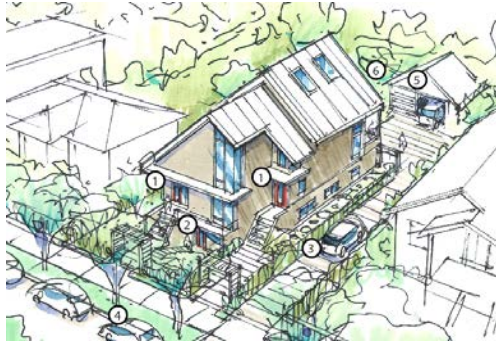


# INFORMATION SHEET - Secondary Suites

## Draft Vic West Neighbourhood Plan

**Secondary Suites and lock-off suites:** Suites are private-self-contained units within a dwelling. Secondary suites have their own external door, which is visible from the street, while lock-off suites may or may share an entry with the main unit.

### Duplex & Secondary Suite



### LEGEND

1. Duplex entries
2. Secondary suite entry
3. Duplex parking access
4. On-street parking for secondary suites
5. Duplex parking
6. Shared outdoor space

### Small Lot House & Secondary Suite



### LEGEND

1. Main house entry
2. Secondary suite entry and patio
3. Main house parking
4. Shared rear yard
5. On-street parking for secondary suite

## What is proposed?

The plan supports:

- Secondary suites in duplexes on slightly larger lots than the minimum lot size;
- Secondary suites in small lot homes above a minimum lot size of 230m<sup>2</sup> (2,500 sq. ft)
- Secondary or lock-off suites in rowhouses and townhouses that front onto a street

## What's Different?

- Currently, the official Community Plan allows for one legal secondary suite or one garden suite in a single detached home on a standard-size lot.
- Suites are not currently supported in other housing types, and lock-off suites are not supported.

## Benefits and Tradeoffs

- Secondary suites add housing diversity (rental suites) while helping homebuyers qualify and afford a mortgage
- Suites may be used as long-term rental units, but are not permitted to be used for short-term visitor accommodation (e.g. Airbnb)
- Suites add “gentle density” to a neighbourhood without dramatically changing the appearance of housing. They already exist in many houses in Victoria.
- Suites provide flexibility as they may be used by owners for rental income, as living space, or to accommodate a multi-generation family (e.g. parents or adult children) and this can change over time with a household’s needs
- The City does not require additional on-site parking for suites. This makes suites more viable and preserves green space on private land. Residents who own cars may park on street.