

Suites in Duplexes, Small Lot Houses, and Townhouses

Draft Fairfield Neighbourhood Plan

What's proposed?

Duplexes with suites:

- Support duplexes with rental suites on larger lots (at least 18m (60 ft.) in width and at least 550m² (6,000 sq. ft.) in area); or
- Support duplexes with rental suites, on standard-sized lots (at least 15m (50 ft.) width and 550m² (6,000 sq. ft.) in area) in the following circumstances:
 - on corner lots
 - in limited areas along Fairfield Road, near Cook Street village, and north of Ross Bay Village (sub-areas 2, 3, and 4 on the Traditional Residential Areas Map)
 - in duplexes which result from the adaptive reuse of an existing house of heritage merit
- Update the *Neighbourliness Guidelines for Duplexes*, which function as a bylaw regulating design of duplexes, to reflect the draft plan's policies such ensuring narrow lots present a friendly face to the street, are designed sensitively to adjacent lots, contain on-site landscaped open space and support canopied street trees.

Small Lot Houses with suites:

- Support rental suites in Small Lot Houses

Townhouses with suites:

- Support rental suites in townhouse fronting the public street

For all housing types with suites:

- Maintain current policy requiring on-site parking for the main living unit, but not for associated suite
- Development with suites must meet all the applicable zoning and development permit regulations, including for setbacks, height, urban design and landscape

What's different from existing policy and regulations?

- Secondary suites are currently permitted in single detached houses but not in other types of housing
- The Official Community Plan supports different types of ground-oriented housing throughout traditional residential areas.

Benefits and tradeoffs

Additional housing types with suites:

- May be more affordable than new single-family homes on the same land area.
- Add ground-oriented rental housing.
- Provide rental income to help with the costs of homeownership. Provide additional opportunities for homeowners to qualify for a mortgage.
- Likely will add to the use of on-street parking
- Provide more sustainable, compact living options.
- Support the creation of larger units (3+ bedrooms) with access to open space (yard/patio) on-site.
- Provide more choice for how landowners develop their property
- The addition of suites could make small lot housing more attractive, possibly incentivizing the subdivision of existing lots
- May incentivize the demolition of existing homes. Draft plan policy encourages the buildings with heritage merit to be retained and converted to suites, with more flexibility to additional living space.

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