

## Want to Get Involved?

- Do you live in a suite?
- Do you own a suite?
- Do you live on a street with suites?
- Interested in this study?

The Secondary Suite Study is a great opportunity for local residents to become involved in the future of our community; and District staff want your help in developing the options for regulating secondary suites.



## What You Can Do...

Join us at our upcoming events (starting April 25th), read this newsletter, and check out the Secondary Suites Study information on the District of Oak Bay website at

[www.bit.ly/letstalkhousing](http://www.bit.ly/letstalkhousing)

If you would like to be on our email list for the latest updates, email us at [planning@oakbay.ca](mailto:planning@oakbay.ca) or contact the Building and Planning Department at (250) 598-2042



### Join Us!

Join us at our upcoming events to obtain information, provide your input, talk with staff and enjoy some refreshments. Our first Open House is scheduled for April 25, 2019.

Visit Our Website at [www.bit.ly/letstalkhousing](http://www.bit.ly/letstalkhousing) for More Details!

### Contact Us

- Website [www.bit.ly/letstalkhousing](http://www.bit.ly/letstalkhousing)
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# Secondary Suites Study

April 2019



## Oak Bay Secondary Suites Study Underway

The District of Oak Bay is working on a housing framework that considers a wide range of housing options to meet current and future community needs. One of the housing initiatives is to review options for allowing secondary suites. The Secondary Suites Study is intended to review the policies and regulations necessary for secondary suites to be permitted in Oak Bay.



### Join Us at the Open House!

Learn more about the secondary suites study and offer your comments. Find out about opportunities to become involved and take part in our online questionnaire.

**Thursday, April 25, 2019**

**4:30 pm to 7:00 pm**

**Sports View Lounge**

**Oak Bay Recreation Centre**

**1975 Bee Street**

## What is the Secondary Suites Study?

The Oak Bay Official Community Plan includes content that speaks to developing a policy and regulatory framework to permit secondary suites as a way of providing affordable housing in the community, and Council included secondary suites in their 2017-2018 strategic priorities.

The Secondary Suites Study is now underway to review the options for secondary suites as one form of housing within the community. The five phase study will address key items identified through the process, and provide options that benefit the community and property owners. New policies and regulations will be identified including, for example, possible updates to the Zoning Bylaw.

This Study is also part of a larger initiative undertaken by Council. The broader housing framework will also look at other means to meet current and future housing needs in the community, including developing an inventory of what housing we have, what could be considered as infill housing in neighbourhoods, and what types of housing could be accommodated in our village areas.





## Did you know ...

-  The population for Oak Bay is 18,094 (2016 census data)
-  Renters make up approximately 25% of Oak Bay residents
-  50% of renters and 14% of homeowners spend more than 30% of their income on shelter
-  The average rent in Oak Bay for 2018 was \$1315, up 15.5% from 2017
-  The vacancy rate in Oak Bay for 2018 was 2.2%, up from 0.5% in 2017
-  The lowest vacancy rates are for bachelor suites (0%) and one bedroom apartments (1.2%)
-  The average house price in Oak Bay is \$1,209,900 for a single family home and \$558,500 for an apartment
-  It is estimated there are 500 to 800 unregulated secondary suites in Oak Bay
-  11 of the 13 municipalities in the Capital Regional District permit secondary suites
-  78% of residents who responded to a survey during review of the Official Community Plan indicated that secondary suites should be regulated, with standards put in place to address
  - Health and Safety
  - Fees
  - Parking
  - Owner Occupancy
-  The Oak Bay Official Community Plan provides direction to regulate secondary suites

## Who Participates?

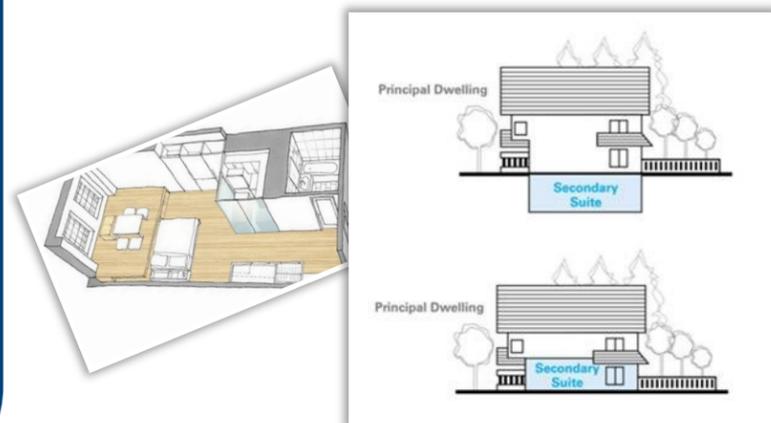
The Secondary Suites Study is being undertaken by the District of Oak Bay Building and Planning Department. District planners are working with consultants, the Advisory Planning Commission, and local residents from throughout the community.



The Advisory Planning Commission is a District committee whose mandate is to advise Council on items respecting land use and other initiatives that promote a sustainable community, and to make recommendations to Council on proposed initiatives related to the Official Community Plan and Zoning Bylaw. The Commission will provide input throughout each phase of the study and make final recommendations prior to Oak Bay Council considering the strategy.

## We Want to Hear From You!

Oak Bay residents play a **key role** in highlighting the items to be considered when looking at secondary suites as part of the broader housing framework. As part of this study, we are looking for input from the community to help us understand what your goals and concerns are.



## What Does the Process Look Like?

It is anticipated that the Secondary Suites Study will be completed by the end of 2019, consisting of five separate phases. Each of these phases builds on the previous ones as we gather information and determine what the options for policies and regulations for secondary suites may look like.

In general, the Secondary Suites Study will examine those items that are most likely to be of interest to the community, for example

- Occupancy
- Parking
- Green Space
- Registration and Licensing
- Building Safety (Inspection and Enforcement)

The Secondary Suites Study will ultimately provide recommendations for these items through policy and regulations, and provide direction for actions to address them.

A number of opportunities will be available for the community to become involved throughout the process, including

- Open Houses
- Informal Discussions
- Questionnaires
- Council Meetings

Phase 1 has now been completed, which included a review of District policy and a review of secondary suite programs in other municipalities.

We are now beginning Phase 2, which includes obtaining input from the community. Through the first Open House and Questionnaire, initial feedback will be collected and summarized. That information will then be presented to Council and the community.



let's talk  
housing