



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Legislation Text

File #: 21-019, Version: 1

REQUEST FOR DECISION

DATE: January 7, 2021

Report No. APC-21-002

TO: Chair and Members of the Advisory Planning Commission; Design Review Committee

FROM: Tricia deMacedo, Policy Planner and Bill Brown, Director of Development Services

SUBJECT:

Detached Accessory Dwelling Units Proposed Regulations and Guidelines

RECOMMENDATION:

That the Advisory Planning Commission receive Staff Report APC-21-002 for information and provide a recommendation to Council regarding the proposed regulations and guidelines for the legalization of Detached Accessory Dwelling Units in the Township of Esquimalt.

RELEVANT POLICY:

Declaration of Climate Emergency
Official Community Plan Bylaw, 2018, No. 2922
Zoning Bylaw, 1992, No 2050
Parking Bylaw, 1992, No. 2011

STRATEGIC RELEVANCE:

Support community growth, housing and development consistent with our Official Community Plan (OCP): Complete staff report on the feasibility and benefits of having a policy in regard to detached accessory dwelling units, carriage houses and below market housing.

BACKGROUND:

Detached Accessory Dwelling Units (also known as garden suites, granny flats, detached suites, laneway homes, coach houses etc.) are small, detached dwellings, usually sited in the rear yard of single family lots and accessory to the principal dwelling. DADUs are often cited as a way to provide an opportunity for multiple generations to share property while retaining some independence and privacy for the residents. In addition, these suites can be a way for homeowners to offset the cost of their mortgage and for renters to live in detached housing at a lower cost.

Within the CRD, DADUs are currently permitted within the municipalities of Victoria, Colwood, Metchosin, North Saanich, Saanich, Sidney and Sooke. Further away, Nanaimo has had 'carriage house' regulations since 2008, and a large number of lower mainland municipalities allow 'laneway

homes' and 'coach houses'. The City of Vancouver has issued over 3000 permits for laneway homes since 2009 and is targeting an additional 4000 by 2028 as part of their housing strategy.

On March 9, 2020 staff presented Council with a proposed regulatory framework and design guidelines for the legalization of Detached Accessory Dwelling Units in Esquimalt. Council directed staff to undertake public engagement using these proposed regulations as a basis for discussion with the public. During the spring of 2020, a survey was conducted to obtain resident's feedback on the proposed location and regulations for DADUs in Esquimalt. The results of this feedback and some suggested revisions to the regulations, based on the comments received, were presented to Council on November 9, 2020. At that time Council directed staff to prepare an amendment bylaw to legalize DADUs. The purpose of this report is to present the Advisory Planning Commission with the proposed regulatory framework and design guidelines for Detached Accessory Dwelling Units in for their information and feedback to Council.

PURPOSE OF APPLICATION:

The Township is creating a regulatory framework for the legalization of Detached Accessory Dwelling Units.

CONTEXT:

Staff have prepared a set of recommended zoning amendments for the creation of two new zones: RS-6 Single Family Residential DADU and RD-4 Two family Residential DADU as well as amending the RS-5 zone to permit DADUs. Eligible properties that are within the RS-1 and RS-3 zones would be rezoned to RS-6. Eligible properties within two family residential zones where a duplex has not been constructed, would be rezoned to the RD-4 zone. All existing RS-5 properties will be eligible for a DADU.

The map of eligible properties is shown in Appendix A. Eligibility depends on the property meeting ALL of the following criteria:

- Property is currently zoned RS-1, RS-3, RS-5, RD-1, RD-2, or RD-3;
- If zoned RD, not registered as a duplex;
- The entire lot is located greater than 20 m from the Gorge Waterway or 10 m from the Strait of Juan de Fuca;
- The lot is not a strata lot;
- The lot is designated as low density residential on Schedule B of the OCP; and
- Lot area is greater than 530 m² or greater than 475 m² on a corner lot or double fronting lot (laneway).

Applying these criteria to existing lots within the Township indicates that just under 1500 properties will be eligible to build a DADU if they can meet all other zoning regulations. About 15% of these are very large properties greater than 1000 m².

	Eligible Properties < 1000m2	Eligible Properties >= 1000 m2	Total Eligible Properties
Single Family Residential zoned	943	155	1098
Duplex zoned with only one unit constructed.	308	62	370
Total	1251	217	1468

ISSUES:

OCP ANALYSIS:

During the Township’s Official Community Plan (OCP) review in 2017, the public was found to be very supportive of the concept of allowing DADUs in the municipality. Policy was added under Housing and Residential Land Use that states: *“Support the inclusion of detached accessory dwelling units on appropriate low density residential land use designated areas where only one principal dwelling unit exists.”*

All DADU applications will be required to obtain a Development Permit for both form and character as well as existing environmental issues. Existing buildings, contours, trees, servicing etc. could all impact the potential for adding a DADU even if the property is already zoned. The current fee for a DP in the Township is \$750. All DPs will be reviewed by the Advisory Planning Commission prior to going to Council.

Design guidelines for DADUs can be found in Appendix B. The design guidelines would provide the applicant, staff and Council with direction on the desired form and character of these units without being overly prescriptive. Proposed design guidelines specific to DADUs would include those to address the street presence of the suite, entry way design, landscaping and open space, size in relation to the principal building and roof projections.

DADUs will also be subject to the following DP areas:

- Development Permit Area No.1: Natural Environment
- Development Permit Area No. 3: Enhanced Design Control Residential
- Development Permit Area No.7: Energy conservation and greenhouse gas reduction.
- Development Permit Area No.8: Water conservation

ZONING ANALYSIS:

The proposed regulations for siting, size, density and height can be found in Appendix B along with the proposed Development Permit guidelines.

Siting

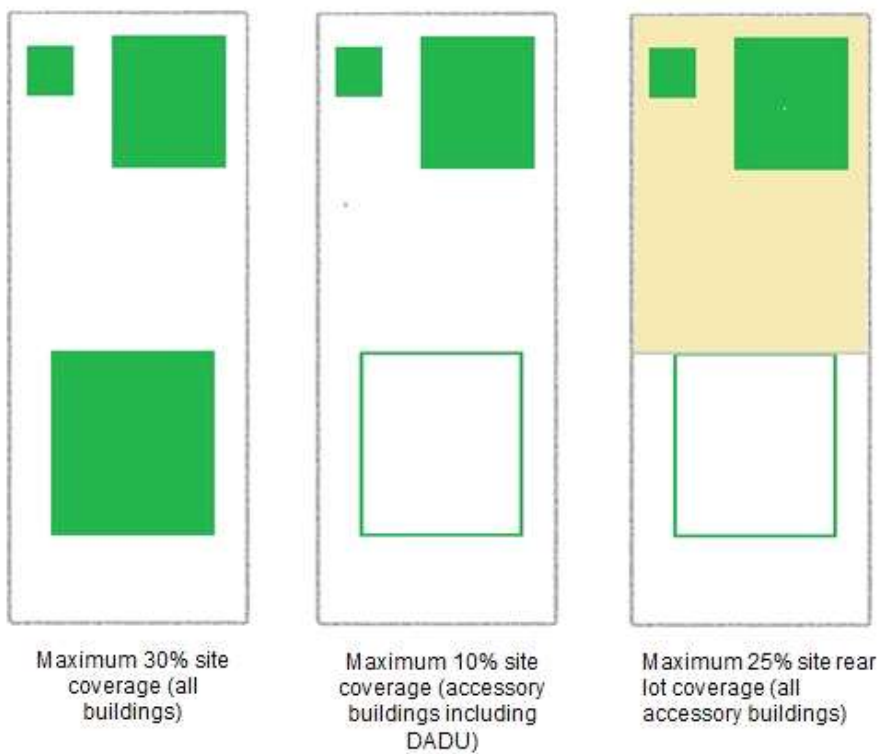
Standard practice is for DADUs to be located in the rear yard only. A variance process could be used

in situations where front or side yard siting might be more appropriate. The proposed siting requirements align with the existing setbacks for accessory buildings in the zoning bylaw.

Size and Density

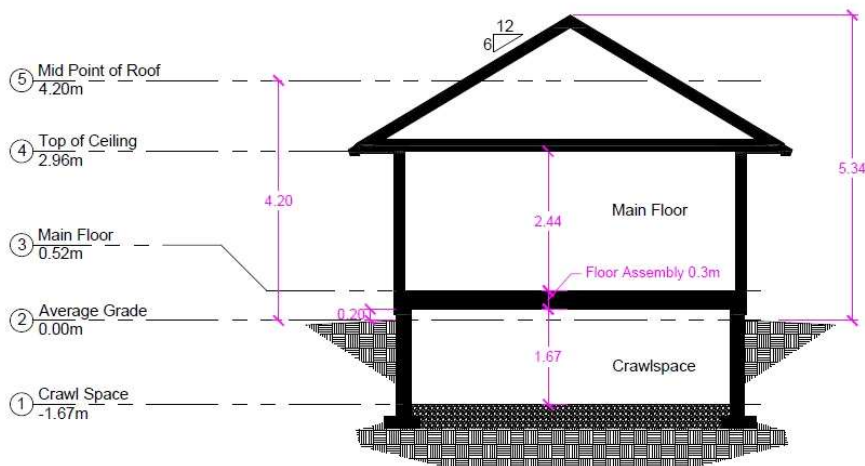
The maximum floor size of a DADU will be limited to 65m². This is approximately 700 square feet. Lot coverage and floor area ratio (FAR) would remain the same as for existing RS-1 and RS-5 zoned lots, therefore density will not change, whether or not a DADU is constructed. Lots with large principal dwellings will be more limited in the size of the DADU permitted. Additional measures are recommended to ensure that DADU residents have access to usable open space:

- Maximum rear yard coverage 25%; and
- Minimum amount of open space of 20 m².



Height

The height of a DADU would be capped at 4.2 m which would allow for additional headroom over and above an 8 ft standard ceiling height. However, no additional living space would be possible on a second storey. The maximum height of a DADU would also not be permitted to be higher than that of the principal dwelling in order to prevent overlook of adjacent neighbours on steeply sloping lots. Basements will not be permitted.



PARKING ANALYSIS:

Parking on single family lots is a significant cause of the loss of urban forest along with an increase in impermeable surfaces. Additional parking for a DADU is not required in the City of Victoria (with smaller lots permitted garden suites) and is not recommended by staff for the Township either. One additional parking space built to the required dimensions under the Township’s parking bylaw uses 14.3 m² (not including drive aisles), which is 22% of the allotted floor space for a DADU.

Public feedback on the subject of required parking for DADUs in Esquimalt was primarily in favor of more parking. Thirty two percent of survey respondents indicated that having one additional parking space is very important. Another 24% indicated it was important, for a total of 56%. Interestingly, 24% indicated it was either not important or not important at all. The main rationale given for requiring a parking space is that street parking would increase. However, many diverse rationales for not requiring a parking space were also provided, such as the need to encourage alternative transportation and discourage car ownership, the possibility that the renter(s) would not own a car, the proximity to transit and bike trails, the increased cost to build housing, removal of landscaping and mature trees and the increased amount of impervious surfaces created by parking spaces.

DADUs both with and without additional vehicle parking will be encouraged to provide secure, covered bicycle parking for future residents.

OTHER

Accessory Building Conversion

Applications to convert an existing accessory building to a DADU would require some additional scrutiny. The City of Victoria initially allowed conversion of buildings, but found in the first few years that some applicants tried to circumvent the development permit design review process and tree protection guidelines by building an accessory building first and then applying to convert the building later. As a result, the City recently introduced a requirement that accessory buildings could not be converted to DADUs until after a five year waiting period. To address this issue, Development

Services staff suggests that only accessory buildings built prior to the adoption of the RS-6 bylaw amendments be allowed to be converted.

COMMENTS FROM OTHER DEPARTMENTS:

Community Safety Services (Building Inspection): New DADUs will be treated as with any other new construction. Regarding conversion of accessory buildings, Community Safety Services staff have pointed out the difficulty of determining whether an accessory building has been built to the necessary code requirements for a residential dwelling. Their preference is that applicants be required to hire a third party to make this assessment.

Engineering Services: Engineering staff have advised that all DADUs will be required to share services with the existing principal building and that no new services will be permitted. Underground wiring to the DADU will be required.

Fire Services: The Fire Department has reviewed the regulations and has commented on the following:

1. Visible addressing on the building and numbering that has been provided by the Township.
2. Separation between all buildings must meet the BC Building Code
3. All bedrooms in the DADU must have windows as per BC Building Code

ISSUES:

1. Rationale for Selected Option

Staff have presented to Council on two occasions at Committee of the Whole to receive feedback on the proposed regulations. Public engagement results were presented to Council for discussion on specific issues such as parking, lot eligibility, floor area and height. The regulations and process framework as proposed, are in line with Esquimalt's neighboring municipalities or are more conservative in approach. Should a DADU proposal not meet these regulations, a rezoning or DVP application will be forwarded to Council.

