

WELCOME to the WEBINAR

Secondary Suites: What Works, What Doesn't?

1:00-2:30 pm Thursday, January 30, 2014



Audio information:

Dial-In Number: +1 (877) 353-9184

Conference ID: 2858418

Mute phone: mute button or *6

Visual Information:

Click on "Voice and Video" in the menu bar

Troubleshooting:

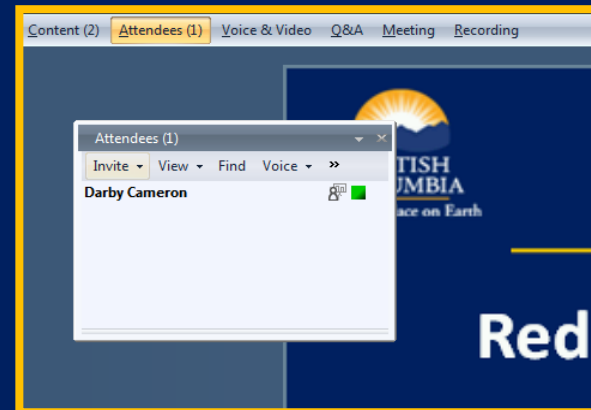
Follow instructions in the meeting invitation. Call IT Support at (250) 356-9600 if issues cannot be resolved.

The LiveMeeting Environment

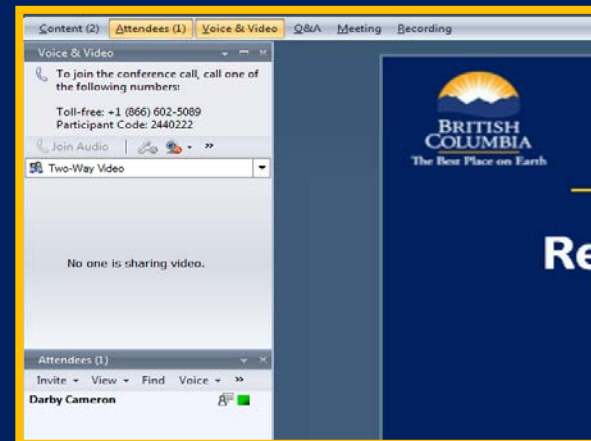


For best viewing, you want to dock the Attendee and Audio & Video panes.

1. Click on the desired Menu option on the top left...



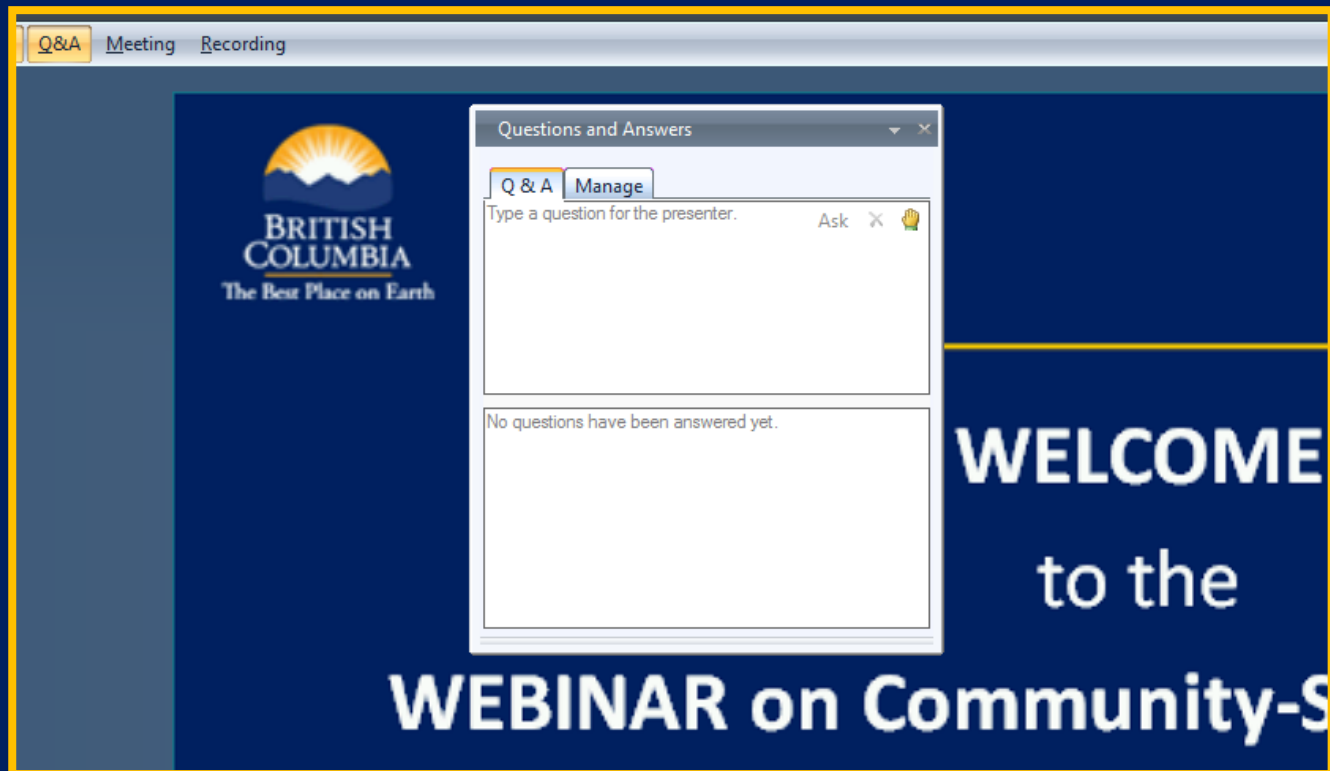
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The LiveMeeting Environment: Q&A



