

City of Maple Ridge

Detached Garden Suite (DGS) Tours

OBJECTIVE OF THE DGS TOURS

The first objective of the DGS Tours is to enable the public to experience the DGS Pilot Project units as well as DGS units constructed under the existing regulations and invite feedback on the option of an expanded unit size (being the 140m²/1500ft² units).

Another primary objective of the DGS tours is to create greater awareness of DGS units as an option for infill housing in both urban and suburban/rural areas. Because there are specific zones where DGS units are permitted and some restrictions for land within the Agricultural Land Reserve, the DGS tours provide an opportunity to learn more about the regulations, find information on the City's website and talk with staff about options and potential projects.

BACKGROUND ON DGS REGULATORY REVIEW AND PILOT PROJECT

In September 2015, Maple Ridge Council endorsed a Housing Action Plan (HAP) Implementation Framework that included recommended actions to facilitate and preserve affordable housing options in Maple Ridge. One of the strategies in the Action Plan is to create new rental housing opportunities, which included a review and expansion of the DGS program and the secondary suites program.

A public consultation process for reviewing the DGS and Secondary Suites regulations was endorsed by Council in September 2017. The public consultation was undertaken in November 2017 and included a DGS Stakeholder workshop and a public open house. The outcomes of the public open house were presented to Council in February 2018, wherein Council directed that a Pilot Project for expanded regulations be explored.



Detached Garden Suite (DGS) Pilot Project Timeline

HOUSING ACTION PLAN

- The City's Housing Action Plan (HAP) was adopted in 2014
- The HAP Implementation Framework was endorsed by Council in 2015
- In 2016, Council directed staff to report back on undertaking a review and potential expansion of the DGS and Secondary Suites (SS) programs

2014 — 2017

DGS & SS REGULATORY REVIEW

- Council endorsed a Public Consultation process on the potential expansion of the DGS and SS regulations
- A Stakeholder Workshop & Public Open House was hosted by the City
- Outcomes of Public Consultation were presented to Council

**Fall 2017 —
February 2018**

DGS PILOT PROJECT

- Council directed staff to undertake a DGS Pilot Project
- DGS Pilot Project process was endorsed by Council
- Each DGS Pilot Project is outlined in a "Look-Book" document which was endorsed by Council

**February 2018 —
June 2018**

DGS REGULATORY APPROVAL PROCESS

- Zoning Bylaw text amendment approval process and Bylaw adoption
- Building Permit application and approval process - Building Permits issued for 2 DGS Pilot Project units

**June 2018 —
December 2018**

CONSTRUCTION PHASE

- Building Permits were issued in December 2018 & April 2019 for the DGS Pilot Project
- Construction began immediately after approval
- DGS Pilot Project units were completed in December 2019

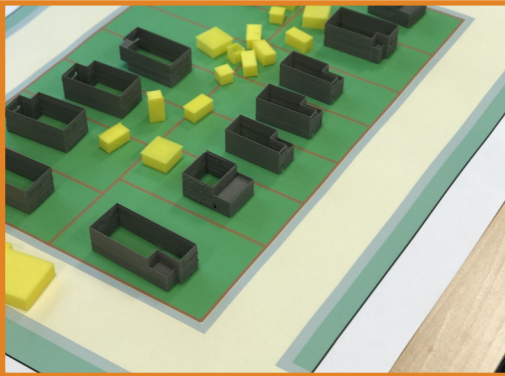
**December 2018 —
December 2019**

DGS TOURS & OUTCOMES

- Public tours of the 2 Pilot Project Units and existing units are scheduled
- A survey of attendees to obtain input on Pilot Project units
- Outcomes of DGS Pilot Project presented to Council

**February 2020 —
April 2020**

Maple Ridge Detached Garden Suite (DGS) Pilot Project & Regulatory Review



DGS PILOT PROJECT PROCESS & TIMELINE

Council endorsed the DGS Pilot Project in May 2018, to explore the following options for Pilot Project participant properties:

1. Allow a secondary suite and DGS on the same lot;
2. Allow a DGS to be a minimum of 20.3m² (219 ft²); and
3. Allow a DGS to be up to 140m² (1500 ft²) or 15% of the lot area, whichever is less.



Following a public process, which included inviting homeowners and the public to participate, four properties were selected for the DGS Pilot Project. The proposed Pilot Projects represented only two of the three options, being #1 above and #3 above, as there were no committed proposals for a 20.3m²/219ft² DGS unit. A DGS Pilot Project “Look-Book” was prepared to showcase each proposed project and was endorsed by Council in June 2018. The DGS Pilot Project approval process included undertaking a text amendment to the Zoning Bylaw (which included four Council readings of the Zoning Bylaw amendment and a public hearing) and applying for and receiving a building permit. Only two DGS units successfully completed the approval process, which reduced the options being explored through the Pilot Project down to one (#3 above), and these are the two Pilot Project units on display today. Also on tour is a DGS that is not part of the Pilot Program and built under the current regulations.

NEXT STEPS

All DGS tour participants will be invited to complete a survey that is available in either in paper format or can be emailed and completed electronically. The deadline for completing the survey is **Friday March 13, 2020 at 4:00pm.**



The outcomes of the survey will be compiled and a report will be prepared and presented to Council in April 2020. For more information on the DGS and Secondary Suites (SS) review process, please view the City of Maple Ridge website at www.mapleridge.ca/1887

If you have any additional questions or comments, please contact Lisa Zosiak at lzosiak@mapleridge.ca or phone at 604-467-7383.