



Secondary Suites Study



Secondary Suites Information

Official Community Plan Policies

- ↳ Secondary suites are identified in the Regional Context Statement to Keep Urban Settlement Compact and Improve Housing Affordability
- ↳ The Established Neighbourhoods designation (Schedule B) consists primarily of residential, home based business, and accessory uses in a wide range of existing and infill ground oriented buildings, including single detached, duplex, triplex, laneway houses, garden suites, and secondary suites.
(see Land Use Framework section 4.1.2 CF1.6)
- ↳ Develop a policy and regulatory framework to permit secondary suites as a way of providing affordable housing in the community, pursuant to the *Local Government Act*, subject to the requirements of the *BC Building Code*, recognizing that this will be a process requiring time and community engagement. Undertake the following tasks:
 - Work with the community to identify criteria for the regulation of secondary suites in Oak Bay
 - Conduct an analysis to identify revenues, costs, and resources required to regulate secondary suites
 - Consider a pilot study of secondary suite regulation in a defined area
 - Amend the *Zoning Bylaw* to permit new homes to include secondary suites, where applicable, once secondary suites are regulated
(see Housing Policies section 4.3.2 H10)
- ↳ Consider conversions and retrofitting to a range of uses to support the conservation of heritage and character buildings, such as secondary suites, bed and breakfasts, and home based businesses
(see Heritage Policies section 4.7.2 HR1)

- ↳ Update the *Zoning Bylaw* to include provisions related to secondary suites, infill housing, sustainable and energy efficient technologies, parking requirements, home based businesses, amenity zoning and heritage conservation areas
(see Implementation section 6.1)



Council Direction

At their July 9, 2018 meeting, Council resolved to approve the *Terms of Reference* and direct staff to initiate the secondary suites process.

The April 25th Open House is the first public event for this project.



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

Zoning Bylaw

- ↳ A *Boarding Use* allows a single family home to be shared by a family with not more than two (2) unrelated persons, but it does not allow for a separate suite or transient accommodation.
- ↳ An *Accessory Building* does not allow for residential use within the building.
- ↳ A *Dwelling Unit* means rooms used for the accommodation of one (1) family, which can include a maximum of three (3) unrelated individuals living together.
- ↳ In all single family zones, only one (1) residential use, and a boarding use in conjunction with the residential use, is permitted. A second residential use (eg. a secondary suite) is not permitted.



Parking Facilities Bylaw

- ↳ The Parking Bylaw requires two (2) parking spaces for a single family home. One of these parking spaces must be covered.
- ↳ Where a boarding use is included in a home, an additional on site parking space is required.



Questions?

Please contact the Building and Planning Department
Address 2167 Oak Bay Avenue
Email planning@oakbay.ca
Website www.bit.ly/letstalkhousing