2. Organizational Implications

Processing of DADU applications as Development Permits rather than rezoning applications will reduce the workload for all staff. However, each DADU will require additional staff time over and above that required for a secondary suite (BP only). Due to the expected level of interest in building DADUs in Esquimalt, Development Services and Building Inspection staff will be processing more applications in the future. The number of these applications is unknown at this time.

3. Financial Implications

The potential financial implication of approving DADUs is that the property value of those eligible properties could increase due to the new use. However, as secondary suites are already allowed in the single family zones and no additional units are being permitted in duplex zones, the increase should be minimized. There is no data available to assess this risk.

4. Sustainability & Environmental Implications

The addition of DADUs to the Township could have environmental implications for the loss of

urban forest as trees are removed for new construction. A review of the tree bylaw is taking place in 2021 to address tree loss to new development; this is an opportunity to address tree replacement as well. Variances will be supported where the applicant is making changes to save existing trees.

Staff will encourage all DADU applicants to provide as much information as possible regarding the carbon intensity and energy efficiency of any new building. These small buildings are ideal to be heated with ductless heat pumps, saving the occupant operational costs as well as reducing carbon emissions.

5. Communication & Engagement

A survey to gauge the public level of support for the proposed regulations for DADUs was tested on a small group and then launched on May 10, 2020. The survey ran for approximately 5 weeks in which time 484 respondents completed the questionnaire. At the same time, the community planning webpage of the Esquimalt website was updated to include a page for DADUs, which contained the March 9 staff report, the proposed regulations, a map of the proposed eligible properties and a set of Frequently Asked Questions. This webpage was been viewed over 1000 times from May to September.

The results of the survey are attached in Appendix C. Four hundred and eighty four surveys were completed by the closing date on June 15, 2020. Ninety six percent of the respondents indicated they currently live in Esquimalt with one quarter also self reporting that they live within the Saxe Point area. Fifty percent of the respondents are between 31 and 49 years of age and 44% indicated they would like to build a DADU or may want to build a DADU in the future.

Results of the survey include the following:

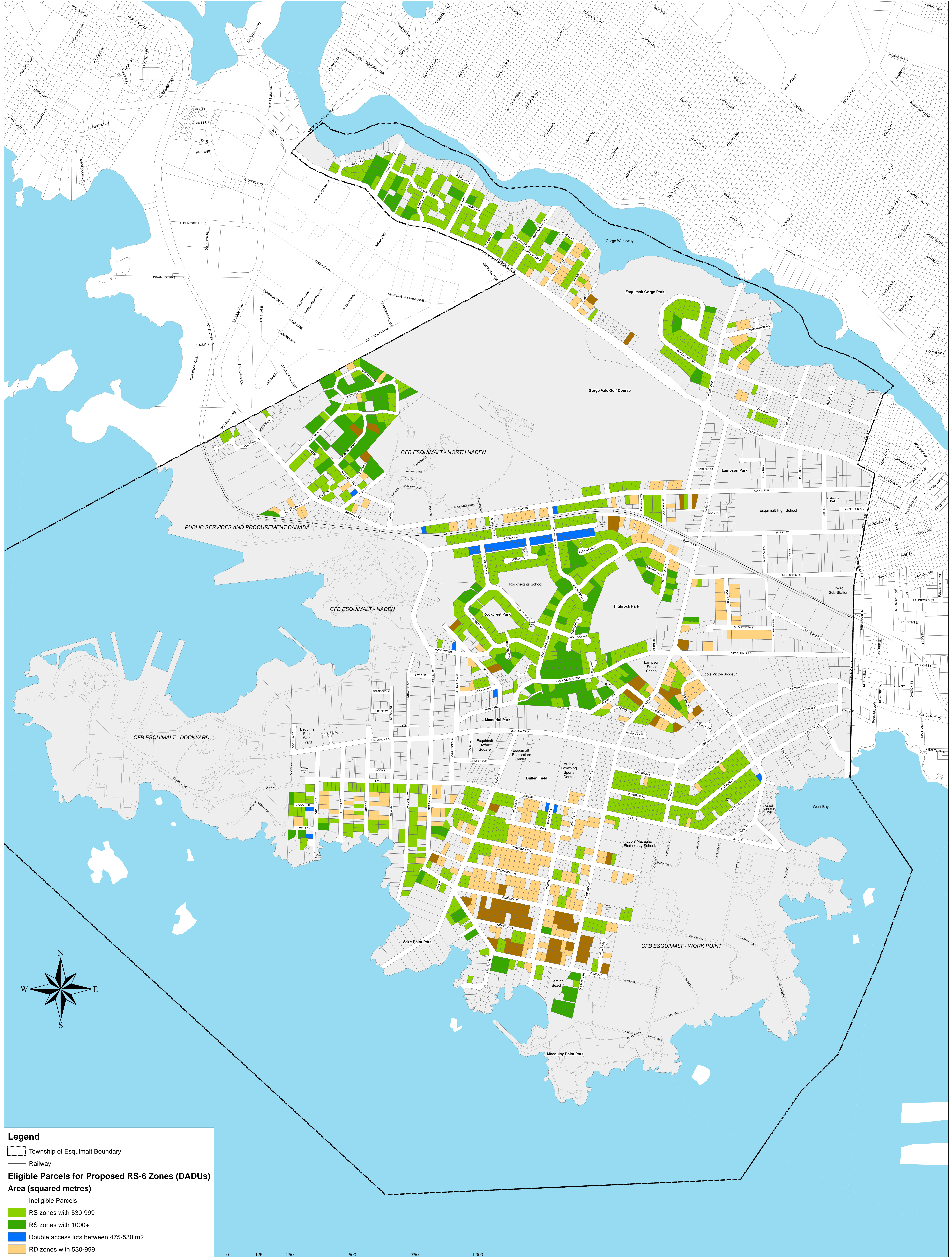
- Eighty-four percent of respondents are very supportive or supportive of legalizing DADUs.
- Sixty-three percent of respondents are very supportive or supportive of using Development Permits to regulate DADUs. Of those who responded they would prefer a different process, 70% thought a building permit would be adequate.
- Support for a height limitation of 1-storey is roughly equivalent to support for 1.5-storey DADUs (33% vs. 30%).
- Fifty-three percent of respondents are very supportive or supportive of allowing a larger size DADU on larger lots.
- Approximately half of respondents are very supportive or supportive of allowing up to three units on a property and approximately 25% of respondents are not supportive or not supportive at all of allowing three units.
- Fifty percent of respondents are very supportive or supportive of the eligibility requirements for properties.
- Privacy was the most important factor respondents would like Council to consider when creating development permit guidelines for DADUs in Esquimalt.

ALTERNATIVES:

- 1) That the Advisory Planning Commission receive Staff Report APC-21-002 for information and provide a recommendation of approval to Council regarding the proposed regulations and guidelines for the legalization of Detached Accessory Dwelling Units in the Township of

Esquimalt.

- 2) That the Advisory Planning Commission provide alternative feedback to Council.



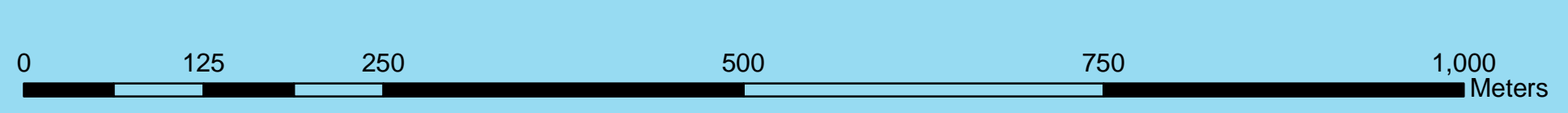
Legend

- Township of Esquimalt Boundary
- Railway

Eligible Parcels for Proposed RS-6 Zones (DADUs)

Area (squared metres)

- Ineligible Parcels
- RS zones with 530-999
- RS zones with 1000+
- Double access lots between 475-530 m2
- RD zones with 530-999
- RD zones with 1000+



Township of Esquimalt – Proposed Detached Accessory Dwelling Unit Regulatory Framework

ELIGIBILITY for DADU

Regulation	Proposed	Rationale
OCP Proposed land use designation	Low density residential only	Already in OCP policy
Where zoned for B&B	Not permitted	Standard practice
Where a secondary suite, DADU.	Not permitted	Standard practice
Where zoned for duplex	Eligible if meeting all other eligibility requirements and no duplex has been constructed	Public feedback
Waterfront lots or within 20 m of Gorge or 10 m of Strait	Not eligible	Environmental development permit area.
On bare land strata lots	Not eligible	Servicing issues, strata law.
Parcel size minimum	475 or 530 m ²	475 where there is a corner lot or laneway access. 530 for other lots. 530 is the minimum lot size for RS zoned lots.
Accessory building	Cannot convert accessory buildings constructed after DADU zoning adopted.	Standard practice
Strata titling	Not permitted	Standard practice
Requirement that either garden suite or principal dwelling be occupied by the owner	Yes	Public feedback

Township of Esquimalt – Proposed Detached Accessory Dwelling Unit Regulatory Framework

SITING

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

DENSITY AND HEIGHT

Regulation	Proposed	Rationale
Number of stories (stories includes basement)	1	Council minutes Oct 3, 2017
Maximum floor area	65 m ²	Balances site coverage against tree and open space loss while permitting sufficient space to contain an efficiently designed two bedroom suite.
Lot coverage (all buildings)	30%	As per existing RS-1 requirement
Floor area ratio	0.35	As per existing RS-1 requirement
Lot coverage (accessory only)	10%	As per existing RS-1 requirement
Site coverage (rear yard only)	25%	Standard practice
Height (maximum)	4.2 m	Decreases potential for impact to neighbours.
Height in relation to Principal Dwelling	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

Pre-existing DP guidelines are italicized

Issue	Guideline
Overlook	<p><i>Buildings should be designed to minimize visual intrusion on to the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by inseting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced so that they do not align directly with those of other buildings.</i></p> <p>Windows oriented towards adjacent properties are discouraged, unless it can be demonstrated that overlook is mitigated by a design or natural feature.</p> <p>Roof decks and balconies on the roof are not permitted.</p>
Protecting mature trees and sensitive habitat	<p><i>Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.</i></p> <p>Siting should respect mature trees both on-site and on adjacent properties by locating the garden suite to minimize the impact on a tree's root system. A certified arborist report may be required as part of the application.</p>
Impervious surfaces	<p><i>Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design paved areas to direct water towards vegetated areas, to help reduce surface run off.</i></p> <p><i>Use porous surfaces to enhance stormwater infiltration; permeable paving is preferable for all open air parking areas.</i></p>
Design	<p><i>To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.</i></p>
Massing	<p>On sloping sites, the scale, mass and location of the garden suite should adapt to the topography and natural features. View from adjacent properties should be considered in the design of the garden suite.</p>
Lighting	<p><i>Use International Dark-Sky Association approved lighting fixtures in outdoor locations.</i></p> <p><i>Outdoor lighting shall be no brighter than necessary, be fully shielded, have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and tree tops.</i></p>
Entryway design and orientation	<p>The entrance to the garden suite should be oriented to and visible from the street, well lit and provide protection from the elements by either a projecting roof or by recessing the front door.</p> <p>On corner lots and laneways, the primary entry to the garden suite should be oriented to the side street or laneway, rather than the front lot line. If this orientation is not possible, the entryway should face the interior of the lot rather than the exterior.</p> <p>A minimum 1.2 m wide, unobstructed pathway must be provided to the front door of the garden suite from the street or laneway.</p>

External mechanical equipment	<i>Hydro utility meters and mechanical systems should not be placed on the front façade of a building and, if placed in a manner which is visible from the street, will be appropriately screened by the owner in a manner consistent with BC Hydro requirements.*</i>
Roof form	<i>Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.*</i>
Outdoor space	<p>The garden suite should be provided with a minimum of 20 m² of open space at grade, separate and distinct from that for the principal dwelling.</p> <p>Open space should be immediately adjacent to and accessible from the garden suite and be defined and screened through the use of landscaping, plantings, fences or trellises and/or changes in grade.</p> <p>Open space should not be usable as a parking space.</p>
Landscaping	Exterior side yards on corner lots should be designed and treated as the main entrance to the garden suite. Screening and landscaping between the street and outdoor space should be used to define the transition from public to private space.
Energy efficiency	Designs which incorporate as many of the green building features outlined on the Green Building Checklist as possible are encouraged.
Projections (bay windows etc.)	Where dormers are used to provide interior room height, the exterior face of the dormer should be set back a minimum of 0.6 m from the exterior wall edge, and 1.2 metres from projecting roof eaves.
Garbage and recycling	Garbage and recycling collection areas must be provided onsite and must be screened from view.
Servicing	<p>Services shall be shared with the principal dwelling.</p> <p>Underground wiring must be provided to the garden suite.</p>

Survey Results: Detached Accessory Dwelling Units - Legalization

10/9/2020 5:33:50 PM

We'd like to know where you live.

