

Appendix C: Proposed Detached Accessory Dwelling Unit Regulatory Framework

ELIGIBILITY for RS-6 zoning

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	May be considered through rezoning in some situations, but not eligible for RS-6 zone automatically.	Standard practice.
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	Standard practice
Strata titling	Not permitted	Standard practice
Requirement that either garden suite or principal dwelling be occupied by the owner	No	Same as secondary suites.

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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)	3.6 m	Decreases potential for impact to neighbours. Consistent with existing Accessory Building allowable height in RS-1 zone.
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