



Secondary Suites Study

Planning & Strategic Initiatives

April 17, 2018



CITY OF
CHILLIWACK

Purpose of Study

Explore options to support an expanded secondary rental suites program in Chilliwack.



Reason for Study

Current Housing Market

- Single family home price average \$584,167
- Rental vacancy near zero: limited supply + rising rents
- Increasing risk of homelessness for vulnerable households

Homelessness Action Plan 2016

- Increase affordable housing supply
 - subsidized, market rental, affordable home ownership
- Secondary suites
 - As affordable rental units, and mortgage helpers



Study Process

- Review of current practice
- Research on comparable communities
- Community engagement
- Policy review
- Recommendations



Community Engagement

talk Suites WITH US!

The City is undertaking a study on secondary suites to develop a consistent approach that provides clarity to renters and homeowners, streamlines the process of building or legalizing a secondary suite, and contributes positively to the availability of affordable housing in the City.

We'd like you to tell us what you think about secondary suites in Chilliwack.

Complete the Online Survey at:

chilliwack.com/talksuites

For more information, contact:

Chilliwack City Hall
604.793.2906



- Community events & survey
- General support for suites in some or all neighbourhoods
- General recognition suites provide affordable rental housing and important source of income for homeowners
- Top 3 concerns:
 - Health & safety
 - Parking
 - Neighbourhood character



CITY OF
CHILLIWACK

Zoning for Secondary Suites

Current Practice:

- Permitted in all single family homes, for family members only, owner must live on site.
- Rezoning required to permit a rental suite except in newer, planned neighbourhoods (Garrison, River's Edge, etc)

Recommendation:

- Remove restrictions on occupants to allow rental suites
- Remove condition that owner live on site



Zoning for Coach Houses



Current Practice:

- Coach houses permitted in R1C and newer development areas
- Rezoning required in single family neighbourhoods

Recommendation:

- Amend zoning bylaw to permit coach houses in R1A zone
- Establish design guidelines and a streamlined DP process



Parking

Current Practice:

- 2 parking spaces required (principle dwelling)
- R1-C zone requires additional space for secondary unit
- Other zones - no parking requirement for suite

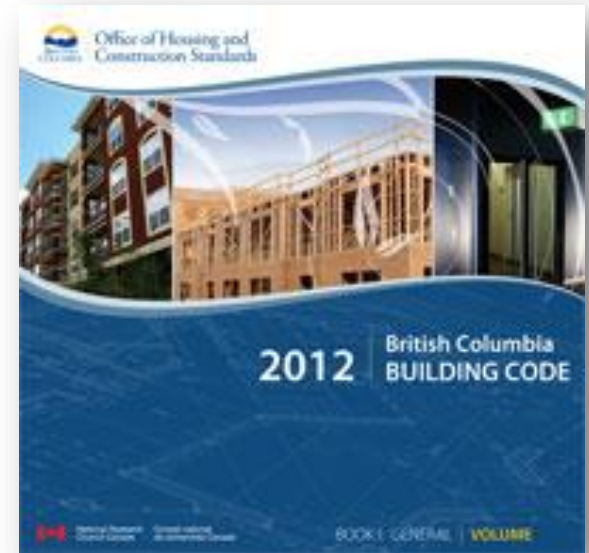
Recommendation:

- Amend zoning standards to require a minimum of 3 parking spaces for homes with suites or coach houses



Existing suites

- To be legal, new suites must be built with a building permit
 - Zoning Bylaw
 - Building Code
 - Floodplain Bylaw
- There are likely 1000+ illegal suites in Chilliwack
- Development of a Secondary Suites Policy is proposed



Infrastructure Impacts - DCCs

Current:

- DCC bylaw and servicing modelling assumes some suite development but not in all homes

Study

- Most secondary suites not eligible for DCCs based on construction value
- Single family DCC rate in other municipalities typically includes suite or coach house

Recommendation:

- At the City's next DCC review consider impact of secondary suites (and coach houses) on infrastructure demands



Next Steps

Short term

- Secondary suite policy
- Zoning & OCP amendment
- Review of utility billing

Longer term

- DCC bylaw & servicing modelling review



Proposed R1-A Zone Amendments

- Permit one secondary dwelling
 - Coach house or garden suite or secondary suite
 - May be rented, owner not required to live on site
- Building height maximum 6.5 m
- Limit floor area
 - Coach house: one-storey above standard 60 m² garage
 - Garden suite: non-floodplain, up to two-storey, 90 m²
- Increased setback for properties with no rear lane: 3 m
- One parking space required for secondary dwelling



Proposed Design Guidelines

- Architecturally compatible
- Window placement and treatment to avoid overlook on adjacent properties
- Pedestrian access from street
- 1.5 m view obstructing screen between structure and neighbouring properties
- Lighting oriented to unit or pathways



Recommendation

That Council direct staff to bring forward Official Community Plan and Zoning Bylaw Amendments, and a Secondary Suites Policy.