You can post a question to be answered by the presenter at any time. Just click on the **Q & A** button in the toolbar at the top left of your screen, type in your question and hit return. We'll respond to your question as soon as possible.

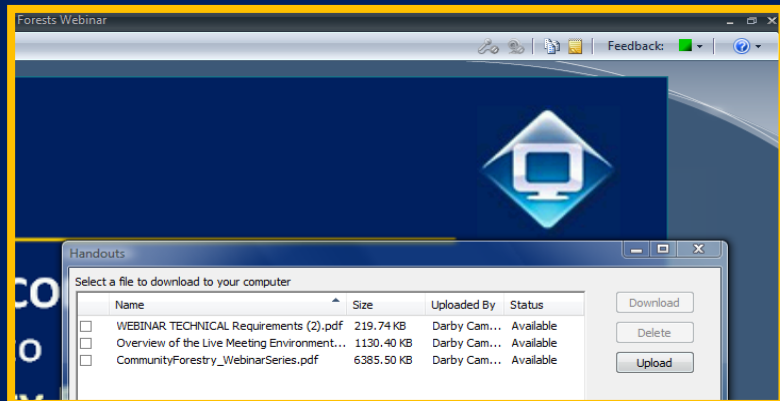
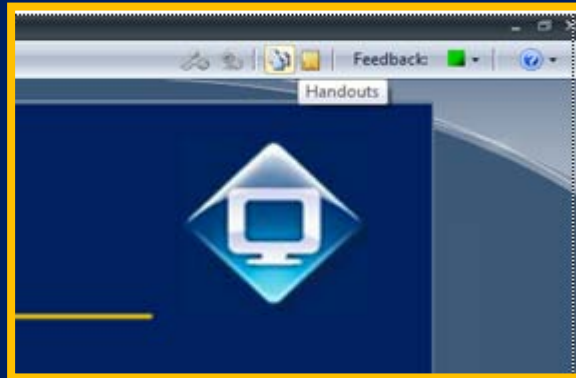


The LiveMeeting Environment: Handouts



You can access a pdf of today's PowerPoint presentation and other useful documents by:

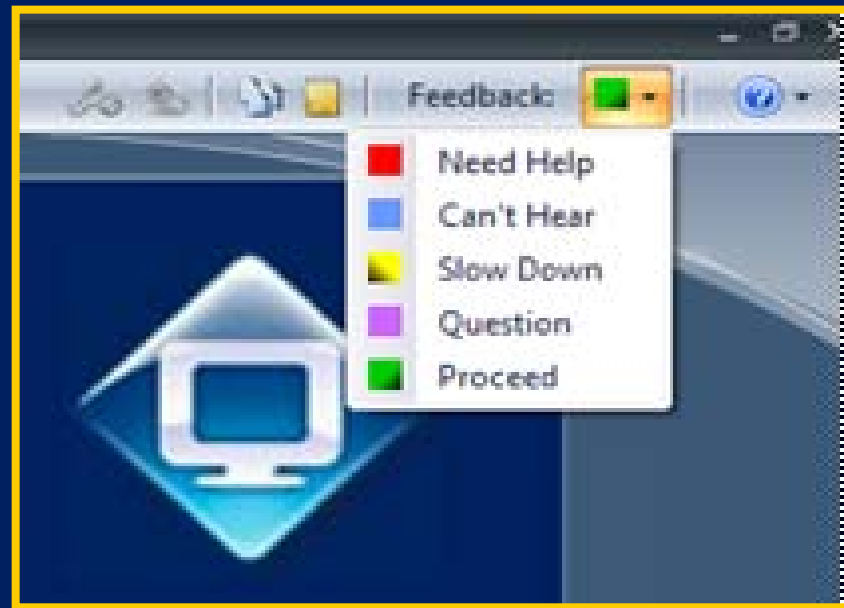
1. Clicking on the handouts icon on the right side of your toolbar.
2. In the pop-up handouts box, indicate the document you desire and click upload.



The LiveMeeting Environment: Feedback



You can provide feedback during the presentation. From the **Feedback** drop-down pane in the upper right corner of the toolbar, click the appropriate option from the “feedback to presenter” drop down list.





