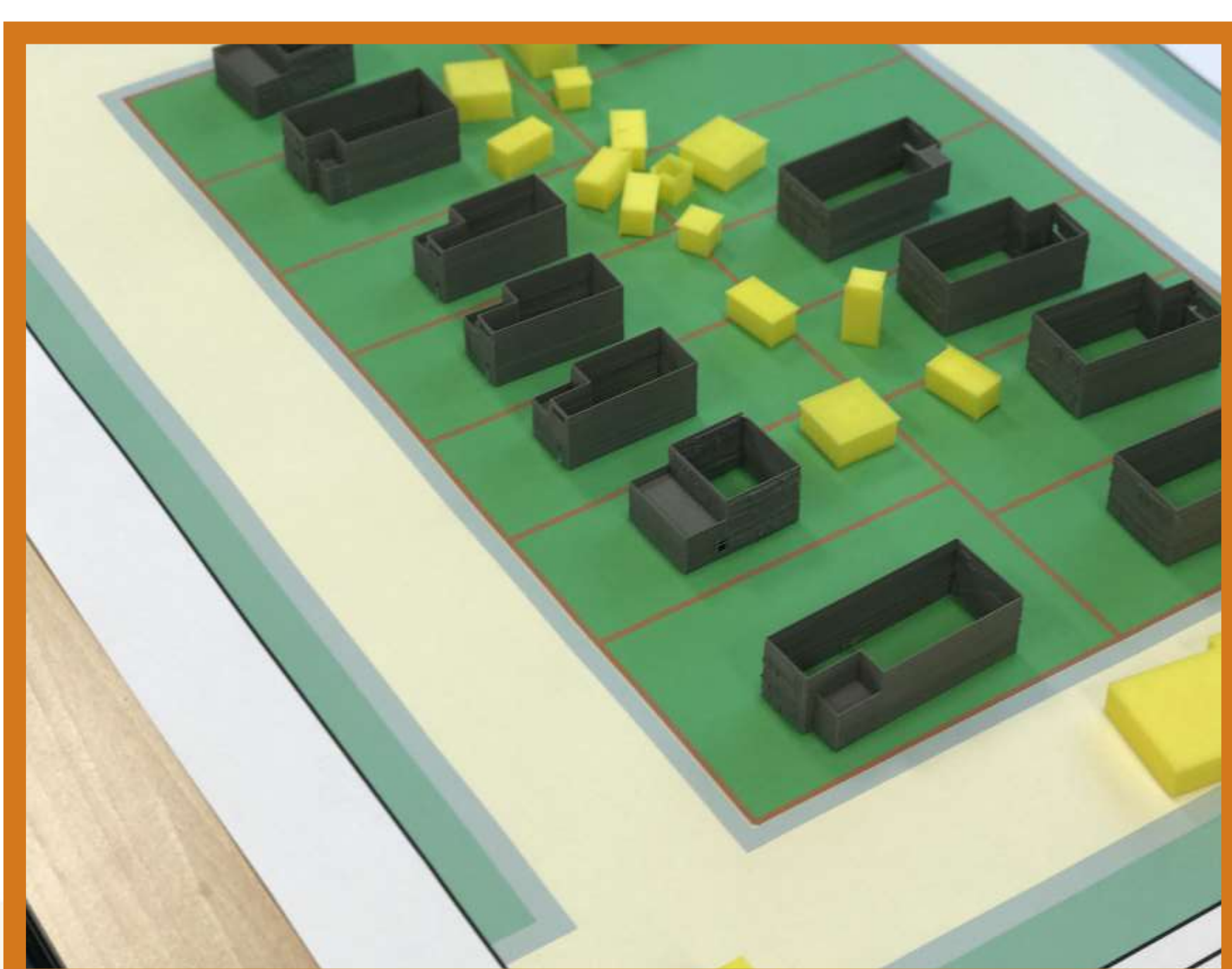


# Detached Garden Suite (DGS) Pilot Project Tours



2014 – 2017

## Housing Action Plan (HAP)

- 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.

