Secondary Suites Project

Community Engagement
Project Overview

Background on Secondary Suites

Ways to participate
Why are We Doing This?

Jan 25, 2011
RDN Board
Direction to prepare a background study

May 28, 2013
RDN Board
Received the Background Study and Approved a Consultation Plan
To increase the number of affordable rental housing units for lower income residents....
Secondary Suites Process

1. Background Study
   “Secondary Suites Study”

2. Public Consultation

3. Compile Results & Staff Report
   (with Options & Recommendations)

4. Adopt Bylaw & OCP Amendments

2013-2014
What is a Secondary Suite?

A secondary suite is

- An additional dwelling unit;
- Accessory to a principal residence;
- A separate unit with its own entrance, bathroom, sleeping and living area and cooking facilities.
What is a Secondary Suite?

Under the BC Building Code

- Maximum floor area of 90m$^2$
- Cannot exceed 40% of the floor space of the DU
- Must be located within a house
- Cannot be subdivided
Building Code Requirements?

- Code was amended in 1995
- Suites must meet the code definition of secondary suite to be considered under reduced building standard
A Secondary Suite can be...

...within an existing home or attached to an existing home.
A Secondary Suite can be...
A Secondary Suite can be...
A Secondary Suite can be...
A Secondary Suite can be...
Secondary Suites

A Secondary Suite can be...

Secondary Suite Attached to Single Detached Dwelling at Grade

Principal Dwelling
A Secondary Suite can be...
A Secondary Suite can also be...

...detached from an existing dwelling and within an accessory building.
Issues identified so far...

- Parking
- Water and sewer servicing
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- Parking
- Water and sewer servicing
- User fees
- Site occupancy
- Addressing and emergency response
Other Considerations...

- Location
- Number per lot
- Size, height, appearance, and placement
What about existing suites?
What about existing suites?

- Life and Safety
- New Vs. Existing
- Protect existing stock
How to Participate

• Presentations
• Online Survey
• Social Media
• Email Alert System
• Focus Groups
• Community Events
Thank You

Project Website
www.rdnsecondarysuites.ca

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