BC Housing



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

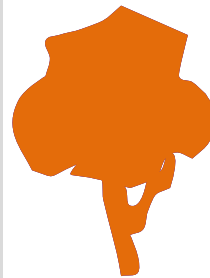
Canadian
Home Builders'
Association



Secondary Suites: What Works, What Doesn't?

Webinar 3: Thursday January 30, 2014

Time: 1:00 – 2:30 p.m. Pacific Time



Pilot Webinar Series

Three-part Series

Drivers Affecting Housing Affordability

Webinar 1. October 23, 2013

Where do Housing Costs Come From: A Developer's Inside Peek

Webinar 2. November 28, 2013

Secondary Suites: What Works, What Doesn't?

Webinar 3. January 30, 2014

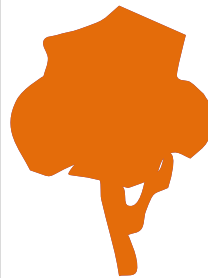


Quick Poll



Zachary May

- Codes Administrator,
Building and Safety
Standards Branch
- Experience in residential
construction
- Educational presentations
and workshops related to
the Building Code and
building regulatory
system





Secondary Suites in the 2012 BC Building Code

Zachary May

Codes Administrator

Building and Safety Standards Branch

January 2014



2012 BC Building Code

‘Secondary Suites’ introduced in
1990’s

Feedback from Local Governments

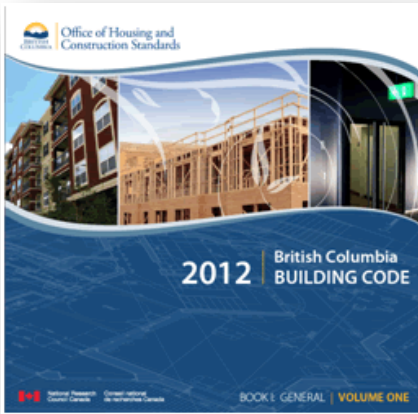


Applies to:

- New buildings
- Additions and alterations to existing buildings
- Correction of unsafe conditions
- Occupancy or change in occupancy

Does not apply to:

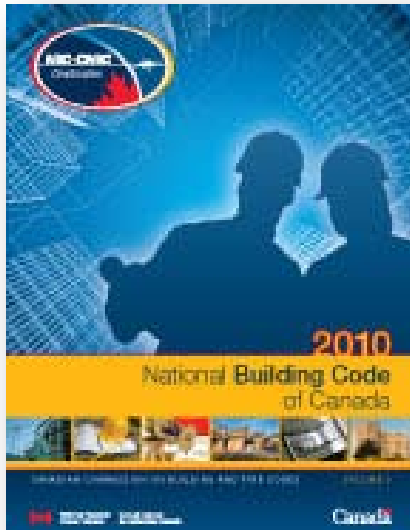
- Existing buildings or spaces that are not undergoing any work



2012 BC Building Code

Based on 2010 National Building Code

National Building Code introduced
Secondary Suites in 2010



Based on each province's Secondary
Suites

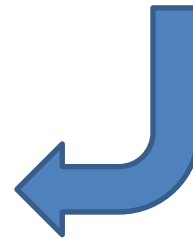
BC kept our existing Secondary Suites



2012 BC Building Code

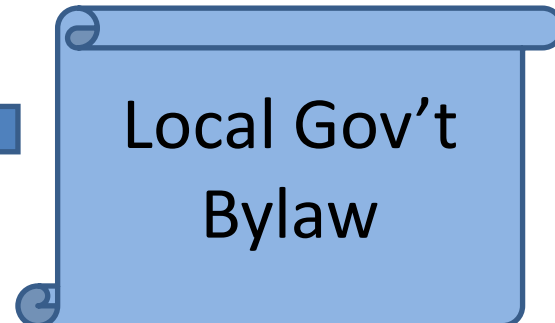
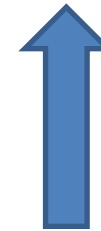
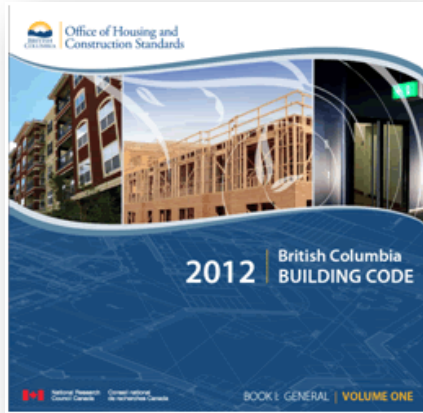
Technical requirements

