

Memo



Date: November 10, 2009
File: 5040-20
To: City Manager
From: Theresa Eichler, Community Planning Manager
Subject: Housing Committee - Secondary Suites Recommendation

Recommendation:

THAT Council receive the motion from the Housing Committee regarding secondary suites provided in this report for information;

AND THAT Council direct staff to consider the Housing Committee's October 13, 2009 motion regarding secondary suites, when developing the Housing Strategy and updating the Zoning Bylaw;

AND FURTHER THAT Council request that parking management staff consider the Housing Committee's October 13, 2009 motion regarding Parking By-laws as part of the review scheduled for 2010 as set out in this report.

Background:

At its October 13, 2009 meeting the Housing Committee recommended that:

THAT Council direct staff to explore the following options for secondary suites as follows:

1. Add a secondary suite within the main single detached dwelling as a permitted use within the following zones; A1, RR1, RR2, RR3, RU1, RU2 and RU3.
2. Alternatively, simplify the rezoning process and determine if staff can approve secondary suite applications.
3. Explore ways to reduce cost of building secondary suites under the BC Building Code as well as reduce cost of the administration process.
4. Provide education for owners and tenants. Educate the owners of the requirements of a legal suite to demystify it. Educate the tenants so that they know their rights within the Residential Tenancy Act.
5. Consider introducing a Parking By-law to restrict on-street parking in residential neighbourhoods based on Ontario examples (i.e. Burlington). Initiate the By-law within one or two "test" areas of the City (e.g. Sol Terra) first before enacting it on a broader level.

CARRIED



The motion was based on a report staff took to Council in 2007, which recommended permitting secondary suites within the main dwelling in all zones that permit a single detached home. Servicing issues were also dealt with in the 2007 staff report.

The Committee was of the opinion that on-street parking was the single biggest secondary suite issue generating negative responses in neighbourhoods. As a way to address the parking issue, the Committee recommended the introduction of on-street parking by-laws that would restrict parking and prohibit overnight on-street parking in residential areas. Initially, the Committee has further recommended that such a by-law be introduced in one or two "test" neighbourhoods that are zoned for secondary suites (see the attached letter).

Parking management staff at the City agree that neighbourhoods with secondary suites generate pressure on the amount of on-street parking. Parking management staff is scheduled to work on reviewing the residential parking permit program in the second quarter of 2010. Staff need to review the current practice of residential on-street parking restrictions in conjunction with the Community Charter and in consultation with the City Clerk and Bylaw staff and report back to Council mid third quarter 2010 prior to any change being contemplated. It should be noted that if overnight parking restrictions are initiated, the City does not have enforcement staff to implement these, leaving the RCMP to deal with any complaints.

Discussions around parking and secondary suites also relate to the minimum off-street parking requirements in the Zoning By-law. At present, a single detached home with a secondary suite requires a minimum of three spaces, which can be provided in tandem, including one for the suite. Situations that involve larger suites (two bedroom) and homes however, do create more demand for parking, affecting on-street parking. A Zoning By-law review would include the need to revisit minimum parking requirements for single-detached homes, secondary suites and other forms of housing.

Also at the October, 2009 meeting, the Committee passed a motion to ask Council to support and authorize staff to prepare a Housing Strategy. At its meeting of October 26th, 2009, Council directed staff to initiate a Housing Strategy. Secondary suites will be reviewed as part of the Strategy, along with maximizing opportunities to create rental dwellings in all residential and mixed use buildings. A comprehensive Zoning By-law review is also contemplated in the near future which would include a review of regulations and processes affecting secondary suites, such as parking and suite size regulations.

Internal Circulation:

By-law Services

Land Use Management

City Clerk / Legislative Services

Property Management / Parking Management

Existing Policy:

Strategic Plan:

Goal #3 - To foster the social and physical well-being of residents and visitors.

Objective #4 - Realize construction of housing forms and prices that meet the needs of Kelowna residents.

Official Community Plan:

8.1.15 Zoning Bylaw. Continue to monitor the effectiveness of regulations, processes and fees in the Zoning Bylaw that affect housing and update the Zoning Bylaw to improve effectiveness whenever the need arises.

8.1 .47 Secondary Suites. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites;

Legal/Statutory Authority:

Community Charter - Sections 135, 136 & 138

Considerations not applicable to this report:

Legal/statutory Procedural Requirements:

Financial/Budgetary Considerations:

Personnel Implications:

Technical Requirements:

External Agency/Public Comments:

Communications Considerations:

Alternate Recommendation

Submitted by:



T. Eichler, Community Planning Manager

Approved for inclusion:



JP

cc:

Property Management / Parking Management
Director, Land Use Management
City Clerk / Legislative Services