



# **HOUSING OPTIONS FOR SINGLE FAMILY NEIGHBOURHOODS**

## **Council Workshop**

April 11, 2022

# SINGLE FAMILY HOUSING TOPICS

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**SECONDARY  
SUITES**

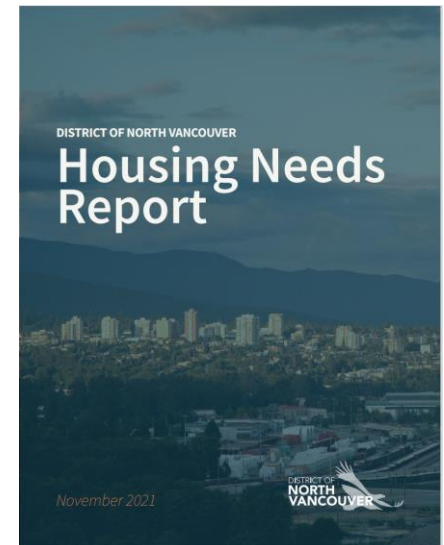
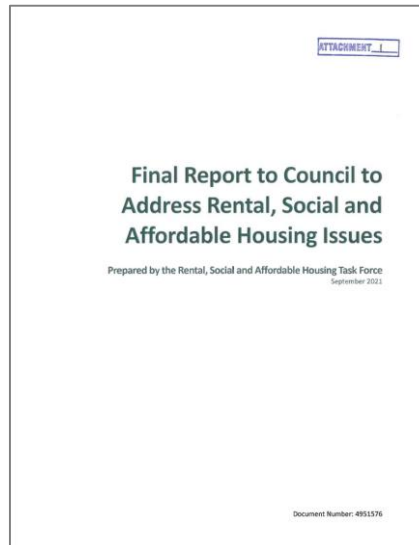
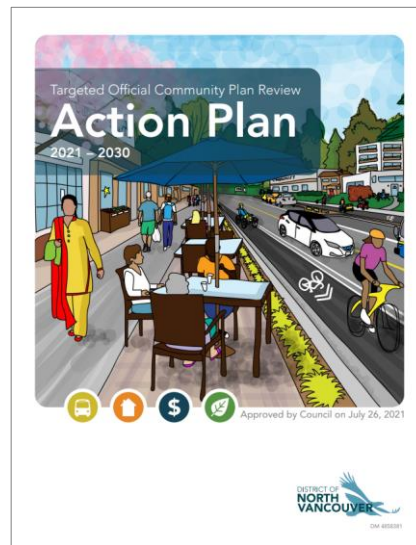
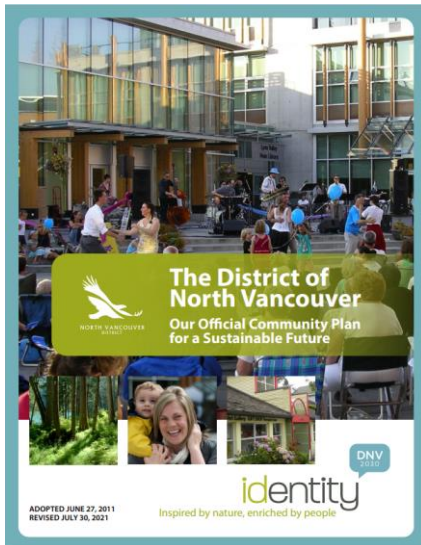


