



Secondary Suites Project

Community Engagement



1

Project Overview

2

Background on
Secondary Suites

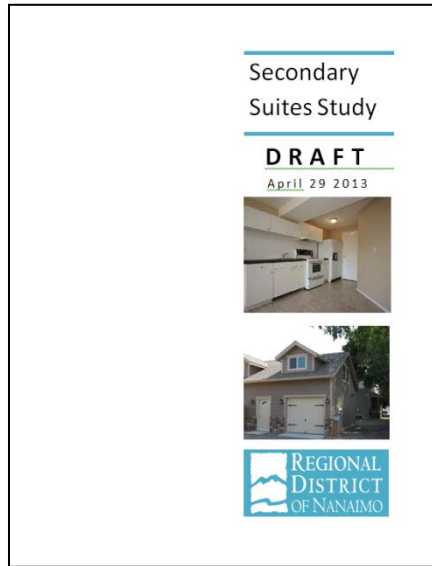
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Ways to participate

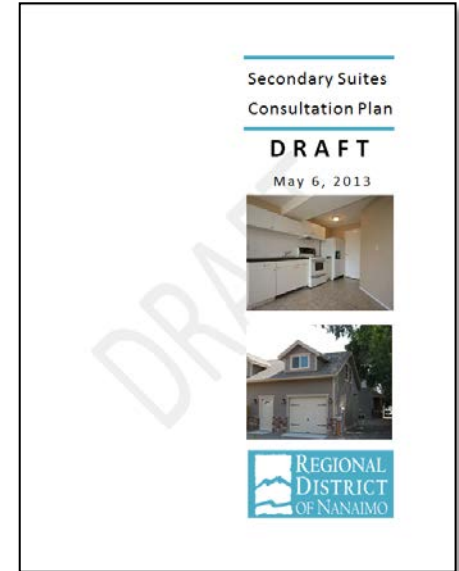


1

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



1

Why are We Doing This?

To increase the number of affordable rental housing units for lower income residents....



Secondary Suites Process

2013 - 2014

Spring – Summer – Fall - Winter

1

Background Study
“Secondary Suites Study”

2

Public Consultation

3

Compile Results &
Staff Report
(with Options & Recommendations)

4

Adopt Bylaw & OCP
Amendments



2



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.



2



What is a Secondary Suite?

Under the BC Building Code

- Maximum floor area of 90m²
- Cannot exceed 40% of the floor space of the DU
- Must be located within a house
- Cannot be subdivided



2



Building Code Requirements?

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

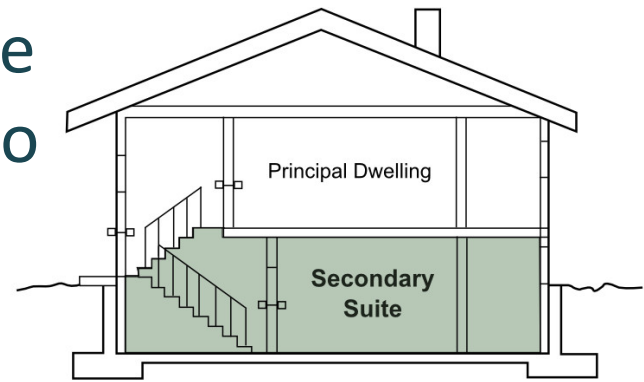
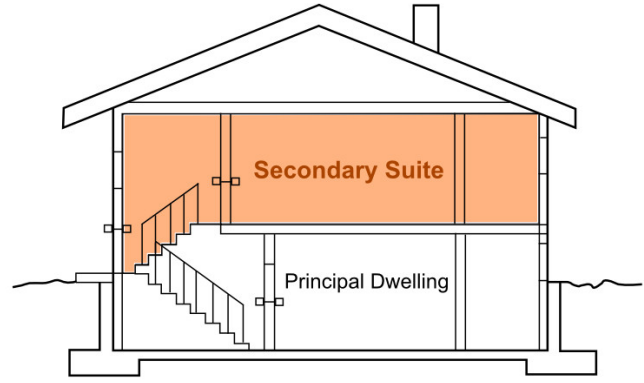


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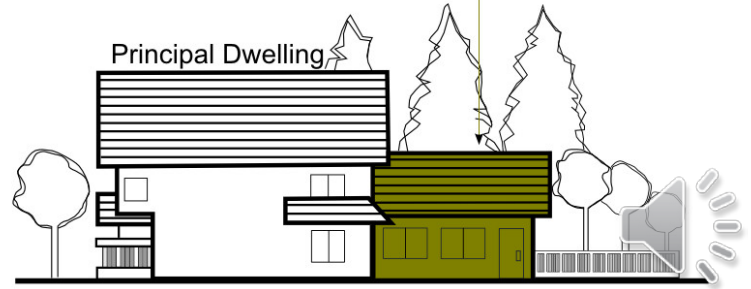


A Secondary Suite can be...

