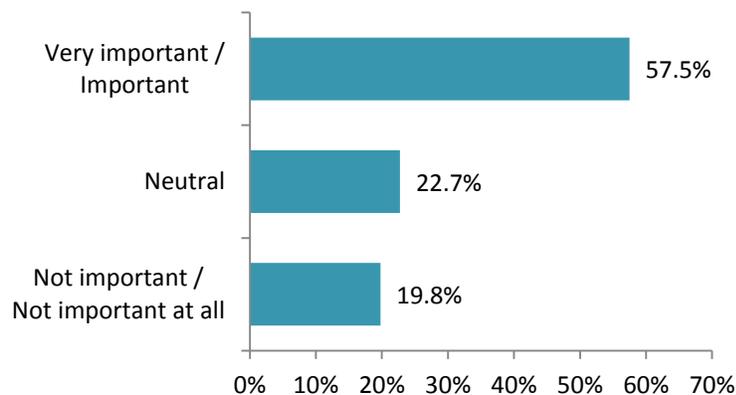
**Table 2.8 Neighbour Input**

10. If permitted, how important is it to you to have an opportunity for neighbour input on individual garden suite applications?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	879	124	264	255	237	610	176	58
Very important / Important	51.6%	24.4%	44.6%	57.1%	67.8%	59.4%	25.6%	40.0%
Neutral	21.8%	32.8%	24.9%	18.7%	16.1%	17.1%	39.2%	23.3%
Not important / Not important at all	26.5%	42.8%	30.5%	24.2%	16.0%	23.4%	35.3%	36.7%

**2.10 Fast Approval Process**

If garden suites were permitted, respondents were asked how important a fast approval process would be to them. A majority (57.5%) of respondents stated that this was important. Over one-fifth (22.7%) of respondents were neutral in their opinions, with 19.8% of respondents stating that a fast approval process was not important.

**Figure 2.12 If permitted, how important is it to you to have a fast approval process?**



Source: Saanich Garden Suite Survey, n = 864

As shown in Table 2.9, there is consistency between age groups and tenure types; a majority of respondents said that a fast approval process is important. Owner/landlords are the most likely to think that a fast approval process is important (70.7%).

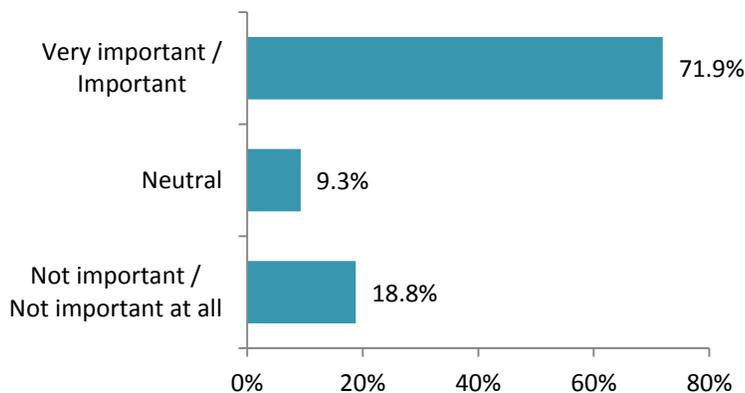
**Table 2.9 Fast Approval Process**

11. If permitted, how important is it to you to have a fast approval process?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	864	124	246	257	237	610	161	58
Very important / Important	57.5%	56.6%	58.1%	56.7%	58.2%	55.2%	61.9%	70.7%
Neutral	22.7%	31.7%	22.9%	15.9%	25.3%	20.7%	30.7%	25.9%
Not important / Not important at all	19.8%	11.7%	19.0%	27.5%	16.5%	24.1%	7.4%	3.4%

**2.11 Owner Occupation**

If garden suites were permitted, respondents were asked how important it would be for the property owner to live on the lot, either in the garden suite or the single family house. Overall, the majority of respondents (71.9%) indicated that this was important. Less than one-fifth (18.8%) of respondents stated that it would not be important for the property owner to live on the lot, either in the garden suite or the single family house.

**Figure 2.13 If permitted, how important is it that the property owner lives on the lot?**



Source: Saanich Garden Suite Survey, n = 878

As shown in Table 2.10, the majority of most respondents said it was important to have the property owner living on the lot containing a garden suite. Younger respondents and owner-landlords provided different feedback than other groups.

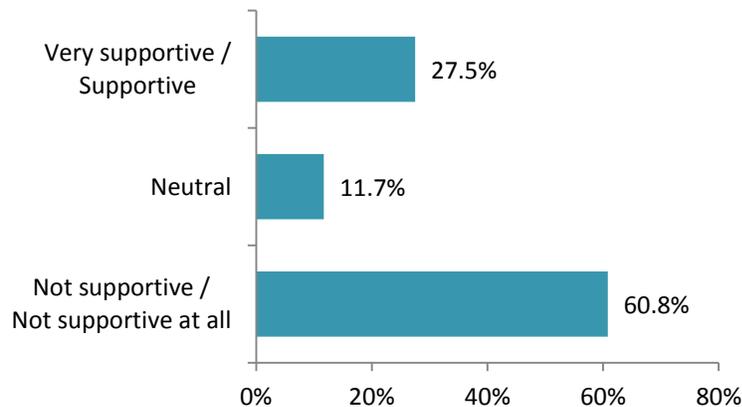
**Table 2.10 Property Owner Lives on the Lot**

12. If permitted, how important is it that the property owner lives on the lot?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	878	121	261	257	240	610	176	58
Very important / Important	71.9%	40.3%	68.9%	76.0%	87.0%	77.8%	60.3%	49.3%
Neutral	9.3%	20.1%	8.8%	7.5%	6.1%	9.0%	10.6%	5.5%
Not important / Not important at all	18.8%	39.6%	22.3%	16.5%	7.0%	13.2%	29.1%	45.3%

**2.12 Vacation Rentals**

Respondents were asked whether, if garden suites were permitted, how supportive they would be of allowing garden suites to be used as short-term vacation rentals. The majority of respondents (60.8%) indicated that they would not be supportive of using garden suites for short-term vacation rentals. Over one-quarter (27.5%) of respondents in the Sewer Service Area indicated support for allowing garden suites to be used as short-term vacation rentals.

**Figure 2.14 How supportive would you be of allowing garden suites to be used as short-term vacation rentals?**



Source: Saanich Garden Suite Survey, n = 882

As shown in Table 2.11, a minority of respondents across all age categories and tenures were supportive or very supportive of permitting garden suite short-term rentals (16.5% to 37.2%).

**Table 2.11 Garden Suites as Short Term Rentals**

13. If garden suites were permitted and the District of Saanich were to legalize short-term rentals, how supportive would you be of allowing garden suites to be used as short-term vacation rentals?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	882	124	264	254	240	613	176	58
Very supportive / Supportive	27.5%	37.2%	33.4%	27.1%	16.5%	28.2%	22.3%	35.9%
Neutral	11.7%	5.6%	13.2%	13.2%	11.6%	10.2%	10.5%	23.5%
Not supportive / Not supportive at all	60.8%	57.3%	53.4%	59.7%	71.9%	61.6%	67.2%	40.6%

### SECTION 3: SUMMARY OF QUALITATIVE FINDINGS

The survey included one open-ended question to allow respondents to provide feedback about the topics included in the survey, or about the proposals listed on the Garden Suite Study website. Approximately half (49.5%) of survey respondents elected to make additional comments on the legalization of garden suites when given the opportunity.

All qualitative comments were coded (n=439). Comments were initially reviewed to identify emerging themes and areas of concurrence or divergence within and across the feedback. This approach used inductive reasoning, whereby themes and categories emerged directly from the responses through careful examination and continual comparison. The final thematic framework included 27 themes which were applied to the open-ended responses with up to four codes applied per respondent comment (see Table 2.1 following). As previously noted, the frequency of themes has also been weighted by age and tenure to ensure that the survey results more closely represent the views of the entire population of the study area and do not over represent the views of owners and older residents.

The summary of themes is provided in Table 3.1. Examples of comments included in key themes (at least 10% of responses) follows. The complete list of comments is available in Appendix D.

Key themes identified in this question focus on residents’ desire for sufficient parking and/or mandatory on-site parking, and permits for all garden suites to ensure strict adherence to regulations. A number of respondents suggested that regulations for garden suites must be enforced to discourage the decline in neighbourhood value. However, others suggested that garden suites could allow homeowners to balance mortgage, afford their retirement, or be used to house elderly family members. While some comments suggested that garden suites should not be permitted (12.0%), 15.6% of comments coded at the end of the survey reiterated support for the legalization of garden suites and 30.7% of comments mentioned they could help address housing needs.

**Table 3.1 Qualitative Themes**

Theme	% of responses	% After Data Weighting
Garden suites should be permitted to help combat the housing shortage issue/unaffordable housing prices	20.2%	30.7%
Garden suites should be permitted only if there is sufficient parking/on-site parking is mandatory	20.0%	16.0%
Garden suites should be permitted	15.7%	15.6%
Unclassified/unique comment <sup>8</sup>	14.6%	13.2%
Garden suites should not be used as short-term vacation rentals	9.2%	12.7%
Garden suites should not be permitted	12.9%	12.0%
Garden suites could allow homeowners to balance	7.5%	9.2%

<sup>8</sup> These comments were unique and could not be classified to a single theme.

Theme	% of responses	% After Data Weighting
mortgage/afford retirement/house elderly family		
Lack of space for garden suites (no parking or residential space etc.)	9.4%	8.3%
Permits should be required for all garden suites, with strict adherence to regulations (building codes etc.)	9.4%	7.3%
Regulations must be enforced to avoid a decline in neighbourhood value	7.9%	6.7%
Lack of confidence in regulations/enforcement (e.g., perceive that illegal garden suites in Saanich already exist)	7.1%	5.4%
Municipality/infrastructure cannot support garden suites	7.1%	5.2%
Approvals (on size and height etc.) should be on a case-by-case basis	6.9%	5.0%
Thanks for asking residents opinion	2.1%	4.0%
Homeowner should be required to live on the property	4.7%	3.9%
Adequate privacy is needed for adjacent properties and neighbours	4.7%	3.6%
Increase/modify taxes to ensure garden suite is paying fairly	4.5%	3.4%
Other affordable housing options should be considered not garden suites	1.9%	2.5%
Comment regarding neighbour input	2.8%	2.1%
Approval process should be streamlined so there are no significant delays in approving construction	2.8%	2.0%
Garden suites should only be permitted if there is no rental on the property already	1.7%	1.9%
Need to address situation of current illegal suites first	1.9%	1.7%
Owner should be held responsible for tenants (noise, mess etc.)	1.7%	1.5%
Property owner should have the option to choose design as long as safety codes are met	1.9%	1.4%
Needs to be an effective means for people to report a violation	0.6%	0.5%
Short-term rentals would increase visitors to the area- positive	0.4%	0.3%
Garden suites may escalate house prices further	0.2%	0.2%

Highlighted below is an overview of the most common themes to this open-ended question, and a selection of respondent comments in support of these themes:

- The most frequent theme reflected respondents' suggestions that garden suites should be permitted in Saanich to help combat the current housing shortage issue and unaffordable housing prices in the area (30.7% of comments coded).

*"Garden suites are an important part of making local housing more affordable, and addressing BC's homelessness crisis."*

*"I believe allowing garden suites in Saanich is a very important step towards addressing the extreme housing shortage in the Greater Victoria area, as well as promoting affordable housing in this area where rents are out of range for many folks."*

*"I think, with the housing crisis the way it is, and with the rental market, it is very important to get more affordable rental housing onto the market."*

- Garden suites should be permitted only if there is sufficient parking/on-site parking is mandatory. Examples of comments addressing parking (16.0% of comments coded) include:

*"Biggest concern is parking. If there is insufficient parking on the lot then the suite should not be allowed."*

*"Garden Suites must have parking on the property for all the people in the garden suite. On street parking is getting ridiculous in Saanich. Most of the basement suites have no parking on the property, garden suites will just make it worse."*

*"Parking must be available on the lot and kept off the street!"*

- A number of respondents' comments related to the support for the legalization of garden suites in Saanich, with respondents suggesting that garden suites should be permitted (15.6% of comments coded). Sample comments that reflect this theme include:

*"I really want to see this go ahead. I think this is doing well in other provinces."*

*"I think that we need to increase density and garden suites are a good way to go."*

*"I'm all for it. I think it's a very good idea."*

- A number of respondent comments suggested that respondents opposed the use of garden suites as short term vacation rentals (12.7% of comments coded).

*"Densification should not be permitted to support short-term vacation rentals as this creates crowding without actually addressing the problem of affordable housing."*

*“Short term rentals do not address the rental shortage in the community and should not be allowed.”*

*“Strongly against Airbnb-type short term rentals. Safety of residents is a major issue.”*

- Slightly fewer comments indicated opposition to the legalization of garden suites in Saanich. Respondents’ comments suggested that garden suites should not be permitted (12.0% of comments coded).

*“Do not allow them EVER. Homeowners have lost so much privacy already and parking is a nightmare!”*

*“I am totally opposed to it.”*

*“I do not think legalizing garden suites is the answer to affordable housing.”*

- Unclassified/unique comment.<sup>9</sup> Respondents also made a number of unique / unclassified comments regarding the legalization of garden suites in Saanich (13.2% of comments coded). Sample comments under this theme include:

*“Concerned that RV/ campers would be permitted. Aesthetics are important. Concerned that during winter months would look like a shanty town, people would try to have more than one suite.”*

*“Does it require sewer/water hookup or can it be a "GREEN" structure e.g. composting toilet?”*

