



GARDEN SUITE PROGRAM REVIEW AND NEXT STEPS



Purpose

- Provide update
- Seek direction on next steps



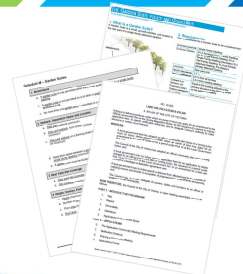
Presentation Format

- Background
- Data
- Key Observations
- Options for next steps



Garden Suite Program Review and Next Steps

Background



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Garden Suite Data

2004-2017 (13 years)

- 27 applications received

April 2017-April 2019 (2 years)

- 58 applications received
 - 36 DDPs approved by Staff
 - 2 DDPs approved by Council when referred
 - 1 DPV approved by Council
 - 1 DDP declined
 - 1 Rezoning (not approved)
 - 9 DDPs in process and 3 on hold
 - 5 DDPs cancelled/retired



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Garden Suite Data

Garden Suite Construction

- 13 constructed
- 24 in process of getting permits or under construction
- 2 have not yet applied for BPs



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Garden Suite Data

Observations

(all applications since 2017)

- 22.4% with new single family dwelling (13)
- 15.5% utilize an existing accessory building (9)
- 74.1% qualify as “Plus Sites”
- Of “Plus Sites”
 - Average height 4.2m
 - 41.7% have half storey (17)



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Key Observations

- Zoning Bylaw Regulations
- Design Guidelines
- Affordability and Housing Diversity
- Construction Costs
- Site Servicing and Transportation
- Urban Forest
- Staff Resources
- Delegate Authority and Processing Times
- Application Fees
- Community Consultation



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Zoning Regulation Bylaw – Schedule M

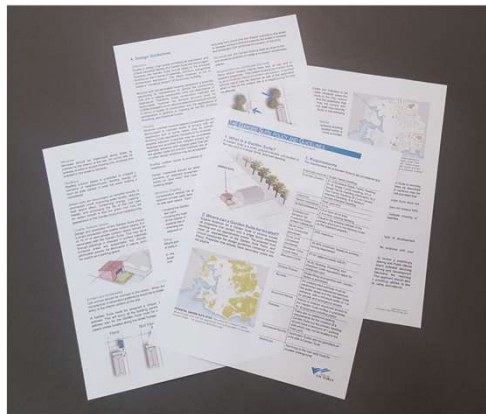
- Regular sites:
 - 37m² / 3.5m height
- “Plus” sites:
 - 56m² / 5.5m height
- Some inconsistency between “plus” site regulations and design guidelines
- Challenge with conversion of Accessory Buildings



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Design Guidelines

- Original intent
- Would benefit from:
 - simplification
 - context / neighbourhood fit
 - landscaping/ trees
 - windows facing side yards
 - accessibility



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Affordability & Housing Diversity

- Construction Costs
- Rental Rates
- Assessment Values
- Housing Diversity:
 - Ground oriented
 - Multi-generational
 - Aging in place
 - Caregiver units
 - Mortgage helper

	Average Assessed Building Value Before Construction of a Garden Suite*	Average Assessed Building Value After Construction of a Garden Suite	Building Value Increase (on-site improvements)	Overall Property Value Increase
Garden Suite added to property with an existing house	\$130,222	\$213,000	107%	20%
Garden Suite added to property along with renovations to existing house*	\$148,000	\$212,000	43%	18%
Garden Suite added with redevelopment of new house	\$235,050	\$492,000	129%	35%



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Construction Costs

- Average declared value for Building Permits \$106,338
- Informal survey suggest higher actual costs



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Site Servicing

- City fees: \$6,500 to \$18,300
- Other service connections



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Urban Forest

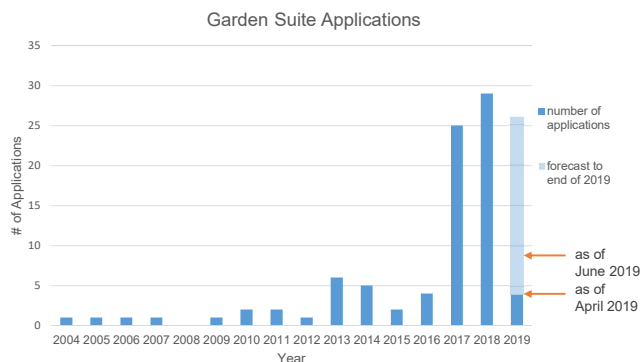
- Two thirds of City's Urban Forest located in rear yards
- No bylaw protected trees impacted to date
- Site servicing can limit trees
- Accessory buildings
- Design Guidelines



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Staff Resources

- 840 hours of planning staff time / year
- Parks, Engineering and Legal time
- Inexperienced, often one-time applicants
- Small scale housing ambassador



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Delegated Authority – Processing Times

- Minimum four weeks
- Some feel process too long
- Some feel current system too permissive
- Council could remove requirement for a Development Permit to speed up
- However, DP adds value and on balance, it works



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Application Fees

- \$1000
- Labour intensive applications
- Consider a fee increase?



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Community Consultation

- Complex and interconnected considerations
- Benefit from further engagement



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Options & Impacts

Option One – further consultation and review and report back

Option Two – initiate immediate zoning amendments to reduce height on plus sites and limit conversion of new accessory buildings + further consultation and review and report back

Option Three - initiate immediate zoning amendments to reduce height on plus sites and limit conversion of new accessory buildings + design guideline changes (OCP Amendment) + focus staff resources on other housing priorities

	Option 1 Comprehensive Review & Consultation	Option 2 Comprehensive Review & Consultation + ZBL Quick Fix	Option 3 ZBL & OCP Quick Fix Advance Comprehensive Review Later
Fulsome Review and Consultation undertaken soon	✓	✓	
Initiate Immediate Zoning "Fixes" to limit conversion of accessory buildings and reduce height for "plus" sites		✓	✓
Initiate Immediate Amendment to OCP to make basic changes to Design Guidelines			✓
Focus Staff Resources on other Housing Priorities identified in the Victoria Housing Strategy. Advance fulsome review and consultation at a later date.			✓



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Conclusion

- Zoning and Design Guidelines would benefit from refinement
- Delegated Authority offers design oversight
- Urban forest challenges
- Benefit from further review and consultation



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