**SENSITIVE INFILL**



**SHORT-TERM  
RENTAL**

# EXISTING POLICY & REPORTS



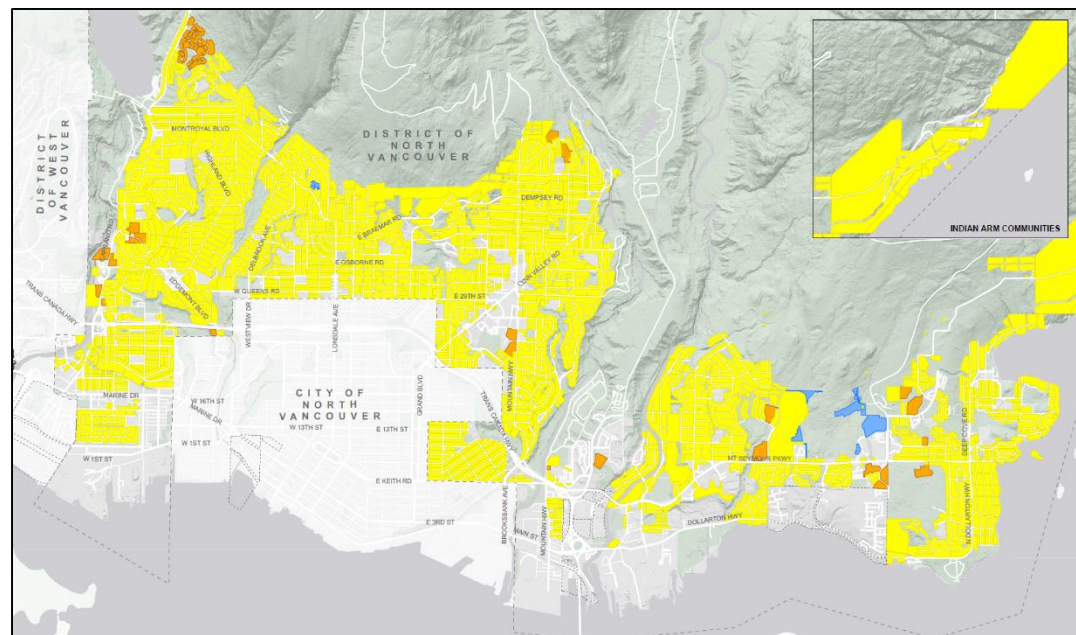




# SECONDARY SUITES

# SECONDARY SUITES – BACKGROUND

- Permitted in single family homes since 1997
- Permitted in 24 zones
- 6,290+ suites
- 70% of the District's market rental housing stock



Single-Family Residential Zones



Multi-Family Residential Zones



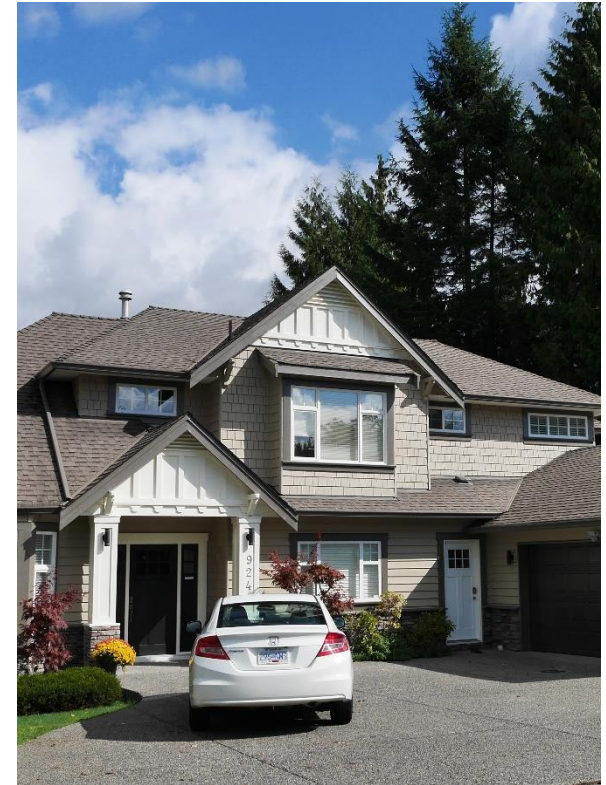
Comprehensive Development Zones



# SECONDARY SUITES – REGULATIONS

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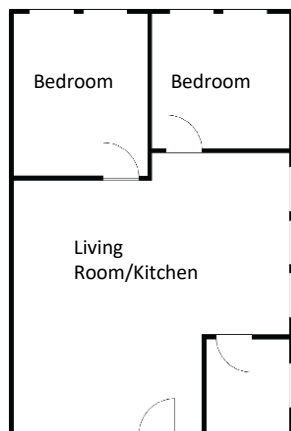
- Current regulations:
  - Single family homes only
  - Maximum size of 90m<sup>2</sup> or 40% of residential floor area (whichever is less)
- BC Building Code (Dec 2019):
  - Removed secondary size restrictions
  - Allowed suites in more ground-oriented housing types



