

House with Two Secondary Suites; House with Secondary Suite and Garden Suite

Draft Fairfield Neighbourhood Plan

What's proposed?

- Support a single detached house with two rental suites, where the original house is retained; or
- Support a single detached house with a rental suite and a garden suite, where the original house is retained.
- Garden suites would be developed consistent with the City's existing policy and design guidelines, including minimum lot sizes.
- Each house would be required to have only one on-site parking space for the main unit

What's different from existing policy or regulations?

- Current policies support a single detached house with either a single secondary suite, or a single detached house with a garden suite. Houses with more than one suite are not currently permitted.
- The Official Community Plan supports different types of ground-oriented housing throughout traditional residential areas.

Benefits and tradeoffs

Allowing more than one rental suite on a property:

- Provides added rental housing options
- Provide rental income to help with the costs of homeownership. Provide additional opportunities for homeowners to qualify for a mortgage.
- Provide more choice for how landowners develop their property, allowing more housing over time and options such as multi-generational living
- Added units increases will likely increase the value of houses
- Would increase the use of on-street parking
- Unlike House Conversions (currently supported for houses built before 1931), cannot be strata titled and does not add ownership units
- Because it applies to existing houses, increases the incentive to keep and modify existing houses rather than demolishing and building new.
- Provides more sustainable living options
- Maintains character of a single-detached streetscape
- Garden suites reduce rear-yard green space

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What could this look like?

Type 1: House with Secondary Suite and Garden Suite



LEGEND

1. Main house
2. Secondary suite path
3. Secondary suite entry + patio
4. Garden suite outdoor space
5. Windows oriented for privacy
6. Garden suite
7. Garden suite path entry
8. Main house parking
9. Garden + secondary suite parking

Type 2: House with TWO Secondary Suites

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LEGEND

1. Vehicle access to on-site parking
2. Main house and upper level suite entrances
3. Lower suite entry and semi-private patio
4. Garden suite
5. Main house suite
6. Upper suite
7. Shared yard
8. On-street parking for suites