

## Appendix C: Proposed Detached Accessory Dwelling Unit Regulatory Framework

### *ELIGIBILITY for RS-6 zoning*

Regulation	Proposed	Rationale
<b>OCP Proposed land use designation</b>	Low density residential only	Already in OCP policy
<b>Where zoned for B&amp;B</b>	Not permitted	Standard practice
<b>Where a secondary suite, DADU.</b>	Not permitted	Standard practice
<b>Where zoned for duplex</b>	May be considered through rezoning in some situations, but not eligible for RS-6 zone automatically.	Standard practice.
<b>Waterfront lots or within 20 m of Gorge or 10 m of Strait</b>	Not eligible	Environmental development permit area.
<b>On bare land strata lots</b>	Not eligible	Servicing issues, strata law.
<b>Parcel size minimum</b>	475 or 530 m <sup>2</sup>	475 where there is a corner lot or laneway access. 530 for other lots. 530 is the minimum lot size for RS zoned lots.
<b>Accessory building</b>	Cannot convert	Standard practice
<b>Strata titling</b>	Not permitted	Standard practice
<b>Requirement that either garden suite or principal dwelling be occupied by the owner</b>	No	Same as secondary suites.

## Appendix C: Proposed Detached Accessory Dwelling Unit Regulatory Framework

### **SITING**

Regulation	Proposed	Rationale
<b>Siting on lot</b>	Rear yard only.	Standard practice
<b>Rear yard setback</b>	1.5 m	As per existing setback
<b>Side yard setbacks</b>	1.5 m	As per existing setbacks.
<b>Exterior side yard setback</b>	3.6 m	Consistent with existing RS-1 requirement.
<b>Combined side yard setback</b>	4.5 m	
<b>Distance from principal dwelling</b>	2.5 m	As per existing distance for accessory buildings from PD
<b>Minimum amount of open space</b>	20 m <sup>2</sup>	As per Saanich regulations. Minimum dimension 3 m.
<b>Minimum lot depth</b>	Not required	Setbacks will cover siting

### **DENSITY AND HEIGHT**

Regulation	Proposed	Rationale
<b>Number of stories (stories includes basement)</b>	1	Council minutes Oct 3, 2017
<b>Maximum floor area</b>	65 m <sup>2</sup>	Balances site coverage against tree and open space loss while permitting sufficient space to contain an efficiently designed two bedroom suite.
<b>Lot coverage (all buildings)</b>	30%	As per existing RS-1 requirement
<b>Floor area ratio</b>	0.35	As per existing RS-1 requirement
<b>Lot coverage (accessory only)</b>	10%	As per existing RS-1 requirement
<b>Site coverage (rear yard only)</b>	25%	Standard practice
<b>Height (maximum)</b>	3.6 m	Decreases potential for impact to neighbours. Consistent with existing Accessory Building allowable height in RS-1 zone.
<b>Height in relation to Principal Dwelling</b>	The maximum height of a Garden suite should not be at an elevation higher than that of the principal dwelling.	To prevent overlook of garden suites onto the principal dwelling or that of neighbours