HOUSING OPTIONS FOR SINGLE FAMILY NEIGHBOURHOODS

Council Workshop

April 11, 2022
SINGLE FAMILY HOUSING TOPICS

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
SECONDARY SUITES – REGULATIONS

• Current regulations:
  – Single family homes only
  – Maximum size of 90m² 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 m² or 40% of floor area
   - Proposed: 130 m² or 40% of floor area

2. New minimum suite size
   - Proposed: 30 m²

Example of secondary suite layouts for illustrative purposes only
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
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
# Short-Term Rentals – Past Options

<table>
<thead>
<tr>
<th>Option</th>
<th>Single Family</th>
<th>Secondary Suites &amp; Coach Houses</th>
<th>Multi-Family</th>
<th>Renters with owner permission</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Option 1: Single-Family, Suites, &amp; Coach Houses</strong></td>
<td>✓</td>
<td>✓</td>
<td>✗</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Option 2: All Housing Types</strong></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Option 3: Single Family Only</strong></td>
<td>✓</td>
<td>✗</td>
<td>✗</td>
<td>✓</td>
</tr>
</tbody>
</table>

- 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