

**Below is a summary of what we heard from internal and developer discussions regarding the pilot project that occurred in 2019, and our plans for addressing the comments, questions, or concerns.**

## **INTERNAL DISCUSSION**

### **Building Standards & Inspections**

What we've heard:

- Lengthy discussions with applicants regarding the application of National Building Code to Backyard Suites. There is an opportunity for additional information and education on how building code is applied to these projects.

How we have or plan to address this:

- An interpretation of building code application has been determined after consultation with other municipalities and their experience with backyard suites. The relevant sections of building code and their application will be outlined in a future guide.

### **Fire & Protective Services**

What we've heard:

- No calls to the pilot project sites were received.
- Lane access in older neighbourhoods may be more challenging.
- Fire hydrant locations and turning radii should be considerations for Backyard Suites.

How we have or plan to address this:

- Access concerns were clarified, where the exit of an engine was the concern. Exit procedures have been discussed and would be implemented where they are needed.
- Applications will be circulated to Fire & Protection Services for their review.

### **Servicing & Infrastructure Approvals**

What we've heard:

- The review process was straightforward.
- There are opportunities to replace lead pipes.
- Some residents were reluctant to upgrade their water and sewer connections.

How we have or plan to address this:

- Water and sewer servicing requirements will be outlined in a guide and any application will reviewed for compliance to the City's design standards.

**DEVELOPER DISCUSSION**

What we've heard:

- Upgrading water and sewer connections in already built greenfield sites was costly.
- Backyard Suites are good for density.
- Backyard Suites proved expensive and difficult to sell. Some pilot project sites were constructed with basement secondary suites instead.
- Would like the opportunity in the new zoning bylaw (now the current bylaw) to have 3 units on a lot (principal, backyard, and secondary) to permit purpose built rental housing.

How we have or plan to address this:

- Water and sewer servicing requirements will be outlined in a guide and any application will reviewed for compliance to the City's design standards.
- Administration has worked on reducing the cost by having clearer standards and processes that avoid time and cost delays. The price of backyard suites can be like that of a new house, given that it is a second albeit smaller house on a property.
- Three units on a lot was considered but is not included in the current recommendation.