



OPEN HOUSE

Upstairs in the Fraser Room

Join us for a conversation and dialogue on how to improve accessory housing options within our community.

Light refreshments are provided.

WELCOME

To the City of Maple Ridge Accessory Dwelling Unit Review Open House



Thank you for attending this Open House. At today's event you can:

- **Learn more:** There are **12** boards and we encourage you to review them all to learn more about accessory housing options in Maple Ridge.
- **Explore ideas:** Several stations are set up for you to interact with different approaches to growth and accessory housing options for Maple Ridge.
- **Ask questions:** City Staff and members of Small Housing BC are here today to answer any questions you may have.
- **Fill out a survey!** Paper and online surveys are available today. They are also available online at www.mapleridge.ca.



Accessory Dwelling Unit Review

WHY ARE WE HERE?

The City of Maple Ridge is exploring ideas that could, if approved, expand our Accessory Dwelling Unit (ADU) programs. This review is intended to encourage a greater diversity of housing forms to help improve housing choice within our community. Through this review, the City aims to facilitate more affordable home ownership and more rental housing opportunities within the City.

Today, we are looking for your input on potential new opportunities for secondary suites and detached garden suites.

WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling Unit (or ADU) includes **secondary suites** and **detached garden suites** (also known as carriage, coach or laneway houses) in residential areas.

WHAT ARE WE LOOKING AT?

To encourage more secondary suites and detached garden suites in our community, a number of new directions are being explored:

Secondary Suites

- Allowing a secondary suite and a DGS on the same lot;
- Allowing a secondary suite within a duplex;
- Allowing a secondary suite in a multi-family unit; and
- Re-considering the owner occupancy requirement.

Detached Garden Suites

- Allowing suites above garages in more single-family residential zones;
- Allowing smaller and larger unit sizes;
- Allowing alternative construction methods; and
- Re-considering the owner occupancy requirement.



PROPOSED TIMELINE

Our conversation on housing is taking place through November to early December and Council will determine the next steps based on your feedback.



MAPLE RIDGE

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Our Community

TODAY

The size and make-up of our population directly influences the housing needs in our community. Here is what our community looks like today, according to the numbers:

Our People

- Maple Ridge has experienced rapid growth over the last 30 years. Since 2011, our population has increased by 8.2%.
- Compared to our regional neighbours, we have a higher proportion of youth and families, making us a family-oriented community.

Population Profile

In 2016, there were

82,256

residents in Maple Ridge

\$101,028

Average Household Income

MEDIAN AGE 41.4



Our Housing Profile

- Looking at our housing stock, Maple Ridge has:
 - Plenty of single family dwellings
 - Growing number of multi-family units
 - Slow up-take on accessory dwelling units
- The City anticipates a growing need for more housing choices, particularly rental options.

Maple Ridge Unit Breakdown



2016 Rents

Average 1 Bedroom Rental

\$762
Ridge Meadows



\$1,159
Metro Vancouver



Average 2 Bedroom Rental

\$953
Ridge Meadows



\$1,450
Metro Vancouver



Average 3 Bedroom Rental

\$1,191
Ridge Meadows



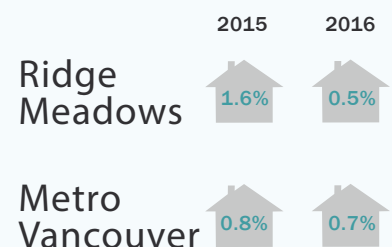
\$1,631
Metro Vancouver



2015-2016
Rents Increased
6%

Our Rent & Vacancy Rates

- The regional rental market remained tight in 2016.
- Strong demand for rental units outpaced new additions to the supply.
- These pressures caused vacancy rates to decrease while rents continued to rise in 2016.



2016 Vacancy Rates



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Our Community

TOMORROW

Maple Ridge is expected to face significant population growth over the next several years which will include further changes to our demographic and housing needs.