Please identify your neighbourhood of residence as shown on the map below.

Respondents: 484

Choice	Percentage	Count	
Naden/North Naden	0.62%	3	
Panhandle	4.34%	21	
Parklands	4.75%	23	
Rockheights	12.40%	60	
West Bay	18.60%	90	
Saxe Point	23.35%	113	
Craigflower	9.50%	46	
Old Esquimalt	7.23%	35	
Colville	7.44%	36	
Esquimalt Village	4.75%	23	
Admiralty	1.65%	8	
Dockyard	0.62%	3	
Workpoint	1.03%	5	
I don't currently live in Esquimalt	3.72%	18	
Total	100%	484	

General support for detached accessory dwelling units.

In a general sense, how supportive are you of the legalization of detached accessory dwelling units in Esquimalt?

Respondents: 479

Choice	Percentage	Count	
Very supportive	64.51%	309	
Supportive	19.21%	92	
Neutral	4.59%	22	
Not supportive	4.18%	20	
Not supportive at all	7.31%	35	
Don't know/prefer not to comment	0.21%	1	
Total	100%	479	

If you answered Not supportive, or Not supportive all, can you explain your answer?

Respondents: 41

#	If you answered Not supportive, or Not supportive all, can you explain your answer?
1	Loss of privacy, noise issues, smoking
2	Although addition of DADUs would increase the available rent options, they would also increase the value of single family lots and likely put them in the +\$1m range, making them even less affordable.
3	PARKING is a huge issue with the people we already have. If there's no room on the driveway/property for the extra car to be parked OFF the road, they shouldn't be allowed a suite.
4	Don't want Esquimalt to turn into Langford and lose it's small community feel
5	Our street is already full of vehicles. Council keep delaying parking study but then do things like this instead. We have houses already with 6-10 vehicles. We are completely against this until at least te parking study is done. Council only seems to care about vehicles at new developments. Typically these DADUs are put against the neighbours fence as far from the property owners house as possible. Often they are on properties with owners that do not care as they live elsewhere. (absentee) 😞
6	Typically this type of housing is not affordable and I believe these are what caused the housing crisis and the 50% increase in rents over the last 4 years. If you are going to allow them, then you need to discuss how much rent they can realistically charge so that housing is affordable for everyone.
7	We are a hidden gem in Victoria. There is already a 10 storey building being built. Let's keep Esquimalt this gem that it is.
8	I would be supportive if the noise bylaw to ensure quiet enjoyment of property were increased to ensure these back yard units are not distressing the neighbors behind. Right now, the police don't regard noise as a nuisance unless it can be heard from the street. My 26 year neighbor from the rear duplex was illegally renovicted by the new owner who put his friend in the back. A constant flow of party goers with loud voices and music is occuring at an unreasonable rate and my tenant might move.
9	Too much density
10	Too much development
11	Increases already challenging parking issues on side streets to Craigflower. Already have 7 neighbouring lots, several with suites, increasing rental units will increase noise issues and decrease enjoyment of my property.
12	We already have too many cars on our street because of existing suites. At times firetrucks couldn't get down our street. Allowing these would aggravate the problem.
13	Adding DADUs negatively changes the character of the neighbourhood. These changes include increase parked vehicles causing street congestion, decreased backyard privacy, increased construction activity, noise, heavy vehicle traffic, loss of foliage and garden space.
14	Too much development
15	Too much development
16	I answered Neutral, but I am not in favour if there are no parking requirements. Also, the rental market has has more availability due to COVID-19, so there should be less pressure to rush into








	this.
17	Many people now have more than suite or more like our neighbors, 6 cars in total. We have no parking on our block anymore. This is a big problem. If we bring in more housing, where are they going to park?
18	We have too much congestion already. Single family dwellings/properties should stay exactly that
19	This will ruin neighbourhoods. Parking is already a problem. Adding more density is totally unacceptable to us.
20	I'm worried about on street parking
21	They will prevent property redevelopment into multi-family buildings and increase the cost of lot consolidation. Most will be used only to increase the finished area of a SFH, and will not be used for housing.
22	Overcrowding and too much pressure on services. Roads become parking lots. Too much noise. People earning rent but not paying a fair share of taxes. A recipe for slum development
23	There is too much building currently in Esquimalt which has not taken into account the increased traffic on the roads, nor the increased usage of the Rec Center, Village shops, schools, etc. This council is turning Esquimalt into a faceless, congested and poorly planned area instead of the wonderful community it used to be. No thought is being given to the residents currently here.
24	Esquimalt is turning into Langford over developed
25	I live next door to a panhandle and do not want another house in my back yard. I would not wish this on anybody else either.
26	Esquimalt was never laid out with laneways which make detached accessory dwellings non problematic. Most existing driveways do not allow for the extra demands of additional dwellings and with the average family having 2 or 3 cars, congestion becomes a large issue.
27	They will not be regulated and enforced to comply, because Esquimalt only reacts to formal filed complaints, which residents are reluctant to initiate.
28	Older roads will not handle the amt. of car parking with additional houses.
29	There are already many houses in the area where there are up and down rentals plus now some garden suites. it is changing the fabric of the neighbourhood. Whilst some renters are really great the owners of totally rented homes are not always responsible in keeping up the appearance of the properties or providing adequate parking. The lots are not that large and conceivable there could be 3-4 rental suites on sites that were zoned for single family.
30	This would get out of hand quickly and would tax infrastructure to the point where the increased tax base wouldn't compensate for the added stress on it.
31	DADU will increase population dense without any improvement to the public service facility. It will make our living environment worse and worse.
32	Parking on the streets is already congested in several areas and adding more people to a neighbourhood will worsen this. additionally, I own a commercial building in Esquimalt in addition to owning a home in Esquimalt. I pay higher property taxes on my commercial unit. if a homeowner puts an income generating unit into their property, I expect the township to tax this unit's square footage at the same rate as commercial property tax. fair is fair.
33	I think when you increase density too much it causes conflict. I bought in Esquimalt so I could have a little space and I see that being eroded. I also see parking as a major issue. It's all good to say people should take transit and bike, but the majority of people still have vehicles and they need to park somewhere.

34	Less privacy for the neighbors on either side of said property with garden suite
35	It really depends on a broader discussion about lot size, and the municipalities flexibility regarding zoning variances for non-conforming lots in some instances, but not in others. There is too direct a line between developers and municipal hall as opposed to the average resident and municipal hall. This, is the bigger question and issue
36	Already overcrowded lots, no parking, many new condo complexes moving forward, services maxed already, schools over crowded
37	Slight concerns about school capacities and parking options
38	Not enough is known. Do the suites have water and sewer and cooking facilities. I would like to think that Granny does not have to go to the main house for the bathroom in the middle of the night.
39	Will increase number of short term rentals and make an already dense neighbourhood even more dense.
40	Esquimalt is already a municipality with over populated areas that new homeowners avoid because of it's reputation.
41	Not unless owner-occupancy of one of the buildings is required, which the FAQs say is not currently possible. DADUs are being considered to use them "as a method of offsetting mortgage costs, providing a more affordable detached living option and for housing a family member". These are realistic reasons to allow DADUs, and they all relate to owner occupancy, not turning residential lots into AirBnB complexes.

About the permitting process.






How supportive are you of using the development permit process to regulate detached accessory dwelling units?

Respondents: 470

Choice	Percentage	Count	
Very supportive	32.55%	153	
Supportive	29.36%	138	
Neutral	13.62%	64	
Not supportive	8.72%	41	
Not supportive at all	6.60%	31	
Don't know	4.68%	22	
I don't support DADUs by any process	4.47%	21	
Total	100%	470	

Which of the following permit processes would you prefer was used to regulate detached accessory dwelling units?

Respondents: 92

Choice	Percentage	Count	
Building permit only	54.35%	50	
Rezoning application	10.87%	10	
Delegated development permit (by staff not Council)	21.74%	20	
Other, please specify	6.52%	6	
Not supportive of any process at all	17.39%	16	
Total	100%	92	






#	Please explain.
1	Council has got to stop approving developments that interfere with the surrounding area as in the development on Dunsmuir Road where two homes were, they are squeezing in 32 condos which are merely a few feet away from an existing building.
2	Don't make this process difficult or expensive. We need more affordable housing and quickly. These aren't developers, these are normal, everyday people. Make this cheap and easy or it won't happen.
3	This is sufficient enough to regulate
4	The goal here should be to minimize process, support increased density.
5	Carriage houses are relatively low impact new housing that can be built fairly quickly. Council should be involved in setting the development and design guidelines and then allow staff to do what they've had years of training to do.
6	Well drafted rules and procedures create effective systems thus reviews by council for standard applications are unnecessary.
7	Need a process that would provide for the input of neighbours while expediting the process for the owner
8	enough red tape
9	Should go in front of variance board and/or not on Lyall Street.
10	Calgary stopped requiring Council approval for suites a few years ago. They've had great results. Don't clog up Council agendas for single living units!
11	A lengthy and costly process will create inequity, as some home owners can't afford both applications. Please simplify. People need housing options, not more piles of red tape that only very wealthy folks can afford.
12	We need housing. DADUs won't even be noticed once constructed. DPs just raise costs.
13	Keep it out of council... council does not approve every building permit, they dont need to in this case either.

14	No one seems to have the ability to realize that squeezing more homes in the diminishing plots is NOT A GOOD IDEA.
15	The less permits the better
16	Only the municipality financially profits from additional bureaucratic processes such as additional permits. The idea is to provide home owners with the ability to generate extra income by investing in a DADU.
17	If the properties would already be collectively rezoned to a DADU/SFD zone, it would seem that having to complete a building permit and DP is a money grab.
18	Esquimalt has enough density, especially with all of the new tall condo's being built that we have yet to see the traffic implications
19	Esquimalt has enough density as it is with all the new tall condominium projects going up as we speak.
20	Not supportive of a lengthy bureaucratic process.
21	Do not support a lengthy process.
22	Anything that adds extra costs and time will only be passed along to the prospective tenant. It is good to have checks and balances, but too much government intervention will make people do it illegally, and increase the cost. We need affordable homes
23	residents should have to pay for ALL changes to their property (rezoning, development, building, etc permits). additionally, the rezoning should include changing their tax rate to match commercial taxes on the square footage of detached income unit
24	Fees should be waived for permits until vacancy rate is at 5%
25	Neighbours may be impacted so their feedback is important for neighbourhood harmony.
26	It should go part and parcel with a broader perspective on allowances for development on personal property, and more weight put on direct neighbours' perspective instead of developers and the municipal coffers
27	I am unaware of the specific details regarding which is the best policy
28	Not entirely sure about why a new zone would need to be created, but I am not well versed in urban planning...
29	BP, DP, rezoning, based on approval of neighbours
30	I've experienced being on the short end of a city council that sided with a developer that immediately sold the property b/c they were given a variance change.
31	Whatever process(es) that would treat them as a variance/require neighbours' support.

Maximum size for DADUs.


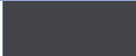




What would be the maximum height of a DADU that you could support?

Respondents: 456

Choice	Percentage	Count	
One storey	33.33%	152	
One and a half storeys	30.04%	137	
Two storeys	25.44%	116	
Don't know/Prefer not to answer	2.19%	10	
I don't support DADUs of any height	8.99%	41	
Total	100%	456	

How supportive are you of the proposed limit in floor area?

Respondents: 457

Choice	Percentage	Count	
Very supportive, this is just the right size	21.44%	98	
Supportive, this will probably work	43.11%	197	
Neutral, the size is not important to me	7.88%	36	
Not supportive, the size is too small	10.72%	49	
Not supportive, the size is too large	7.66%	35	
Don't know/prefer not to answer	0.88%	4	
I don't support any size detached suite	8.32%	38	
Total	100%	457	

If detached accessory dwelling units were permitted in Esquimalt, how supportive would you be of allowing larger units on larger lots?


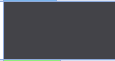





Respondents: 462

Choice	Percentage	Count	
Very supportive	24.24%	112	
Supportive	28.79%	133	
Neutral	13.64%	63	
Not supportive	16.23%	75	
Not supportive at all	7.14%	33	
Don't know/prefer not to answer	2.60%	12	
Not supportive of DADUs on any size lot	7.36%	34	
Total	100%	462	

Maximum lot coverage.