Fall 2017 – February 2018

## DGS & SS Regulatory Review

- Council endorses Public Consultation process on the potential expansion of the DGS and SS regulations
- The City held a Stakeholder Workshop & Public Open House
- Outcomes of Public Consultation presented to Council

February 2018 – June 2018

## DGS Pilot Project

- Council directs a DGS Pilot Project be undertaken
- DGS Pilot Project process endorsed by Council
- Each DGS Pilot Project is outlined in a "Look-Book" document which was endorsed by Council

June 2018 – December 2018

## DGS Regulatory Approval Process

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

December 2018 – December 2019

## Construction Phase

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

February 2020 – April 2020

## 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



MAPLE RIDGE

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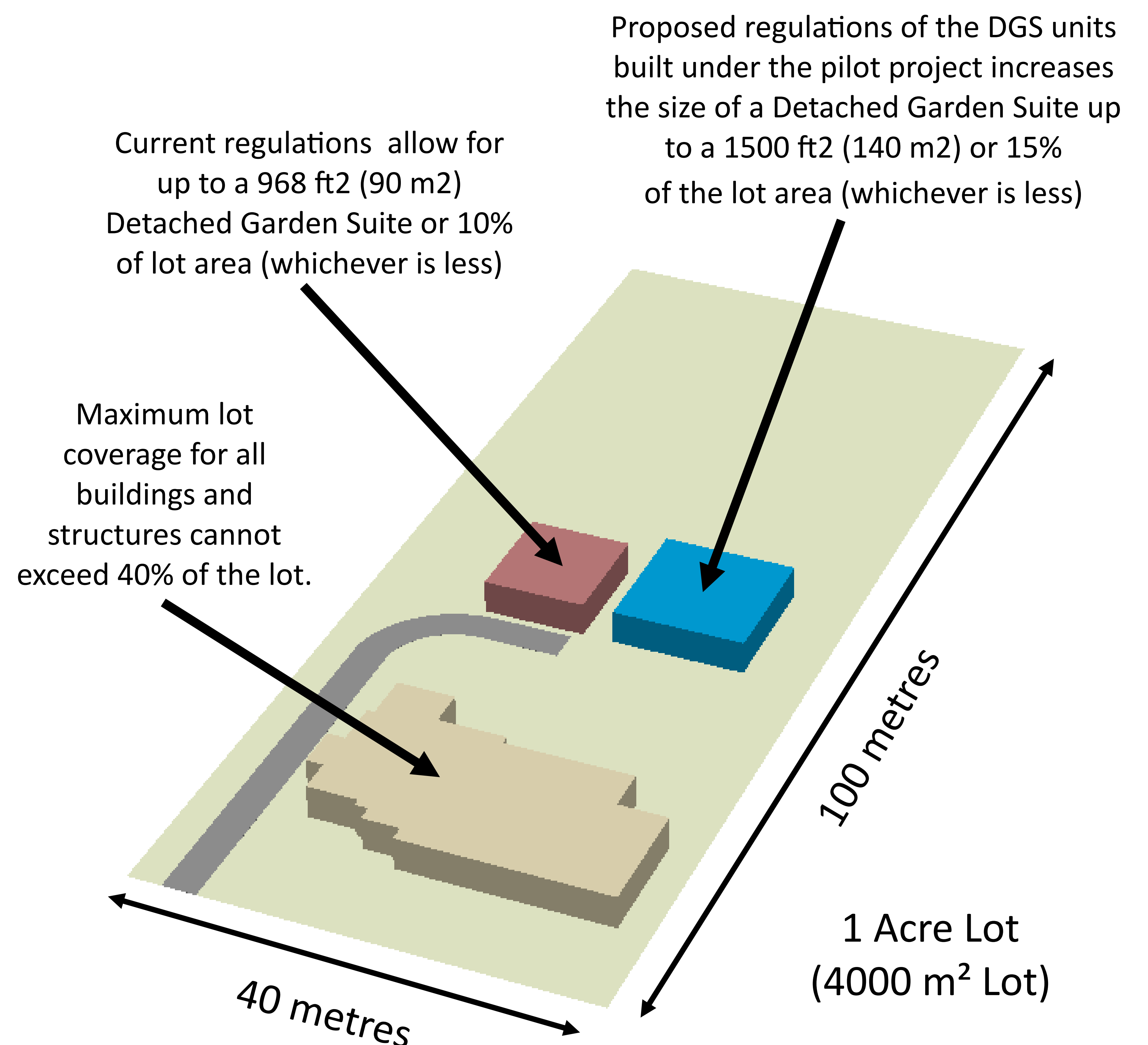


# Detached Garden Suite (DGS) Pilot Project Tours

## 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 140m<sup>2</sup>/1500ft<sup>2</sup> units). As well as, a unit constructed under the existing Zoning Bylaw regulations.

