



## Detached accessory dwelling units FAQ

### 1. What are detached accessory dwelling units (DADUs)?

DADUs are small accessory rental suites that are sited in the rear yard and detached from the primary residence. Other common names for DADUs are garden suites, coach houses, laneway homes, granny flats, backyard cottages, etc.

### 2. Where are DADUs permitted?

DADUs are not permitted at this time in Esquimalt. Among the core municipalities of the Capital Regional District, they are currently only permitted in the City of Victoria; Saanich is close to approving DADUs (garden suites).

### 3. When will the Township decide whether DADUs can be permitted?

Esquimalt is currently considering potential legalization of DADUs and is seeking feedback from residents. Staff have presented proposed regulations to Council and will report back once residents have been consulted. Please make sure you fill out our online survey on the proposed regulations at [Esquimalt.ca/detached-suites](http://Esquimalt.ca/detached-suites) which is open until June 15, 2020.

### 4. What is the largest size of DADU that would be allowed?

The proposed regulations would limit the size of a DADU on all properties to one storey in height (3.6 m), with no basement allowed. The total allowable floor area would be no more than 65m<sup>2</sup> (about 700 ft<sup>2</sup>). In addition, the DADU would be allowed to occupy no more than 25% of the rear yard of the property. For more information on all the proposed regulations, please see [Esquimalt.ca/detached-suites](http://Esquimalt.ca/detached-suites)

### 5. What are the proposed setback regulations?

The proposed setbacks will be the same as for any accessory building on residential property.

### 6. What opportunity will there be for neighbours to provide feedback on a DADU proposal?

If the Development Permit process for obtaining permission to build a DADU is approved, there will not be any opportunity for neighbours to comment on the DADU location and design unless the applicant is requesting a variance to any of the regulations such as height, setbacks, size etc. The Township will recommend to applicants that speaking to their neighbours about the DADU will help their proposal. In addition, any DADU that is proposed on a lot which is not in the proposed DADU RS-6 zone would need to be approved by Council through a full rezoning process which includes a public hearing.

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## 7. How will DADUs fit in with the character of my neighbourhood?

The Township is proposing a number of design guidelines for DADUs that would be evaluated by Council for each application. The guidelines include consideration of the scale and form of neighbouring properties and try to ensure that the established neighbourhood character serves as inspiration for new development.

## 8. How will DADUs be designed to respect the privacy of adjacent lots?

Respecting privacy is an important design element that an application for a DADU will need to address. The Township's design criteria aim to ensure that all new DADU proposals fit appropriately into their context and avoid issues of overlook. Careful placement of windows and landscaping is encouraged in proposed DPA design guidelines. To read all of the proposed design guidelines, please see [Esquimalt.ca/detached-suites](https://esquimalt.ca/detached-suites)

## 9. Could both the principal dwelling and the DADU be rented?

Yes, the Township cannot legally require the property owner to be present in either building.

## 10. Could a secondary suite and a DADU exist on the same property?

No, the proposed regulations would not allow for two additional suites as well as the principal dwelling. For the same reason, properties zoned for a duplex would not be permitted to have a DADU unless they rezone the property to allow only a principal dwelling and a DADU.

## 11. Could I keep my existing detached garage and build a separate DADU?

This may not be possible on all lots. Both a detached garage and a DADU are considered accessory buildings. The proposed regulations would limit the total amount of lot coverage from accessory buildings to 10% of the lot area. If your existing garage is using a significant portion of that lot coverage allowance a DADU would not be practical.

## 12. Could I convert my detached garage into a DADU?

There are building code implications of converting an existing garage to a DADU. Consideration of this conversion occurs through the development approvals process to ensure that the lot has available density, the proposed parking, and meets setback and other design and building code requirements.

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## 13. Would having a DADU affect my property taxes?

Yes, having a DADU will very likely affect your taxes. Property taxes are based on both the value of the land and the value of the improvements. DADUs increase the value of the improvements on the property and therefore may result in an increase in taxes for this part of the assessment. Please contact the British Columbia Assessment Authority for further information on potential property tax implications.

### For more information:

Please contact Development Services: 250-414-7114 or go to [Esquimalt.ca/detached-suites](https://esquimalt.ca/detached-suites)

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