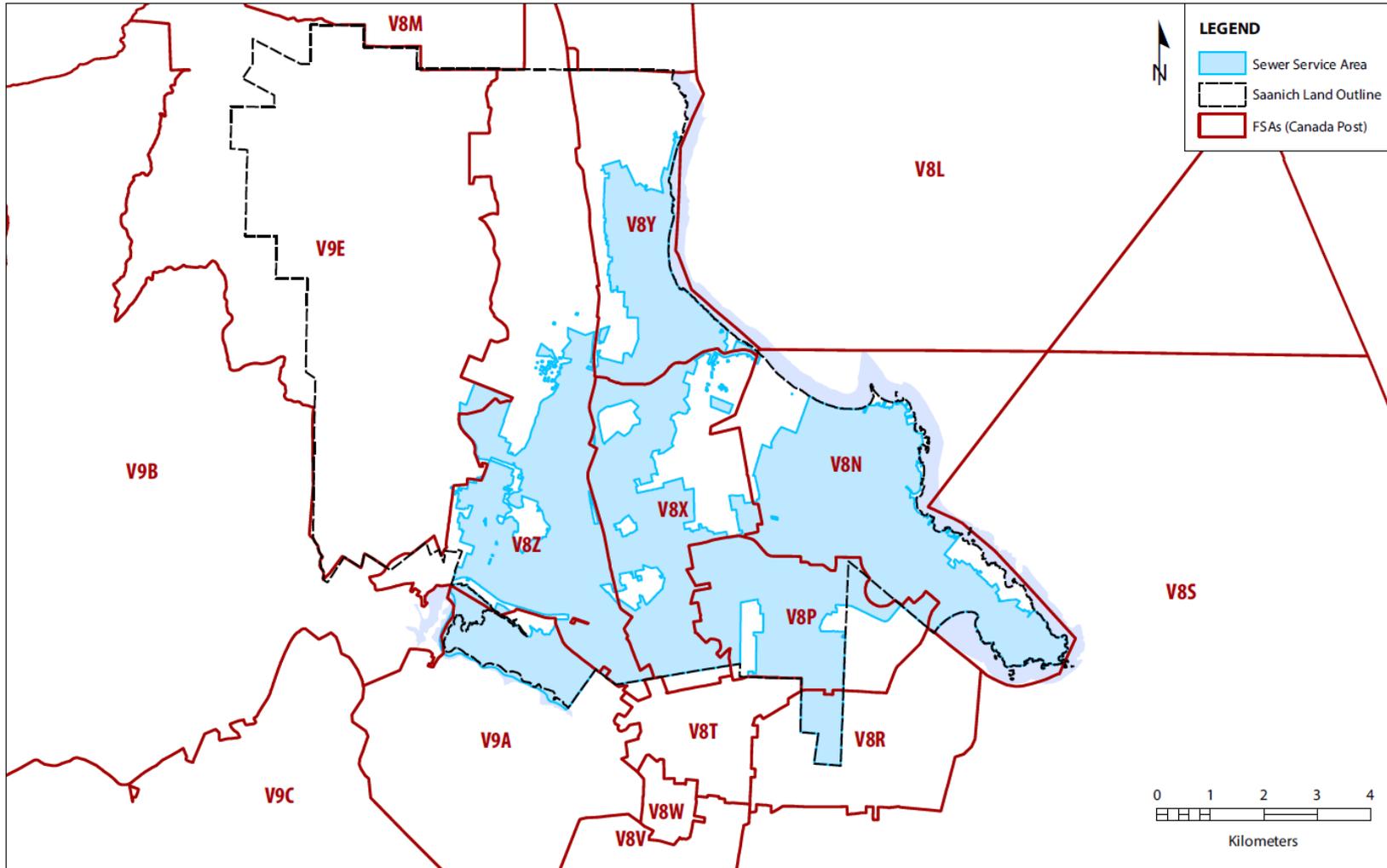
*“I did not know the owner of the house had to live in the primary house, etc. if they had a secondary suite. This is obviously not enforced at all in my neighbourhood and the house/yard in question is in serious decay and dragging down the once nice street. Hope that would not become an issue with potential garden suites.”*

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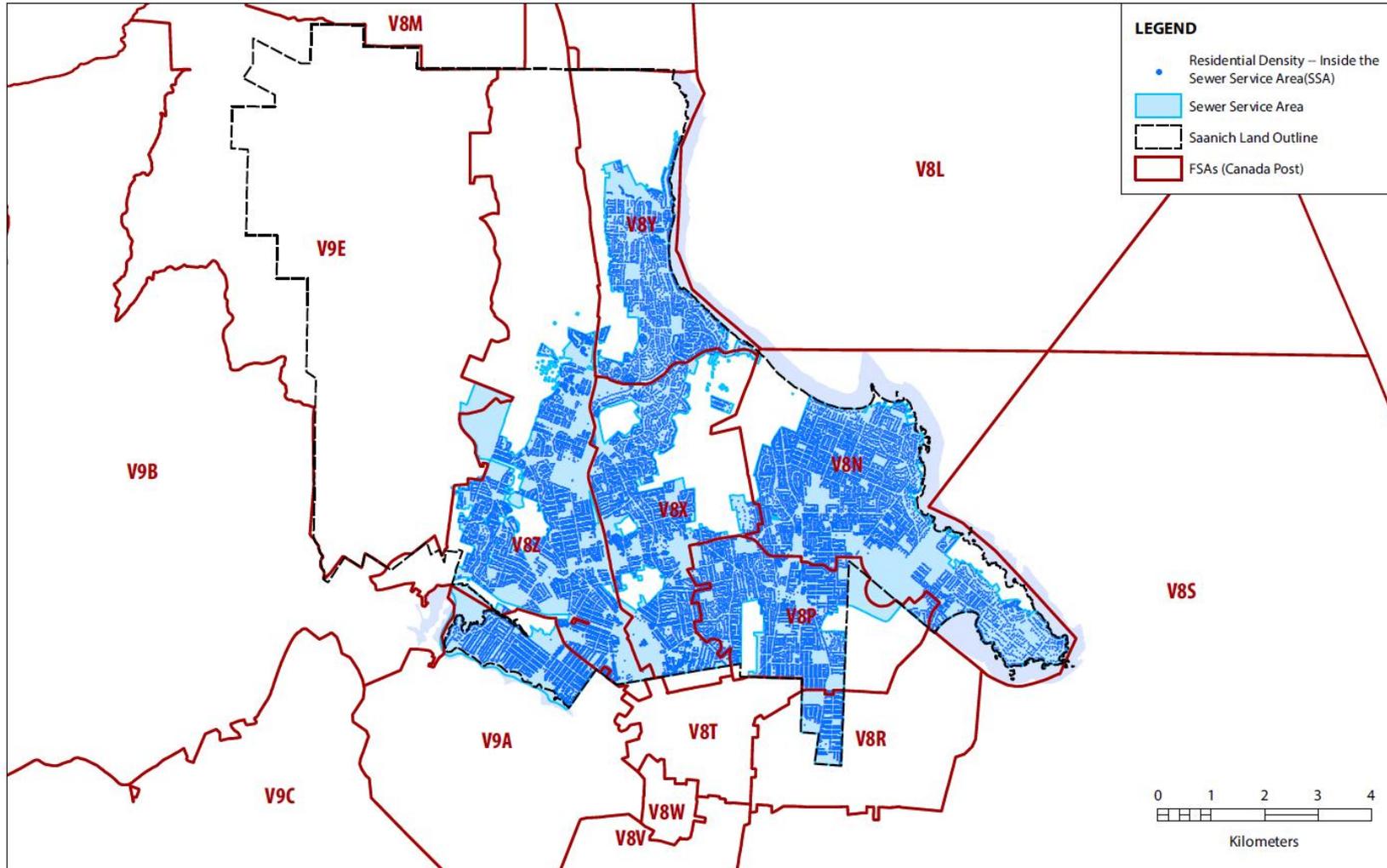
<sup>9</sup> These comments were unique and could not be classified to a single theme.

**Appendix A: Maps of Survey Target Area**

Saanich Sewer Service Area and Canada Post FSA



Saanich Sewer Service Area Residential Density by FSA



**Appendix B: Survey Instrument**

Public Opinion Survey for Garden Suites in Saanich  
Survey URL: [saanichgardensuites.malatest.net](http://saanichgardensuites.malatest.net)

## INTRODUCTION

R.A. Malatest & Associates Ltd. has been hired by the District of Saanich to conduct a short survey about garden suites. The purpose of this survey is to gather information from the public on areas of support and concern for specific regulations for garden suites and to validate responses from the community survey that was conducted in March and April, 2018. This information will inform the development of a draft regulatory framework for garden suites in Saanich, which will be presented to the public in fall 2018. Households in the District of Saanich were randomly selected via postal code to participate in this survey. **One person in your household who is over the age of 18 can answer the survey.**

For more information and background about the study, please visit our website:

Megan Squires, Planner

District of Saanich, 250-475-5494 ext. 3452.

[Megan.squires@saanich.ca](mailto:Megan.squires@saanich.ca)

Privacy:

The survey is entirely voluntary. When Malatest reports the survey findings to the District of Saanich, you will not be identified in any way. Your information will not be linked to survey responses, only postal codes are reported.

Your answers will be used to determine the level of support for garden suites on single family residential lots in Saanich and will not be used for any other purpose. When survey results are published, your responses will be combined with the responses of others so that you cannot be identified. For further details, Malatest's privacy policy is available online at

For further information, you can also contact the District's Privacy Officer:

770 Vernon Ave, Victoria, BC V8W 2W7

T: 250-475-1775

E: [foi@saanich.ca](mailto:foi@saanich.ca)

The survey should take approximately **5 – 8 minutes** to complete.

Please click on 'Continue' to begin your survey.

*For more information about garden suites please visit our website:*

If you need any assistance, please call R.A. Malatest & Associates Ltd. at 1-888-274-1700

Monday to Friday, 9:00AM to 9:00PM

Saturday, 10:00AM to 6:00PM

Sunday, 12:00PM to 8:00PM;

Or email

**SCREENER QUESTION (ONLINE ONLY)**

Which of the following age groups do you belong to?

- Under 18 years → Terminate survey
- 18 to 30 years of age
- 31 to 49 years of age
- 50 to 64 years of age
- 65 years of age or older
- Prefer not to answer → Terminate survey

**Figure 3.1 TERMINATE SURVEY SCRIPT: Thank you for your participation. Respondents must be 18 years or older to take part in the survey.**

**DEFINITION OF GARDEN SUITES**

**A garden suite** is a small detached house that is in the rear yard of a single family lot. It is accessory to the primary dwelling. Garden suites are also known as backyard cottages, laneway houses, carriage houses, coach houses, accessory dwelling units, secondary dwelling units, and detached accessory dwelling units.

**SUPPORT FOR LEGALIZATION**

Q1. How supportive are you of legalizing garden suites in Saanich?

Very supportive	Supportive	Neutral	Not supportive	Not supportive at all	Don't know	Prefer not to answer

**LOCATION IN SAANICH**

The study is focused on residential areas that are within the Sewer Service Area.

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

Q3. If garden suites were permitted in Saanich, please tell us where you think garden suites should be allowed? (Select all that apply)

In all single family dwelling (RS) zones

- Near commercial centers and major transportation routes
- On a case-by-case basis
- Nowhere
- Other (please specify) \_\_\_\_\_
- Don't know
- Prefer not to answer

**SIZE**

---

Q4. If garden suites were permitted, how supportive you would be of allowing larger garden suites on larger lots?

Very supportive	Supportive	Neutral	Not supportive	Not supportive at all	Don't know	Prefer not to answer

Q5. If garden suites were permitted, what size maximum would you support?

- 400 – 600 square feet – a typical bachelor to one-bedroom suite
- 600 – 800 square feet – a typical one to two bedroom suite
- 800 – 1000 square feet – a typical two to three bedroom suite
- Other (please specify a size) \_\_\_\_\_
- I don't support any garden suites
- Don't know
- Prefer not to answer

**HEIGHT**

---

Q6. Keeping in mind the maximum size you support, if garden suites were permitted, what is the maximum height that you would be supportive of?

- One storey
- One and a half storeys
- Two storeys
- I don't support any garden suites
- Don't know
- Prefer not to answer

**PARKING**

Q7. If garden suites were permitted, how important would it be to have one additional parking space on the property for the garden suite?

Very important	Important	Neutral	Not important	Not important at all	Don't know	Prefer not to answer

**ENFORCEMENT**

Q8. How important is enforcement of the regulations to your support for garden suites?

Very important	Important	Neutral	Not important	Not important at all	Don't know	Prefer not to answer

**DESIGN REVIEW**

Design guidelines can be applied in combination with regulations to ensure that garden suites respect the scale and character of the neighbourhood. Some communities have design guidelines, and some do not. Guidelines can result in a higher quality of design for a new development, but are an additional step in the review process and can add time and cost to an application.

Q9. If garden suites were permitted, how supportive are you of District of Saanich having design guidelines to address elements such as building materials, scale, massing, form and lighting pollution, as well as landscaping, and site layout and access?

Very supportive	Supportive	Neutral	Not supportive	Not supportive at all	Don't know	Prefer not to answer

**APPROVAL PROCESS**

---

Q10. If garden suites were permitted, how important is it to you to have an opportunity for neighbor input on individual garden suite applications?

Very important	Important	Neutral	Not important	Not important at all	Don't know	Prefer not to answer

Q11. If garden suites were permitted, how important is it to you to have a fast approval process?

Very important	Important	Neutral	Not important	Not important at all	Don't know	Prefer not to answer

**OWNER OCCUPATION**

---

In some jurisdictions, the owner is required to live on the property either in an accessory dwelling unit (garden suite) or the single family house. For secondary suites, the District of Saanich currently requires the registered property owner to occupy either the single family house or secondary suite as their primary residence

Q12. If garden suites were permitted, how important is it that the property owner lives on the lot – either in the garden suite or the single family house?

Very important	Important	Neutral	Not important	Not important at all	Don't know	Prefer not to answer

**VACATION RENTALS**

Q13. If garden suites were permitted and the District of Saanich were to legalize short-term rentals, how supportive would you be of allowing garden suites to be used as short-term vacation rentals?

5 – Very supportive	4 – Supportive	3 – Neutral	2 – Not supportive	1 – Not supportive at all	Don't know	Prefer not to answer

**GENERAL QUESTIONS**

Q14. Is there anything else you would like to tell us about the potential legalization of garden suites in Saanich?

**DEMOGRAPHIC QUESTIONS**

Q14. What gender do you most identify with? (choose one)

- Male
- Female
- Non-binary / Other
- Prefer not to say

Q15. *TELEPHONE ONLY*: Which of the following age groups do you belong to?

- 18 to 30 years of age
- 31 to 49 years of age
- 50 to 64 years of age
- 65 years of age or older
- Prefer not to answer

Q16. Which of the following best describes your housing situation?

- Owner
- Renter/tenant
- Owner landlord
- Prefer not to answer

Thank you for participating in the survey.