How supportive are you of the proposed lot coverage regulations?







Respondents: 458

Choice	Percentage	Count	
Very supportive	17.03%	78	
Supportive	36.24%	166	
Neutral	18.34%	84	
Not supportive	9.39%	43	
Not supportive at all	6.33%	29	
Don't know/prefer not to answer	4.59%	21	
Don't support detached accessory dwelling units at all	8.08%	37	
Total	100%	458	

What about parking?

How important would it be to have one additional parking space on the property for the DADU?

Respondents: 453

Choice	Percentage	Count	
Very important	32.45%	147	
Important	24.06%	109	
Neutral	18.32%	83	
Not important	14.35%	65	
Not important at all	9.71%	44	
Don't know/prefer not to answer	1.10%	5	
Total	100%	453	

Do you have any comments about requiring a parking space specifically for a DADU?

Respondents: 134

#	Do you have any comments about requiring a parking space specifically for a DADU?
1	Important to have adequate parking so street parking isn't impacted.
2	Any DADU should have to provide on site parking. Public roads aren't there to offset private enterprises
3	Without this street parking will be an issue.
4	It would be good in terms of mitigating neighbourhood impacts but might not be needed in all cases (for example if the DADU was used by a person who did not drive)
5	Off street parking would be ideal. Neighbourhoods streets clogged with parked cars is definitely a detractor.
6	adequate parking space on the property must be including in an rezoning or variance
7	If the property is on a bus route then I think any parking requirement should NOT apply.
8	NOT EVERYONE DRIVES, PROXIMITY TO TRANSIT/BIKE PATHS SHOULD SUFFICE AND PARKING N/A
9	Many people don't drive and use bicycles and public transportation instead.
10	Make space for people, not cars.
11	This is a must! Parking in the street has caused a lot of congestion and poor visibility.
12	We need off road parking. Parking on the streets from suites is closing in our streets.
13	Parking should be available either on the property or on the street nearby.
14	I prefer walkable neighborhoods and less parking
15	A lot of households already have 2 cars and parking is already a challenge in some areas. Having a dedicated parking spot for a garden suite could prevent making the situation worse.
16	Should not rely on street parking.
17	These suites and DADUs can add 4-8 vehicles additional vehicles to the property and street. Council does not seem to care about our neighbourhoods. Why not get a plan and build the density in areas already designated for additional density. This plan is very frustrating. A parking space !!!!. only if 1 vehicle maximum.... We need a parking study done. We need the Esquimalt Rd Design Guideline completed and published. If it had been published we would not need so much infill in single family.
18	Street parking is already difficult to find, and construction crews tend to use up any available parking on a pretty regular basis.
19	I think street parking is adequate for a dadu, or allowing parking space to be made in the front/street side of the property
20	Street parking should be sufficient for one car
21	Street parking is adequate. Or allowing additional parking in the FRONT of lots
22	think about it - if you have housing then there needs to be parking

23	I think that the ease of doing so would depend on the density of the neighborhood and size of the lot.
24	Parking is limited in Esquimalt. Parking spots should be mandatory with DADUs
25	We don't want to inconvenience neighbours
26	By requiring parking you are contributing to the traffic crisis. Disallowing both on-street and off-street parking for new developments would encourage alternative transportation.
27	We need to increase public transit and car share programs throughout Esquimalt in conjunction with this DADU plan; with those in place, additional parking needs will be greatly reduced.
28	I think this depends somewhat on the location. For example if transit is easily accessible, or opportunities for employment and service access are nearby (i.e. walking distance) then parking may not be as important. But if parking could be included say on the bottom level of the two storey unit, or on the lot, it would reduce on street congestion. If the area where DADU's are allowed is not close to any amenities I would say parking becomes more important because people will choose to drive more
29	It would be helpful in areas with limited street parking
30	I think with street parking only the household should have limited spots for regular parking, not including occasional visitors. Filling up the street with residents only allows no space for anyone visiting
31	Parking spaces should not factor into this decision
32	We shouldn't limit ourselves to counting parking spaces when other measures can be used to address this issue. E.g. bike share, car coops etc
33	Streets are already congested with cars parking due to secondary rental units
34	Absolute must. Parking on streets is an issue. All extra living space needs extra parking
35	Esquimalt wants a walkable community, with less traffic, so I support policies that will attract fewer cars in the area. At minimum, there should be no parking requirements for sites within a five minute walk of good transit. Whether parking is required or not, some people will put in additional parking spaces anyway because they want to appeal to a wider range of potential tenants.
36	If the DADU had multiple bedrooms, I would want multiple spots to be available on the property. On street parking should not be the default which may result in residential parking only requests. Residential parking only prevents visitors from coming to houses and makes the area less desirable
37	Don't build them
38	The framework should account for alternative transportation solutions such as bike share, car coops etc, similar to what is done with other proposals for increased density without additional parking.
39	Parking MUST be provided! There are areas in our neighbourhood, especially on corners, where it is impossible to see if there are cars coming towards you. Parking already at a premium in many areas in Rockheights with secondary suites, so if you add more, the streets will become parking lots.
40	I lived in Clayton heights in surrey and this was the major problem with coach suites. No parking anywhere.

41	Move away from the car culture
42	Yes I believe an additional space on the property should be required for the DADU. Currently many people with suites are having their tenants park on the street which becomes an issue
43	Allowing a net new living space to a property should require a parking space to be provided to be equitable to surrounding neighbors who already have to compete for street parking.
44	Depends on specific streets
45	Depends on specific streets/areas
46	Already problems in my neighbourhood. Additional units with no additional parking would exacerbate the problem.
47	Absolutely must have off street parking.
48	Please do not add a parking requirement. We need to densify. If you have to those new spaces should be permeable. With climate change the increase in precipitation and extreme weather events will result in localized flooding.
49	Don't build
50	We experienced a neighborhood full of garden suite while living in Vancouver. In our experience most DADU were occupied by grandparents or students that didn't own cars. So it didn't impact parking for us.
51	Vehicle ownership in BC is increasing more rapidly than the population (StatsCan BC Vehicle Registration). Each new unit has the potential (and likelihood) to bring two more vehicles needing to park somewhere. Large developments with fewer parking stalls than units - either proposed or already under construction - will increase the strain on street parking. I should not be forced to dodge in and out of driveway spaces to navigate the street I have paid hundreds of thousands of dollars to live on
52	I'd like to see more cars off the road and parking on property
53	See my comment re parking in previous question.
54	We already have our streets jammed up with cars, if no spot on property then even more crowding of the side streets. Possibly at least 2 more cars per property
55	Esquimalt is well served by transit. Let's stop restricting housing because of the assumption everyone wants cars.
56	I tell people that I live beside a parking lot, because there are just as many or more cars on the street as there are in driveways. This will add to the density of cars whether there is a parking spot requirement or not. I think there should be a municipal tax on street parking.
57	Housing humans must be considered more important than housing vehicles.
58	If street parking for the preliminary residence is limited to residents only and the principle residence also has a driveway or other parking within the lot, then the residents of the DADU can likely park on the street in front of the preliminary residence or nearby.
59	So many renters don't even have cars. All the streets near my house in vic west are usually half full at most.
60	Our streets are already over capacity.
61	Many street do not have any parking on either side. If so parking would be very important.

62	On site parking is vital.
63	Many people do not rely on cars, so I would not like to see a parking spot forced if it is not needed.
64	Yes, make it a requirement.
65	Parking would be the biggest issue and would need to be regulated tightly
66	In these locations with the bike lane so close, I do t feel a parking space should be mandatory.
67	With these proposed properties so close to the bike path, I don't feel a parking spot shout be mandatory.
68	Would like to see bike storage space built into the DADU and the Single Family Home
69	Free of charge
70	I don't think parking spots should be mandatory, to avoid unnecessarily paving green space.
71	Requiring off street parking for DADU's will make them more expensive. If their is demand for parking spaces allow them to be provided, but don't make them mandatory
72	Parking minimums are a ridiculous to ruin a community. Car ownership is up to the individual and should not be controlled or required by a city.
73	An absolute necessity if you go ahead with this nonsense
74	Street parking can be a nightmare in Esquimalt, even in those areas designated as Residential Parking Only. For instance, ALL the fairs and fests are held in one spot, with NO parking anywhere for people attending these functions. Those attendees park anywhere they can regardless of those streets designated as Residents Only. Something the council refuses to fix!!! Putting additional and full time parking on the streets is just exacerbating parking problems.
75	If there is nearby onstreet parking, this does not seem like a requirement... same as secondary suites
76	Housing needs should not be influenced in any way by car parking (parking is a different problem with different solutions). That said, any parking provided on the property for the DADU residents should not be located behind the main dwelling. The noise of cars in backyards is disruptive for neighbours.
77	It must have its own parking space
78	It would be nice, but I don't think it should be a requirement.
79	The trouble with allowing MORE people living in Esquimalt is the infrastructure is not set up for it. TOO MANY CARS ALREADY. Please don't allow more!!!!!!
80	Often I already can't park on the street outside my home. Adding to the problem is not supported.
81	It is rare for an occupant to have a single vehicle
82	This is my only rea concern. Densification is important but not overwhelming street parking is my key concern.
83	Parking about NOT be on the road.
84	this needs to be about housing people who likely can't afford vehicles







85	Tandem parking should count as a parking spot. ie.driveway can hold 4 cars 2x2
86	aBOSLUTELY MUST REQUIRE BOTH PRIMARY AND SECONDARY DWELLING TO HAVE REQUIRED PARKING SPACES-ELIMINATE ALL "RESIDENT ONLY" PARKING SIGNS ON PUBLIC STREETS
87	Require it to be used and not permit the vehicle being parked on the street. Since it would be an enforcement problem, not enforced without a formal complaint,it would be ignored.
88	Street parking is a large issue in Esquimalt ie: most side streets are already filled on both side's everyday making it difficult to back out of your driveway (or enter) We live on a dead end street and when the streets are loaded with parked vehicles it makes it VERY difficult for service vehicles (fire department, garbage trucks, ambulances, etc) to turn around.
89	Street parking is a large issue in Esquimalt ie: most side streets are already filled on bought sides on any given day. This makes very difficult exit and entry to our driveways. Not to mention the difficulty service vehicles have threading through the centre of our nerrow streetsiy
90	Parking requirements should be dependent on the neighbourhood - whether there is plenty of street parking or not.
91	I expect most will DADUs be used for rentals - parking spots will keep the streets from becoming overrun with parked cars.
92	There are already too many cars parked on most of our streets.
93	If the DADU is within a given distance of public transport, then additional parking shouldn't be required... or maybe identify zones where required, like easy walk to services could negate the need for extra parking.
94	We need to reduce parking to encourage other means of transit
95	I would hate to see landscaped front yards removed to put in a parking pad. We are a walkable/bikeable community with a good public transit. Our society is moving towards less dependancy on cars.
96	Bikes. Bikes. Bikes!
97	I generally do not think a full parking spot is needed for additional development because it is not totally reflective of the transportation choices of many residents and sometimes feels unnecessary. However, in denser neighbourhoods I have seen a spillover onto the street parking that negatively impacts other households. Maybe there is a middle ground or policy that could be implemented based on surrounding parking requirements and availability.
98	Dependent on how the DADU is marketed - many people these days don't expect to own a vehicle; rather they rely on alternate modes of transportation (transit; cycling; car-shares) Also we are moving toward electric vehicles so that should be considered in planning.
99	Finding additional parking is a consequence of choosing to build a DADU and should be factored in to any planning by the owner
100	It would depend on the size of the existing parking space as well as the density of the resident's vehicle in its surrounding area which take upto the street side
101	Street parking is already an issue so is they had parking spots it wouldn't add more people parking on the street.
102	If there isn't non street parking available this shouldn't be allowed.
103	If they unit does not have additional parking, could the site require the tenant not have a car as an example?
104	Should be mandatory as street parking is an issue in many areas of Esquimalt.

