

Benefits of Secondary Suites

Secondary suites are one way to increase the supply of affordable rental housing in Terrace without affecting neighborhood character or the need for a government program or subsidy.

Secondary suites can also help homeowners to offset costs, which can be especially helpful for first time homebuyers. Homeowners can apply the rental income towards their mortgage payments while seniors on fixed incomes can use the rental income to help them maintain their home and standard of living.



Residential Rehabilitation Assistance Program (RRAP) for Secondary Suites

Canada Mortgage and Housing Corporation (CMHC) offers financial assistance for the creation of a Secondary Suite for low-income seniors or adults with a disability — making it possible for them to live independently in their community, close to family and friends.

See:

www.cmhcschl.gc.ca/en/co/prfinas/prfinas_001.cfm

**Development Services Dept.
5003 Graham Avenue
250-615-4000**



City of Terrace

Secondary Suites Information Brochure



Secondary Suites within the City of Terrace

In October, 2012, the City of Terrace amended the zoning bylaw to allow secondary suites in the R1 – One Family Residential zone.

With this amendment, secondary suites are now permitted in all Rural and Residential zones except in the R1-A and R7 zones.

What is a secondary suite?

A secondary suite is a legal rental suite located within a single family dwelling.

The suite can include common areas with the rest of the house, such as laundry facilities and storage, but it must be a separate living area protected from the spread of fire. At minimum the suite must contain a separate bathroom and kitchen.

The owner of a secondary suite is considered a landlord. For information on the role and responsibilities of a landlord, contact the Rental Owners and Managers Society of BC (ROMS BC) at (250) 382-6324 or visit www.suites-bc.com



The BC Building Code defines a secondary suite as an additional dwelling unit which:

- Has a total floor space of not more than 90 m² (968 ft²) in area;
- Has a floor space less than 40% of the habitable floor space of the building;
- Is located within a building of residential occupancy containing only one other dwelling unit; and is located in and part of a building which is a single real estate entity.

Carriage Suites

In 2010, the City of Terrace amended the zoning bylaw for the AR1 and AR2 rural zones to permit “carriage house” type secondary suites. In this scenario the unit is permitted in a small stand-alone building, as well as above a garage or in an accessory building.

How to install/legalize a Secondary Suite

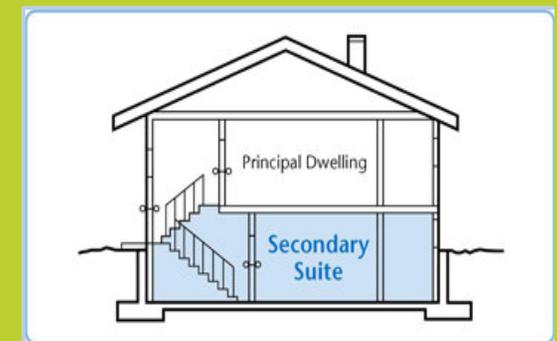
Before starting construction associated with installing or upgrading a secondary suite, the homeowner needs to contact the building department. A permit is required for all new suites installed in a single family dwelling. Home builders who don't want a suite at the point of construction might want to consider making a home “suite ready” (fire separation, wiring and plumbing roughed in etc.) In addition, existing illegal suites in the R1 zone may now be eligible to be occupied, through the permitting process. For more information on the building permitting process or to upgrade/legalize a suite please contact the building department at (250) 615-4000.

Construction Requirements

BC Building Code Section 9.36

The Secondary Suite regulations of the BC Building Code were drafted for the construction of safe, affordable accommodation within existing houses.

The intent of the requirements of Section 9.36 is to provide flexibility in the construction of Secondary Suites while not compromising the basic safety of residents.



Please speak with your contractor, visit the City of Terrace Public works office or purchase a copy of the BC Building code online @ www.bccodes.ca to learn more about the construction requirements.