**Appendix C: Survey Statistical Tables**

1. How supportive are you of legalizing garden suites in Saanich?								
	Overall	Age Category				Housing Tenure		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	873	124	257	252	240	607	176	56
Very supportive / Supportive	72.4%	91.5%	72.5%	71.8%	62.9%	65.9%	91.5%	92.2%
Neutral	9.2%	2.4%	9.7%	9.0%	12.3%	11.9%	0.0%	4.2%
Not supportive / Not supportive at all	18.5%	6.1%	17.8%	19.2%	24.8%	22.2%	8.5%	3.6%

3. If permitted, please tell us where you think garden suites should be allowed? (Select all that apply)								
	Overall	Age Category				Housing Tenure		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	872	121	261	253	238	605	176	58
In all single family dwelling (RS) zones	52.4%	85.1%	60.7%	47.0%	32.3%	46.8%	63.6%	75.0%
Near commercial centres and major transportation routes	28.3%	46.9%	23.0%	23.6%	29.6%	27.5%	30.9%	24.1%
On a case-by-case basis	35.5%	16.1%	26.5%	37.6%	52.9%	41.4%	21.8%	20.9%
Nowhere	10.3%	3.4%	10.9%	10.7%	12.9%	11.4%	8.5%	0.0%
Other	7.6%	0.0%	10.1%	9.0%	7.2%	8.8%	0.0%	16.3%

4. If garden suites were permitted, how supportive you would be allowing larger garden suites-larger lots?								
	Overall	Age Category				Housing Tenure		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	868	124	259	248	238	603	176	55
Very supportive / Supportive	58.5%	83.6%	56.4%	58.4%	48.0%	50.3%	80.9%	81.1%
Neutral	14.4%	6.4%	18.8%	13.4%	15.0%	16.7%	8.6%	10.5%
Not supportive / Not supportive at all	27.0%	10.0%	24.9%	28.2%	36.9%	32.9%	10.5%	8.4%

5. If garden suites were permitted, what size maximum would you support?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	857	113	258	248	239	600	168	58
400 600 square feet – bachelor to one-bedroom suite	24.6%	6.2%	24.4%	29.0%	28.9%	30.2%	4.8%	24.1%
600 800 square feet – one to two bedroom suite	37.8%	43.4%	34.1%	38.3%	38.5%	33.8%	50.0%	39.7%
800 1000 square feet – two to three bedroom suite	18.5%	46.9%	21.3%	10.5%	10.5%	13.8%	33.9%	27.6%
Other (please specify a size)	6.0%	0.0%	7.8%	8.1%	4.6%	7.2%	2.4%	6.9%
I don't support any garden suites	13.1%	3.5%	12.4%	14.1%	17.6%	15.0%	8.9%	1.7%

6. Keeping in mind maximum size supported, suites were permitted, what is maximum height-supportive of?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	866	121	257	254	235	600	176	57
One storey	42.0%	24.8%	40.1%	43.7%	51.1%	47.0%	32.4%	33.3%
One and a half storeys	27.7%	34.7%	26.8%	28.0%	24.7%	23.7%	34.7%	33.3%
Two storeys	17.2%	37.2%	20.6%	14.2%	6.4%	14.2%	24.4%	31.6%
I don't support any garden suites	13.1%	3.3%	12.5%	14.2%	17.9%	15.2%	8.5%	1.8%

7. If permitted, how important to have one additional parking space on the property for the garden suite?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	849	109	249	251	240	602	161	58
Very important / Important	77.0%	61.4%	70.9%	79.5%	87.8%	78.5%	75.8%	68.8%
Neutral	13.0%	24.3%	12.9%	12.2%	8.7%	12.4%	12.3%	19.0%
Not important / Not important at all	10.0%	14.4%	16.2%	8.3%	3.5%	9.1%	11.9%	12.2%

8. How important is enforcement of the regulations to your support for garden suites?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	866	121	260	249	237	600	171	58
Very important / Important	78.8%	51.9%	73.2%	84.0%	93.2%	84.6%	72.6%	52.5%
Neutral	13.8%	27.7%	19.6%	10.2%	4.0%	10.9%	15.8%	21.2%
Not important / Not important at all	7.5%	20.4%	7.2%	5.8%	2.9%	4.5%	11.6%	26.3%

9. If permitted, how supportive are you of District of Saanich having design guidelines?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	875	124	260	256	236	606	176	58
Very supportive / Supportive	74.6%	65.2%	66.8%	77.0%	85.4%	77.6%	69.3%	62.4%
Neutral	13.5%	22.1%	14.9%	13.4%	7.6%	12.4%	15.3%	15.8%
Not supportive / Not supportive at all	11.9%	12.8%	18.3%	9.6%	7.1%	10.0%	15.4%	21.8%

10. If permitted, how important is it to you to have an opportunity for neighbour input on individual garden suite applications?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	879	124	264	255	237	610	176	58
Very important / Important	51.6%	24.4%	44.6%	57.1%	67.8%	59.4%	25.6%	40.0%
Neutral	21.8%	32.8%	24.9%	18.7%	16.1%	17.1%	39.2%	23.3%
Not important / Not important at all	26.5%	42.8%	30.5%	24.2%	16.0%	23.4%	35.3%	36.7%

11. If permitted, how important is it to you to have a fast approval process?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	864	124	246	257	237	610	161	58
Very important / Important	57.5%	56.6%	58.1%	56.7%	58.2%	55.2%	61.9%	70.7%
Neutral	22.7%	31.7%	22.9%	15.9%	25.3%	20.7%	30.7%	25.9%
Not important / Not important at all	19.8%	11.7%	19.0%	27.5%	16.5%	24.1%	7.4%	3.4%

12. If permitted, how important is it that the property owner lives on the lot?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	878	121	261	257	240	610	176	58
Very important / Important	71.9%	40.3%	68.9%	76.0%	87.0%	77.8%	60.3%	49.3%
Neutral	9.3%	20.1%	8.8%	7.5%	6.1%	9.0%	10.6%	5.5%
Not important / Not important at all	18.8%	39.6%	22.3%	16.5%	7.0%	13.2%	29.1%	45.3%

13. If garden suites were permitted and the District of Saanich were to legalize short-term rentals, how supportive would you be of allowing garden suites to be used as short-term vacation rentals?								
	Overall	Age Category				Housing Situation		
		18 to 30 years of age	31 to 49 years of age	50 to 64 years of age	65 years of age or older	Owner	Renter / tenant	Owner landlord
n	882	124	264	254	240	613	176	58
Very supportive / Supportive	27.5%	37.2%	33.4%	27.1%	16.5%	28.2%	22.3%	35.9%
Neutral	11.7%	5.6%	13.2%	13.2%	11.6%	10.2%	10.5%	23.5%
Not supportive / Not supportive at all	60.8%	57.3%	53.4%	59.7%	71.9%	61.6%	67.2%	40.6%

**Appendix D: Qualitative Comments**

Make the rules very clear, and then enforce them with a very "regimented" standard (ie Non-compliance is non-compliance, and not have variances issued)

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Neighbours should have a say, but not veto. If idea is to increase housing stock, why allow it to be a vacation rental only. Parking, parking, parking. If 2 or more bedrooms allowed, need parking for 2 vehicles, not one.

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A Development Permit and re-zoning should be required. Two on-site parking stalls should be required.

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A garden suite, or other rental situation, can be an important part of a senior's (property owner) retirement planning. This should be encouraged. Slum landlord situations must be discouraged.

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A Zoned properties should not be excluded!

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About design, density etc., Saanich already does not follow the development permit guidelines nor the LAP, certainly not in Cordova Bay, so although I would like to see and would support strict adherence to any guidelines, I have little faith that would actually happen. Developers seem to be able to do what they want, so I can't see homeowners not taking advantage of the same lax of oversight.

---

Absolutely no to this idea. I will pay attention to counsellors voting in favor so as to vote against them in the future

---

Additional parking MUST be mandatory and must not obstruct parking for the primary dwelling. Windows MUST NOT overlook adjacent property (privacy). The intention should be to provide additional permanent housing, not short-term rentals (commercial use). Regulation and enforcement is critical.

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All aspects of the services and exterior look of the building would have to be conformant to the present building codes.

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Allow the option of property owner design as well as standard design.

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Allowing Garden Suites will just add to the street parking issues caused by the already approved suites in single family homes that were allowed without proper consultation with the general public and without proper building permits. 98% of them do not even meet building codes and are fire hazards. Most of them do not declare the income from the rental to avoid the taxes.

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Along with parking being available on the lot for a garden suite, there should also be sufficient street parking to accommodate visitors.

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Although I do appreciate owners having the right to do what they want to on their property and as a traveler I like the idea of vacation rentals, I would like to see garden suites being used more as permanent rentals, given the housing crunch in this area.

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Although I understand that the garden suite concept is being proposed as part of a solution to affordable housing, I believe it will contribute more to escalating property values and make housing in Saanich less affordable unless secondary suites/garden suites are a feature of a property providing an income stream to be able to afford the property in the first place. Essentially, it becomes a tool to support greater debt. I also feel the concept is at odds with the desire for urban agriculture. Garden suites increase density and if not designed well may impact neighbouring properties by increasing shade on neighbouring property. They can also affect privacy, and the general enjoyment of neighbouring properties due to increased activity, noise and sense of crowding.

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Approval should also be dependent on a minimum lot size, probably something like 8,000 sq ft .

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Approvals should take no more than 30 days, even for big jobs. Their system is antiquated and overprotected and obtrusive in getting anything done. They don't have a clue what they are doing so they hold everything up. The prices are too high. 18 months is too long to get any approval for development. Too many fiefdoms.

---

Are you going to allow portable units and how many per family home?

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As a homeowner, if I wanted to build one, I would want the process to not be overly cumbersome so specific guidelines for everyone would be nice along with less hoops when ready to build. As a neighbour, I would want others to have suites that "fit" their space and "match" their main house and still leave yards. Parking is important in residential neighbourhoods as to not clog the streets and hamper visibility. I think garden suites should be for family or for rental but not just a money grab - so I think the home owner should live on the property somewhere to limit the "rental" takeover of neighbourhoods {ie - renting a top and bottom suite in your house and then a garden suite - 3 rentals on each property}. With the prices in this city being so high, it would be nice to have a bit of mortgage help for some, but this might just escalate prices even further. PS - I don't "identify" as a female - I am a female.

---

As an owner and tax payer in Saanich I am not happy about this at all! I do NOT want garden suites in my area! It is bad enough to have suites in houses as in my case our laneway backyard neighbour. We are lucky to have such good dual suite renters now. They have been long term. However is this was a high turnover or Air BnB I would be taking legal action. I do not support more than is already allowed or looked over as is. I want to be clear! I will protest this if it goes further. I will also obtain legal presentation for this matter.

Public Opinion Survey for Garden Suites in Saanich

R.A. Malatest & Associates Ltd.

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As house prices have gone up, so only young people can afford garden suites, so these types of properties should be more available.

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As long as fire and safety codes are met and the basic height restrictions are adhered to, owners should have control of what their suite should look like as it needs to blend with the existing dwelling. If we want to encourage visitors to our city, having the option to do short term rentals would be excellent and release many suites to long term renters that might currently be used for short term rentals. It gives home owners another way to make money and sustain this constantly climbing cost of living, allowing people to stay in their own homes.

---

As long as tenants obey bylaws, are courteous, and the owner is held responsible for any transgressions (noisy, messy tenants), I have no problem with garden suites. The issue would arise if a tenant is noisy/affects neighbors and the owner is unavailable to enforce the standards and the town has to be contacted. In my opinion, a garden suite should be no bigger than a one-car garage/workshop. Parking should be on the owners property so street parking is not affected.

---

As long as the Garden Suites are habitable and built according to code then they are part of the solution to ease the shortage of affordable homes in Victoria.

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As long as the owner is aware of cleanliness and the guidelines set out by local municipality, I am happy to support this. Better than sticking Parents into an old folks home.

---

As long as they look attractive, there is parking and the owner is on the property it is okay.

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As per information provided on Saanich websites, max size and height should be a function of lot size and be determined by a formula that also included percentage coverage of other existing buildings. Survey does not capture this.

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As Saanich is a much more suburban area than Victoria, the parking issue is important.

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As there is a shortage of rental accommodation, I'd prefer to see tasteful garden suites rather than high rises or condos.

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ASAP

Back or side yard distance setbacks should be minimized (from current setbacks to perhaps 3 ft), especially if garden suite is sited near neighbouring garages or outbuildings and away from neighbouring houses. the only design control should be to minimize garden suite's overlooking neighbouring properties. this can be done with skylights (vs. windows) or higher windows that let light in but restrict views, especially from second or 1 1/2 storey designs.

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Bad idea. Huge potential for overcrowding on existing resources. Parking would be another issue with more personal living in these neighbourhoods, Crime would also increase with lower income housing units.

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Before Saanich considers legalizing garden suits, they need to look at legalizing the "illegal" suites in almost every house in Saanich. Bring those up to code, adjust the assessed value accordingly, make sure there is adequate off street parking and then we can think about garden suites.

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Biggest concern is parking. If there is insufficient parking on the lot then the suite should not be allowed.

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Biggest issue is that Saanich does not provide infrastructure to support this and is currently reducing road space and putting obstructions on vehicle routes. Stop removing driving lanes, making sidewalks bigger and adding trees and concrete gardens which impede car driving. If you want to walk or cycle, fine. I don't. I want to drive and I'm a tax payer too.

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Bring all existing and proposed suits to code and to take the same standards, including onsite parking.

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Can't think of anything else.

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Concerned about street parking on already congested residential areas.

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Concerned that RV/ campers would be permitted. Aesthetics are important. Concerned that during winter months would look like a shanty town, people would try to have more than one suite.

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Construction guidelines should be applied on a case by case basis, in order to keep the 'look and feel' of the neighborhood.

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Currently, garden suites are described as being located in "back yards" but, if the primary residence is set farther back on a property, a garden suite should be permitted in the front yard as well.

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Decision on this proposal should be concluded ASAP. There has been an affordable housing crisis in Saanich and to date nothing substantive has been done. Rental garden suites is a giant step to ease this problem. Next would be for Saanich to revise its land use bylaws to eliminate obscenely large lots and homes. Let's get back to the cluster type subdivision concept of the 70s with small lots entwined with green spaces.

---

Definitely in favor and a needed form of rental housing. As long as it's not abused it would be a good program.

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Densification should not be permitted to support short-term vacation rentals as this creates crowding without actually addressing the problem of affordable housing.

---

Developers will run roughshod over any attempts at control, and the politicians will give in.

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Do it.

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Do not allow them EVER. Homeowners have lost so much privacy already and parking is a nightmare!

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Don't allow garden suites. Make minimum lot sizes smaller to allow for more homes, duplexes and or redevelopment of larger lots.

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Don't legalise.

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Don't over think it, just let it happen.

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Emphasis on owner being present, small footprint so it is NOT like a subdivision of the lot, and NO short term rentals. It should be possible to immediately terminate a permit if these terms are violated.

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Enforcement of parking, noise and garbage so it does not end up in the neighbour's waste bin. Garden should only be allow if there is no rental in the house already and needs to be enforced to avoid having multiple rental in house as well as the garden suite. Enforcement that owner must live the main house. Work with CRA to make sure tax from rental income is declared and taxed. Have an effective means for people to report violation and action taken quickly.

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Extra off street parking spaces must be a pre-condition to approving garden suites. Our street is choked now due to illegal suites.

Fast please.

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For many years wide setbacks were mandatory in Saanich. If it has been wrong not to have wide setbacks, why does it now, because of more population, suddenly become immaterial? Just a lot of political jerrymandering poppycock!

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For me the MOST important control is the requirement for the owner to reside on the property.

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For me the most important thing is the parking. Roads in Saanich are not adequate for the people who live there already. If the owner isn't resident then you are going to have 2 rentals and that can be a huge problem. Typically renters don't accept responsibility for what the yard looks like and that is a huge concern.

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For waterfront properties, main houses are common near the water, or the back of the property. In our situation, a garden suite would be where we now park, on the front of the property.

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Garden suite is required in back yard. If 2 bedroom is allowed, it is wonderful, if not, then one bedroom is really required. Because family is growing and next generation will not afford house in Saanich or Victoria. We are waiting since long time for that decision.

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Garden suites alone are not enough. Saanich needs to have more flexible development policies in residential areas. All housing types should be able to be built in addition to single-family homes. Most single-family homes are already two or even three units, but illegal. I support more legal options permitted by zoning. Saanich's restrictive zoning and slow development approval timelines are driving housing scarcity and making prices higher. Neighbourhoods are going to change regardless, so let's allow them to change legally rather than illegally.

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Garden suites are a good idea because of the housing shortage and for younger people who are trying to save for their first home and for families to stay together and to support one another.

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Garden suites are a good idea but not if they are going to be used as airbnb type of rentals because of the housing shortage we have here right now.

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Garden suites are a logical partial solution to the "housing crisis" and, as long as adequate parking is supplied and the owner is in residence to monitor the property, I see no problem.

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Garden suites are a potential threat to the quality of life in a quiet neighborhood. I would not like to see them used as rental accommodation, especially on a short-term basis. On the other hand, I would not mind a suite to house an aging granny (for example).

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Garden suites are a preferable way to increase inventory of available housing to full scale intensification in this neighbourhood (Cadboro Bay). A predictable permit review process with clear timelines that are adhered to is preferable.