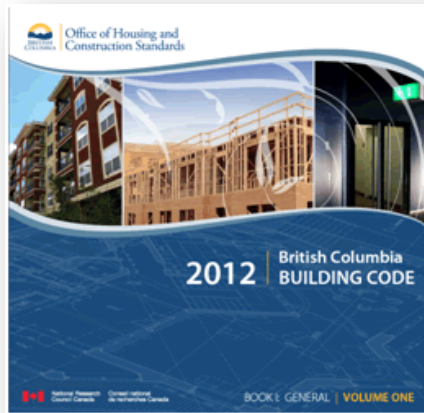
Requirement throughout the province



Local Gov't
Bylaw

Land use and
administrative
requirements

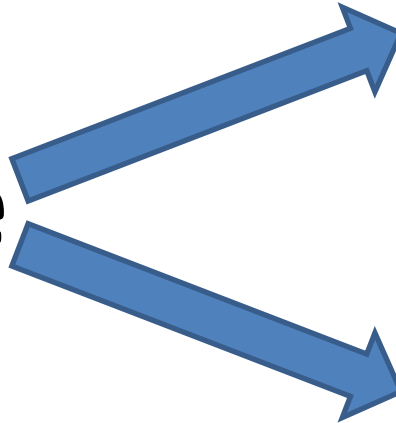




Suite: means a single room or series of rooms of complementary use, operated under a single tenancy, and includes dwelling units, individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories as well as individual stores and individual or complementary rooms for business and personal services occupancies.

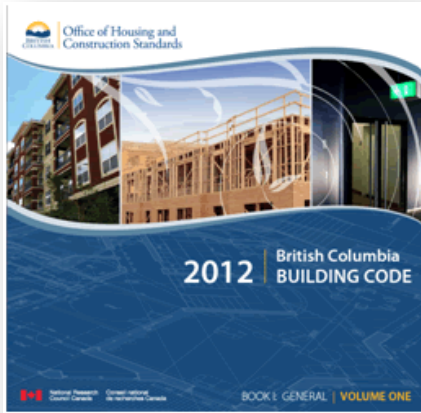


Suite

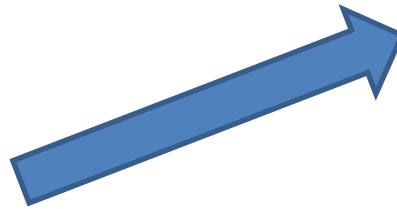


**Residential
Suite**

**Other
Suites**

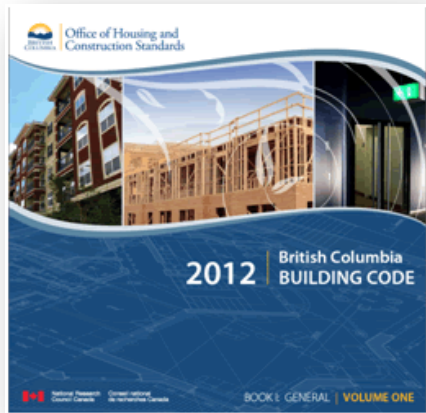


Suite



Residential Suite

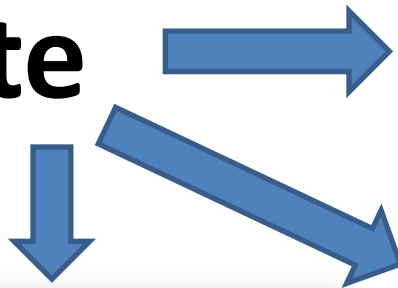
- Apartment
- In-law suite
- Live-in suite
- Garage suite
- Family suite
- Secondary Suite



Secondary Suite: means a dwelling unit

- not more than 90 m² in area,
- less than 40% of the floor space of the building,
- located within a building of residential occupancy containing only one other dwelling unit, and
- located in and part of a building which is a single real estate entity.

Residential Suite



Secondary Suite





**Secondary
Suite**



**Single Family
Dwelling**

Reduced risk

**Relaxed
Requirements**



Increased Risk



Augmented Requirements



More Information:

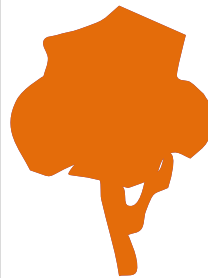
CodeQuestion@gov.bc.ca

www.bccodes.ca

Local Government

Tom Weinreich

- Manager, Building Inspection Section, City of Nanaimo
- Registered Building Official and Carpenter
- 26 years Local Government Experience