Another primary objective of the DGS tours is to create greater awareness of DGS units as 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.



## NEXT STEPS

All DGS tour participants will be invited to complete a survey that is available in paper format or can also be emailed and completed electronically. The deadline for completing the survey is Sunday, March 15, 2020.

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](http://www.mapleridge.ca/1887)

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



MAPLE RIDGE

British Columbia





# The Richardson's

23525 Dogwood Avenue

## OUR STORY

Zone: RS-2 (One-Family Suburban Residential)  
Lots Size: 1 acre (4047 m<sup>2</sup>), 43561 ft<sup>2</sup>)  
Unit Size: 140 m<sup>2</sup> (1500 ft<sup>2</sup>)  
# of Storeys: One (at grade)



*"We were thrilled to be chosen to participate in this project it has allowed us to share our acreage with our son, daughter in law and 2 grandsons. It is also allowing them to live in Maple Ridge, and bring their family up in the municipality they both grew up in. This is something that is difficult for young people **nowadays to do and revising the municipality's guidelines for garden suites to allow more families to stay in the community we see as a benefit for everyone.***

16 years ago we added a detached 1000 sq. foot garage and workshop to our property. This included clearing areas including trees and building across from our current home (which is on the South Alouette River), It was a fairly straight forward procedure. As we looked to the future a few years ago and started exploring the possibilities of how we might be able to build on our property to support our children, we were told subdividing was not an option. We looked into the garden suite option and it was too small for a family. As we continued to explore, the pilot project option came available and we were contacted about this opportunity. We had to commit to applying for the pilot project very quickly. In the end things had changed over 16 years and we had no idea. So ask the questions, where is my property located, is it in the 200 year flood plain (established since our garage addition) and requiring a registered flood plain covenant, are we in the wildfire hazard zone, check with environment on their requirements (which includes the new tree bylaw and new setback regulations from streams and waterways). All of these added up to major expenses we had no idea we would have to incorporate into our project. We would also recommend that you hire a good general contractor. We were very grateful to have Jason Schmidt of Norquest Homes as our general contractor, we definitely could not have accomplished this build without his assistance and vast knowledge of building in Maple Ridge. Last but not least, however long you think it is going to take, count on 3x as long.

We wish to thank Lisa Zosiak, Bill Ozeroff and April Crockett who were our contacts for this pilot project, they were a pleasure to work with. We look forward to seeing the revised **garden suite guidelines."**