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Garden Suites are a really good idea because everyone needs a place to live.

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Garden suites are an important part of making local housing more affordable, and addressing BC's homelessness crisis.

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Garden Suites are not a solution to the need for densification and the building of 3 bedroom family size townhouse/apt neighbourhoods around Saanich commercial/transit hubs.

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Garden suites are to ensure that the population living in Victoria have a safe and affordable place to live. Garden suites should NOT be legalized for owners to make extra income from short term rentals like Air BnB. From what I understand the current rule in Saanich is NO short term rentals (less than 6 months) which should NOT be changed / lowered for Garden suites. If this would happen it completely negates the purpose of this exercise and does not help the housing shortage we are currently seeing in Victoria and the surrounding area which does not seem to be getting any better and only getting worse. The rules and regulations should be looked at and revised to help accommodate for renters with pets, especially when it comes to dog(s). If there was a set formula using the rent amount to work out a damage deposit for the pet in question: Rent is \$1400 per month say 50% for a pet deposit = \$700 over and above the damage deposit.

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Garden suites can meet a family housing issue with ageing parents, for example, retain family connection without the emotional baggage of "live-in" family, and provide some degree of support for overloaded community services such as medical and housing. If stringent regulations are applied to ensure that the "garden" attitude is retained, and family connection is developed (not just another commercial/business opportunity), such as happens in Australia, then this is a win for individuals, families, provincial authorities and the community. Great concept. Lastly, regulations must account for the fact that, at some point, family may not be around to continue occupation. Alternatives such as short term rentals may be allowed (highly problematic to enforce, I admit). There are methods to limit this aspect of the concept (building shape and size to restrict the "footprint" the suite can have).

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Garden Suites for family members (aging parents, children etc) but not as rentals.

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Garden suites in most cases are simply the evolution of the attached garage suite above same. I believe garden suites can be a compliment to an area and they would be an excellent way to reduce pressure on the demand for housing - especially accessible housing (primarily financial concerns) for those who wish to live in Saanich. Saanich is a very desirable area to live and I am pleased to see that the municipality is moving ahead with this initiative. Thank you.

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Garden suites may help the housing crisis in this area. Short term rentals do nothing to help!

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Garden suites must have available parking on the property itself. No street parking for garden suites.

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Garden Suites must have parking on the property for all the people in the garden suite. On street parking is getting ridiculous in Saanich. Most of the basement suites have no parking on the property, garden suites will just make it worse.

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Garden suites should be considered at the side of the house as well if the lot size and shape permits this, providing they respect property line setbacks, etc.

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Garden suites should be used to help decrease the housing demand for local community members, whether they are elderly looking to live close to their relatives, working professionals, or students working towards becoming working professionals, as these individuals directly contribute to the community. There should be more emphasis that garden suites should not be used for short term vacation rentals as this directly removes longer term, affordable housing from taxpaying community members of Saanich.

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Garden suites should not be allowed as B&B's.

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Garden suites should only be allowed if owner lives on site or this will become another way for non-BC residents and off shore owners to invest in an area that is already a costly area for local residents to break into the market and for affordable housing. One storey, bachelor to one bedroom suites would be more suited to allowing local BC residents to rent than would larger suites or suites on land when owner is not occupying a dwelling and impacted by renter behavior in the same way as neighbors would be. Saanich regulations should be put in place to support local BC taxpaying residents, who either own local properties or rent local properties rather than offering another venue for vacation rentals or property owners who don't live or work or have paid taxes in Canada and BC and contributed in some way to the Saanich community.

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Garden suites should only be permitted on larger properties of 15,000 sq ft or more

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Garden Suites would create mayhem in the area from the perspective of garbage, parking, noise, controls of appearance of the area, etc.

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Garden suites would help to alleviate the housing shortage. I feel the size of the suite should be dictated by the size of the lot, and the suite should look like it fits in with what is already there.

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General guidelines and oversight are needed but we should avoid over regulating.

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Generally not supportive with the whole idea.

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Get going on this and quit procrastinating.

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Get it done. This is another way to address low cost housing in the region.

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Given the shortage of available rental housing in Victoria, it seems common sense to allow those with the means to build garden housing. This will ensure more available rental accommodations, while also providing owners with additional income to support the increasing costs of living in the city.

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Go for it!

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Good idea. I think the focus should be on providing an additional option for people looking for long term rentals and/or family members (i.e. elderly parents) - not short-term vacation rental.

---

Great idea. I like your process towards a well thought out result but you don't have to make it perfect. Let's get going and adjust accordingly.

---

Have never supported municipal enforcement of additional accommodation based on "neighbour complaints" only. Brings out bad relations and give power to jerk neighbours.

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Having relocated to Victoria from any area where densification was essential to urban community growth, and a reduction in suburban sprawl (and commute challenges, etc), I strongly feel that a regulated option to build quality garden suites in Saanich is a wise step towards quality population growth in the area. Our family intends to explore this option on our property, in the next 5 years.

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Having the size of the suite determined by lot size would hopefully provide flexibility in implementing, building and complying with Saanich, and also reduce unnecessary government involvement in the approval process.

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Height could be up to two stories, but should not exceed the height of the primary structure/residence on a lot.

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Housing in Saanich is in very short supply. Anything that can be done to accommodate those in need, particularly workers who cannot afford to purchase in our very expensive environment, should be facilitated quickly. Saanich is known for taking forever to approve building.

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Housing is such a HUGE issue and problem within our city. The more we can do to alleviate this problem the better. We need to come up with innovative ideas such as Garden suites - for our young adults who are just starting out and for our seniors who could reside close to their adult children.

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How will this affect property taxes? What level would they be taxed at? Would taxes be separate or included in main house?

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Hurry up already.

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Hurry Up! There is a serious housing shortage in the CRD and these suites provide a suitable remedy.

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I am 100 percent against legalization of garden suites. Our infrastructure was not designed for the increased density that garden and secondary suites create. Other affordable housing options that properly design for increased density should be considered.

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I am against the idea of garden suites altogether.

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I am against the idea of garden suites.

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I am in favour of it because of the rental shortage.

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I am not at all in favor of this approach to increasing density. Single family dwellings on lots are exactly that, that is why you purchase one. To allow my neighbor to build a second dwelling in his back yard adjacent to my back yard and then rent it out will devalue my property as well as threaten the enjoyment and privacy of my property. I am strongly opposed, as are all who live in my house.

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I am not in favor of them. Especially with the traffic problems, the roads are getting narrower. The garden suites would make a real mess of neighborhoods. If children are allowed in them more pressure on schools to educate them.

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I am not in favour of garden suites in Saanich. My residential area is already far too crowded with suites in many houses on the street which has increased the traffic and parking congestion to a point where the neighbourhood looks like a car lot!

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I am not in favour of garden suites.

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I am not supportive - the reason is that we purchased property with a private backyard for a reason. If our neighbours decide to build a garden suite, our privacy is compromised. Also - do the math - one house's back garden could, potentially, be overlooked by FIVE garden suites - how is that okay?

---

I am strongly against garden suites. There have been two newly built homes across the street from me (in Saanich) and as a longtime Saanich resident it makes me sad to see this happening. I believe yards and green space is something our community need to keep. Thank you for asking us residents our opinion!

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I am thinking about my son's situation that regulations should support higher density so the next generation has better accessibility while supporting my property value. I am very torn on this subject.

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I am thinking of a garden suite more in the idea of more of a family living in than someone else moving into and renting it. I have most seen them used for moving a family member move in who can live independently but still needs some supervision or support.

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I am totally opposed to it.

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I am very happy to be a part of this poll. Thank you for taking the time to ask for public input. I am very much in support of garden suites in Saanich. While I think this is a great step towards much needed housing in Saanich, I think it needs to be implemented at the same time as the ability to have a secondary suite AND a garden suite. The rental situation in Saanich is terrible. There is nowhere for people to live and these sorts of processes are taking too long to reach the people of our municipality that need help the most: middle income families. A friend of mine recently rented a secondary suite in a mediocre area for a significant amount of money and there were 40 applications. 40! For a crappy 2 bedroom basement suite. It rented in 4 days. Secondary suites combined with garden suites are a great way to densify while keeping neighbourhoods intact. The lot sizes in many of these areas are enormous and most single family properties have nothing in the back yard. A garden suite makes an 800k house mildly more "affordable",

but at least gives people somewhere to live so they don't have to move to another city! I hope you will consider allowing secondary suites along with garden suites in this proposal, as it is much needed in our community. Thanks, and great work!

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I am very supportive of measures that will increase housing supply and density.

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I answered I don't know to some of the questions because I am not Neutral about them but I do think that, although I support garden suites, the short-term rental concept would need to have regulations to protect the neighbours...and not be treated as a hotel/motel. It is a 'home-stay' and patrons would have to respect that. I believe that this is a difficult situation to regulate and so I wonder if short-term rentals shouldn't be simply allowed in areas which are nearer to town centres.

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I appreciate the fact that you are doing a survey as part of the process. Thanks.

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I believe allowing garden suites in Saanich is a very important step towards addressing the extreme housing shortage in the Greater Victoria area, as well as promoting affordable housing in this area where rents are out of range for many folks.

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I believe it is a very well needed option to the rental crisis. I think it would be important to know there will be regulations to deter them being used as flop houses or drug houses.

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I believe it's about time council recognized the need for legal additional housing, be it for rental, B&B or family. It not only affords additional income to homeowners but additional tax base as well. Size constraints and square footage are important so as to not over impinge on the main dwelling but given the outlay of funds is on the home owner, council should not micro manage the design elements and limit it to building codes defined in future bylaws. If the property has sufficient room, it would be nice to allow for up to two units with sufficient spacing or a side by side duplex design, only in micro design.

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I believe it's important for this area to allow additional dwelling space. Due to cost of living and housing, it can be an important 'mortgage helper'. There is also a huge lack of rental accommodation for greater Victoria area.

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I believe the people who benefit most from this initiative are those whose lots are too small to be subdivided, but large enough for a carriage house. I do not believe that the increase in inventory will improve availability or rental prices, but will make SFD housing more expensive. Units with carriage houses, or the possibility of a carriage house should see an overnight bump in their assessed value benefiting speculators. I believe the eventual outcome is that neighbourhoods uninterested in garden suites will eventually be forced to capitulate in order to compete with the increased house prices and taxation.

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I believe the single family integrity of the community needs to be preserved. I do not endorse the building of garden suites to enhance a 'transient' society in our neighborhoods! Strict approval guidelines should be endorsed, only a small % of properties to have garden suites.

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I cannot see the practical enforcement of bylaws and regulations once a garden suite has been approved. If there was a mechanism and staffing to enforce the guidelines that the Community wishes to have in place, I would be much more comfortable with the concept of Gardens Suites outside of commercial areas.

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I did not know the owner of the house had to live in the primary house, etc if they had a secondary suite. This is obviously not enforced at all in my neighbourhood and the house/yard in question is in serious decay and dragging down the once nice street. Hope that would not become an issue with potential garden suites.

---

I disagree with garden suites completely. I am sitting on an acre and you have allowed townhouses on one side of me and a cul-de-sac on the other. I totally disagree with the density of housing.

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I do not support garden suites as I see a potential for misuse (over-sized, more tenants than allowed, etc), more congestion on residential streets, and loss of green space and privacy in backyard areas.

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I do not support garden suites, or basement suites for that matter.

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I do not support garden suites. Loss of privacy, increase noise.

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I do not think legalizing garden suites is the answer to affordable housing.

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I do not think there is anything wrong with them but they need guidelines.

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I don't agree with it. The lots aren't big enough to support it. They are squishing more and more people into too small an area.

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I don't like the idea of allowing a home owner to panhandle his back yard and place another dwelling back there increasing the traffic density, causing parking issues and removing the privacy of his neighbours by having another home pop up all to make a quick buck!!

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I don't think garden houses should be allowed on properties smaller than 0.35 acres.

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I don't think it is necessary to have on a single Saanich dwelling.

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I feel garden suites are an important step to allowing homeowners to generate income from their property for retirement purposes, allow homeowners to downsize later in life and still remain on the property and provide high quality housing options for younger generations, children and aging parents. It is an important element of a plan to allow people to remain in their homes as long as possible.

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I feel that due to the shortage of places to live we would need to be more tolerant and look at different housing alternatives.

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I feel the lot size and siting of the garden suite should dictate the size of the suite, not just the lot size. Off street parking is essential to the success of this concept for the surrounding neighbours.

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I feel they are an excellent alternative for people to have the opportunity to have a suite if they don't exceed the maximum percentage of the lot. I feel oversized lots should be able to build a larger square footage to their liking providing they don't exceed the allow able building percentage per lot. We live on a large corner lot and would love to build a detached garden suite on our side yard as we have no option to build in our back yard.

---

I feel they are ideal answers for relatives to share a lot space. It allows people to bring their parents on property and keep them in their own dwelling. They are also a great idea for older students, or adult children with special needs. I am most supportive of garden suites to be occupied by family members.

---

I feel very strongly about no more building in cul-du-sac that are already in effect. This is partially due to lack of parking and space.

---

I have a large lot (79 X 125) and would love to be able to add a garden suite for my own personal residence and then either let my children or other relatives/friends etc live in the main house. I also would be very open to renting out a garden suite to a student to provide very necessary housing. Additional parking is essential as my neighbourhood is already parked up, particularly because people don't use their garages for parking but for storage and there are streets that don't have parking so there is spillage from the basement suites that are necessary for people to afford to live here. Most Saanich roads were developed when there was 1 car/house not the current car ratio of 1 car/resident.

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I have absolutely no support for garden suite proposal. These houses were designed for single family and zoning. We are already seeing too much parking on our street. People parking on our driveway, in our yard. Passing this will add more problems to our street and neighbourhood.

---

I have been surrounded on all sides of my house by rental houses. Vancouver based owners who rent their property to more than the allowed max of unrelated renters. Parking, privacy and noise are frequently an issue. The garden suites have the potential to increase noise and decrease privacy for single family's homes. The current bylaws on suites are not well enforced, so I don't believe they will be any better enforced if garden suites were allowed. They will also place increased demands on utilities, so I would like to see the owner pay more taxes.

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I have nothing else to add.

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I have nothing further to say.

---

I just don't agree with them. If you bring them in I think you would be bringing in some very low income people. And they could be very noisy and disruptive to the neighbourhood.

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I just don't want to have a lot of on-street parking that can be a problem with neighbors. The reason I want to have the owner on the property is to control parties and that kind of situation.

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I just think it's a necessary step with the housing/rental market being as tight as it is. As part of the younger generation of homeowners, I think it's a smart way to alleviate the pressure on renters and also generate income for homeowners. I'd rather not see garden suites go entirely to short term rentals, but I also think we shouldn't restrict people's ability to generate income off their property if they aren't able to commit to a long term rental situation. Lastly, thank you for consulting and seeking public input. The survey was very easy to navigate and goes a long way in making residents feel like their voices are heard. Thanks for the work you do.

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I just think they are really in demand and are a good way to address the shortage of rentals in the area.

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I know a number of illegal suites have no parking, no taxes, and the owners are not residing there.

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I look at them as full time rentals for someone to live in permanently.

---

I really want to see this go ahead. I think this is doing well in other provinces.

