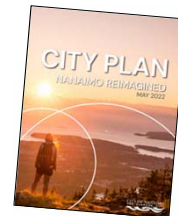


Secondary Suite Regulations and Infill Housing in Existing Neighbourhoods

*Governance and Priorities Committee
June 12, 2023*

Background

- Endorsed as an affordable housing project by Council on October 24, 2022
- Supported by City Plan (2022) as well as the Affordable Housing Strategy (2018), specifically:
 - 1.2 Expand Secondary Suite Policy
 - 2.1 Update the Policy on Coach Houses
 - 2.2 Support Infill and Intensification in Single Detached Neighbourhoods



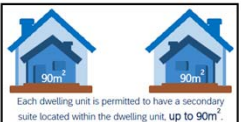
Secondary Suite Regulations

Key Proposed Changes – Secondary Suites and Detached Suites

<p>1. Detached Suite Eligibility</p> <p><i>Current: Single residential dwelling corner lot, lot abutting a lane, or lot greater than 800m²</i></p> <p>Proposal: Same as existing, but add “through lots” and reduce lots greater than 800m² to 500m²</p>	<p>2. Number of Suites</p> <p><i>Current: Maximum one secondary suite (attached or detached)</i></p> <p>Proposal: One attached secondary suite and one detached suite on lots greater than 800m² with a minimum 15m lot frontage</p>	<p>3. Secondary Suites in Duplexes</p> <p><i>Current: Suites not permitted</i></p> <p>Proposal: Allow one secondary suite per dwelling unit in side-by-side and detached duplexes</p>
<p>4. Secondary Suites in Townhouses</p> <p><i>Current: Not explicitly permitted</i></p> <p>Proposal: Recognize and permit secondary suites in side-by-side townhouses</p>	<p>5. Maximize Size of Secondary Suites</p> <p><i>Current: 40% of building floor area, up to a maximum of 90m²</i></p> <p>Proposal: 40% of building floor area, up to a maximum of 100m²</p>	<p>6. Detached Suite Siting and Size</p> <p><i>Current: Maximum 90m² floor area, 7m building height, and 1.5m setback from rear lot line</i></p> <p>Proposal: Same as existing</p>

Secondary Suites and Detached Suites – Current Regulations

WHERE YOUR PROPERTY IS GREATER THAN 0.4-ha (4,000m²) AND TWO DWELLING UNITS ARE PERMITTED



IF YOUR PROPERTY:
 IS BETWEEN 800m² AND 4,000m²; OR,
 IS A CORNER LOT; OR,
 WHOSE SIDE OR REAR LOT LINE ABUTS A LANE



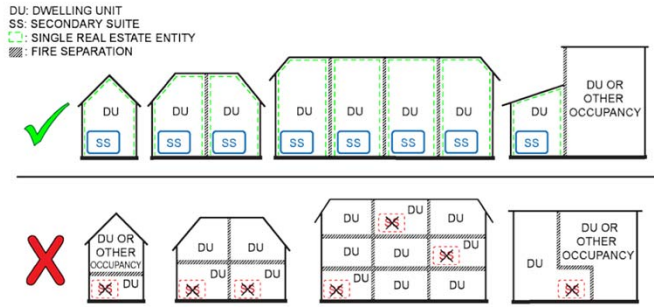
- Secondary Suites:**
- Permitted on lots where Single Residential Dwelling is the principal use and lot size is ≥370m².



- Detached Suites:**
- Permitted on Single Residential Dwelling Lots with a lot size >800m², a corner lot, or a lot abutting a lane.

Excerpt from City of Nanaimo Secondary Suite Handout

Secondary Suites in Duplexes and Townhouses – BC Building Code Regulations



Source: "Changes to the BC Building Code for Secondary Suites", December 12 2019, British Columbia Ministry of Municipal Housing Affairs and Housing

Infill and Intensification in Existing Neighbourhoods

Key Proposed Changes – Infill and Intensification in Existing Neighbourhoods

- | | | |
|---|---|---|
| <p>1. Minimum Lot Areas
 Proposal: Reduce minimum lot areas for R4 (Duplex), R5 (3 and 4 unit), and R6 (Low Density Residential) zones to 600m², 600m², and 1,200m², respectively</p> | <p>2. Revise R5 (3- and 4-unit) Zone
 Proposal: Reduce minimum lot size in R5 zone for eligibility of a fourth dwelling unit from 1,200m² to 800m²</p> | <p>3. Rezone to R5 (3- and 4-unit) Zone
 Proposal: Rezone existing R1 (Single Dwelling) and R4 (Duplex) zones within the City Plan 'Neighbourhood' Land Use Designation to R5 (3- and 4-unit) zone</p> |
| <p>4. Revise R7 (Rowhouse) Zone
 Proposal: Allow both multi-family strata and fee simple residential tenure in a revised, flexible R7 (Rowhouse) zone</p> | <p>5. Revise Front Yard Setbacks
 Proposal: Reduce front yard setbacks in the R4, R5, R6, R13, R14, and R15 zones for the first two storeys</p> | <p>6. Conversion of Older Homes in Old City
 Proposal: Permit additional density or number of units for conversion of existing single residential dwellings in the Old City zones</p> |

Infill Housing

“Housing that fits within an existing neighbourhood without significantly altering its character or appearance.”¹



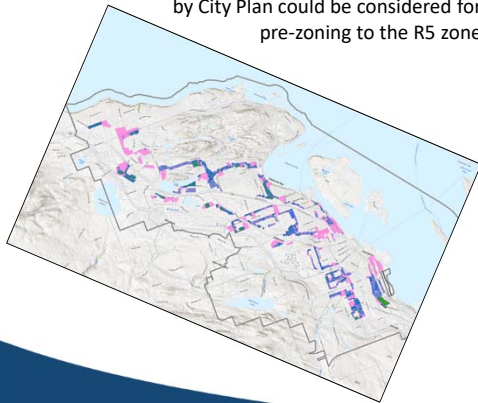
Excerpt from City Plan: Figure 25

¹ “Infill Housing” – British Columbia website

Range of potential infill housing building forms in the spectrum of the residential land use designations in City Plan

Pre-zoning for Infill Housing – The City of Nanaimo’s “R5” (Three- and Four-Unit) Zone

Existing single-family and duplex exclusive zoning in areas designated ‘Neighbourhood’ by City Plan could be considered for pre-zoning to the R5 zone



Illustrative example of infill housing in an existing neighbourhood:



Source: “Missing Middle Design Guidelines”, January 26 2023, City of Victoria

The City of Nanaimo's "R7" (Rowhouse) Zone

- Rowhouses have a similar building form as townhouses but are constructed on fee-simple lots with common party walls shared with neighbours.
- Revisions to the R7 zone could allow both strata and fee-simple tenures and create a more flexible zone between the existing R6 (Low Density) and R8 (Medium Density) residential zones.

Completed rowhouse development in Nanaimo:



Conversion of Older Homes

City of Nanaimo Old City residential zones:

- R13 – Old City Duplex
- R14 – Old City Low Density (Fourplex)
- R15 – Old City Medium Density Residential

Additional density could be explored in these zones where existing houses are retained.

Example of an existing older home in Old City converted to multiple dwelling units:



Next Steps

- a) Stakeholder consultation (including Design Advisory Panel, the development community, and the general public).
- b) Based on further analysis and input received through consultation, Staff will formalize a list of proposed amendments and return to Council for final review.
- c) Changes will require Zoning Amendment Bylaw readings and a Public Hearing before final adoption.

Questions?