A rapidly growing population

- The City of Maple Ridge's population is projected to reach 118,000 by 2041. That's another 36,000 people in 25 years.
- The number of seniors is anticipated to increase significantly in the coming decades.
- A more diverse population highlights the importance of having more housing options to meet a greater range of needs.
- More housing options such as Secondary Suites & DGSs allow for aging in place and multi-generational families.



Housing Trends

- Historically, single family homes have been the dominant housing type in Maple Ridge. However housing affordability challenges are fostering growing interest in townhouses and apartments and this trend is expected to increase over the next few decades.
- With this trend becoming commonplace across the Lower Mainland, many cities are looking to find ways to create more diverse housing options, including:
 - Seniors-friendly housing including single-level apartments and ground-oriented units;
 - Three-bedroom units for growing families; and
 - Studio units for single adults.
- Another area of change is the increased demand for more rental opportunities, given the rising cost of home ownership in the Region.



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Let's Talk Housing

HOUSING IS IMPORTANT

The home we live in can influence many aspects of our lives, and the community around us. The City of Maple Ridge recognizes the importance of improving housing choice for all current and future households throughout our community.

The importance of housing choice to meet the needs of a diversifying community is underscored in our Official Community Plan. Encouraging sensitive infill in existing neighbourhoods through secondary suites and detached garden suites create a broader mix of housing options, revitalizes older neighbourhoods, and enhances local streetscapes. Through such housing types, more affordable homeownership may be facilitated, the supply of rental market housing in the City may increase, and seniors and families may have more opportunities to age in place.

Through its Housing Action Plan, the City has identified actions to examine and possibly expand its secondary suite and DGS programs in order to further support the creation of greater housing choice and rental opportunities in Maple Ridge.



ACCESSORY DWELLING UNITS

The City supports the creation of more secondary suites and detached garden suites throughout our community. Some of the associated benefits from these accessory dwelling units to local residents include:

- Supporting neighbourhood character;
- Contributing to greater housing diversity;
- Increasing ground-oriented rental stock;
- Providing additional income to owners;
- Supporting ageing-in-place;
- Encouraging multi-generational living; and
- Making efficient use of existing infrastructure.



Secondary Suites



Since 1999, the City has allowed secondary suites in some single-family residential zones - one of the first municipalities to do so in the Lower Mainland. A key intent of the original program was to provide affordable rental housing options throughout the City. Today, there are about 400 secondary suites in the City with another 200 in progress.

WHAT WE'VE HEARD



The City last conducted a review of the Secondary Suite program in 2012/2013. Through the conversations that took place at that time, residents expressed support for secondary suites as a means of providing household mortgage assistance, facilitating aging in place, and providing affordable rental housing options.

Through that review, residents also expressed concern with on-street parking shortages and the process and costs associated with constructing, approving and licencing a secondary suite. Interest was also expressed about the owner-occupancy requirement.



Since the last review, while secondary suites are becoming more common in our neighbourhoods, the number of complaints about secondary suites has been steadily decreasing.

In conversations held in preparation for this current review, we also heard about the increasing costs of home ownership, decreasing rental supply and a general community interest in seeing more affordable housing provided in Maple Ridge.



GOING FORWARD

The City is re-examining our Secondary Suite program to encourage the provision of more housing choices, greater rental opportunities and increased affordable housing throughout our community. To that end, the City is looking at ways to have landowners invest in creating more units in the City by:

1. Finding opportunities to accommodate different types of secondary suites in different parts of our City; and
2. Reducing the time it takes to pay back the financial outlay required to develop an accessory dwelling unit.

The proposed ideas are outlined on the following board for your consideration and feedback.



Secondary Suites

PROPOSED IDEAS

Secondary Suites plus Detached Garden Suites

The City is considering allowing both secondary suites and detached garden suites on the same lot. From a construction cost perspective, permitting both type of units may remove the cost advantage of one form over another by reducing the time it takes to pay back the financial outlay to develop accessory dwelling units while creating more rental units in the City.