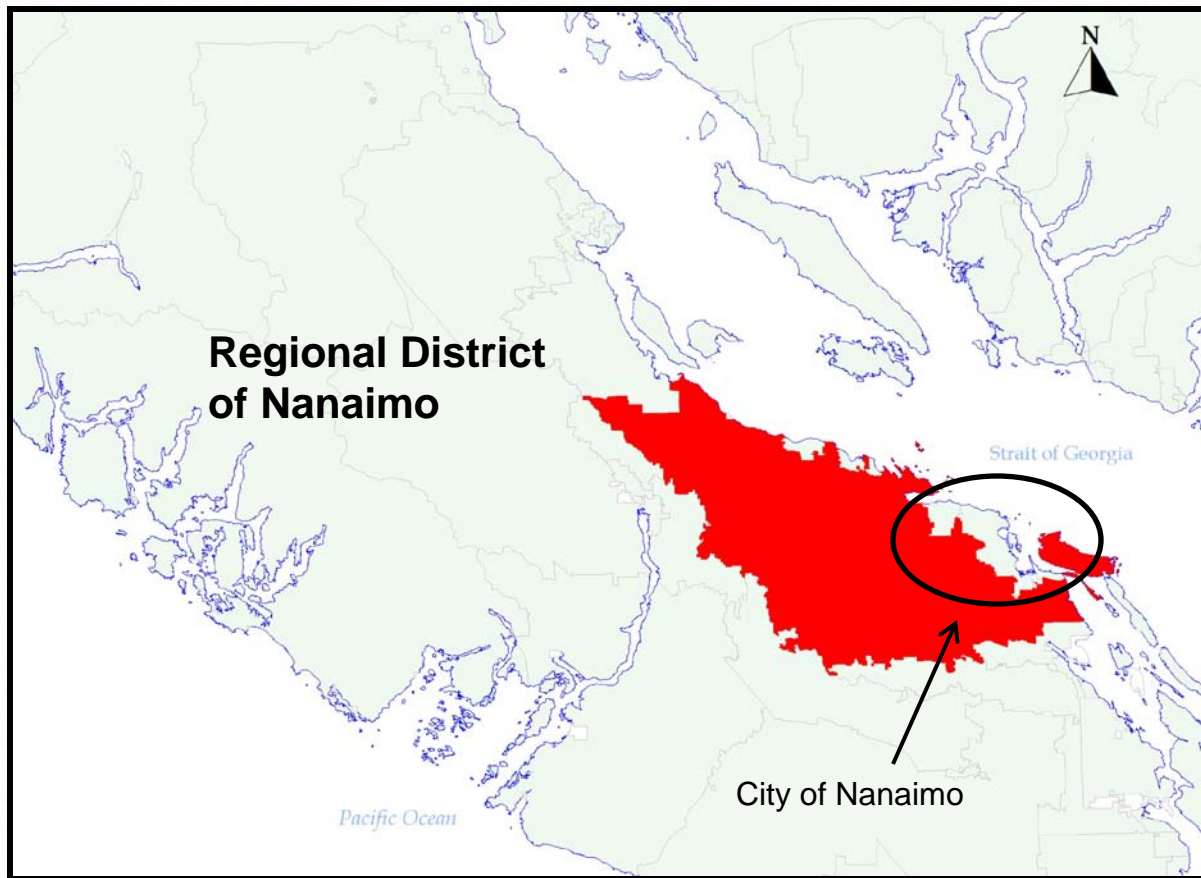
City of Nanaimo

Community Development



Presentation by:
Tom Weinreich

History of Suites in Nanaimo



- Population of Nanaimo in 2011 was 84,000 approx.
- Nanaimo comprises 4% of the land in the RDN, but makes up 60% of the population
- 40,000 dwelling units
 - › 60/40 SFD/Multifamily
- Nanaimo had an 8.3% vacancy rate as of spring 2013

History of Suites in Nanaimo

- Suites have been an ongoing issue in Nanaimo for decades



- Previously, there was no political appetite to enforce removal or to legalize suites

- As a result, the City had a long list of known suites, but as they were illegal, there was no ability to issue permits to address safety (the list kept growing)



Task Force Established - 2004

- The Secondary Suite task force reviewed issues and made overall recommendations:
 - › That suites be a permitted use in all Single Family Dwellings in all neighbourhoods throughout the city
 - › That secondary suites not pay development cost charges
 - › That homes with suites pay double user rates (sewer and garbage; city already had water meters)



Task Force Established



- › Suites cannot be stratified
 - › That owner occupancy not be required as a condition of use
 - › That one extra parking stall be provided for the suite
- Council endorsed the recommendations of the Task Force, and in February 2005, amended the Zoning Bylaw to permit suites in Nanaimo

General Rules

- Allowed in most Single Family Dwellings (SFDs)*
 - › One per residential dwelling
 - › 40% of GFA to max. 90 m²
 - › One parking space
 - › No strata
 - › Corner lots, lots on lane, or lot > 800 m² can have the suite in an accessory building (2009)

** Not permitted on lots < 370 m²*



How Do We Deal with Existing Suites?



- In 2005, Council recognized that there were a number of existing suites (estimated 3,000 at that time).
- The Policy allowed that suites created pre-Feb/2005 could remain, provided life-safety issues were addressed (suite authorized).