105	Requiring parking may again increase costs, where adding parking is not feasible.
106	I dont believe a parking space should be required, but should be be highly recommended as many people are switching to bikes and small transportation methods
107	We should be encouraging use of transit, bike and carshare over vehicle ownership.
108	If residential street parking is available, an additional parking space should not be required. This is the way it is in many other cities.
109	most households don't have just 1 vehicle. properties should be able to accommodate 2 parking spaces designated for a DADU and fines should be applied for every day that overflow occurs. also, property owners cannot be allowed to let DADU residents to overflow into the already existing driveway.
110	It's essential. Parking issues are the number 1 issue for Neighbour discord.
111	Every unit should have at least one parking spot - whether that be townhouse, apartment or suite.
112	There should be AT LEAST one extra space. Street parking is already difficult in many areas of Esquimalt and cannot be relied upon.
113	Some side streets are already limited in parking so this could be an issue for neighbours. I'd like to see those proposing these DADU to have alternative strategies that would win "points" such as a shared car use as dockside does.
114	Parking requirement for one car should be considered to keep cars off the road. d
115	It is already difficult for me to park my car i front of my house
116	Parking should not be on the street which should be used for transportation, not storage.
117	Parking should not be on the street which is for transportation not vehicle storage.
118	By providing parking you are encouraging car use. There'll be growing pains but we need to distance ourselves from the high cost of parking minimums.
119	Street parking should suffice
120	As long as there is sufficient residential street parking
121	If frontage of property allows for one car- that would be fine too
122	It may not be needed by the occupant (specifically older family members who don't drive) and would be an impediment to building a DADU
123	I do not believe it should be a requirement.
124	One spot
125	The aveage house has at least two vehicles. Many permanently parked on the road not on the property. Where will additional parking come from? My street has yellow lines prohibiting parking and so already there is pressure on the street for parking.
126	It depends on the street. This question is loaded as there are different parking needs in different areas.
127	Esquimalt is a very transit and cycling friendly community, and very often these units will be used by non-car oriented residents.
128	Shouldn't be a requirement to have additional spots. There should be enough street parking nearby for residents.

129	They should be 100% required. Street parking attracts crime and reduces visibility and makes it less safe for people to walk and cycle down the street.
130	Not needed if there is street parking.
131	Provisions should be made to allow for an additional parking space to be created for the DADU, otherwise the occupants have to park on the street which is not ideal. I support the ability to expand a driveway to create space for the DADU occupant's vehicle.
132	Parking is a contentious issue in the Colville area.
133	Takes away green space and trees
134	I think parking is a lesser issue with small garden suites (DADU) as proposed.

How supportive would you be of allowing a DADU on lots where a legal secondary suite already exists in the principal dwelling?

Respondents: 455

Choice	Percentage	Count	
Very supportive	20.44%	93	
Supportive	29.89%	136	
Neutral	16.04%	73	
Not supportive	16.26%	74	
Not supportive at all	10.33%	47	
Don't know/prefer not to answer	0.88%	4	
Don't support DADUs on any lot	6.15%	28	
Total	100%	455	

How supportive would you be of allowing a DADU on lots that have duplex zoning?

Respondents: 450

Choice	Percentage	Count	
Very supportive	23.56%	106	
Supportive	28.89%	130	
Neutral	16.44%	74	
Not supportive	14.89%	67	
Not supportive at all	7.78%	35	
Don't know/prefer not to answer	2.00%	9	
Don't support DADUs on any lot	6.44%	29	
Total	100%	450	

How supportive are you of the proposed lot eligibility requirements?

Respondents: 424

Choice	Percentage	Count	
Very supportive	14.62%	62	
Supportive	35.38%	150	
Neutral	18.63%	79	
Not supportive	12.97%	55	
Not supportive at all	7.55%	32	
I don't support DADUs on any size lot.	8.49%	36	
Don't know/prefer not to answer	2.36%	10	
Total	100%	424	

What changes would make you more supportive of the eligible property criteria?

Respondents: 122

#	What changes would make you more supportive of the eligible property criteria?
1	More eligible properties away from the waterfront.
2	Would not require mature trees to be cut down
3	Add max occupancy on properties; allocate funds to support by law enforcement (parking, noise). Restrict rentals in accessory suites. Set a maximum % occupancy for a specified area so that every single lot cant have DADU and main space rentals.
4	Add designated in multi-family DP zones in the OCP, large lot area duplexes should be considered when new construction is proposed
5	I would allow duplex zoned lots if it only has a single dwelling.
6	Requirements to take measures to protect privacy of neighbours given that the DADU may overlook backyards
7	I think it has to be on a case by case basis and there has to be more flexibility built in. In general, I could see taller skinnier buildings, or building That have a larger footprint. I think it's about how it fits in aesthetically versus size.
8	allowable to be developed in the front yard
9	Legal duplex zoned lot to be allowed to have DADU subject to area ratio
10	DUPLEX ZONING SHOULDNT EFFECT ELIGIBILTY
11	Increasing density to allow for more affordable/creative housing is preferable. Why away from waterfront? This means those with more \$, bigger property could have easier access to building DADUs and they are less motivated to do so. Given the housing crisis in the area DADU's should be encouraged wherever we can fit them within reason. Aesthetics should not be a primary factor in legislation.
12	I think the map is incomplete. I can see properties that fit the criteria that are not included.
13	Allow waterfront properties and panhandle property owners to build as long as they are under the land usage amount. The only requirement should be that they are using at most 30% of their land.
14	Even if I have the zoning to build a duplex, I should still have the option to build a garden suite instead. Why not? It's a wasteful to tear down my house unnecessarily.
15	Allow on waterfront properties
16	Can't think of any
17	My lot shows on the map as being eligible but the property is on a slope so I dont see how one could possibly fit. I don't think all the lots showing on the map are really suitable. WRT the next question, any lot could be considered on a case by case basis and not just based on blanket criteria. It has to make sense for that lot. Flatter lots make more sense than sloped ones, for eg. There is a lot of rock under Waq which would affect plumbing/gas line issues too..
18	Council and staff need to get back and finish the Esquimat Rd, Admirals Rd, Viewfield and Craigflower Rd Desegn Guidelines. These are the areas that council and staff have to add density in durrent multifamily zones. Where is the plan to double or triple the density in these

	areas. Why is council and staff focused on adding density to the single family zone. A focus is required to add the density where road infrastructure is designed to take it. Again, council and staff need to do parking study
19	I would have less requirements, stipulating only not within a strata.
20	Allow bigger square footage to accommodate larger dwellings especially on large lots to justify high building costs
21	Allowing dadu in duplex zones properties
22	Make sure whatever you do that you address the affordability issue - for the renters - it's obvious the owners are going to benefit. Let's be creative and do something to help renters this time.
23	Very strong noise bylaws that support a person's right to freedom from Unreasonable disturbance. Everyone expects to have loud and joyous parties a number of times a year. But contact music, noisy gatherings 7 or 8 times a month where you can hear every word is excessive. The places would be very close to the neighbors property.
24	The proposed zoning has a degree of arbitrariness because some eligible properties are singly eligible lots adjacent to ineligible lots on both sides.
25	Loosen up the listed restrictions on density
26	Don't make this difficult with so many rules and regs. Keep it simple.
27	Make duplex zoned lots eligible
28	needs some flexibility depending on lot size variability siting of existing buildings and other site factors, slope, rock, neighboring property
29	Creating additional expenses for people who are doing this to help pay a large mortgage seems unnecessary. I thought one of the driving factors of this was to help people supplement their high mortgages and allow families to afford owning a home. I also feel that strict adherence to the original plans as unforeseen challenges can arise. I feel you should be able make approved changes due to this, that doesn't adequate to a large fee.
30	Why the waterfront restriction? Smaller properties should be considered.
31	Generally supportive, but I'd suggest council and planning consider to remove sites that may be identified as townhouse residential or medium residential in the near future (next 10 years), such as the sites on Dunsmuir, Wallaston and Paradise (between Head and Lampson) and the sites along Lyall and especially on Tillicum and Admirals. When new housing is built on developable lands, it makes a multi-family project more expensive to build and for resale.
32	I am not sure I understand why lots zoned duplex would be ineligible especially if no duplex has been built.
33	Duplex and secondary suite lots should be included as being allowed. I may want to keep my rental suite but one day be able to house elderly parents.
34	Greater opportunity for flexibility, set the conditions but permit extra ordinary exceptions.
35	I only support DADU's on larger lots that do not compromise the neighbour's privacy nor would mean the elimination of trees.
36	I have a panhandle property, surrounded by properties that would be eligible. How is this fair that I have to potentially bear the impacts of other dadus around me, but am the only one who cannot have one. This may decrease my property values disproportionately. Drop the panhandle lot exclusion.

37	Too few lots are being considered. This could be a pilot but it needs to be opened up further to lots zoned for duplex.
38	If the lot is zoned duplex but the home owners are not building a duplex on the lot and want a DADU why take this away from the home owner?
39	Expand number of eligible lots. Allow existing structures like detached garages to be converted or redeveloped into DADUs.
40	remove duplex zoning
41	I will allow DADU everywhere in Esquimalt. I will ask for a DP for new building however for garage conversion, I will require only a construction permit as the footprint of the building is already there.
42	I think that all of them should go through the re-zoning application process so that neighbours have more of a say about what happens on the streets they have paid hundreds of thousands of dollars for the privilege of living on.
43	Waterfront properties to have DADUs on the front roadside of their property if within coverage limits
44	Charge more taxes on ppl with more suites.
45	none. Esquimalt is stuffed full of too many people already. Please stop
46	Reduce the complexity of these conditions. Allow them where site can have a duplex.
47	As long as the development permit is specific to the building and lot, and not a Comprehensive development zone
48	Allow on waterfront lots or CD zoned lots
49	I'm not sure about the panhandle shape or why waterfront properties can't have a DADU. With the correct layout and landscaping, these lots should be allowed to have DADUs assuming all the other criteria is met - setbacks, size of lot, etc.
50	Include more properties in the eligible area.
51	I think the concept is ridiculous.
52	Lots designated duplex even without a duplex and with, should be eligible.
53	I think every property would be different, and this is an opportunity to make more living space with yards. A community. This cannot be done with mapped out restrictions, the opportunities are too diverse.
54	More options for Colville residents
55	Only a suite OR a DADU... not both. And enforce it.
56	My property is zoned for duplex and I don't appreciate the extra process and fees to rezone my property. I find this limiting and unfair.
57	These are limiting rules. Why does the structure have to be at the back?
58	Stratas should have authority to build.
59	I would consider a DADU in a low-density zone, particularly for family members. I think it a very important method of allowing seniors to age-in-place without selling a family home!
60	Smaller lots could be included with a smaller DADU (50m2)

61	Privacy
62	The criteria are too strict. Allow more housing on more lots
63	Reduce expenses to promote homeowners to expand our housing stock. Don't make it cost too much otherwise nobody will do it.
64	NONE. This council does not care about the people currently residing here, and has made many decisions contrary to our best life. Stop destroying our community with your money grabbing for taxes building increases and let the people who currently live here, live here in peace.
65	Include waterfront properties
66	It should be available for duplexes as well.
67	Allow DADUs on properties zoned for duplex if current use is single family dwelling
68	Yes, I support these current regs, but let's not change these regulations and turn Esquimalt into Manhattan. Just how many people do you want living here? Already homes are being knocked down and turned into multi dwelling units. They're going up everywhere with traffic issues developing. There have been many times I couldn't even drive to my own home because of construction or leave my home because of traffic. Please address the traffic issues along with this.
69	Removing the duplex zoned lots removes a large number of large lots (particularly in Saxe Point) where they would be very appropriate.
70	What is wrong with pan handle lots,see duplex just off Heal st
71	explanations
72	DADUs can be placed wherever there is room on lot.ie. side by side and in low density areas.
73	my lot is not included.. duplex zoned
74	WATERFRONT SHOULD NOT BE A BAR TO DADU, DUPLEX LOTS SHOULD BE PERMITTED A SINGLE DADU, LOW DENSITY RES. SHOULD PERMIT DADU.
75	Nothing. I don't want them in the areas shown.
76	Include 1044 Craigflower Road to be allowed a DADU
77	Keep the existing building by-laws as they are.
78	need more info re those large lots that are not eligible
79	Don't understand the eligibility rationale around current duplex zoned properties (even if no duplex is built) - couldn't a property owner forgo duplex zoning for DADU?
80	Loosen restrictions
81	Smaller lots, smaller DADUs
82	The limits on duplexes may need to be relaxed. Many duplex lots have significant space and someone who owns a semi-detached should not necessarily be restricted from pursuing a DADU as the advantages of the policy would apply to them too. Special requirements may need to apply to duplex owners, such as requiring both owners to approve the DADU.
83	Looking at this map, it appears our property would not be eligible for a DADU - I'm not sure why not (without doing more research). I would hope that our property would be eligible - in

	general I support DADUs and would like to at least have the option to consider building such a structure on our property once the regulations are in place.
84	Nothing. The increased density on single family propererties is getting too large.
85	First, the lot maximum of 30% with 10% for the additional structure are too restrictive. It should be 50% and 15% respectively. Second, this should not prohibit waterfront properties, panhandle lots, duplex zoned, designated low density sites or strata lots. It should be available to all.
86	Allow on duplex lots
87	Why can't they have waterfront views?
88	Waterfront should be allowed, as well as duplex zoned.
89	Allowing duplex or those zoned as a duplex to have a DADU
90	This criteria are excessively restrictive. It should be based on lot size and not the specific location or type of lot.
91	It's a bit too restrictive, but could be a good starting point
92	Too limiting...allow duplex lots ...we need more rental units
93	More sizes and shapes of properties should be included, especially those directly along bus routes. Panhandles and waterfront shouldn't be excluded.
94	Allow for DADU duplex zoned lots
95	I am unclear why so many lots are ineligible. Hardly any lots in the Craigflower neighbourhood are eligible for this.
96	Why are panhandle shaped lots excluded?
97	I don't support further densification of neighbourhoods. They were not built for this. additionally, it is unfair for commercial property owners who get taxed at a higher rate.
98	If the main home were required to be owner occupied.
99	geography, tree coverage, tree species, sensitive/protective ecosystems, impact on adjacent park/neighbour should be addressed for each potential lot.
100	Rezoning application needed for each development proposed.
101	I am very concerned about the need to maintain buffers to natural areas to maintain as much of the biodiversity and ecological integrity as possible. Many of the lots in the proposed DADU zone abut natural areas (Highrock, Rockcrest, Esquimalt Gorge, Saxe Point Park, and Macaulay Point Parks, and natural areas within DND properties). I very strongly urge you to remove these properties from the DADU zone. Best Practices consistently emphasize the critical importance of buffers to natural areas.
102	Allowing RD-3 zoning to also be eligible for DADU.
103	Allow to build on duplex zoned property- especially if the property does not have a duplex.
104	If they were north of Esquimalt road. So many lots have been subdivided for only the benefit of developers and the municipal coffers. Financial gain for those two groups have outweighed benefits concerning community and heritage