Example: The Cities of North Vancouver, New Westminster, Port Coquitlam, and Vancouver permit secondary suites with detached garden suites. In the case of the City of North Vancouver, a secondary suite and a detached garden suite is permitted on the same lot provided the lot is 362.3 sq. m. (3,900 sq ft) or larger.

Secondary Suites in Duplexes

The City is exploring permitting one 'accessory dwelling unit' per side in a side-by-side duplex. This would provide a secondary unit to the principal unit on each side.

Example: The City of North Vancouver permits secondary suites in a side-by-side duplex provided that a BC Building Code compliant firewall between the two dwelling unit is constructed.

Secondary Suites in Multi-Family Developments

The City is exploring allowing one 'accessory dwelling unit' in townhouse and apartment dwelling units. The secondary suite could be required to contain a separate kitchen area, at least one bathroom, and a separate entrance door that locks-off the secondary unit from the principal unit.

Example: Currently, the Cities of Burnaby, North Vancouver and Richmond permit secondary suites in multi-family developments with similar regulations.

Re-consider Owner Occupancy

The City is considering lifting the owner-occupancy requirement for property owners with secondary suites. More flexible requirements of using a property manager or the sharing of contact information are alternative options to ensure property maintenance of the property and the neighbourhood character is maintained.

Share your thoughts!
What are your preferred options to expand the secondary suite program?
Place a sticky dot near the ones you like!



Share your thoughts!

Are there other options you would like to see that could expand the Secondary Suite program?

Place a sticky note below with your ideas!



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Detached Garden Suites



WHAT WE'VE HEARD

Whether it is to provide affordable housing for family members or create opportunities to generate additional income, DGSs are sought after for a variety of reasons by our residents. As resident interest and the needs of our community change, local home owners have expressed interest in reconsidering the process and types of buildings involved with the City's DGS program, while remaining mindful of the surrounding neighbourhood.



CONSTRUCTING A DGS IN MAPLE RIDGE:

Since 2008, 40 DGS units have been built or are under construction in Maple Ridge. Based on comments from DGS owners and builders, some of the potential reasons contributing to the low uptake of DGSs within the City may include:

- Access & Servicing - few laneways exist in Maple Ridge making it more difficult to meet access and servicing requirements.
- Regulations - size, siting, and height requirements can be limiting on certain lots.
- Construction costs - rising construction costs can reduce the return on investment seen by property owners.
- Land values - until relatively recently land prices in Maple Ridge may not have supported the cost of constructing a DGS.



GOING FORWARD

Working to address these issues, the City is pursuing a two-pronged approach to support greater DGS construction in Maple Ridge. Conversations today are about hearing your thoughts on some potential ways to expand our DGS program:

1. Looking at ways to enhance the useability of available information such as zoning regulations as well as ways to accelerate processing times and costs for DGS construction.
2. Exploring the types and sizes of buildings as well as different construction options, such as modular, that could be appropriate for a DGS in Maple Ridge.

The proposed ideas are outlined on the following boards for your consideration and feedback.



Detached Garden Suites

MY DGS STORY

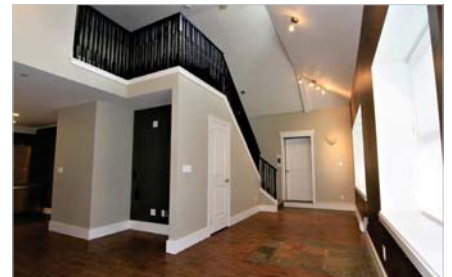
One of the early steps involved in the accessory dwelling unit review was to reach out to existing residents to hear about their experiences owning a DGS. Two owners agreed to share their story with you today.