Authorized vs. Legalized



Authorized

- › Building Permit obtained to address life-safety issues
- › Notice on Title

Legalized

- › Built to current Building Code (2012 BCBC)



Authorized Suites - Life Safety

- Fire spread
 - › fire separation
- Exiting
 - › windows, doors
- Fire detection
 - › hard-wired smoke alarms



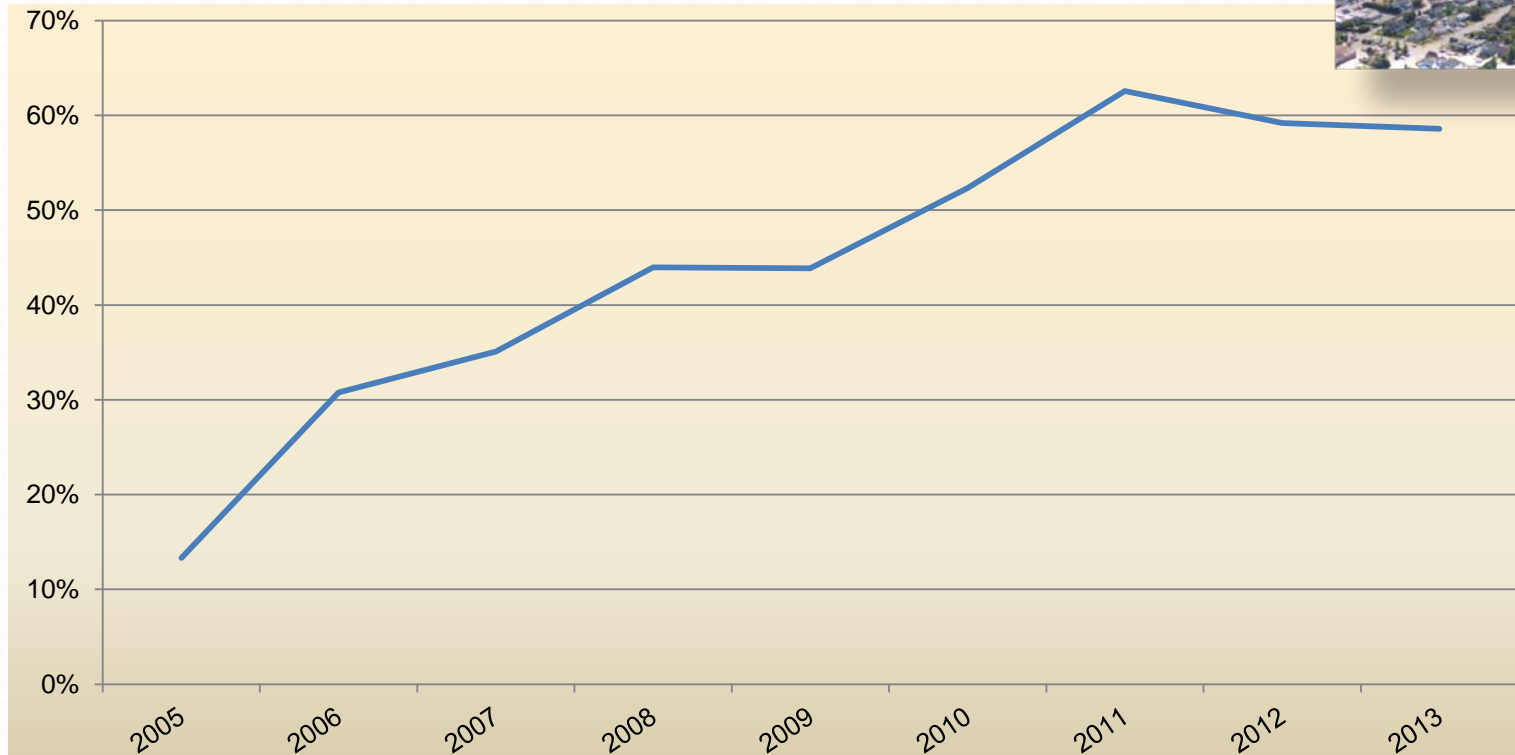
Popularity



- Today, 60% of all new homes contain a secondary suite



Homes Built With Suites (%)



Suites Created Since 2005 Bylaw

	NEW HOMES			EXISTING HOMES			ALL
	New Homes	New Homes with Suites	%	Legalized	Authorized	Suite in Accessory Bldg	TOTAL SUITES
2005	465	62	13%	11	28		101
2006	364	112	31%	12	41		165
2007	402	141	35%	34	46		221
2008	273	120	44%	36	50		206
2009	237	104	44%	49	17	5	175
2010	300	157	52%	48	38	10	253
2011	211	132	63%	46	16	12	206
2012	196	116	59%	50	28	11	205
2013	169	99	59%	55	16	10	180
TOTAL	2,617	1,043	40%	341	280	48	1,712

Progress

- Since 2005:
 - > 1,000 suites in new homes
 - > 600 suites legalized or authorized in existing homes
 - > **1,600 suites**



- Slow but steady progress is being made on inspecting existing illegal suites

Challenges



- Defining “what is a suite?”
 - › Not always clear
- Permit revenue to cover cost of authorization
 - › Nanaimo set base authorization fee at \$500
- Some lenders starting to question Section 57 notices on resales



Lessons

- Homes with suites use 1.4 x water and sewer than homes without a suite
- There is a demand for affordable housing (for both home owner and renter)
- Suites have shown to be an efficient way to add safe, affordable, **non-subsidized** housing



- The world didn't end!