105	People who can afford a larger lot are at an advantage. Consider supporting other properties with size of property and buildings upon it for each property. Consider tree loss and green loss in all building applications.
106	Consider applying the 30% of building to land to all properties, consider maintaining trees and green space on properties
107	DADU should be permitted on duplex zoned lots if there is only a single family dwelling on the lot
108	Allow larger footprint to make it economically viable.
109	Provision for greenspace requirements. A site that is a sea of concrete should not be permitted to cover even more area. Greenspace and landscaping requirements with attention to good design is a must.
110	Property size should not matter so much. If a homeowner wants to take up a larger portion of their yard with a DADU they should be able to do so, and not be restricted just because they have a smaller lot. They may also just build a smaller DADU than others.
111	We need to encourage DADUs as much as possible. I lived in Vancouver for years, and laneway houses that are large enough for a young family are incredibly important in retaining young families in the area. Young families cannot afford to purchase a home without rental income options. The proposed regulations are too restrictive.
112	Should be based on lot size and accessibility
113	Make waterfront properties eligible. Many are on narrow lots, with the houses toward the water, so lots of room for fairly large houses on the street side.
114	All Dadus should have dev permits. Currently you have to have one if you build a deck! The requirements must include affected neighbours consultation. 30% of property may work but in other cases it may not.
115	neighbours yard must be a certain size/large enough in order to ensure the dwelling doesn't take away from enjoyment of neighbours backyard. If the neighbours yard is small and the only space to enjoy outside is in close proximity to the dwelling it should not be allowed.
116	more lots should be eligible without the rezoning requirement
117	Make it less restrictive.
118	Why are several of the lots in Saxe Point not eligible?
119	Increase the allowable site coverage and reduce the minimum lot size.
120	There are a large number of duplex zoned lots in Esquimalt containing one single family home. These lots are essentially the same as a single family lot (RS-1). The owners of these duplex lots should be given the choice to simply apply for the ability to build a garden suite instead of having to use the more arduous re-zoning process.
121	As mentioned, an additional requirement should be owner-occupancy of at least one building. Bylaws should also address retention of the urban tree canopy, i.e., requirement for retention of existing mature trees.
122	The criteria regarding duplex lots is too restrictive. It doesn't seem reasonable that a lot zoned duplex could build a large duplex without rezoning, but could not build a much more modest garden home without going through a rezoning process.

Again using the map below, please indicate which neighbourhoods of Esquimalt you think would be NOT appropriate for legalizing detached accessory dwelling units.


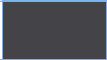





Respondents: 342

Choice	Percentage	Count	
All areas of Esquimalt are appropriate for DADUs	71.05%	243	
Admiralty	3.22%	11	
Colville	3.51%	12	
Craigflower	3.22%	11	
Dockyard	5.85%	20	
Esquimalt Village	7.89%	27	
Naden/North Naden	5.26%	18	
Old Esquimalt	3.22%	11	
Panhandle	4.39%	15	
Parklands	2.63%	9	
Rockheights	5.56%	19	
Saxe Point	9.36%	32	
West bay	7.31%	25	
Workpoint	6.43%	22	
Total	100%	342	

DADU design guidelines.

How supportive are you of Esquimalt having design guidelines to address elements such as building materials, scale, massing, form and lighting pollution, as well as landscaping, and site layout and access?

Respondents: 408

Choice	Percentage	Count	
Very supportive	33.09%	135	
Supportive	33.33%	136	
Neutral	16.18%	66	
Not supportive	7.60%	31	
Not supportive at all	7.84%	32	
I prefer not to comment	1.47%	6	
I don't know	0.49%	2	
Total	100%	408	

What are the most important design elements you think the Township should address in the guidelines for DADUs? Choose up to 5.

Respondents: 399

	First choice	Second choice	Third choice	Fourth choice	Fifth choice	Total
Privacy for both residents and neighbours	47.92% (127)	19.62% (52)	11.70% (31)	10.57% (28)	10.19% (27)	100% (265)
Location of the DADU on the property	14.40% (18)	32.00% (40)	14.40% (18)	16.00% (20)	23.20% (29)	100% (125)
Retaining mature trees and vegetation	21.93% (41)	26.74% (50)	28.88% (54)	13.90% (26)	8.56% (16)	100% (187)
Outdoor amenity space for owners and tenants	6.67% (6)	20.00% (18)	17.78% (16)	30.00% (27)	25.56% (23)	100% (90)
Architectural design (e.g. materials, roof design, lighting, windows)	16.43% (23)	14.29% (20)	23.57% (33)	17.86% (25)	27.86% (39)	100% (140)
Maintaining permeable surfaces on the lot	8.57% (9)	15.24% (16)	22.86% (24)	30.48% (32)	22.86% (24)	100% (105)
Shading of neighbouring properties	10.45% (14)	24.63% (33)	27.61% (37)	20.90% (28)	16.42% (22)	100% (134)
Provision of parking on site	19.62% (31)	22.15% (35)	22.15% (35)	20.89% (33)	15.19% (24)	100% (158)
Building height	8.72% (15)	26.74% (46)	26.16% (45)	27.33% (47)	11.05% (19)	100% (172)
Energy efficiency and climate action	25.19% (33)	19.08% (25)	19.85% (26)	16.03% (21)	19.85% (26)	100% (131)
Building size	21.57% (33)	17.65% (27)	22.22% (34)	21.57% (33)	16.99% (26)	100% (153)
Management of the rental unit (owner oversight)	23.62% (30)	14.96% (19)	10.24% (13)	17.32% (22)	33.86% (43)	100% (127)
Other (please describe below)	40.00% (12)	10.00% (3)	13.33% (4)	10.00% (3)	26.67% (8)	100% (30)
Lighting design	5.00% (2)	12.50% (5)	22.50% (9)	22.50% (9)	37.50% (15)	100% (40)

#	Please describe.
1	Impact on neighbors. Invasion of privacy
2	Encourage creativity/ tiny homes, more than 1 if space permits for example.
3	Easy accessibility for all
4	All property owners who live in Esquimalt need to be contacted to provide info on this DADU. Lot size is critical. parking for all vehicles on the property is critical. Onsite owner is critical for existing secondary suites. Some are not maintained.

5	affordability for renters
6	affordability
7	Noise is a huge issue and some designs will actually amplify noise, as the amphitheatre in my neighbors back yard shows.
8	This plan will further densify Esquimalt. The municipality infrastructure needs to support the increase of people in the township.
9	requiring new housing designs to be accessible to people with disabilities (including, but not limited to, mobility impairments)
10	End cost for owner/renter - all of these options drive increased cost. You should be upfront about the tradeoffs.
11	My concern would be Air BNB type buildings, and not full time residential. This community needs to stay a community, apartments and condos do not offer that.
12	Allowing more housing in Esquimalt, in a housing shortage
13	I don't think the township should be focused on addressing these design issues. Focus should be on encouraging these units not decreasing their feasibility
14	No vehicle access to back of lots!
15	Ensuring indoor recreation capacity
16	Canadian building codes already has guidelines. Enough bureacracy already, it's 2020 not 1950.
17	Electric Vehicle charging infrastructure
18	Maintain the character of the community and neighbourhood
19	I think the township should encourage more than one additional unit by providing 18% instead of 15% site coverage for the DADU and up to 70% for total floor area of lot coverage if your DADU creates two new housing units instead of one.
20	My main concern is that if these are built they will NOT help the housing crisis because landlords will want an insane price for rent. They should only happen if it is a plan to help the housing crisis. Landlords should have to have a business licens
21	Access to electric vehicle charging should be provided - access to a standard outdoor wall outlet (Level 1) on its own circuit would be good enough, but a Level 2 would be better. Shared access for Level 2 would be okay, private access for Level 1.
22	rezoning the property to tax it at the same rate as commercial property tax rates.
23	impact on neighbour's view/privacy/landscape; protection of sensitive habitat/ecosystems; maintenance of greenscape in Esquimalt;
24	Sustainability features that must include permeable surfaces, efficiencies, supporting neighbourhood, noise and light reduction, etc.
25	Planting new trees and vegetation to replace any that are removed for construction.
26	Owner occupied main house only. No corporate landlords, period. This would be a recipe for major upheaval.
27	No restrictions
28	Up to 700 sq ft is too big. Consultation with affected neighbours who should have input on privacy parking design guidelines and ongoing issues eg noise parties. DADUs will affect the

neighbours!

29 Must have sound regulations that are more strict than regular sound by-laws!! No outdoor music as it is unfair to neighbours who don't want garden suites. No children/crying babies. No light reflecting building materials (steel roof).

30 Consider these for developments in general. Re architectural design, it's not municipal government's role to regulate taste (& efforts to do result in poor outcomes, based on cookie-cutter appearance of current developments).

Just about done!

Is there anything else you would like to tell us about the legalization of detached accessory dwelling units in Esquimalt?

Respondents: 194

#	Is there anything else you would like to tell us about the legalization of detached accessory dwelling units in Esquimalt?
1	I am all for it but would like to see more lots able to embrace this initiative. The map shows a small number. Your vision is too small. Very strange that those zoned for duplex build a DADU. Affordable housing is a need!
2	I might have misunderstood but I do believe some lots are too small for an additional dwelling even if the current home and additional planned dwelling would take up 30% or less of the overall lot. There are streets that seem to be quite dense already with only one house per lot. The roads always have lots of cars parked etc I think neighbours would be disturbed by additional homes being rented out there. However there are areas where people have much bigger lots and there, it would make sense.
3	Worried that single family neighborhoods would become congested. proper location on the lots to minimize impact on existing neighbors, parking must be on site and not on the streets.
4	Nice idea but these should be tiny homes meant for one or two people. The owner have to give back to the community such as paying to have a native tree planted on the boulevard. .
5	I think it will be important to plan for neighbourhood scale increases in population and ensure rules encourage neighbourhood values. Similarly, planning for tenant issues, and bylaw enforcement will be critical to smooth population growth and this manner of increased density.
6	We need the density and I would prefer DADU over tall towers. Extended family living in a communal yet separate space enables good standard of living in a high cost housing environment.
7	I do not support detached accessory dwellings being used for short term rentals. I do not support detached accessory dwellings on properties with rental suites.
8	Need to clarify use of these buildings for short term rental ie airbnb (of which I am NOT supportive)
9	i think relationship between neighbours, home owners and DADU's is going to be complex, but definitely workable! Nothing too big, too tall and too crazy! 1-2 people MAX. Maybe good for single people or parent with one child etc.
10	Please add and add and add. We need higher density and housing that brings in diversity.
11	Life is very expensive in our part of the world. Hopefully the establishment of DADUs will help average people and not become a cash cow for the most wealthy among us.
12	make it fair for everyone
13	I think its a required and good thing if its done carefully
14	All lots with the required size zoned single family dwelling should be eligible
15	Yes, I think this is a great idea, there are a lot of creative builders out there who can help provide more housing in Esquimalt. My concern is that we err on the side of increased housing vs. concerns for appearances. Consider tiny homes and how these can be great and fast way to provide housing and rental income.