A Deciding Factor

“My husband and I purchased a home in West Maple Ridge in 2014. This home came with an existing tenanted garden suite. This was a deciding factor in our decision to purchase the home. The rental income from the suite helps substantially with our mortgage payments. In return, our tenants of four years have their own home, without anyone living above them, for a reasonable rent. We appreciate the security of having people we trust living in our backyard. They are an extra set of eyes on our home and property and they have a vested interest since it is their home as well.”

A Garage Conversion

“We purchased a 2 acre property back in 2009 and on it was only an unfinished cinder block garage. We thought it would be a great idea to convert this garage into a 968 sq. ft. DGS, firstly to have a place to live in while we built our home and secondly, to become an income helper once we moved into our primary residence. Since [2012] we have had 3 tenants. All have been single, honest, hard-working, quiet, respectful people. They are people who dislike condo life, who don't want to live in someone's basement, who want some space away from the city, some privacy, some land to garden in, or grass to cut. We honestly do not notice the DGS is there, even though it is right in our backyard. In a rural neighborhood like ours, it's just like we have a closer neighbor. At the end of the day, our DGS is a great asset and income helper.”



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Detached Garden Suites



PROPOSED IDEAS

Enhance useability

The City is exploring ways to improve the useability of available information, such as zoning regulations and other building-related information. Possible options could include tailored checklists or guides, clearer zoning regulations, etc.

Integrate more regulatory flexibility

The City is exploring ways to improve requirements involved in building a DGS. Possible options include:



- **Allowing DGSs on smaller single family lots**

Currently, DGS's are allowed where the lot area is greater than 557 sq. m. (5,995 sq. ft.). The City is considering allowing DGSs on urban lots with a minimum lot area of 371 sq. m. (3,993 sq. ft.).

- **Allowing DGSs with a Duplex**

DGSs are only permitted on single family residential lots. The City is considering allowing DGSs on two-family residential lots (e.g. Duplex).

- **Permitting a DGS and Secondary Suite on the same lot**

From a construction cost perspective, permitting both type of units may remove the cost advantage of a secondary suite over a DGS, reducing the time it takes to pay back the financial outlay needed to develop accessory dwelling units while creating more rental units in the City.

- **Reducing side and rear setbacks**

Our DGS setbacks are more restrictive compared to our regional neighbours. The City is considering allowing more flexibility in the siting requirements for a DGS in order to allow for differing slopes and other site conditions found across our City.

- **Requiring privacy & screening requirements**

Currently, private outdoor space must be provided for the DGS. The City is looking at requiring privacy and screening requirements (which may involve more landscaping) between a DGS and neighbouring properties.



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Detached Garden Suites

PROPOSED IDEAS

Re-consider Owner Occupancy

The City is considering lifting the owner-occupancy requirement for property owners with secondary suites. More flexible requirements of using a property manager or the sharing of contact information are alternative options to ensure property maintenance of the property and the neighbourhood character is maintained.

Alternative building forms

The size and height of a building are important towards ensuring DGSs fit respectfully within each neighbourhood. Some options that could expand the range of building forms allowed as a DGS include:

- **Allowing smaller unit sizes**

Currently, DGSs may not be smaller than 37 sq. m. (398 sq. ft.). The costs of constructing a DGS may be challenging the delivery of some smaller housing forms. Related to this is the issue of accommodating Tiny Homes in the City.

- **Allowing Tiny Homes as a DGS**

These are often custom built units on a mobile foundation. There could be a temporary form of housing or placed on a permanent foundation.

- **Allowing larger units sizes**

DGSs may not be greater than 90 sq. m. (968 sq. ft.). Larger unit sizes up to 140 sq. m. (1,500 sq. ft.) may offer more liveable space which may increase DGS interest and uptake, but possibly at an increased cost.

- **Allowing two-storey units in more areas of the City**

Only lots with laneway access or that are larger than 0.4 hectares (1 acre) may build a DGS above a garage. Opportunities for two-storey units are more common elsewhere in the region.