---

I recognize that rental is difficult in Saanich, but the basement suites in our neighbourhood already mean that we cannot get our boat into our own driveway without asking people's tenants to move their vehicles, as they park on both sides of the road and block access. If additional suites are legalized, we (on a dead Public Opinion Survey for Garden Suites in Saanich

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end) will be totally unable to use our own driveway. There is already insufficient space in the elementary school nearby for students, adding larger than one-bedroom suites would increase this problem. Saanich does not control the "in-law" suites now that are rented. I cannot see that they would enforce any additional regulations that may be brought in.

---

I see out here people do not follow the rules. They build big houses and rent them out, it destroys the sense of community.

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I simply think it is a great idea with the housing shortage in this city.

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I strongly support Garden Suites as a means of increasing the supply of housing in greater Victoria that is affordable for students and the working public

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I support garden suites for use as in-law suites, adult child housing, and long-term rentals.

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I support garden suites primarily as a way to increase the amount of affordable housing in Saanich. Regulations should also be designed with that objective in mind.

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I think allowing garden suites would be really beneficial to the aging population (younger generations looking after aging parents) and also allowing the younger generation to get into the housing market better and support their families. As well as this would be helping the rental market.

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I think certain cultures will exploit the shit out of these regulations.

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I think garden rental suites are a great idea because of the shortage of residential tenancy apartments in Victoria.

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I think garden suites would be an excellent way to address housing needs (along with property and mortgage costs) for residents of Saanich

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I think having garden suites to relieve the rental shortage would be great. Using them as a money-maker by having them be short term vacation suites would be terrible.

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I think height specifications should be case by case and should allow for sunshine issues between neighbours to try to reduce designs that take sunlight away from neighbours with gardens relying on the sun.

---

I think if the idea is to improve access to housing then it has to be affordable housing, not just high end. By affordable I mean for low income people. The city needs to look at infrastructure such as roads, school, and amenities, etc. I also don't want the garden suite to take up all the lot, and not crammed next to the neighbours.

---

I think it is a good thing, because there is not enough living space and families are sticking together because of the cost of housing.

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I think it is a great idea whose time has come, but it should be strictly regulated. It should be streamlined so there are no significant delays in the approval process.

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I think it should go to a referendum for all owners to have a say in Saanich.

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I think it should just be for family members, like a "Granny Suite".

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I think it will be a very contentious issue

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I think it will be important to have a "grandfather" factor of existing permitted outbuildings that are not currently suites. I think permitting all secondary suites will decrease illegal suites and increase housing availability, adding to the safety of renters overall.

---

I think it would be a good idea as long as properly controlled. Not for short term rentals, although "short term" needs to be defined.

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I think it would be important in the university area for students to have a place where they can be quiet and do the work they need to as a student.

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I think it would be very important that the municipality carefully consider every application, they monitor it to ensure there is compliance and fairness.

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I think it's a band aid solution. I think the Victoria mayor should mind her own business. They need to address the homeless issue first.

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I think it's a good idea to consider this.

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I think it's an important issue, and Saanich has an obligation to provide more housing options. Regulations need to be clear and defensible, if too many hurdles, too much time and cost, people will build without regulations. If process is too onerous and too costly we won't see people take advantage, at least not legally, which seems to be the case in Victoria, who just has had limited uptake on their program. Illegal garden suites will continue in Saanich unless we make a legal program which is feasible for people. Important to have oversight on garden suite accessibility, and health and safety issues. The municipality does not have a place in regulating material and design aesthetics. Guidelines should dovetail with existing guidelines for accessory buildings so many existing accessory buildings can be converted legally under the new regulation. On a similar note, garden suite size should also vary according to lot size, much like existing lot coverage ratios dictate the size of house and accessory building sizes. To paraphrase, there shouldn't be a one size limit fits all. Varying sizes of garden suites are needed to meet the varying house needs of the community.

---

I think it's critical to ensure tenants of garden suites have off road parking and that bylaws are enforced. The neighbourhood I live in now is overrun with illegal basement suites housing multiple tenants that clutter the street with cars and result in multiple problems with a transient population in the neighbourhood. Start enforcing existing bylaws before creating more complex issues

---

I think it's important to for Saanich to recognize the changing demographics and needs of their constituents. Garden Suites are a practical solution that could provide much needed housing, density, and revenue for Saanich. Rather than focusing on 'IF' garden suites will become legal, as a Saanich taxpayer, I would prefer Saanich to focus their energy on creating good regulations for parking, unit size, and permit processes. Garden Suites are becoming legal...let's all stop pretending and get to making good rules.

---

I think something has to be done about the housing crisis and homeless problem in Victoria. If this would help at all, I think it would be a very good idea. There are different areas in Saanich, and making sure that it is across Saanich and not just in, for example, Saanich West, then I think it is a very good idea.

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I think that for some families it is the added revenue. Especially if they have kids. I think it is important that if you are going to rent that you screen your prospective tenants.

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I think that it has to be taxed properly. The big problem is that people abuse opportunities, and parking is already a huge problem around here.

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I think that it is something that it is important that they should do. The population is aging, and for a lot of people all they have is the Canada Pension, so it is important for them to have an option like this, to be able to afford to continue to live in the neighborhood they are used to.

---

I think that legal suites should be allowed in existing private homes in Saanich but I do not agree with secondary buildings housing garden suites.

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I think that they should not take away the right of a person to have a garden suite if the house already has a secondary suite. I feel that however many bedrooms are in a house is how many people can live in a house.

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I think that this is a great idea and will help with the shortage of rental spaces

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I think that we need to increase density and garden suites are a good way to go

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I think the percent of living space per lot would need to be increased.. as per guidelines now, if you have a lot it can only have a max percent of living space per size of lot. This would have to change due to adding a cottage or converting a garage would increase the living percent square feet per lot.

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I think the final cost of the garden suite should provide a favourable balance to ensure a good rate of return on the investment. Regulations that significantly add to the cost of the project would negatively impact increasing density and availability of more rental options.

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I think there has to be regulations and regulated properly. This parking stuff irks me, so it is a huge concern for myself and my family. It needs to be very restrictive and abide by those rules.

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I think there needs to be an ongoing regulation. Where we are there are not any garden suites, but there are some that I am aware of which exist without approval. Thinking about what has already gone on in the neighborhood, and thinking of my own daughter, who is not able to buy her own place, or a neighbor who has a large lot but is not able to build a garden suite for her son to live in, I definitely think something has to be done. It needs to be a housing solution, not simply a way to make money with vacation rentals.

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I think there should be a licence and fee each year. In View Royal, it was \$100, 5 years ago.

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I think they are a potentially more affordable housing option for the younger generations and should be seriously considered.

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I think they should be allowed if they have proper parking. There should be off-street parking available. Proper infrastructure is important too. Do not be greedy with taxes, don't charge a lot of fees. Do not turn it into a cash cow.

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I think this idea is terrible, we already live next to a rental party house with about 5-6 renters and there is no room on the street for anyone else to park. Noisy and disruptive, people coming and going all the time with no regard for other residents. Adding garden suites just exacerbates and allows this behaviour to continue with no accountability by renters or people who rent to others and don't live on site. This idea will pit neighbours against each other and dissolve any sense of community in Saanich. It will just become a lousy, noisy and crowded place to live. Please do not let this move forward.

---

I think this is a very good solution to the affordable housing situation. As a real estate investor, I would be more willing to consider buying a revenue property in Saanich if I could build a garden suite, ensuring adequate parking for all tenants. I don't think it's fair to require an owner to live at a property in order to have a secondary suite. This limits the amount of rentals available as well as investors' ability to provide rental stock.

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I think we have enough neighbourhood congestion with legalized suites in primary buildings, never mind adding to this congestion with garden suites in people's back yards. I surely don't want someone parked along my back hedge and then have to listen to their noise every time I am in my own yard, which is most every day. We need to stop building luxury condos everywhere and restrict new construction to rental apartments until this artificial housing crisis is resolved. If we allow garden suites this will no doubt lead to a further loss and degradation of our urban tree canopy and reduced green space overall. Then even more people will flock to our parks for respite and they will become more degraded. There needs to be some overarching plan for this Island that goes beyond a single municipality or city/fiefdom that sets some parameters on supportable population that protects our environment so we don't all end up living in the same congested soup.

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I think, with the housing crisis the way it is, and with the rental market, it is very important to get more affordable rental housing onto the market.

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I thought they were already legal, as my neighbour is building one now, Also, every new house that is built in my area builds a garden suite as well.

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I wish you would do a second survey on suites that are attached to houses. (existing space)

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I would be concerned that the property carry the right level of taxation, and also that payment for services such as garbage removal is taken into account.

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I would be interested in knowing how it would be taxed.

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I would be more supportive of short-term rental of the garden suite, if the owner resided full-time in the main house. I would not want/ or support short-term vacation rental with a long-term rental in the main house.

\_\_\_\_\_

I would like it in rural areas too.

\_\_\_\_\_

I would like to ask them-What is the problem they are trying to solve with garden suites?

\_\_\_\_\_

I would like to ensure that there would be sufficient parking, even on our street there is literally no street parking, so when people park on the street it becomes too narrow for two cars to drive past each other. If the existing house is already built on the back of the property, and one wished to put in a garden suite, how would that be accommodated?

\_\_\_\_\_

I would like to know how they would be property taxed.

\_\_\_\_\_

I would like to provide an opportunity for homeowners and renters to benefit from garden suites. In most cases this would not cause a problem in a neighbourhood. My main concerns would be vehicular traffic and parking and very large suites.

\_\_\_\_\_

I would like to see the professionals at municipal hall have the input and oversight, not political based. IE. if it makes sense, then allow, don't let the neighbours dictate city planning. But be sure to have resources/staff to provide oversight and regulatory management.

\_\_\_\_\_

I would like to stay in my property and area after retirement but my house is too big for one person so it will be convenient for me to build a small place that would be convenient to live in.

\_\_\_\_\_

I would not be supportive of garden suites if my property taxes are raised. Garden suites should be well constructed (i.e. to address noise issues). Not supportive of tent structures.

\_\_\_\_\_

I would not want them to be used as short term rental units. If they were rented to people without vehicles, the requirement for additional parking space on the property would not be important

\_\_\_\_\_

I would only support garden suites if both the house and the suite are rented for sure and not sitting empty. Extra parking is important because where we live there is a lack of street parking and there are too many cars parked on the road which makes it a real hazard.

I would say it's a great way to make home buying affordable for families!! Grandparents in garden suite or rentals to afford homes, mortgage helpers

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I'd be quite happy with them. I think it's fine.

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If a garden suite is going to be used for vacation rentals, I feel that the garden suite should be the only part of the premises that can be used as a vacation rental. i.e. If someone has a garden suite and a basement suite they should not be able to use both for vacation rentals, just the garden suite.

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If a garden suite is to be allowed, I think Saanich should look at the whole lot and the condition of the dwelling that is on the lot. If someone wants to put up a Garden Suite and the house is falling down, it doesn't seem to work for me. I think there should be some standards involved. We aren't going to have a community designed garden suite and a house that is falling down.

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If garden suites are legalised I would expect quite stringent regulations around them. These regulations MUST be enforced or it's a free-for-all.

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If garden suites are legalized the city should make an effort to study existing illegal garden suites, particularly those whose construction was never reviewed.

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If garden suites were legalized in Saanich, the primary purpose should be to increase the number of affordable housing units that are available, as quickly as possible.

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If I wanted to live in Surrey I would. No garden suites, no carriage houses. District of Saanich should spend their time and the cost of this survey to hire additional Bylaw Officers to investigate and enforce illegal secondary suites let alone allow additional garden suites. There is an application to build a subdivision off Milner Avenue. The developer wants no build vs. natural no build so "homeowners can have a lawn". Sure, next thing you know these homeowners will be applying to build a garden suite on their no build property. Will Saanich spend the money on a consultant to review that as well? How will the District ensure that anybody completing this survey is in fact a property owner? If Garden Suites are allowed I will move back to Qualicum Beach where their Town Council wouldn't even entertain the suggestion of legalization of garden suites, and I'll support their tax base, not Saanich's

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If it is done right, I am full on. If it is well done and managed it is a really good thing. I think it is a good idea.

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If it is good for one it should be good for all.

If it is in the area I live in and I have a problem who would I approach the owner of the suite, single family home or police?

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If LNG is approved for suites-what are policies in place for future owners when excavating in backyard? What will the increased Water rate (draw) be for all of Saanich- will this increase the costs for those without suites? If ductless heat pumps are used where will they be situated to minimize noise for surrounding neighbors? Will suites require a 200 amp upgrade for properties with 100 amp services? At what height will sundecks be allowed - for example, on roofs or in the case of sloping land grades at what height so as not to impact neighbors privacy? Considerations of situation on lot- what of fire concerns: of access to suite and if postage stamp four suites in the same areas of four different lots for example all grouped in same general area with setbacks will this increase fire risk - will this density increase noise? No commercial use of suite space - our business taxes greatly exceed residential taxes -if suites can be utilized for commercial purposes this will be a tax loss for Saanich and likely reduce real estate values of existing business properties (tax backlash). No wood heating stoves due to smoke impacting neighbors. Maximum roof height should be considered with either a shed or gable roof, not a flat roof. Night lighting and day shading of adjacent properties due to suite design should be minimized. Maximum 500 square foot suites would be a good compromise!

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If permitted for some, then it should be permitted for all, including wealthier areas such as Broadmead. No special 'NIMBY' areas for the wealthy.

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If short term rentals are approved, it needs to be with the provision that the owner live on the property. I've seen a non-resident airbnb in Fairfield that is a disgrace to the neighbourhood.

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If someone has the room it is good. There is a lack of places to live here so if someone has the space they should be able to do it.

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If there is an absentee landlord they do not care what is going on that is why it is important to be on site. There are so many factors. Getting public input is important.

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If there is neighbour input the neighbour cannot necessarily stop the building as long as it matches the other regulations and as design requirements. So neighbour input should have an impact but should not be the only deciding vote. The design regulations should not be so restrictive that only one cookie cutter style is permitted.

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If we had a garden suite we would not rent it out until their landlords were allowed more support for removing unsafe tenants from their property. As the rules and laws stand now, it is very difficult to evict even the most destructive and disturbing tenants. Police even have no jurisdiction over this. We have firsthand experience in these matters.

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I'm all for it. I think its a very good idea.

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I'm in favor of garden suites in Saanich. Would like a set of comprehensive manageable rules so that the process and limitations are clear to all.

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IMPORTANT.

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Important to have a venue to express any issues/complaints regarding the garden suite. Usually if the owner occupies the same building there are far less issues. I understand affordable housing in Victoria and the high cost of mortgages requires flexible options but as a taxpayer I don't want to deal with the issues that can come from renters that aren't being a good neighbour (often difficult to evict due to tenant rights).

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In favor of allowing garden suites for duplexes with large lots. Thank you

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In general, I think that garden suites could provide lots of extra housing, but the area/neighbourhood must be able to support the extra people, traffic, etc. As always, if the renters of a garden suite were always respectful of the neighbours and of their own obligations in a neighbourhood, few problems would occur. Making the renters part of the community (ie not vacation rentals) might encourage and support that respectful attitude.

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In general, I think the commercial activities should not be allowed in residential area.

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In general, zoning regulations over-proscribe allowed building types, uses, and density.

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In my neighborhood illegal suites are prevalent and in an area with no sidewalks the roads are lined with cars now forcing pedestrians into the roadway. Off-street parking is a must.