16	Do it!! Enough thinking about it, time to make it happen. This is the right choice especially in a time of economic uncertainty - added income for property owners and increased housing stock for renters.
17	Yes, property owners should be allowed to do as they please on their properties. The less regulations the better. Make it simple, you can only take up to a max of 40% of your land for buildings. Regardless of Panhandle, waterfront etc.
18	Think it is the type of gentle density Esquimalt needs
19	Can't think of any
20	Increasing density without increasing height is a good thing
21	I hope tiny homes can be considered as well which are generally smaller and less permanent than garden suites. Again, a case by case basis rather than blanket approval while meeting the designated criteria.
22	Design and look of neighbourhoods should be consistent. Modern architecture in a neighbourhood with heritage style home would not work, should be a consistent theme.
23	your map does not work. it needs check boxes (multi-choice) instead of radio button (1 choice). The parking study needs to be done first. The high density area guidelines need to be done first. Add the density to existing high density areas like Langford has done. This survey is extremely frustrating. 50% of Esquimalt is owned by absentee landlords, your approach does not respect the current home owners who invested and live here. # of tenants is also critical for secondary suites.
24	Hurry up and approve this. Make it a quick and easy process.
25	There are already many illegal DADUs in Esquimalt that the township turns a blind eye to. This will give people the tacit permission to do whatever they want. They will not get approval. They will not build to code. To build one of these to code would cost around \$100,000. People have no intention of paying that much, they will basically bring in a shed. There are already many sheds being used as DADUs in Esquimalt. There are many homes with both ILLEGAL suites in the basement and Dadus.
26	I believe in allowing all development with minimal oversight, generally speaking, so long as safety is a consideration.
27	Enforcement of the DADU bylaw, that the unit it to be used as a rental unit and not a vacation rental.
28	Affordable rent oversight by Village
29	Flexibility in design & permitting process. All lots are unique and it's tough to make a one size fits all design book for everyone. If you are not in an already approved zone, but adjacent neighbours support your unique design approach, then it should be a permitted process. On site parking is going to restrict many of these units unless it is allowed to be constructed in the front/ street side of the existing dwelling. Street parking is likely adequate in most situations
30	Yes, do it right. Go and check the location before you stamp it. You did a bad, bad thing when you approved the condo on Dunsmuir Road - it is too big, too intrusive and invades the privacy of every single resident facing that ugly, huge building. You should be ashamed of yourselves. AND FIX THE SIDEWALKS!!!
31	The question about areas not suitable only allowed one choice. I wanted to choose Old Esquimalt and Work Point as well as the one I chose. I think that this plan would really help maintain the socioeconomic diversity of Esquimalt (I have just bought and will move soon to a

	house in Saxe Point which was on the high end price-wise, but I value the character of the neighborhood and feel people may be being priced out of it.
32	We live in one of the (potential) lots in Rockheights where a DADU could be legalized. I'm supportive of opportunities for homeowners to create DADUs to help them pay the mortgage AND provide (affordable?) housing options. That said, the decision of a neighbour to construct a DADU should NOT significantly alter the original reason we decided to purchase our home - quiet, low-density, private back yard.
33	If these units are allowed to be used as "mortgage helpers" they will contribute to the inflation of property values.
34	This is a great plan to address the housing issues. However, I don't think the township is paying enough attention to infrastructure that needs to be in place for the increased amount of people.
35	Your two-bed limit precludes a family with (a) parent(s) and two school age children of different genders.
36	Please get them legalized and make the process cheap and easy for home owners. This doesn't need to be a long, expensive process, please just keep it simple. We need affordable housing, desperately.
37	It's about time... We need this! Sensible densification helps us all.
38	Not sure if Tiny Houses fit into this category. But I hope they are/will be considered.
39	I think this is a great opportunity to provide more affordable options to people who can't necessarily afford to live by themselves, or who don't want to live in high-rise apartment buildings and would like access to yard and green space.
40	increased density should be permitted in all parts of Esquimalt, including higher income areas w/ single family detached neighbourhood design. NIMBYism shouldn't be accommodated in policy and regulations.
41	flexible building size 700 - 900 sq ft depending on lot size
42	I think restricting things like building materials and the design is not necessary. Meeting the building code should be all that matters. Also adding extra permits doesn't make this plan accessible to those who most need it for a mortgage helper.
43	Please legalize!
44	Not to many regulations
45	I would like the DADU to be on an owner occupied property. We have too many homes with secondary suites that are not owner occupied and are run down and not looked after.
46	I support the idea, but under very controlled circumstances. Neighbours should always be considered.
47	What if there is no back yard but there is a large side yard?
48	Let's get on with it and do this!
49	I generally like the idea, but think it should be considered in context of future population and walkability goals of the Township.
50	It is a great idea.
51	I am fully in favour. We would build one for my aging parents. Have wanted to do so for years.

52	Would DUAD's be required to have a minimum one bathroom and kitchen? Or could it just be a bedroom?
53	Don't allow them
54	Green building techniques should be allowed and encouraged. Ex. Cobb building. This has been done to code at OUR Ecovillage in Shawnigan lake.
55	I hope this proposal will include "tiny home" - those a wheeled trailer as s base.
56	I believe that not only the size of the DADU but also limiting the amount of people residing in the dwelling must be stated.
57	Innovation solution to many modern challenges. Esquimalt is uniquely positioned to relative issues like urban sprawl, elder Care, affordable housing and traffic gridlock. Detached accessory buildings are a viable and attractive solution and Council should act as leaders and make it happen.
58	The process should allow for neighbour input, they need to be owner occupied, they need to only be allowed on larger lots ensuring neighbour privacy and they should provide additional onsite parking, not expect tenants to park on the street.
59	I think it makes so much sense to have these in Esquimalt. There is such a need for more rentals, and many people could use this as a mortgage helper. I'd also like to point out that it would be great to allow accessory dwelling units for small businesses as well. As a small business owner, who rents an expensive salon space, I'd love the opportunity to have an accessory dwelling on my property to work out of. I also support tiny houses being able to be parked on properties as well.
60	Most of the questions were directed at new builds, but I am curious about conversion of existing structures that might qualify such as large garage or workshops?
61	This is a long time coming. Thank you for doing this work especially during the challenging time.
62	Some owners have recently built AND ARE OCCUPYING DADUs. Why has the municipality allowed this? Given that the municipality had allowed this makes it seem unlikely you will be willing to enforce DADU standards in the future making this survey a joke.
63	DADU will allow us to keep our aging parents close to us. With the covid-19 pandemic more people are looking into keeping their parents home instead of sending them to long term care.
64	Parking, parking, parking! Please pause this rush to approve developments with inadequate parking provisions. Statistics show that vehicle ownership in BC is increasing faster than the population is - not decreasing! https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=2310006701
65	Larger carriage houses on bigger than 10,000 sq ft lots. Only allowed behind main residence. Also at least 1 parking spot.
66	I would have liked some additional resources to read so I could provide more informed responses
67	ESQ needs to charge more for taxes on ppl who add DADU to their properties.
68	I don't want them at all. You have deemed my property available to have one but I certainly won't be applying ever !
69	😊
70	Please make the process affordable and reasonably simple.
71	DADUs are a way of adding gentle density to our neighbourhoods and have so many benefits,

	including providing more rental housing options, allowing seniors to stay in their homes longer (mortgage help and perhaps even support onsite with gardening, etc.). If done well, these could add architectural interest to our neighbourhoods. Very much in favour of this initiative!
72	Density is desperately needed. I would like the idea and the approval process fast tracked and easy for homeowners to accomplish. However I would like DADUs to be used as family and long term rentals only.
73	Anything that can delay the expansion of high-rises --- as our population continues to increase -- - is beneficial to all.
74	Do it please, but remember that most people who can and want to build a DADU probably also have a suite
75	We have spent 30 years paying off our home and I don't want to see my quiet enjoyment of my property be destroyed by this.
76	Increasing density raises concerns about possible noise issues - although that's not specific to DADUs.
77	Keep it simple, help home owners make it happen. Check to make sure they are not Air BNB but real housing. And last but most important make sure they are very energy efficient. Esquimalt can lead the way to add affordable housing, make it a community, while using sustainable energy.
78	Are mobile tiny houses being considered?
79	Suite vs DADU... one or the other. And enforce it! My neighbour is basically running a rooming house on his large single family property with people living in outbuildings. Bylaw does nothing. Enforcement must be done..
80	Would want owner to reside onsite in one of the units. Not allow offsite ownership
81	Control the height, making mini mansions will be a travesty. The previous question with several options but only able to select five, all are important. Also it wasn't made clear but are these DADUs only going to be rentals? That would be my preference.
82	I'm very excited at the prospect to be allowed to build a garden suite on my lot. I am looking forward to it!
83	The property owner should be living onsite. No BnBs allowed.
84	Please make it more accessible for homeowners. They will be more invested in the process and maintenance. We need more housing!!!
85	I think DADU's are infinitely superior to tall buildings as a way of increasing density while retaining the fabulous village character of Esquimalt! Tall buildings DO NOT create neighbourhoods; DADU's can and will!
86	No
87	I personally would prefer this living compared to apartment dwelling
88	No one wants to live in a shed.
89	I have a house at 993 Wordsley and would like to build one of these!
90	Esquimalt has a severe shortage of housing. Rental vacancy is under 3%! Please allow more housing to be built asap
91	The township should allow the units to be stratified or subdivided and ask for an amenity contribution in return. Don't restrict AirBNB as a use for the units. They will provide nice accommodations for people visiting Esquimalt.

92	Don't allow parking to be a concern. It's the driver's responsibility to find car storage not the city's to offer it. Streets are for people not cars.
93	Just don't do it. Secondary suites are bad enough already
94	JUST DON'T DO IT! Why do you think it is so necessary to put so much new building into this community. We bought 15 years ago and our neighbourhood and the houses directly around us have changed so much that it is not the community we bought into. You don't care about the existing residents. I can only figure that you're in a money grab for as much taxes as you can wring out of this land, and to hell with the people actually living in these neighbourhoods. Why?!
95	we must assess density to be a greener, more sustainable community. large lots with too few houses are driving prices up, making our community unattainable to young people, leaving people without housing options, etc. etc. etc. The list of reasons why this is an important and right step is very long.
96	Mortgage helpers keep people in their homes.
97	There is a need to help young people afford to buy a home and this helps
98	Please legalize it
99	Densification is killing Esquimalt's character.
100	I just cannot emphasize enough how important it is to address the road issues. All traffic has to get over or around the bridge to get in and out of Esquimalt. You cannot fill up Esquimalt with extra people with extra cars and not have a way for traffic to flow.
101	I think the proposed design guidelines are too prescriptive- focus on getting the big details right and trust individual owners to figure out the details.
102	The current RS1 requirement for an independently accessible parking space per dwelling unit is already not enforced. How are you going to enforce it here?
103	I'm supporting, but I worry about parking and ensuring that amenities can support increased density. This proposal is superior to condos in single family neighbourhoods (though condos have their place along esquimalt road, legion, etc)
104	Get on with it
105	please allow tiny homes, cob, strawbale and other eco friendly homes as DADU
106	It's an easy solution to offering more housing options to people and a mortgage helper to those who own the property
107	enforce better rent limits so the working poor can afford detached rental units
108	Housing prices are astronomical for first time buyers and rental suites are few and far between. DADUS are a mortgage helper as well as provide a new supply of properties to the rental market. Esquimalt is an beautiful location with an untapped market close to downtown. Let's share our beautiful muni with everyone.
109	No
110	This will potentially increase the number of residents, it would be nice to ensure community plan continues to attract businesses in Esquimalt, medical services to meet needs/impact of growing number of residents.
111	DON'T STIFLE CREATIVITY AND DESIGN, PARKING MUST BE PROVIDED, MAKE IT FAST AND EASY