...within an existing home or attached to an existing home



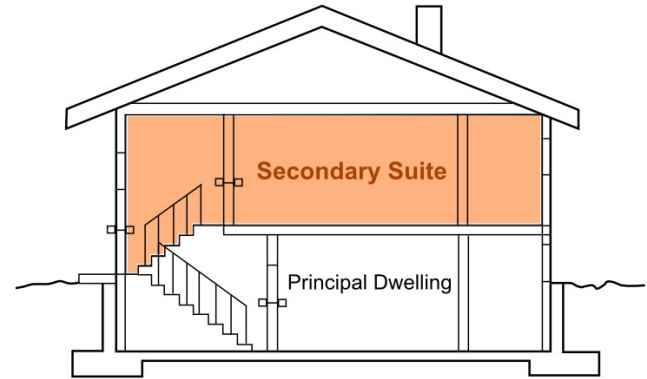
Secondary Suite Attached to Single Detached Dwelling at Grade



2



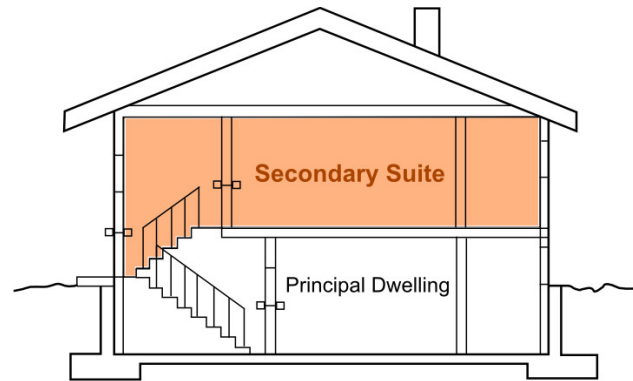
A Secondary Suite can be...



2



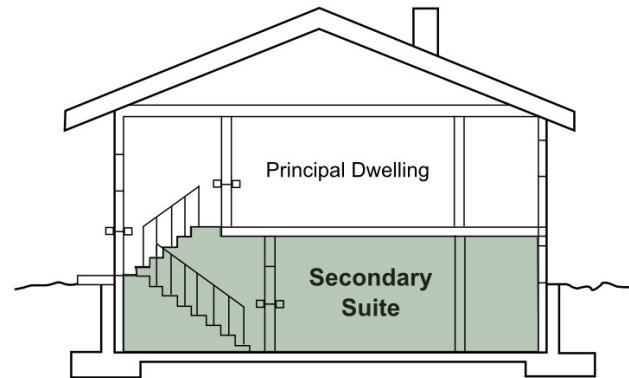
A Secondary Suite can be...



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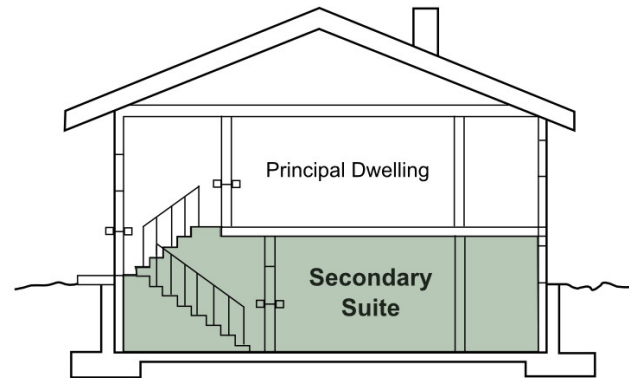
A Secondary Suite can be...



2



A Secondary Suite can be...

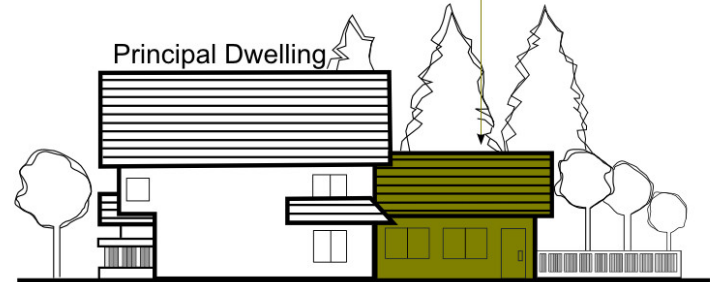


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A Secondary Suite can be...