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In my neighbourhood near Freeman Avenue (on Cedar and on Veteran), developers have been building unusually large houses with "garden suites" that I believe have been contravening zoning bylaws. That makes me concerned about garden suites being abused as a way to stuff more renters into houses.

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In the case of a property where there is no usable space in the rear yard due to the placement of the existing principal home on the lot and where said lot may be oversized with abundant space elsewhere for a secondary detached suite; consideration should be given provided the new suite design is in keeping with the neighborhood.

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In the current situation, any type of infill housing is welcome.

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In the past few years our area has gone from single family homes with 1 or 2 cars. We now have suites in houses and as many as 5 cars. In some cases there are business-related vehicles as well. If someone is to have a suite they should be required to provide off street parking. We have no sidewalks, and visibility becomes impaired. Guest parking ends up being wherever parking .

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Increased number of suites, with concomitant increased parking spaces, implies increased traffic. Therefore, it is vital that the municipality put traffic flow and calming measures in place before approving any concentration of garden suites.

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Increased Traffic considerations within neighbourhoods must be given a very high priority. Many Saanich residential streets already have too many cars parked on them and are often used as commuter routes for those wishing to avoid busy main traffic arteries!

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Increased traffic, increased school enrollment, increased demand on local rec centres and other local services will create volume stress.

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Intensification is important. Minimizing the carbon impact would be nice. They should be taxed as an additional dwelling at a reduced rate. Encourage development around neighbourhoods that can create a village. No taxes if occupied by a senior to support multigenerational living.

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Is my opinion that garden suites should be utilized by family members. It should not be considered if it's purely for financial gain. Guidelines should be that a suite can be built when there is no other secondary accommodation in current structure

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Is there a minimum lot size? Does it require sewer/water hookup or can it be a "GREEN" structure eg. composting toilet?

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It appears that Saanich has turned a blind eye and has allowed illegal suites thus far in most of its areas. I want to see fairness. That is, if garden suites are allowed I want to see a quick process not bogged down with red tape and high fees. It would be unfair to have these homeowners go through expense and regulations when a home next door has a small lot but an illegal suite within the house and has not been required to license or undergo inspections. We need more housing and do not have more land available, so we need to address to provide for future generations and aging population.

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It can't apply where I live, so I'm not very helpful to people who may experience this. My options on this are not thought out at all. I can see where people who may want this, so that it may be important to them because there is a desperate need for more housing, more reasonably affordable housing.

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It could go a long way to reducing housing shortage, but needs to be monitored to avoid overcrowding and related problems. The number of garden suites per district/road should be limited.

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It gives the owners another income stream but not for vacation rentals but for permanent residents of the city.

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It helps with the need of housing in our area.

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It is imperative to bring in garden suites as so many people are without appropriate housing that is also affordable.

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It is important that the garden suite is accessible for maintenance (e.g. digging up a sewer line) and by emergency vehicles. This may require one wide side yard around the main building, or an access easement over other land

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It is important the owner is on the premises.

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It is important to consider the impact of garden suites on neighbours - how many people will be living there? Where will they park their cars? How does this impact the neighbours' use and enjoyment of their own backyards/property? Having enforced regulations re. garden suites will help protect neighbours and tenants - we don't want people paying rent for unsafe housing! My concern with Airbnb type rentals is that people renting short-term have less invested in being good neighbours (noise, environmental impact, etc.). I do believe that we need to find affordable solutions to the current rental crisis. I think that we should proceed slowly so that neighbourhoods can adjust to changes and potential problems with garden suites can be identified and addressed before a large number of garden suites have been built.

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It is important to me that garden suites, if allowed, ensure that there is green space remaining in the lot, and reasonable spacing between it and the primary residence.

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It is time to get going on this, especially with our housing crisis.

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It needs to be strictly monitored. The shortage of rental units for students and others could help to address the lack of housing situation. I see garden suites as being more viable in more rural areas such as Blenkinsop

above Mckenzie Ave but not so viable in sub-divisions with minimum sized lots. It is the size of the lot that is key to approval of a garden suite.

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It seems like there are illegal garden suites already and Saanich is not enforcing the bylaws. Why?

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It should happen to not only provide much needed additional rental housing in our market, but to also provide additional space for homeowners to use at their discretion.

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It would be a great way to supply additional housing and to give young people an opportunity to own their own houses given a supplementary income source.

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It would be very important that they are a legalized property and through Saanich, not just put up in the back of a house, like it is currently. They used to have studio suites with bathrooms and rooms which they rent out and they do not have nearly enough parking for the amount of tenants in their house.

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It's a good idea to help people who need a place to live.

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It's a good idea. It would support housing development. It would keep more people in Saanich.

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It's not the place for garden suites, I don't want them.

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It's very important due to the housing shortage.

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Just been to England. The housing density allows very little onsite parking. The sidewalks are lined with cars, and I mean on the sidewalks. I think adequate on-site parking is important.

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Just get them approved.

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Just the parking is an issue. I live in area with parking is a prime problem. It is important to have an adequate yard space and be particular with family with children, some yard space should be allocated. I would like to know what property tax implication it would have.

---

Keep it as now - one dwelling per lot (not two).

---

Keep red tape to a minimum.

---

keep the red tape to a minimum.

---

Keep them "inside" the Urban Containment Boundary!

---

Lack of parking.

---

Less regulation, more freedom of people to move, rent and enjoy this beautiful place on earth.

---

Let's move on with it. Be a leader not a follower.

---

Limit the number of occupants in the suite to two persons only.

---

Living in an area that has nearly all single family dwellings (in theory), the amount of vehicles parked on the narrow road is a big issue. Especially as the road is close to a school, so people park nearby to pick up or drop off their children. People may also have more than one vehicle, or park a work vehicle near their house as well. I am concerned that adding more people will only worsen the problem.

---

Long overdue.

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Look at Fullerton, California, a community with many garden suites that work very well as affordable, smaller homes for singles or couples to live in something other than an apartment. Garages have been converted or new structures added to the property. They are attractive and practical for homeowners to supplement income. County increases income as well. All positives. Especially good around UVic or older areas where lots are larger.

---

Look into the possibility of separate postal, street address for garden suite.

---

Lot size should be considered.

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Lower the hedges, I cannot see anything.

---

Make sure house regulations, including taxes, utility, garbage.

---

Mandatory yard maintenance.

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Many Saanich lots have larger, treed, private front yards which would suit a garden suite better than the back yard, and creating a parking space would be easier coming off the main driveway.

---

More density = less livability.

---

More potential problems and disputes, environmental disruption, than any benefits other than more taxes collected by government.

---

Most yards in our neighbourhood are not large enough to accommodate a garden suite. Also, the backyards are very exposed, not providing much privacy for suite dwellers or neighbours. I personally don't want to be constantly looking at my neighbour's garden suite when I'm trying to enjoy time in my own backyard.

---

My answers are so dependent on the neighbourhood and the property in question for each application. It's hard to give just one all-inclusive answer to these questions. There would be a contradiction between how fast the process is and considering every case individually.

---

My assumption is the point of garden suites is to relieve the lack of affordable housing available, which I wholeheartedly support. Therefore basic guidelines as to the structure (i.e. no shacks being built) and size in relation to the property (so we're not becoming high density areas) is something I would be supportive of. Having short-term rentals is more of a cash flow for homeowners and not necessarily conducive to the neighbourhood community. I do not want transient traffic in my peaceful area. Longer terms rentals tend to have some pride of ownership and are an asset to the community.

---

My biggest concern with any type of suite is the parking. We live in a neighbourhood where the two houses across the street and the one beside us have suites. Only one of the three provided on-site parking for their suite. On-site parking should be required.

---

My concern would be insuring that the home owners have parking off street for additional residents.

---

My greatest concern about garden suites is the height. Limiting them to one story is great but I would also want height restrictions for the pitch of the roof. Transit is so accessible in Victoria that parking is of minimal concern.

---

My main concerns are the parking of cars on quiet suburban roads, and a general increase in traffic density.

---

My neighbor built an illegal garden suite without a permit I am concerned about infill impacting my quality of life with noise and parking issues

---

My neighbourhood has seen three garden suites appear. They are not visible from the street and lots of parking is available so impact has been minimal, although I do not share a fence line with any of these properties. I definitely think there should be a limit to the number of garden suites per street/neighbourhood. I'm a supporter of more housing for young people and families and feel densification is the only answer to this huge problem.

---

n/a

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Need tight guidelines as to the look, size of the structure. Perhaps several approved designs. How would these structures be connected to sewage, electricity?

---

Need to fit in with the neighbourhood and not add to street parking congestion

---

no

---

No extra input.

---

No further comment until I get more information and find out which direction it is heading.

---

No not that I can think of, no I can't think of any, I think you've got a good set of questions there. How would the tax structure be? What would be the mill rate? The property tax structure?

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No thank you

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No, no, no. We do not want garden suites in our neighbourhood under any circumstances. The loss of privacy, security, peace and quiet, and the additional drain on resources, such as parking, garbage and sewer system, all make us very opposed to this notion.

---

no, there is nothing else I would like to say or add.

---

no.

---

No. Freezing a one acre lot without being able to subdivide is not allowed. The whole purpose is to increase density, so why not subdivide.

---

not applicable

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not at this time

---

Not in favour in the least. Overcrowding is already an issue, roads are blocked solid. Leave the little bit of open backyard space as it is, room for children to play, grow gardens etc. No more bloody structures.

---

Not in favour of it at all, too much density in neighbourhood. The rules will be stretched and surely many will not follow them anyway, Saanich will shrug and say "now it is there, leave it there!" Must be further follow up; who knows who the owners will rent to and how much control owners have over these renters. Not in favour of this at all.

---

Not supportive at all for garden suites. If they are forced up on us - if they are forced upon us - they definitely need to draw a circle (ie a 1km circumference) around the University where suites are not allowed within that kilometre. If they are forced upon us in anyway, the owner of the house must provide off-street parking to those residents occupying the garden suite.

---

Not very supportive at all.

---

nothing additional to mention

---

nothing additional to say

---

Nothing else at this time

---

Nothing else to add.

---

nothing extra to say.

---

Off-road parking and height of building(s) very important to me. I don't want the original building to have its view impaired - it was done to me.

---

Off-road parking is a MUST!

---

Off-street parking is very important and this is a non-starter if the owner does not reside on the property.

---

Off-street parking space is important. Also, if family is to be living in the garden suite, i.e. parents, priority should be given for consideration for approval.

---

On property parking would have to be made mandatory and would have to be strictly enforced. Properties that already have a basement suite should not be permitted to also have garden suite. If issues arise due to excessive parking, etc., then the city needs to intervene.

---

On-street parking in our neighbourhood is already too much. Most of our neighbours don't seem to have enough room on their property to handle their own existing needs.

---

On-street parking should not be considered as available parking spots.

---

One suite per property.

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Only that I think we really need rental properties. Anything to alleviate the crunch is good.

---

Only one set of rules.

---

Our home was built in the middle of what could be two 55 ft. wide lots. I do not wish to move my house as it has been maintained over the years and moving it would undo the costly improvements. Also, it is not deep enough to pan-handle. However, the lot is large enough to build a large two bay garage and pool change room which would be helpful to allow me to have a bathroom and change room near our above ground pool on our large south-facing lot. I would also like to build the suite over top of the garage. The garage would also address parking issues so that parking does not affect the neighbourhood. We have a long history of renting our basement suite to make ends meet. Currently, our daughter and her fiancé are living there. We had a large family and the extra rental income was necessary to be able to afford to stay in our home (the money-pit). Even as I near retirement, I still have a mortgage. Having the opportunity to invest in our home rather than selling and buying a condo is what we wish to do. Also, a well built Garden Suite would certainly add more charm to the neighbourhood than would four town-houses, that you can hardly park a car in, on a postage-sized lot. I pride myself on keeping my home maintained and my boulevard tidy and well-trimmed. There is nothing worse than a junky yard and cars parking on the boulevard making an unsightly mess. It seems to me that parking problems are the quickest way for a neighbour to complain. A Garden Suite would allow me more flexibility in retirement. My wife and I would have options; we could live in the Suite or we could rent it out and remain in our home. We could also make it available for our family members to live in when they come home to visit. One of our kids lives in another country and he and his family (grand children) travel home to visit each year. A Garden Suite would allow more accommodation, space and flexibility. We certainly hope that Garden Suites are approved. We are 100% in favour. We thank Saanich Council for their open-mindedness and leadership in researching this possibility.

---

Our neighborhood has become so high-density with so many basement suites going in that we are not supportive at all of even more development. There are so many cars on the street that we can barely get out of our own driveway, and any regulations about parking won't be enforced. We are very concerned that our once peaceful neighborhood is becoming busy, noisy, and crowded.

---

Our taxes will go up for enforcement of the bylaws. The garden suite owners should pay 1% of their taxes to support their "supplemental income". The home owners almost always will take advantage of the any loophole or will be slow to abide by the rules. Similar situations for property owners not taking care of the exterior of their property. Example: who will cut the lawn and not just simply "cut the lawn" but who keep

the detailed trimming of the exterior. Trim trees, paint, general upkeep of the exterior. As always, "the devil is in the details".

---

Over the three decades that I have been at the same address I have seen the increase in the number of vehicles parked in my street. The increase in density through legal or illegal suites is making it increasingly more difficult to drive safely on my street. At many times two vehicles can no longer pass each other. My wish is that when Saanich increases population density in a neighborhood that the developer provides parking and that the street can accept the additional volume of traffic without further slow-downs and congestion.

---

Owners should pay enough additional property tax to cover the added burden on local services brought by new adult residents.

---

Parameters need to be set and decisions then need to be made on a case by case basis.

---

Parking and area density must be one of the major governing factors in the process. If the majority of the neighbours reject the application then the application should be turned down. The property owner MUST live in the main house, not the garden suite.

---

Parking and disturbing the view of other neighbors is a huge concern of mine, as well as encroaching on the space that is currently between the houses.

---

Parking and short-term rentals are the biggest issues I'm concerned about. I do support the presence of garden suites as long-term housing to assist families afford to live in Saanich.

---

Parking and vehicles will be a challenge in implementing garden suite strategy. Having owners live on-site is crucial to having a long term "buy in" from the neighborhood. Also not using the suites as a short term airbnb is a requirement for approved rezoning. Garden suites can help with long term affordability and rental housing in greater Victoria.

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Parking density. It's getting worse.

---

Parking is an issue as streets are getting crowded with so many renters in one "single family" house - i.e. every bedroom is rented and the renter usually has a car that needs parking space.

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Parking is important as rental suites on my street already add significantly to parking/road issues. I do support this opportunity for extended family to live on properties together.

---

Parking is important, as well as setting an appropriate setback for the garden suite building.

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Parking is of prime consideration in reference to garden suites as many streets in Saanich DO NOT HAVE SIDEWALKS. With an increase in traffic and street parking there must be enhanced regulation in terms of speed reduction, mandatory intersection signage. As well there must be attention to sightlines at intersections, to lighting, to marked crossings, and to overgrowth of foliage, etc.

---

Parking is so very very important. Sufficient parking for additional development is critical.

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Parking is the biggest issue for me- must provide off-street parking. Also like the idea of the homeowner living in either the garden suite or the home to ensure that the tenants respect the neighbours.

---

Parking is VERY important!

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Parking must be available on the lot and kept off the street!