End of Presentation



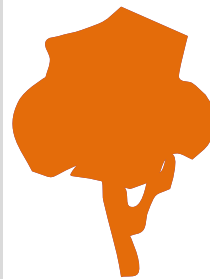
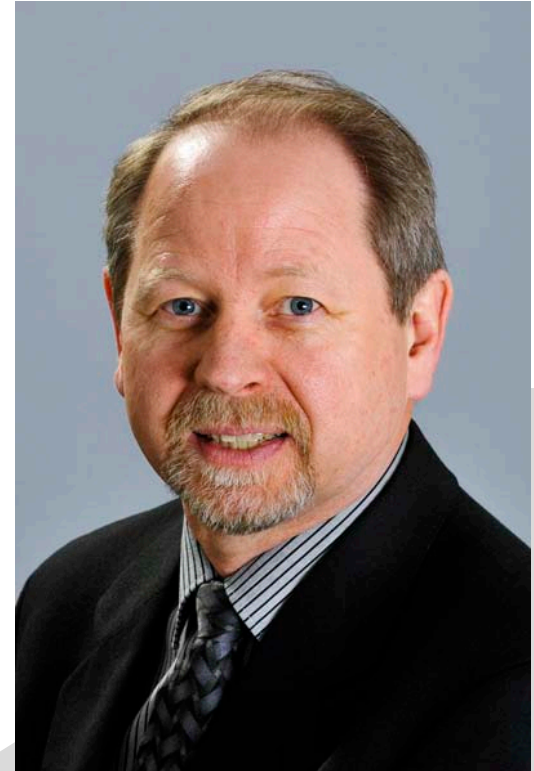
CITY OF NANAIMO

T H E H A R B O U R C I T Y



Gary Penway

- Director of Community Development, City of North Vancouver
- Over 25 years' experience
- Developing new Density Bonus and Community Amenity Contribution Policy



Secondary Residential Units in the City of North Vancouver

Gary Penway, Director
Community Development Department

January 30, 2014

Topics

1. Suites in SFD's
2. Coach House / Laneway Housing
3. Suites in Duplexes
4. Suites in Apartment Buildings
5. Lock-off Units
6. Accessory Uses



Suites in SFD's

- Legalized in 1994 (prior to BCBC provisions)
 - Community consultation process
- Zoning Regulations: (Accessory Secondary Suites)
 - Non-strata
 - Owner-occupied
 - GFA max 40% or 400 – 969 sq ft (BCBC max.)
 - Within principal building
 - Only one accessory unit
 - 1 additional parking stall
 - Allowed in “Basements” or “Cellars”



Coach House / Laneway Houses

- Studied 2007 to 2009
- Approved 2010 for all SFD zones
- Non Strata
- Either secondary suite or coach house (not both)
- Counts as portion of FSR (house gets smaller)
- Design Guidelines



Types of Coach Houses

Maximum Gross Floor Area	Type-A Coach House	Type-B Coach House
	Lesser of 0.15 x lot area or 800 sq. ft.	Lesser of 0.15 x lot area or 1,000 sq. ft.
Height	1 storey and 15 ft.	Up to 1.6 storeys or 22 ft.
Public Consultation	Evidence of consultation required	Council Public Meeting
Development Process	Development Permit \$500 (Issued by Staff)	DVP (Granted by Council) \$1750 Development Permit (Issued by Staff)