- The Richardson's



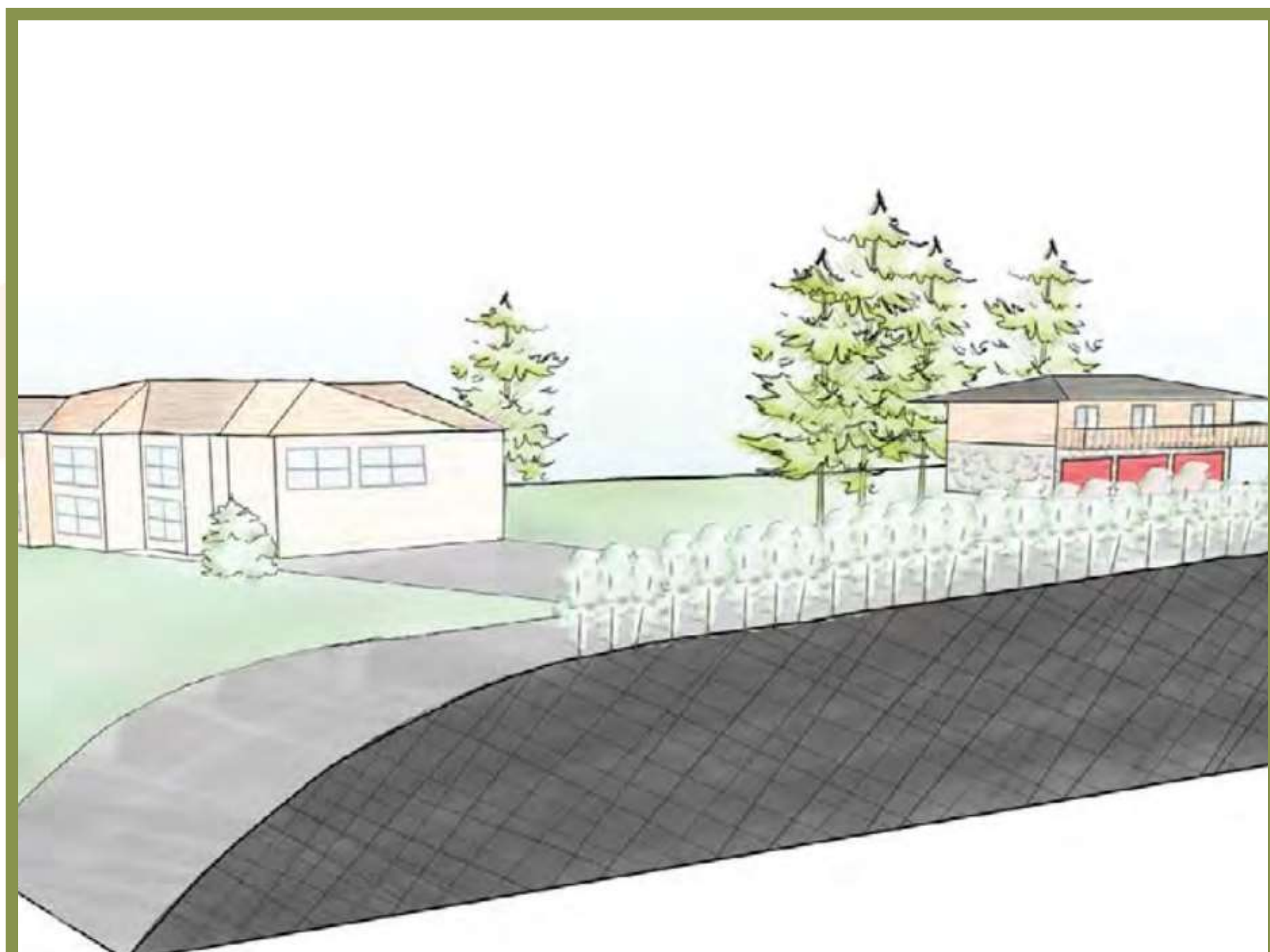


# The Altenried's

26378 126 Avenue

## OUR STORY

Zone: RS-2 (One-Family Suburban Residential)  
Lots Size: 1.05 acres (4260 m<sup>2</sup>), 45854 ft<sup>2</sup>)  
Unit Size: 1 40 m<sup>2</sup> (1500 ft<sup>2</sup>)  
# of Storeys: Two (DGS over 3 car garage)



*"The process of building our DGS started in the fall of 2017 when the city of Maple Ridge held an open house to see how much interest there was in building different kinds of secondary residences on properties, and what changes to the current regulations were desired. As we wanted to move away from renting and step into home ownership, we jumped at the opportunity to provide our input. With the housing market being so limited and unaffordable, having a second residence on our family property would allow for us to have both affordable housing, and to stay near each other. When the city launched a pilot project to showcase various sizes of DGSs, we were fortunate to be selected as one of the families to take part in the larger DGS unit category."*

*We began building our carriage house on our one acre property in January of 2019 and completed it in December of the same year. Overall, it was a positive experience. One of the challenges we faced was extra costs when it came to running the utilities back to the DGS. Another was the additional septic field required. However, there were so many advantages. With 1,500 square feet and a max height of 7.5 metres, we were able to build a beautiful, comfortable, spacious home, which the current restrictions do not allow for. In addition, doing the majority of the work ourselves made this an even more affordable housing option. We were also able to design a space that worked for us and our needs. We are so grateful that we had this opportunity and we hope that other families will be able to have the same experience as us. Again, it is so important that we have these housing opportunities for a number of reasons, such as keeping families near each other and creating both affordable housing and more options for housing. We have certainly benefitted from a relaxation in the DGS regulations through the Pilot Project and we see real promise for this in the city of Maple Ridge."*

—Garry, Lesli, Natasha & Andrew