---

Parking needs to be on the owner property to allow emergency vehicles and other drivers down the road. Inspection is critical for the safety of the occupants. The separate units must have two exists from a room for safety purposes.

---

Parking space must be allocated for the suite and the occupants must be limited to no more than 3 people to the suite.

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Parking is very important on the lot.

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People do it illegally and get away with it so would like to see them be legal for everyone who wishes the opportunity and has the land to support one.

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People who live next door have a right to have input on construction in the neighbourhood.

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Please address water and electrical connections. Who pays? Separate power box?

---

Please consider that owners chose to buy (at a way higher price than most areas...)in Saanich specifically because it is not over-populated to the point to severe frustration and unhappiness. We do not support Public Opinion Survey for Garden Suites in Saanich

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garden suites but at a minimum, garden suites used short term vacation rentals. Parking issues and capacity, safety of our neighbourhoods, and road usage are all factors to consider. Thank you.

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Please DO NOT allow garden suites. Period.

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Please ensure the parking spaces are adequate for each garden suite to prevent additional pressure on existing on street parking.

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Please use common sense. Parking on property is very important.

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Population density in the proposed neighbourhood should be a factor. Would be excellent for student housing.

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Potential for increased transient problems, legal problems, and depreciation of neighbourhoods.

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Prefer green spaces, nature, and backyard esthetics instead of more people and overcrowding the Island.

---

Private properties and private single family homes should remain so. Back yard play areas/gardens do not need intrusive view of dwellings on either or both sides of their yard. Garden suites certainly could create higher taxes - even for those who would not have one built in their own back yard. I am thoroughly against the idea.

---

Rain catchment is important in southern Vancouver Island. Most new residential housing involves extensive driveways which cumulatively increase run-off and reduce water retention. Garden suites similarly reduce the capacity to retain moisture, but their footprint can be reduced by creating two storeys. I do not support increased parking, since most homes already have plenty of parking space. As for short term rentals, home owners can renovate their homes if they want to generate revenue.

---

Re parking: too optimistic, but would love to see a condition that the addition of a garden suite be net parking neutral: ie that the residents as a whole undertake to use no more cars than are currently attached to the property. The reduction of commuter emissions is a significant argument in favour of density. 2) would like to see the garden suites clearly seen as part of a continuum of affordable housing solutions, and not as a leap into the AirBnB grey-market economy, especially benefiting owners of multiple properties, unless all taxes applying to hotels, and all regulations applied to B&Bs are strictly enforced. And even then would have tragedy of the commons doubts about neighbourhoods in which rotating visitors have no stake.

Recognizing the push for densification, I support the concept of garden suites, under appropriate guidelines and enforcement. I generally support the City of Victoria's rules regarding size, configuration and location of suites - with street access. It is crucial that at least one off-street parking stall be provided. Proximity to the neighbouring dwellings and gardens is also crucial.

---

Registered at Land titles is a restrictive covenant on the titles for the Westport Place properties that allows only a single family residence per property.

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Regulation is important; design is important; and, all of these places have to adhere to the same regulations.

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Regulations are important but they need to be on the main house as well which is something that we don't seem to have a lot of in this area.

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Renters do not have the same responsibilities as owners, therefore they may not care for the unit and the neighbours.

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Restrictive covenants would not permit garden suites in our neighbourhood.

---

Revoke property owners right to rent out garden suite if they aren't willing to keep their tenants from disturbing their neighbours i.e. noise complaints, parking issues. Tenant must be able to park in driveway or directly in front of owner's property.

---

Saanich cannot control illegal suite rentals, how would they think that this would be any different. Some streets are barely passable with cars parked solidly on both sides. Just another opportunity to cheat the system with additional rentals.

---

Saanich has already been allowing garden suites and accessory buildings or prayer rooms so they are just legalizing what's already happening. They should limit it to one suite per residential lot, currently two houses across from me have two suites plus the owner's lot. The owners are living in the house, plus it has a suite in the house and there's also a garden suite in the back of the house, so they have two suites already. So it should be limited to one suite per residential lot. No short term rentals, no AirBnB.

---

Saanich has seriously failed in addressing the impact of secondary suites, rentals and/or guest suites, relating to parking, street congestion, traffic flow and density in what is primarily a single family dwelling area (Cordova Bay Ridge). In locations where secondary suites are now located, we are seeing congestion and traffic issues as these homes often have 4 to 6 cars and/or business vehicles (vans, taxi's) at each location. Saanich planning, mayor and council, have failed in understanding the impact of this on existing

residents, and designs for new subdivisions are not realistically designed for this vehicular impact. Our streets are busy at peak times and about to get busier with the developments that will impact the area within the next 1-2 years. Our streets are narrow in some sections (on Del Monte Ave and Santa Clara Ave) and are poorly designed to support more vehicular traffic. Unsafe conditions are occurring at some locations already. I often feel unsafe as a pedestrian when both lanes have cars on them and there are limited areas to sidestep onto. There are also numerous students plugged into their head sets, walking on the wrong side of the road - it is a matter of time before someone gets hit or killed, particularly in the zones with tight curves with no sight lines. Saanich needs to address street and sidewalk infrastructure and control vehicular speeds as part of their capital plan BEFORE expediting expansion of lots with secondary suites and/or garden suites. Consideration and support must be given to the residents of the area as their desire to live in a quiet area is often the reason they moved there in the first place. We are the taxpayers who have supported council, it is your turn to support us, instead of giving the ship away to the developers for a few extra tax dollars. There are many areas in Saanich to review for multi-dwelling housing, without trashing an established neighborhood that does not need to be undermined by the unfettered expansion of suites with no planned controls on traffic, parking, noise, density or design. Garden suites in this area would be an extremely foolish move. I would not vote for anyone supporting it.

---

Saanich is causing far too much densification of housing in some areas (i.e. Shelbourne and McKenzie area). This is geared to people having convenient proximity to downtown Victoria for employment. Instead of focusing on employment in the downtown, Saanich should be encouraging businesses and government offices to locate in more central/northern parts of the municipality. This would relieve the pressure of needing garden suites in southern Saanich, and reduce the traffic flow into the downtown with the associated congestion and pollution. With the focus Saanich has already put on densifying its southern portion, vehicle traffic is at ridiculous levels, and there are numerous condo developments planned which will make this worse. It is diminishing the quality of life. Saanich has an abundance of land. It should create employment hubs in areas that are surrounded by land suitable for small homes on small lots or condos. Langford is doing this. As an aside, Langford is also taking in substantial business taxes, while Saanich continually and unsustainably raises residential property taxes well beyond the inflation rate. As it stands, new homes in south Saanich have become huge (3500 sq. ft. plus), making inefficient use of land, and facilitating the discussion on garden suites. These new homes are selling for prices in the \$2 million range. It does nothing for the working poor. Saanich is allowing poor use of vacant land to build these monster homes while looking at densifying older properties by adding garden suites in areas that weren't designed to handle the influx of people. It doesn't make sense. On a personal note, as the population densifies we are finding an influx of domestic roaming cats. They are decimating native bird and small animal populations and defecating in our gardens. This too is reducing our quality of life. Many of my neighbours concur. Saanich needs a cat regulation bylaw similar to Victoria. All the more so if garden suites are legalized.

---

Saanich must enforce no street parking for suite renters. Saanich must provide full owner details to Revenue Canada on all property owners with suites. They must report their income and pay tax. Saanich must make Neighbours concerns very important. **ABSOLUTELY NO STREET PARKING. ABSOLUTELY NO STREET PARKING. ABSOLUTELY NO STREET PARKING. ABSOLUTELY NO STREET PARKING. ABSOLUTELY NO STREET PARKING.**

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Saanich needs to balance the need for more affordable housing with the existing character and density of neighbourhoods. I am opposed to short term rentals such as AirBnB in residential neighbourhoods.

Saanich should also investigate rezoning single-family for multiple mini-houses like Delta and Coquitlam have done.

Safety of the whole neighbourhood is also very important.

Save our trees.

Seriously consider incentives for building a garden suite. Make the process SMOOTH AND SIMPLE. Understand that many homes which already have secondary suites would also be interested in another rental on their property. Think of the future for young people trying to afford housing in Saanich!

Setback from property lines is critical. The one in my neighbour's yard is 5 feet from my fence with no drainage or eaves troughs. Applications should go before the Board of Variance so neighbours can be informed.

Short term rentals do not address the rental shortage in the community and should not be allowed. A garden suite should take place of an in-law suite inside the home. I am in favour of just one or the other. A single story suite should also include a suite on top of a garage.

Short term rentals mean constant disruption of the neighbourhood as people move in and out. The placement of garden suites must not spoil the neighbour's enjoyment, so should not be too close to the property line.

Short term vacation rental support is conditional on the owner living on the property (and not renting out their primary living space).

Short term vacation rentals are far more preferential than tenants. The new act has given all rights to tenant and none to the landlord. Numerous suites remain empty as landlords feel they have very little recourse if there is a problem. Parking is the main issue, it is a big issue. Parking is the same whether it is a suite in the house or a detached cottage suite, so they need to address the parking issue. As far as the garden suites being made legal, people need invest to make them nice suites. If they are not legal, people just cobble to gather any junk and rent them out - which negatively impacts surrounding house value.

Should include all areas of Saanich.

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Should meet the building code for safety. Should have enough parking for all cars registered to the tenants. Noise bylaws should be particularly enforced for residential neighbourhoods.

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Should not allow both secondary suites and garden suites on same property. Should be a limit to density within a community. Should not allow short term rental.

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Should only be permitted under a limited set of circumstances.

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Size and height depends on lot size and height of houses in neighbourhood. Consideration of neighbours should be taken into account. Approval process should be completed in reasonable amount of time.

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Size limit guidelines should be clearly stated. Property owner must live on the property. Saanich approval process should NOT be burdensome. Parking must be available on the property . Size limit should be ALIGNED across accessory dwelling.

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Solution to expensive living costs, especially for students and young adults struggling to support themselves while working minimum wage jobs.

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Some areas of Saanich would not be a good fit for garden suites, so consider the character of the neighbourhood.

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Speed up the process. There is a shortage in rental properties. Thank you

---

Street parking has become a serious problem in the community, especially on cul-de-sacs that have illegal suites. Also what is the sense in zoning property in Saanich when you would allow multiple dwellings on property zoned for SFD, The strain on the current infrastructure (water, streets, hydro, sewage, etc is near the breaking point now. Finally, what are the city's plan for property tax on garden homes?

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Street parking is a major issue for rental areas.

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Strongly against Airbnb-type short term rentals. Safety of residents is a major issue.

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Suites should be there to provide an alternative to the housing crisis and not to provide short term rentals for transient visitors.

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Surprised it's not already legal!

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Thanks for asking.

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Thanks for asking!

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That's all.

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The approval process should be efficient and not take months or years of "jumping through hoops". The suites should be intended to reduce the shortage of affordable housing not generate short-term rental income. The effect on neighbours should be minimized by enforcement of on-street parking, noise and lighting controls.

---

The area I live (Marigold), I have noticed that one developer is purchasing older properties and demolishing the existing homes. With a new home that barely fits the setbacks, a garden suite is automatically added - maybe they are classified as something else. Despite your survey, its already happening. I am concerned about additional increased traffic as these new large homes and garden suites have more occupants therefore more cars. Some of the suites are businesses. A good example is the new home on Marigold, though it doesn't cause a problem. Maybe a study could be done on these homes? Some consideration should be taken in to the amount of available occupancy in the main home when a garden suite permit is issued. I know for me I have children who will never be able to have home ownership in Victoria, and aging parents that could use one of these suites, particularly one in-law in Nanaimo who is in early stages of dementia. However, if the suites just become rentals outside what they are originally intended, I foresee a lot of issues that could arise and affect owners of other homes in the area. Privacy is another concern. My yard is quite private, I would have no objection to my neighbours having single level garden suites, but a two-story suite would invade my privacy. I wouldn't want people looking in my yard all the time and I think my neighbours would feel the same way. I would vote for single story only.

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The biggest problem in Saanich is the on-street parking. There is too little area to park. We have people who park in the residential area and then walk to the bus. The enforcement of parking really needs to be addressed.

---

The biggest problem will be parking, guaranteed. Many houses on our street (Saanich Gateway area) have garden suites or multiple secondary suites already - and more are being built on nearby streets (e.g. Bola Developments house currently under construction on Crease Ave. clearly has a garden suite) - and this has led to a very difficult situation for parking. Some streets have capacity for this, some do not - Cadillac Ave. is narrow and already has an overload of cars, but Kamloops Ave. and Homer Rd. are not so burdened for some reason, and might be better candidates for garden suites. Saanich planning needs to be very, very

careful to ensure that adequate parking is available, or it becomes a nuisance for everyone and reduces quality of life enormously - who wants to live in a giant parking lot?? We also have the added nuisance of people parking all over who work in or visit Mount View Heights care home and take up all our street parking; local situations like these need to be considered when approving these garden suites. Perhaps a series of zones might work with different rules in each zone? Not sure what is the best solution... but PLEASE try to keep the parking issue under control. Thank you!!

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The community needs to come up with something to aid in developing homes for the homeless. A process needs to be in place and regulations need to be in place. People have to have places to live.

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The density in Royal Oak is already above what we want. I have to do grocery shopping at 8:00 a.m. in order to get parking.

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The density of cars plus suites is crazy busy, reducing the enjoyment of living in Saanich. There are already too many suites in the houses on my street, breaking all of the rules for parking. I went to Saanich and got zero help. Every weekend is party time - one house has enough parking for 8 cars but also takes up at least 8 more spaces on the street almost every weekend. I'm sick of suites, and of picking up their trash. Traffic noise has at least doubled in 15 years, along with speed.

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The design review with enforcement and parking are all very important. Thank you for allowing our input

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The designed survey has covered complete information. Thanks!

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The fact that we now allow secondary rental suites should be enough without neighbours having to look at a box in their next door neighbour's backyard.

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The garden suite should have a limit on the number of tenants living in it.

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The infrastructure currently does not support garden suites, it will create a larger burden on water, road and transportation systems that are failing for homeowners currently.

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The key factor for me...garden suites cannot have ANY impact on the neighbouring properties and Saanich MUST hold people accountable when they do not follow the bylaws for building such structures.

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The lack of long term rentals is a big problem. Garden suites could help. Vacation suites should not be an option until long term rental issues are resolved.

The main interest I have is there are too many seniors kept in the family. A garden suite would keep families together, allowing a Senior family member kept with their family.

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The one important thing is the location of the suite so it does not disturb the privacy of neighbours.

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The only thing I am concerned about is parking on the property so they are not parking on or blocking the street.

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The only thing I would be concerned by is that it is regulated in some way, I don't own a house, but I think it is a good thing, to house people. It's a good thing to oversight things, so tension doesn't happen. I am supportive of them, would like to see oversight and regulations. Rentals are hard to come be.

---

The property owner should be allowed to do what they want without drowning us in the cost of permits and taxes for every little thing. We need these garden suites for UVic students and people who are struggling financially but not if it is just going to be a money grab for the municipality. They already charge us too much to get permits, it's none of their business what I want to build on my property.

---

The size of the garden suite should be proportional to the size of the lot and the location of the existing house. The suite should fall within the guidelines for boundary setbacks etc. Parking is key, and there should be room for a vehicle(s) on the property (ie not on the road).

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The sole reason for my tentative support of garden suites is because I am concerned about suburban sprawl.