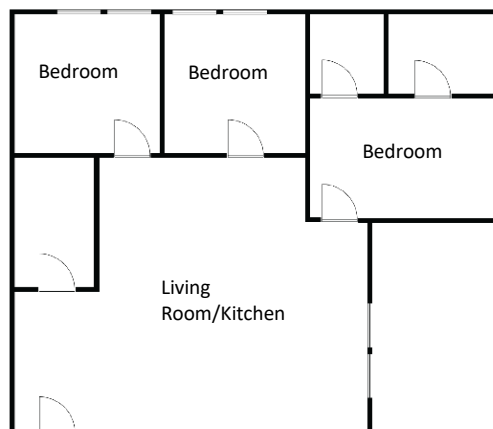
# SECONDARY SUITES – PROPOSED

## 1. Increase maximum floor area

Current: 90 m<sup>2</sup> or  
40% of floor area

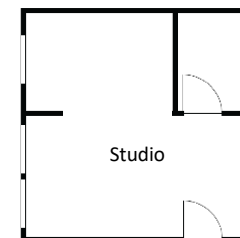


Proposed: 130 m<sup>2</sup> or  
40% of floor area



## 2. New minimum suite size

Proposed: 30 m<sup>2</sup>



*Example of secondary suite layouts for  
illustrative purposes only*





# SENSITIVE INFILL





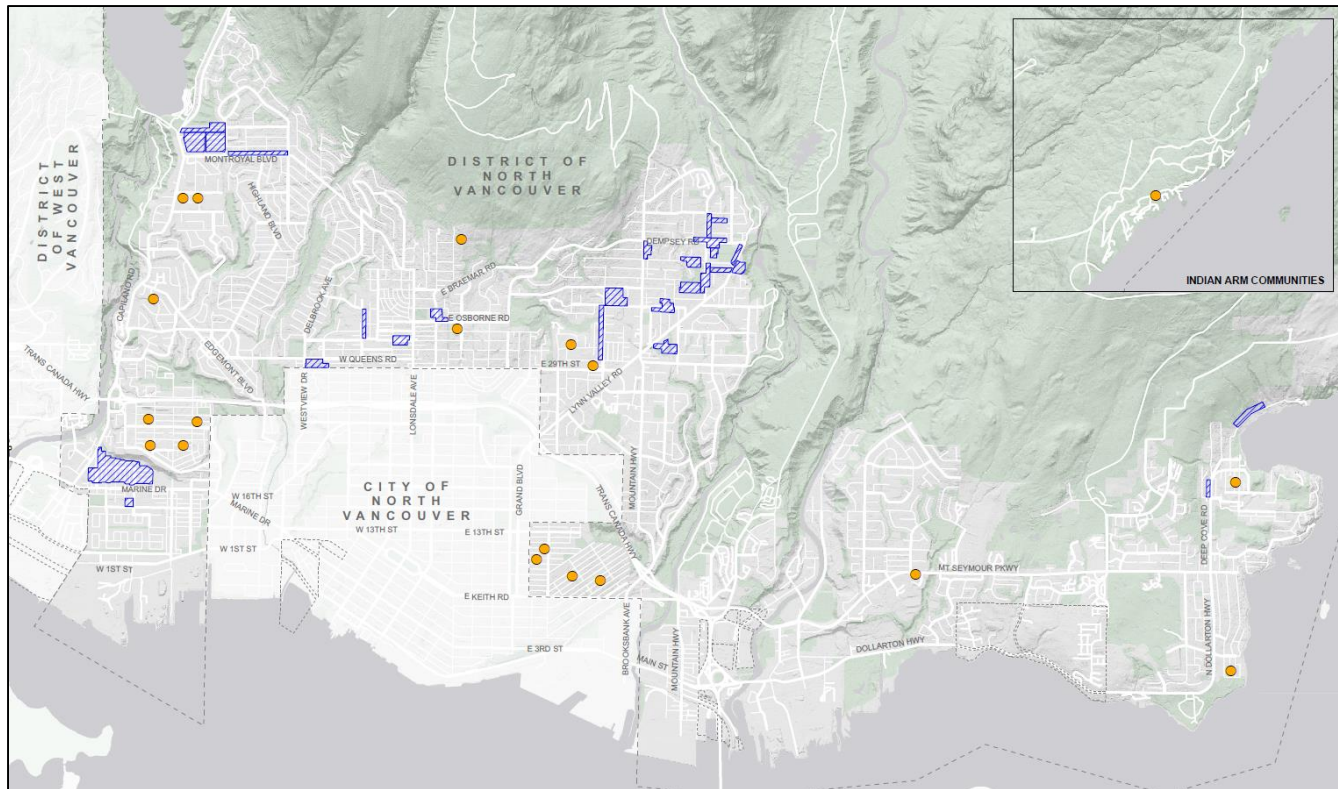
# SENSITIVE INFILL – BACKGROUND

- Infill housing fits within an existing neighbourhood without significantly altering its character or appearance
- Examples in the District include:
  - Coach houses
  - Small Lot Infill Areas
  - Duplex, triplex, and fourplex developments



*Fourplex at 926-932 Berkeley Rd*

# SENSITIVE INFILL IN SINGLE FAMILY AREAS



● **Coach Houses**  
(19 constructed)

▨ **SLIAs**  
(26 areas)