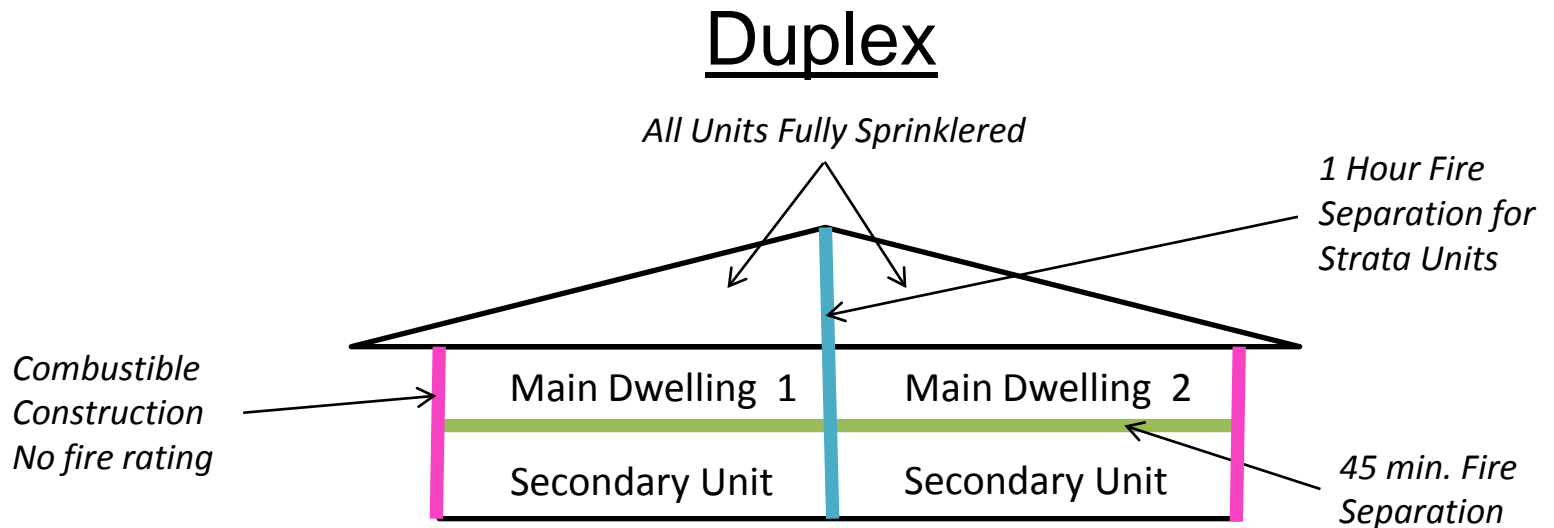
Suites in Duplexes

- 51,000 duplex units in BC (51,000 rental units?)
- CNV legalized in 2013 (prior to BCBC provisions)
 - Community consultation process (1,000 duplex units)
- Zoning Regulations: (Accessory Secondary Suites)
 - Within principal building in “Basements” or “Cellars”
 - GFA 40% or 400 – 969 sq ft
 - 1 additional parking stall
 - Part of strata unit (not separate)
 - Owner-occupied



Alternative BCBC Solutions

Secondary Suites in Duplexes as typically addressed by
CNV Building Division through BCBC Section 9.36



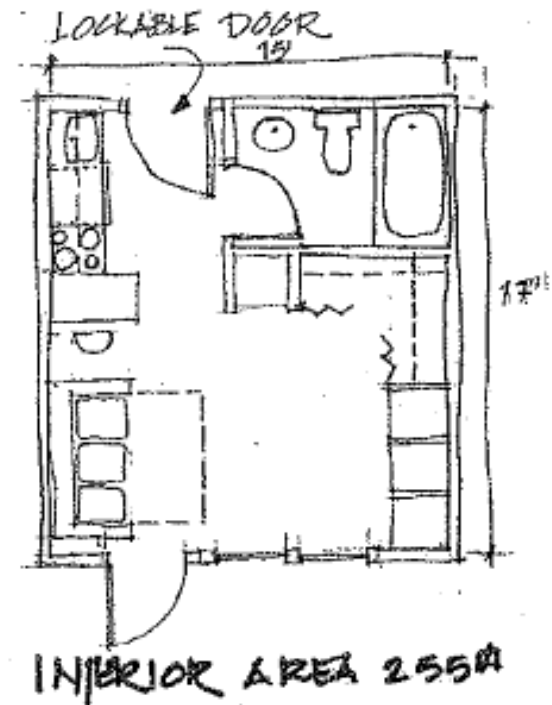
Additional Suites in Apartment Buildings

- Zoning changes approved in 2007
- Allows for additional rental units to be added to existing rental buildings (pre 1985)
- Zoning provisions added:
 - Floor area excluded in basements and cellars
 - Parking 0.75 stalls per unit (versus 1.2)



Apartment Lock-off Units

- Policy endorsed 2009
- Bedroom with ensuite designed to have a separate entrance
- Lockable separation
- Can function as studio suite
- No additional parking



Accessory Uses

- Accessory Home Occupation Use
- Accessory Home Office Use



Summary

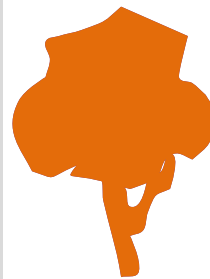
1. Suites in SFD's (1994)
2. Coach House / Laneway Housing (2010)
3. Suites in Duplexes (2013)
4. Suites in Apartment Buildings (2007)
5. Lock-off Units (Policy 2009)



References

- [Zoning Bylaw, 1995, 6700](#)
 - Interpretation (definitions)
 - 507 (10) Accessory Secondary Suites
 - 507 (12) Accessory Coach House
 - 507 (13) Accessory Dwelling Unit (Duplex)
 - 509 SFD/Coach House size & shape regulations
 - 509A Duplex size & shape regulations
 - 516 Rental Apartment Building Units
- [Coach House Guidelines](#) (www.cnv.org/coachhouse)

Questions?



Resources



Presenter Links

Zachary May
www.bccodes.ca

Tom Weinreich
www.nanaimo.ca

Gary Penway
www.cnv.org

Resources



Partner Links

BC Housing: www.bchousing.org

BC Real Estate Association: www.bcrea.bc.ca

Canadian Home Builders' Association BC: www.chbabc.org and
www.withinyourmeans.ca

Union of BC Municipalities: www.ubcm.ca

Urban Development Institute Pacific Region: www.udi.bc.ca

BC Ministry of Community, Sport and Cultural Development – Local
Government Department: www.cscd.gov.bc.ca/lgd/

BC Ministry Responsible for Housing: www.housing.gov.bc.ca

Fort St. John Official Community Plan:
<http://www.fortstjohn.ca/node/2611>

Contacts



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THANK YOU

for your participation in this webinar