



June 6, 2018 Open House

Secondary Suites and Accessory Dwelling Units

Question Sheet Responses

1. Do you agree that Secondary Suite and Accessory Dwellings should be permitted in Highlands?

1	Yes. Legal and built to code
2	Yes
3	Yes. They presently exist and more will come for sure. Make them legal and <u>SAFE!</u>
4	Yes, and then taxed appropriately
5	No. Infrastructure is inadequate (no sewage or water mains). Moved here for low density. Don't need any more traffic on Ross Durrance and Munn Roads.
6	Yes
7	Yes – <ul style="list-style-type: none"> • Will bring diversity to the community • Help increase much needed housing stock in Greater Victoria • Allow for income / place for care aids for aging residents • Would like to have broad options: “off grid” dwellings, tiny house (including on wheels)
8	Yes, very much agree
9	Yes
10	<ul style="list-style-type: none"> • Yes because it is one of the few ways to increase rental opportunities in the Highlands and because existing suites need to meet health and safety standards • Will support aging in place
11	Yes = give everyone a bylaw to work toward People are already doing it with no direction Give them direction
12	Yes. My family has had property in the Highlands for many years. I have had the opportunity to purchase a lot from my dad but I can't afford the mortgage without the income assistance of secondary suite / accessory building due to being single with only 1 income
13	Yes with conditions – not carte blanche
14	Yes
15	Yes
16	Yes, I feel that if legal or not, secondary suites and accessory dwellings are happening. If we help guide and control the process the better and safer the result will be.
17	Yes
18	Yes
19	Yes
20	Yes
21	Yes with appropriate regulation and enforcement Existing secondary suites or accessory dwellings must be brought up to code
22	Yes
23	Yes, with caution I am <u>wracked</u> with guilt that I live on 5 acres during a housing crisis and cannot help by adding a suite or accessory dwelling
24	Yes

2. Do you have any concerns about additional dwelling units on properties?

1	No
2	No, there is so many in the Highlands now.
3	If done properly with proper parking and proper septic , they should be fine.
4	I have a concern for increased traffic and accountability for the infrastructure
5	Increases traffic, noise, increases demand on aquifer. Possible overload on septic systems. Don't support this at all
6	No
7	<p>BIGGEST CONCERN IS IMPACT ON THE ENVIRONMENT</p> <ul style="list-style-type: none"> • Impact on aquifer • More cars on the road • Impact in areas with smaller lots – need to have appropriate setbacks • Open up to increasing subdivisions
8	Numbers should be of concern
9	Potential impacts on water quality
10	<ul style="list-style-type: none"> • More units = more traffic • More dwelling = more people = more friction between neighbours • Accessory dwelling units will fall under the Residential Tenancy Act and inexperienced landlords will need to educate themselves about tenant and landlord rights
11	OK with one per property but multiple units no -accessible
12	
13	Yes if we permit many more subdivisions as well as secondary suites we will soon be over 5,000 and all the extra costs and poor provincial grant per person
14	Regulations, size, fire prevention
15	Proper (approved) sewage disposal and well water availability (oops already mentioned on poster) If this is enforced do we not minimum lot size regulations?
16	My main issues would be the number allowed and the placement of the dwelling on the lots. Will require new driveways to be cut? Fire access?
17	No, as long as they are safe and well constructed
18	Restricting to 1 per property as the other communities have and restrictions on size
19	Existing ones should be brought up to compliance
20	Existing ones should be brought up to comply the new regulations
21	<ul style="list-style-type: none"> • Definitely limit to <u>one</u> secondary suite or accessory dwelling per lot • Provide for adequate parking on property • Owner occupancy should be allowed to support aging in place options
22	That they not be large and expensive. I see them as ways for folks without a lot of money to live in the Highlands.
23	<ul style="list-style-type: none"> • I am concerned that the proposal that the suite or dwelling cannot exceed 40% of floor space of main dwelling as my house is only 900 square feet. Since my house is so small, I am considering a good idea might be limit the total amount of square feet of dwellings total. Many “monster homes” in the Highlands should not be allowed additional monster suites or secondary suites • Should consider minimum lot size and parking requirements • Should consider tiny homes – this is the only affordable option for many
24	No

3. Are there any other restrictions and/or regulations that you would like to see?

1	The height of all dwellings higher than “6 metres”
2	No
3	Need tools to enforce the density i.e. to build an accessory dwelling, then quietly put a secondary suite in the main house. What can be done? If there is a need for a fire barrier in the main dwelling, who will ensure that happens? How will that suite be identified?
4	<ul style="list-style-type: none"> Increased burden on enforcement will be a concern, but enforcement of regulations is essential. It would be good if there is some way to assess and regulate the secondary suites and additional dwelling units that already exist.
5	I think for fairness all illegal suites should be dealt with, not just on a complaint basis.
6	No
7	<ul style="list-style-type: none"> Yes for protection of renters and land – needs to be able to support more people Water concerns in Highlands, need to utilize alternate methods such as rainwater collection, grey water capture, composting toilets Must have owner occupancy
8	I would like the building of affordable housing to be considered
9	Annual license on fee for all ADUs. Should be significantly high to cover added municipal costs for services. At present, those without ADUs are subsidizing those with them. There should be an aggressive program to uncover existing, illegal ADUs.
10	Limits on the number of suites and dwellings per property maybe I know we have to do something about SS and ADUs, but I see more population, more cars on the road, and more demand on aquifer On the positive side, I see a way for the Highlands to add more affordable housing options
11	Equal Bylaw enforcement For <u>All</u> !!
12	
13	Size of lot should be more than 1 hectare for secondary dwelling
14	Number of accessory dwellings (more if under sized) How big does your property need to be? (min/max) accessory dwelling
15	Setbacks as per dwelling units (oops already mentioned on poster!)
16	Amount of water access (water table stability) Upgrades to the sewage system
17	Complementary; adequate parking; water and septic capacity
18	Or maybe an allowable overall square footage that could be split into 2 tiny dwellings to encourage tiny home living
19	
20	
21	Proper setbacks and screening so as not to impact principle residence or neighbouring properties Must prove adequate water and sewer available
22	I would like to see a municipal fee for secondary dwellings to help cover costs. Would very much like creative solutions to secondary dwellings – composting toilets, for example, or rainwater recovery (treated) instead of well water. The way most of us live is not sustainable, so we must start changing how we live. This could be a way to start.
23	Not on this topic – traffic restrictions yes?
24	One regulation I would like to NOT SEE is – accessory dwellings not be restricted to 6 metres; would like the option to go a little higher if needed.