# SENSITIVE INFILL – POTENTIAL OPTIONS

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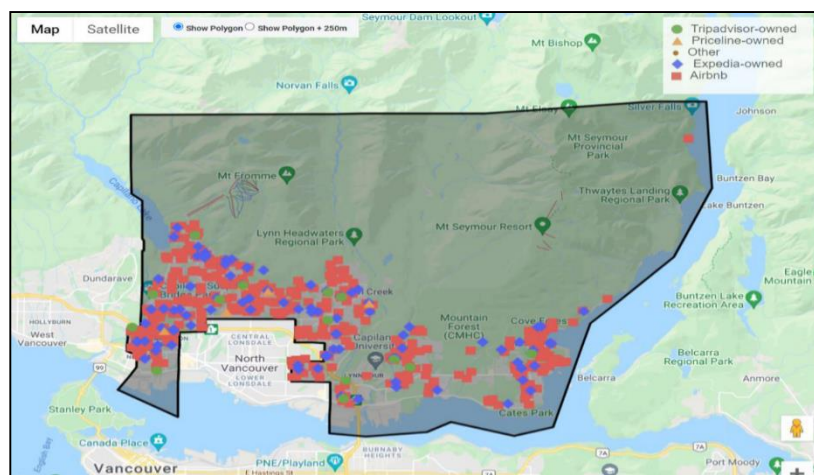




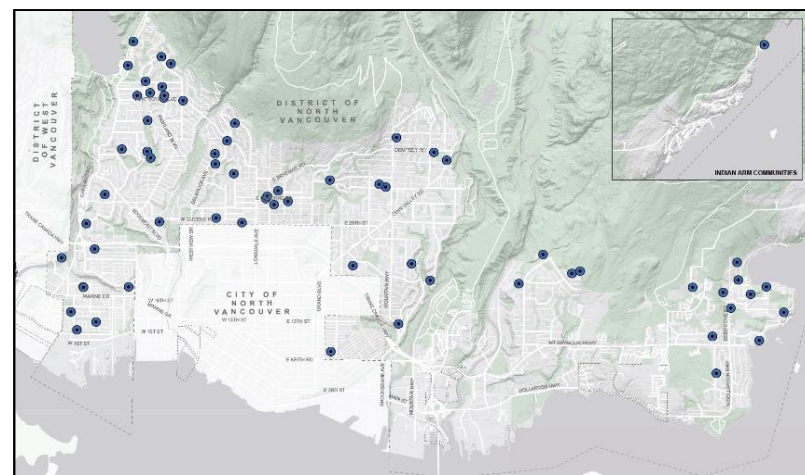
# SHORT-TERM RENTAL

# SHORT-TERM RENTALS – BACKGROUND

- Not currently permitted
- Previous Council engagement in 2017, 2018, and 2019
- Public engagement in 2018, RSAHTF in 2020
- Listings are evenly distributed, complaints are not
- 960 listings in November 2019
- 520 listings in December 2021
- 76 complaints received since 2013



*Listings (December 2021)*



*Complaints (2012-2022)*

# SHORT-TERM RENTALS – PAST OPTIONS

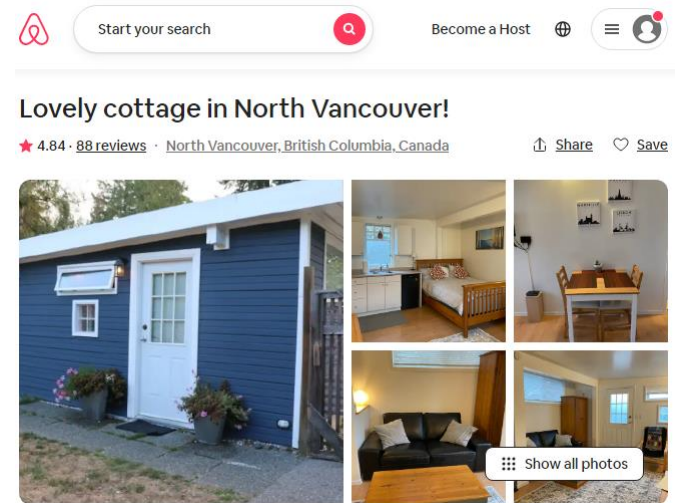
Option	Single Family	Secondary Suites & Coach Houses	Multi-Family	Renters with owner permission
<u>Option 1</u> : Single-Family, Suites, & Coach Houses	✓	✓	✗	✓
<u>Option 2</u> : All Housing Types	✓	✓	✓	✓
<u>Option 3</u> : Single Family Only	✓	✗	✗	✓

- Each option shares common criteria, including principle residence, business license, parking requirements, & maximum patron requirements.
- Each option permits renters to have a STR with owner permission, however most renters occupy secondary suites and multi-family dwellings.



# SHORT TERM RENTALS – PUBLIC ENGAGEMENT

- Additional public input recommended on:
  1. Should short-term rentals be permitted in secondary suites and coach houses?
  2. Should short-term rentals be permitted in multi-family dwellings?
  3. Should short-term rental licences be issued to renters (with owner's permission) in all housing types where STR is permitted?



# SINGLE FAMILY HOUSING OPTIONS

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