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Detached Garden Suites

PROPOSED IDEAS

Accelerate the development process

The City is also exploring ways to further streamline the approval process for DGSs with off-the-shelf pre-approved DGS building plans. Such plans could be pre-reviewed by the City's Licences, Permits & Bylaws Department and could be made available to interested homeowners for a small fee. The time savings combined with the convenience of not having to prepare (and pay) for a set of customized plans could offer residents a unique incentive to constructing a DGS in Maple Ridge.

Alternative construction methods to improve costs

Construction methods present another opportunity to increase housing choice and potentially reduce the time it takes to complete a DGS. Possible alternative construction methods include:

- **Manufactured Homes**

These are created off-site in standardized sections then shipped and installed on-site. These units come in a variety of shapes and sizes that can be combined to suit resident needs and budgets.

- **Container Units**

Retrofitted shipping containers are used to create housing units. Stackable and moveable, they present many advantages as an alternative construction method.

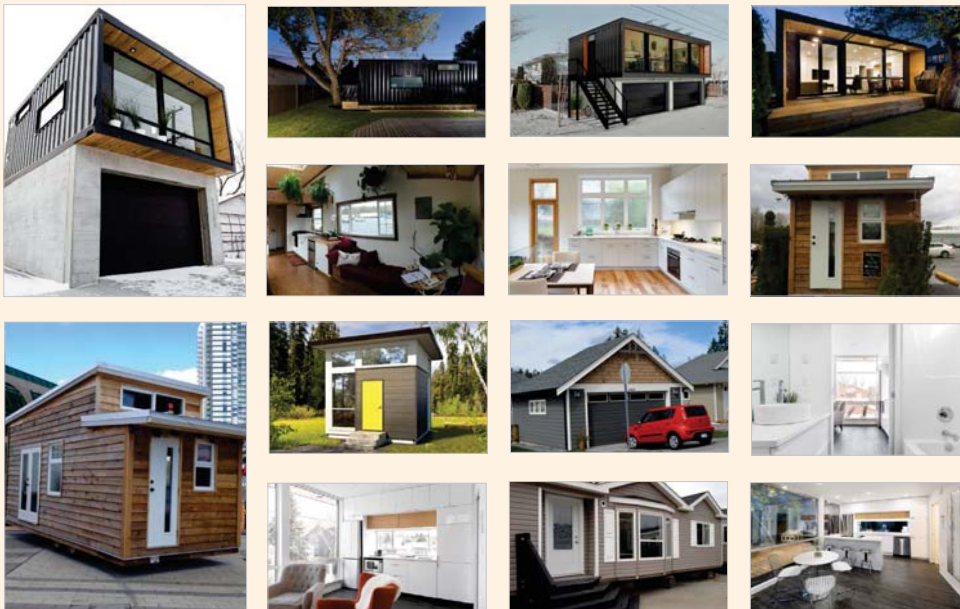
One of the benefits of pre-fabricated homes is that they are generally constructed off-site and shipped upon completion. Construction is not affected by the weather so the time it takes to build a pre-fabricated home is reduced. Due to standardization, the construction cost per unit can also be lower.



Share your thoughts!

Are there other options you would like to see that could expand the DGS program?

Place a sticky note below with your ideas!



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THANK YOU

For taking the time to learn more about expanding accessory housing options in Maple Ridge.



WE WANT TO HEAR FROM YOU!

Please take the opportunity to provide your thoughts and comments through our survey available today or online at:

WWW.MAPLERIDGE.CA

Survey closes December 16, 2017

QUESTIONS ABOUT ZONING?

(604) 467-7341
planning@mapleridge.ca

QUESTIONS ABOUT BUILDING CODE?

(604) 467-7311
buildingenquiries@mapleridge.ca

QUESTIONS ABOUT BYLAWS?

(604) 467-7305
licencesandbylaws@mapleridge.ca



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