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The suites should be used for rental to local people and NOT for vacation rentals. We have a dire need of housing here.

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The survey covered the issues important to me.

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The traffic on Shelbourne and Mckenzie is too much already and they are contemplating more condos

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The users of the property, both the main structure and the garden/secondary suite(s), whether renters, owners or otherwise, must have space available on or immediately in front of that property for all of their vehicles.

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There are landscaping issues for privacy, also there could be cooking odors if there were many in the area, but garden suites can be a big help to the owner.

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There are many, many factors that would have to be further clarified before I feel I could really give my true opinions here. To make one blanket guideline when Saanich residential homes and properties are so diverse would be extremely difficult and likely end up in many variance applications. I feel if the owner lives on the property that there could be less extra issues for the surrounding neighbours to have to contend with. Having said that, if this would be a feasible answer to help with affordable housing, and factors would be put into place to ensure they are safe, and still respecting the current restrictions of how close it could be to a neighbour's yard, etc. then I think it would be really worth looking at closer. Besides parking, a study would have to be looked at to see the impact on resources in various neighbourhoods, etc., as you go.

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There are three on my street and they are Multifamily properties with ample parking.

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There are too many illegal suites in Saanich already. You can tell a rental by the number of cars, and the general upkeep of the property. Garden suites would just be a cash cow and add nothing to the appearance and livability of our neighbourhoods.

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There currently exists a rental crisis, especially in a desirable municipality such as Saanich. It is imperative that legalization of garden suites happens quick in order to alleviate the issues that would come without having it. Many single family dwellings in Saanich have large lots which are grossly underused and could be well suited to having garden suites. It is also important to have a reasonable allowance for size - for example, building a garden suite that is only 600 sq ft or smaller would likely have a very long return on investment, given the current construction costs, so these factors must be taken into account when making a decision on the maximum size. 1000-1200 sq ft would be a reasonable size provided many of the lots in Saanich can easily accommodate an additional structure of that size.

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There has to be a standard, a blueprint of what is and is not acceptable. I remember when people got away with illegal basement suites. They need to know where they are going. It is important that the owner live on the property. A homeowner has more control when they know who is on their property. It should be well regulated.

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There is a housing shortage in the community that has a negative effect on young families and the working poor. Having garden suites is a good way to increase the housing pool and build a community that is accessible and desirable for young families to stay in.

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There is a huge amount of building going on and I am very distrustful of the amount that bad decisions could be made over what to allow. I am very concerned about the exploding population level and I am very apprehensive about quick and erroneous foolhardy decisions about the extra building. Decisions will have to be made very carefully and considering everyone's needs.

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There is a lot areas in Saanich that have problems with parking availability. Some streets you can hardly drive down because of all the parked cars. If they do approve Garden Suites they need to make sure there is enough parking available.

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There is a potential for overcrowding and parking challenges in some areas. Owners must be held accountable for actions of tenants.

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There is an extreme shortage of affordable housing in the region and the Municipality of Saanich must be a part of the solution.

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There is no need for garden suites in Saanich when there is ample land zoned agricultural that is not being used for agriculture. Those areas could be rezoned for residential development.

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There should be a maximum percentage of development allowed in the building envelope of each property. Also, what percent of hardscape will be permitted, ie: garden suites should, by definition, include plenty of green space (the municipality has concerns about the removal of an almost dead boulevard tree for environmental reasons yet is considering removing gardens and trees for densification). And what relavance does gender have to the survey?

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There should be a minimum space requirement to include both the garden suite and a yard space around it.

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There should be a restriction to the number of people living in the garden suite. Only a maximum of 2 people can live in the garden suite in order to prevent over populating / negatively impacting the neighborhood, such as street parking, traffic, and noise pollution.

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There should be some sort of code for electrical access that the suites must meet.

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These should not be for speculators, but rather for owner/occupants to increase density and housing on their own lots.

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These should not be legalized.

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These suites would destroy the openness of neighbourhoods. These suites potentially will shade/darken neighbouring properties. Potential destruction of trees for building space and/or for safety (trees might fall on suite in wind storm, etc)

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These would undoubtedly cause parking and traffic problems in neighborhoods.

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They are already all over the place. Why is this coming up now?

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They need to be in keeping with the neighbourhood.

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They need to pay attention to the local area plan that governs the area you live in.

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They represent rezoning without representation. They potentially cause a disturbance for neighbours on all sides, not allowing them to enjoy their property, and the peace and quiet they deserve as property owner. They devalue the property of owners. They design, in terms of design, any garden suite should face the house that installs it, not the neighbours house. Garden suites represent loss of green space, privacy, concern in areas of lighting, property boundaries in a lot.

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They seem to work well in other areas, with residents quite happy with the results.

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They should be built of quality materials in character with the architecture of the surrounding community.

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They should be legalized at once with very little government involvement.

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They would be a great way to increase available rental and lower cost living spaces.

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They would be good for aging parents or a young family starting out.

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This a great solution to address the growing population and to allow other options for aging families to have parents / grand parents closer by but for them to still have some independence.

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This is a bad idea that will be abused and used as money makers given the high potential rental income from such suites.

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This is a very biased survey as it assumes suites exist without clarifying that sufficient parking exists for both the primary house and garden suite. No basement suite should also exist on the property. On-street parking is not sufficient on many of the narrow existing roads in Saanich as they then become one lane roads. Both a safety and traffic flow problem!!! That is why case by case approval only.

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This is an important step in addressing the rental situation in greater Victoria. At the very least Saanich should approve garden suites as "in-law or family" accommodation, as I fear this is the only way I can get my daughter out of the house in this rental market. Please please tell them to say yes.

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This potential complexity when added to the current undermining of zoning and densification desires will without doubt create a less than ideal state of livability for many residents. Parking is already a problem with most single family houses attracting 2 to 3 cars, many staying on the roadway, so suggesting 1 more vehicle per garden suite is unrealistic and will be harmful to the livability of neighborhoods.

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This project needs a great deal of control or it could turn into a real boondoggle.

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This should be done orderly and with guidelines and quickly because we have too many people camping illegally in our area.

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This would be a good way to resolve some of the demand for housing. I'd prefer to see the legalization of garden suites used for housing additional family members or for long term rentals. I am opposed to garden suites built for the purpose of short term occupation (Air BnBs)

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This would be a valuable additional source of accommodation in an extremely tight rental market. I would hope to see garden suites used by those who need homes, not as short-term vacation rentals.

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Though I am supportive of the legalization of garden suites in Saanich, I am very concerned about the impact of additional traffic and parking. It is very important that garden suites do not add to street congestion in the form of street parking. One suggestion is to make streets with garden suites restricted to residential parking only. Some streets, especially those near commercial/industrial areas, have spillover parking that causes congestion and I would not want garden suites exacerbating this problem. This congestion isn't simply a convenience issue, but one of safety as emergency vehicle egress (e.g. fire truck) can be impacted. Thank you.

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To be used as long term rentals.

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To protect neighboring houses, should be setback and similar requirements.

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To reduce parking congestion, I would be inclined to rent a garden suite to someone who does not have a car and prefers bus, bike, Modo-type of transportation. Any chance there could be an incentive program to offer bus passes (or discount) for renters of garden suite? Given garden suites would have a smaller area

could: a) open roofed porches/attached decks not be included in the footprint; and b) an external, enclosed storage area (for bikes, tools, sports equipment) be considered for a suite, with a max. defined size, be considered due to the lack of internal space in a garden suite? For liability purposes, external lighting design, including pathways, should be considered as a requirement and build step, taking into account the need to minimize neighbor impacts.

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Unless the guidelines and regulations are strongly enforced, the extra parking and traffic requirements could start the decline in character and desirability of certain neighbourhoods.

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Use Kitsilano as a model.

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Use of a garden suite should be restricted to family members or in-laws of the owner.

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Utilities demands. Make potential applicants know about needs for proper water services and storm drain connections and the fees up front. Off street parking already too many cars are present due to illegal rentals. No short term rentals, no exception.

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Vacation rentals do not do anything to help create affordable housing for individual with limited income. We want to limit the negativity to the neighbourhood in order to support limited housing availability and to also support homeowners in being able to afford their home. Proper set-backs and regulations are absolutely needed for good neighbours. Is this the best option to create more housing? Would more subdivision or rezoning be a better option?

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Very supportive. Design criteria should be limited to just following typical building and electrical codes.

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Victoria and District of Saanich are getting to crowded and too much traffic.

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We already have a large issue with "illegal suites" - now these seem to be needed and unless complaints are made, these suites exist and carry on. The biggest issue is that of added vehicles. The amount of roadside parking is getting ridiculous and turning many roads into one lane choke points. Add to this the issue of density. It seems every house that is sold for it's lot, two are put in the same lot size. Adding garden suites, albeit small structures, still carry with them added density and more vehicles.

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We are in need of more housing and in need of income helper from rental suites. Allow Saanich home owners to build garden suites on their property.

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We are looking forward to it. We have a backyard waiting.

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We are ready to build a garden suite as soon as this is approved.

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We do have a problem because there isn't much land for the area. If you are going to try and house everyone in the area, you are going to need to utilize the area, whether it be a garden suite or such. So it is very important to regulate because it can get out of hand.

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We have a big housing shortage so as many garden suites as possible should alleviate the problem. They should be built carefully and with consideration for surrounding neighbours. Thanks for this opportunity! I love living in Saanich.

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We have an elder parent and it would be nice to have a temporary tiny house to accommodate him or the kids. This would add to some social flexibility considering the exorbitant cost of elder care (> 10k/month) In most cases I am not in favour of permanent structures which infringe on the existing community layout. Similarly I think the increase in house pad size, percentage of the lot are causing some existing homes to have gardens in alleyways. Similarly, new neighbours are putting-up gigantic garages or metal hangers. Sure, if an existing underused garage can be converted for increased density, fine, but in general it would be best to rebuild up for higher density.

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We have several non-legal suites on our street without enforcement by Saanich of current rules. We now have a multitude of vehicles parked on both sides of the street creating an inconvenience and danger to local residents. With current regulations not being enforced, I am dubious any new regulations will protect us.

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We live in an area of Saanich that already allows suites in the houses. The traffic and parking is terrible. This would allow for MORE traffic. Plus a lot of people do not reside in their rentals - and this garden suite idea will be another "money maker" for absent owners. Not in favor at all.

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We need the additional residential supply this would create. Let it happen.

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We need to be very careful with this, as it has the potential to seriously disrupt neighbourhoods. We have multi-dwelling zoning for a reason. Definitely need to limit this to certain areas that are already higher density.

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We need to densify in Saanich along transit corridors and near to neighborhood centers. On-site parking must be included so neighborhoods are not burdened.

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We need to find ways to allow young people to afford homes in Saanich. At current, my demographic can barely afford apartment rental and as we begin to lay roots and start families it is critically important to allow families to afford homes. Both Saanich and Victoria need working families to support this community. Unlike Vancouver, the job market in Victoria isn't spectacular. People live here because they love the community, but the reality is, they can't stay long if they can't afford it. Garden suites offer an alternative solution for families looking to either rent or subsidize rent. If we want a balanced housing market and a thriving multi-generational community, this is a step in the right direction.

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We see garden suites as a way to build COMMUNITIES. We want our neighbours to be committed to our area, therefore we don't want absentee landlords or short-term rentals. We'd also like to see local businesses in residential areas, such as coffee shops and pubs with live local music. Clean home-based businesses can also be desirable.

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We want this to happen soon. It's important to consider existing accessory buildings to be converted sooner rather than later so that the housing crisis can be addressed. There isn't enough rental and that also affects attraction of employees.

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We were just annoyed that Ms. Squires did not define garden suites in her Intro letter re: the Survey. It is like you live in a municipal bubble and you think everyone else does too!

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We would need to look at sustainability so leaving that open to alternative constructions such as Carbon houses. Short term rentals also help young families buying a home. It is important for people in the neighbourhood to have a voice but not a veto.

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We would prefer not to have garden suites in our neighbourhood. Currently, there are a number of homes in our neighbourhood where a portion or all of the home is rented out. As a result there has been an increase in traffic and the number of cars parked on the street.

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Where someone owns more than one house in Saanich, I do not think they should be allowed a garden suite. A Chinese lady has bought lots of properties and she rents them out and does not live there. Saanich needs to relax there one driveway property rule and there also needs to be appropriate landscaping of the driveway.

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What are the implications related to taxes, sewer, water, hydro, roads, etc.

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What's going to happen with the legalization of marijuana? Concerned about my neighbors all having micro grow houses. What is being done to address this concern?

When growing marijuana was illegal, my neighbor grew 3 cannabis plants in his backyard and we could not open our windows or else our house would be filled with the odor of marijuana. After the legalization, each household is allowed to grow 4 cannabis plants for recreational use. If there is a garden suites, then there will be 2 households on the property. Does that mean 8 cannabis plants can be grown in the yard? 3 cannabis plants are smelly enough. If there are 8, one can hardly breathe in the neighborhood. It will be particularly bad for people with respiratory health issues such as myself and my family members. Why is the right of those who enjoy cannabis infringing on the right of those who do not enjoy it? This is politically correct!

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Which part of...'SINGLE family dwelling' doesn't somebody get ? You WON'T see ANY garden suites in OAK BAY...EVER ! A better solution would be to build one new apartment building for every 3 new condos. IF garden suites are permitted, the neighbourhood will become a slum. It already is. Very few homes even cut their lawns. Traffic would become a nightmare. Our BC Hydro service is ALREADY maxed out on my street. Between illegal secondary suites and now garden suites, BC Hydro will be beyond maxed out. Ditto with water, and sewage, natural gas, telephone, cable services. Garden suites, and also secondary suites, is a DUMB idea. We already live in a high density situation. And Saanich council wants to reduce Shelbourne street from 4 lanes down to just 2 lanes??? WTF? 25,000 cars travel that street every morning/ afternoon rush hour traffic. Folks will buy EITHER a bus pass OR car insurance, but NOT both.

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Why would you be for garden suites in Saanich when you're against any increase in density for condos and apartments and against secondary suites? Talk about inconsistency. Garden Suites would make a mockery of single family zoning. I guess when we try to be politically correct on the issue of the day, we lose our common sense.

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With respect to the question about what Saanich can dictate I have no problem with items such as building materials but lighting and landscaping should not be within the scope of Saanich's purview.

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With the housing crisis we are currently in, garden suites are a good way of increasing density without over populating, and a good way for families to stay together as Grandma or the kids can move into the suite. Keeping families together makes for healthier, happier communities. Do not give the neighbours an opportunity to veto, there are too many NIMBY's who slow down the process and that does nothing to help our housing crisis.

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Would cause even more crowding, noise, traffic and parking problems.

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Would like to make sure that the suite matches the existing building on the property.

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Would like to see parking spots (at least 2) on property, ie: no reliance on street parking.

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Would like to see the lot size large enough to to accommodate a garden suite, eg: minimum of 1/4 acre and to have a specified minimum distance from the main dwelling and buffer to the road. Also we would support that a suite in the home owner's main house where the owner is a full time resident would be allowed as well as the cottage house. In our situation we live on a 1/3 acre and have a 4 bedroom 3 bath with only 2 adults residing. We could easily accommodate a basement suite for two people and a cottage house for one. The total number of tenants could be limited, e.g.: maximum of 3 adults so that the cottage suites don't become boarding houses.

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