Secondary Suite Attached to Single Detached Dwelling at Grade

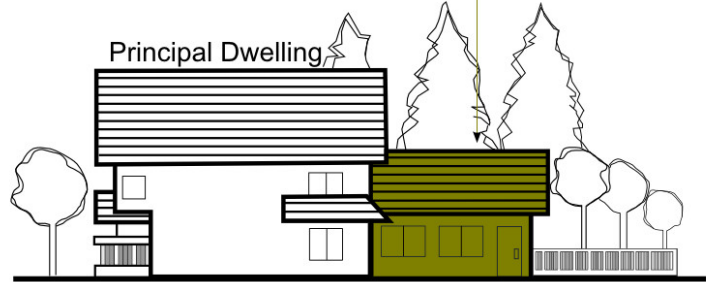


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A Secondary Suite can be...

Secondary Suite Attached to Single Detached Dwelling at Grade



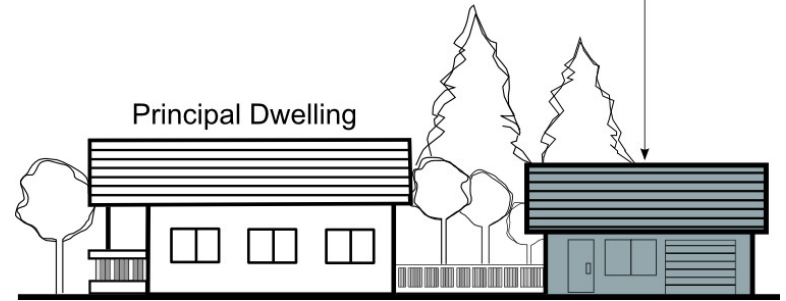
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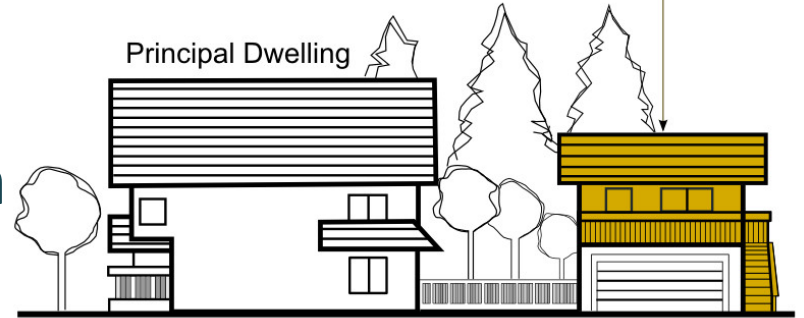
A Secondary Suite can also be...

...detached from an existing dwelling and within an accessory building

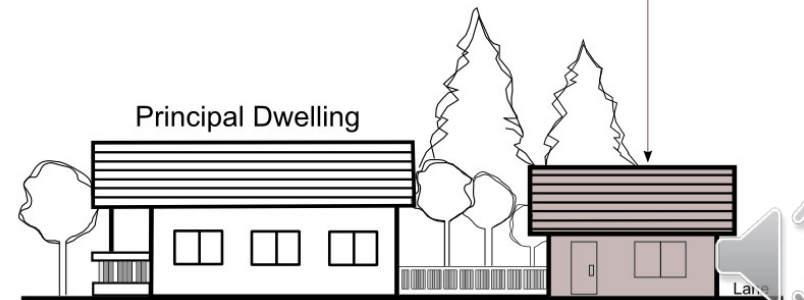
Garage Suite (at Grade)



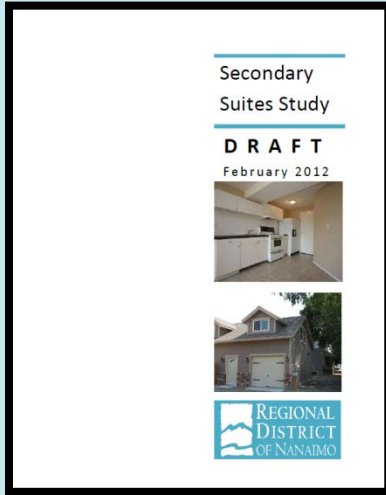
Garage Suite (above Grade)



Garden Suite (at Grade)



2

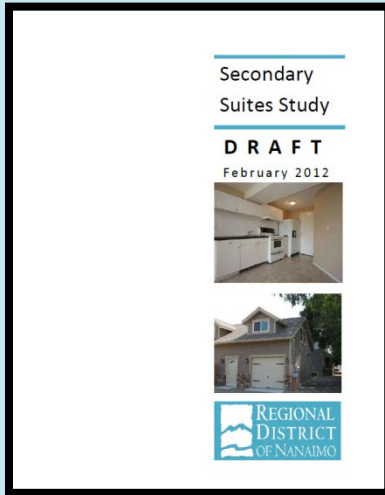


Issues identified so far...

- Parking
- Water and sewer servicing



2



Issues identified so far...

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



2

Other Considerations...

- Location
- Number per lot
- Size, height, appearance, and placement



2

What about existing suites?



2

What about existing suites?

- Life and Safety
- New Vs. Existing
- Protect existing stock



3



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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