TO APPLY AND GET CONSENT	
112	It can't come fast enough. My house is over 100 years old and has had extensive renovations. I have a detached garage that is equally old and is in dire need of replacement. Would love to turn this into an affordable rental suite to help with housing situation, and as a place for my daughter to move in to in the coming years.
113	Since Esquimalt doesn't regulate except on formal complaint, DADU's will become as prolific as all the illegal suites throughout the municipality.
114	Be thoughtful in consideration of this big change
115	I do not want to see any detached dwellings in Esquimalt
116	I have lived in Esquimalt the past 27 years and and I have been accustomed to many a survey coming from City Hall. The way this survey is structured I can tell that mayor and council have already made up their minds on this issue. Make no mistake this is an issue for home owners who enjoy our peace, quite and our existing views will definitely be altered with the introduction of detached accessory dwelling units! ws t
117	I think with the high cost of rental property, every possible means of finding affordable housing should be investigated.
118	Probably there are some already (not sure) but this would greatly increase the population without creating highrises.
119	why are you not restricting this survey to homeowners only? we are highly impacted by this
120	Do your best to ensure home owners [not absentee landlords] are in support.
121	I'm OK with them as long as they don't disrupt their neighbours enjoyment of the community, in terms of light, sound and parking
122	As not all lots are the same shape I think considering a DADU on the side of the house, rather than the back, would be a level playing field for owners. These types of units would provide a much needed additional rental space and a viable alternative to an apartment building.
123	Allow prefab structures where possible/feasible.
124	I think it will just create a lot of grief for neighbours. Garbage, noise, cars etc.
125	Make it quick easy cheap and person centric not car centric. Nobody is going to build these if it costs \$500k for a 2-bd unit.
126	I think a detached garage with a suite above it is a very good design and could be readily adapted for houses with existing garages
127	Legalization will increase the number of people and vehicles in Esquimalt. This will further degrade the Equmalt environment. Esquimalt Council has converted our streets to private vehicle parking lots which cyclists and pedestrians navigate at their own risk We do not need more residents in Esquimalt with all the negative concomitant consequences. There is a limit to growth, we've reached ours.
128	We need it! Much better option than 10 storey high rise
129	Make the process simple and fast.
130	I'm glad you are looking into this. I would hope Council can make a decision that would enable the responsible addition of DADU's in Esquimalt neighbourhoods, with appropriate standards/requirements, but without a stultifying amount of regulations and fees that would

	effectively mean homeowners are not able to proceed even if there is theoretically the approval to proceed.
131	If this goes ahead there will be less green space and reduced places for trees and gardens. The municipality is turning into buildings and driveways. Not too mention the problems that can occur from having so many families living on one small lot.
132	If tastefully done and not interfering with neighbour views and privacy I think it's a great solution for the housing shortage and tiny homes can be very attractive.
133	makes sense
134	It is an interesting approach to habitation but is really just a moniker for densification. Can be cute and quaint in a good way but why? It will not make things affordable and will only make the value of the land increase in value and become even more unaffordable. Yes it may create a nice place to live but it will not be any more affordable. At the end of the day the Township is really just increasing its tax revenues and by definition its expenses so are we actually going forward or back
135	While legalizing DADU will help adding more rentals option which is very welcome but it also means a slight increasing in the density of the city's population in our area and overall traffic flow especially in rush hours. I hope we are up for this but I fully trust the city's decision.
136	This is a terrific initiative but it is not enough at this stage. We need bolder action and bolder policies. Consider increasing the maximum allowable area as a % of lot size. Vancouver RS-1 lots are .7 FSR with up to .85 with a DADU. .3 IS A JOKE. PLEASE BE BOLD, THE TIME IS NOW
137	This should not be allowed. More condos and duplexes should be allowed.
138	The next step is Esquimalt buying it's own land to set up tiny home villages! Lot fees/rent will be paid to the city which means there will be a higher level of accountability but the community will benefit more!
139	I think this is a good idea, it appears this proposal has been thoughtfully considered and the appropriate measures will be taken.
140	I fully support them!
141	I still think of them as "granny houses" Smaller spaces for family to be close as needed
142	Percentage of building space on properties should be greatly increased to allow for DADUs. Having more access to living in a small, affordable space is an important benefit many people.
143	This could be very important for density in ESQUIMALT.
144	Not at this point in time
145	I'm very supportive of this and hope we can see the policy allow for more homes in Esquimalt to add more detached units in the near future.
146	Rental price cap!! 700sq feet no more than 1400 max only if brand new.... must be affordable
147	This is just another effort to trash single family neighborhoods.
148	Ensuring the main home or Dadu is owner occupied is essential to keep communities stable and not just for profit high turn over rental neighborhoods.
149	There is a point when too much density is not a good idea. I'd prefer to see more townhouses and lower (4 or 5 stories) condominiums built.
150	I am more not in favour of this than I am in favour.





151	Shading from these units always occurs in the rear gardens of adjacent neighbours and destroys gardens thus quality of life, quality of health which has been amplified with Covid-19 — we need our garden spaces more now than ever. All mature historic trees get destroyed in every one of these developments. I have seen entire communities compromised in BC and Alberta cities by this Please do not destroy the very nature of Esq. that we all love and want to preserve. Build more multi-family units.
152	It sounds like you're over-complicating this with huge bureaucratic hoops to jump though which means the process will be difficult for the average person to work through and that doesn't seem appropriate.
153	how is it working in City of Victoria? Do we have data/report on experience elsewhere? Can Tiny House on Wheels be considered?
154	I feel strongly that like any development, neighbours and the public should have an opportunity to be heard. Their investments could be potentially at risk or if done well, could increase investment potential but this is dependent on prescient-thinking and climate action responsive Council and staff at Esquimalt.
155	Keep accessory dwellings small. Allow tiny homes. es
156	Housing (be it mortgage or renting) is very expensive on Van. Island, especially towards the lower end of the island. I believe this would be great addition to our Bylaws for both home owners and tenants.
157	Please exclude properties abutting natural areas. We must maintain buffers to those natural areas, and not continue to whittle away at the conservation values in the few patches of habitat that remain. Research as well as Best Management Practices for urban parks and natural areas are readily available supporting this idea.
158	Great idea, we welcome the added density and options for property owners in our community.
159	Please go for it!
160	If you are considering DADU to increase revenues and property taxes, as a municipality you should at the same time be relaxing density requirements for smaller lots. DADU development only helps residents with larger lot sizes, and it is discriminatory
161	More spaces should allow pets
162	I am concerned that they would be used for Airbnb instead of rental housing stock for
163	If we want this to work, first point of contact staff in the development dept need to be trained to be knowledgeable and approachable on the topic.
164	Council should delegate the DP approval to staff.
165	I think it would be cool if the unit could use the grey water output to water plants in the yard.
166	Proper discussion and community consult will let us build a better and more diverse community
167	Make the process simple and easy for homeowners less red tape
168	Quality of built form, improving the overall community feel, enhancing natural vegetation and landscape design are all essential.
169	Consider allowing Cobb housing and more eco friendly materials for building. Also additional pets/animals on property has not been addressed.
170	Would love to see it, because it's a great option to house elderly parents, students, and is

	another way to increase property values and create work for local contractors.
171	We need more rental opportunities. The vacancy rate and rental prices are absurd. Any impedance of discussions such as these come from a very privileged place.
172	Make the process flexible, transparent, and optimized to facilitate quick action (time is money, if we want to address affordability)
173	This is sounding so bureaucratic and complicated. Make it simple. We need additional housing.
174	I support the legalization of DADUS completely.
175	This is a wonderful and progressive initiative. It is important to make the process accessible to people and not overly cumbersome.
176	I believe Rockhights should also be an area Excluded from detached accessory dwelling units in Esquimalt. (Survey would only let me choose 3)
177	Please act on this, but do so in a way that allows young families a chance into the market! Allowing laneways to be 2 stories in height is incredibly important. The size of the laneway should be dictated by the size of the lot, there shouldn't be a one size fits all approach.
178	Plans should address needs of family (seniors) and/or neighborhood for housing
179	I'm interested in building a house on my property for my parents occupy, when they're ready. We're not in the elligible zone (because we're waterfront), so we'll have to undertake a rezoning application, but we'd probably need to anyway because our lot is large and we'd be looking to build something larger than 700sq ft.
180	need a requirement to consult with affected households 700 sq ft is too big. That is a home in Esquimalt right now. The size and design have to fit the property and all DADUs must have to go the the development permit proocess or there will be really bad buildings going up and a lot of apologies after the fact.
181	Esquimalt is a unique community due to the preservation of a lot of large and old growth trees. I support more housing options but not at the expense of destroying Esquimalts ecosystem. There should be height and size restrictions on the removal of trees. Consultation should be with organizations such as the Ancient Forest Alliance.
182	I think this will piss off a lot of property owners to have garden suits in their neighbours backyard and there needs to be a task force to deal with these complaints that are not by-law officers. I think neighbours should have to approve the dwelling before building permit is given.
183	Move forward with itplease.
184	I am hoping that these dwellings will not be used for BNB.
185	Please get this in place quickly.
186	I think allowing for DADUs would be a good solution to current housing issues.
187	Really hope this is supported. Win win win for owners, potential tenants, and the township.
188	It should not be allowed in Esquimalt
189	Must be a high quality development.
190	I'd like to have owners on site, in one of the dwellings. My 3,4,5 choices are all important. Make immediate neighborhood agreement part of the application process for streamlining this inclusion.

191	Please make the process as simple as possible.
192	I'd reconsider my non-support for DADUs if: (1) there were requirements for retaining all mature/heritage trees (i.e., permitting required strict tree protection); and (2) owner-occupancy was required.
193	Keep them small and not on top of garages. Do not allow the illegal ones to continue operation without permits.
194	Large duplex lots should have the ability to build a DADU without an onerous rezoning process, especially if they do not currently have a duplex or secondary suite.



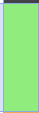



Please indicate your age group.

Respondents: 405

Choice	Percentage	Count	
Under 18 years old	0.00%	0	
18 to 30 years old	6.67%	27	
31 to 49 years old	48.15%	195	
50 to 64 years old	27.65%	112	
65 years or older	17.53%	71	
Total	100%	405	

Which of the following best describes your situation?

Respondents: 404

Choice	Percentage	Count	
I am interested in the regulation of detached accessory dwelling units, but don't plan on building one myself	30.94%	125	
I would like to build a detached accessory dwelling unit on my property.	12.13%	49	
I would like to live in a detached accessory dwelling unit as a renter or owner.	11.14%	45	
Might consider building a DADU in the future	31.68%	128	
Don't know/prefer not to answer	4.21%	17	
Not in favour of DADUs	9.90%	40	
Total	100%	404	

What is the primary reason for your interest in building a detached accessory dwelling unit?

Respondents: 178

Choice	Percentage	Count
Friend or family to live in.	52.25%	93
Additional rental income	25.28%	45
To move into suite myself	8.43%	15
Investment purposes	6.18%	11
Other (please specify)	6.74%	12
Total	100%	178

#	Comments
1	Sharing my property feels right. Reducing the size of the garden would be great. Having younger family in a communal setting is a win win.
2	Increased housing/rental, potentially for home office/therapy practice. Good solution and density increase is ok!
3	I want to build a garden suite because I need it to house my son in 2 years when he graduates and because we dont have enough bedrooms currently for our family
4	In law use when in town and possible for senior care of parents
5	Affordable housing
6	Create much needed housing
7	There is a housing crisis in the Capital Regional District.
8	We have a very small house with two kids and would love the extra space for family or income help for our very high mortgage payments
9	I'd also consider using it as a work space, with the option to rent it out to friends / family should I not use it for work.
10	Aging mother moving in the unit
11	Our current building is only 700sq ft.
12	Not sure yet.
13	I have a third of an acre lot, and I would like to stay here into my old age. Having a carriage house will allow me to do that, keeping control of my real estate asset and being able to age in place in my wonderful neighbourhood.
14	I prefer this sort of densification as opposed to ruining neighbourhoods with condo buildings.
15	Increasing density in the municipality in a sensitive way
16	The community sustainability factor of increasing density as a much needed move to keep the city thriving and park land intact.

17	At different stages of my life I'd like the option to use my property to it's full potential
18	To improve my property
19	I actually have a building I built that I would like to covert to a dadu at some point.
20	Affordable housing for immediate family and possibly for an aging in place option as well.
21	Reducing homelessness and increasing density in already urbanized areas ti reduce unnecessary cclearing of natural areas.
22	create family and extended family habitation
23	We've been interesting in renting out some living space for students and workers but our current resident is not suitable to do so. It will be a great help for us.
24	Currently own a duplex in Esquimalt but would love to purchase a home that had a DADU as I think it benefits both renters and owners (less overhead noise than a suite etc)
25	To help contribute to providing much needed good quality affordable housing in our community, thereby improving our collective economic positions.
26	Storage, additional space, more options
27	DADU's can provide great multi-generational housing options to keep families together in our community.
28	To enable a wider range of building types, empowering community without resorting to redevelopment by developers and their generic building types.
29	To address housing issues while providing income for home owners.
30	At this point it would be to help with the mortgage of our inflated housing market, but could have parents/ in laws move in as they age, or downsize myself and move in when I am older.
31	For family or for myself to move into when I'm older.

