

<i>Issue</i>	<i>Information/Response</i>
Council has made up its mind to legalize suites and will not listen to those who do not want them legalized at all	Council is proceeding with legislation to legalize suites, but will take residents views into consideration in the implementation of legalization. This Council strongly supports suites as an affordable housing choice for residents, and one that can assist seniors, single and young couples in finding accommodation in the Village. Lions Bay is almost alone in the Lower Mainland in not having taken this legislative step. An amendment to the Zoning bylaw has been on this Council's policy agenda from the beginning, has been called for in two Village OCPs and is in our action plan for Greenhouse Gas reduction. They also help keep up the Village volunteer base, by bringing new, younger people into the Village.
I do not understand why suites are not legal now	Most Lions Bay residences are in areas zoned for Single Family Residences. Because our present Zoning bylaw has never defined what a suite is or said that it was a legal "use" of a single family residence, any suite built to date in Lions Bay has been built illegally. It has been built without a building permit for the suite or an inspection by the Building Inspector. This can lead to unsafe building practices, putting tenants at risk.
I do not understand what is to be accomplished by this legislation	<p>Legalizing Secondary Suites in the Village and encouraging their construction will help us achieve our goal of maintaining and increasing our population – which helps keep our taxes reasonable - without new development. The supply of affordable housing in Lions Bay will increase as potential landlords are reassured about the legality of installing Secondary Suites and renting them out. This will allow more people to occupy the same "footprint" of a single residence, and fulfill part of our action plan on Greenhouse Gas emissions. Secondary suites are affordable housing which will help attract young people and young families. This helps maintain the Village's volunteer base, including volunteer firefighters, helps keep our school registration up, and may encourage seniors to remain in Lions Bay as long as possible.</p> <p>New suites, as they are built, will conform with the BC Building Code's regulations regarding safe construction, and proper installation of electrical and plumbing systems. As new suites are constructed, there will be a requirement for a new on-site parking space for tenants. This will help keep additional tenant parking off our streets.</p> <p>There will not longer be an awkward situation where a large portion of the community is engaging in an activity which is illegal under the Zoning bylaw – building a secondary suite and/or renting it out - while the municipality deliberately looks the other way.</p> <p>Owners of suites will pay a fair share toward the cost of Village services. Secondary Suites result in the creation of two dwellings inside one principal residence. If rented out, they provide income for the suite owner, but at the same time they increase the number of adult</p>

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	<p>residents in the Village, resulting in additional demands for the entire range of Village services from utilities, such as water, garbage and recycling, right through to bylaw enforcement related to tenant parking, inspection of residences, and repairs and maintenance in parks and other municipal infrastructure. Municipalities all around Lions Bay have recognized this. They commonly apply a surcharge to the charge for utilities (water, garbage, recycling, etc) for a residence with a secondary suite. Putting it on the utilities bill is practical – it keeps costs and administration down by avoiding a new billing system.</p> <p>Residents' issues or complaints regarding tenant parking, the number of suites in a residence or non-resident landlords can be fairly dealt with, in a standard way. At present, lacking any such regulations, the Village Office has very few options in dealing with issues over Secondary Suites.</p> <p>The Village will know that a suite exists so that we can notify or evacuate people, during a major emergency.</p>
Having a microwave-oven or electric-frying-pan in another part of your home will make the Village say you have a suite	The main Zoning bylaw (which we all have lived with since 2004) right now defines a dwelling as “a self-contained set of habitable rooms containing not more than one set of cooking facilities and located in a building.” The proposed bylaw amendment just defines a suite as a “dwelling”, too, and elsewhere defines what “cooking facilities” are, because the main bylaw never did. However, nothing will say that having a second set of cooking facilities in your main dwelling means that you necessarily have a suite.
People should not be financially penalized for housing their parents or children in a suite	The consensus on Council at present is that suite owners who are housing family members in their suites should be exempted from any suites surcharge. The definition of what constitutes “family” is still to be determined.
The legislation will cause such an increase in rental costs that volunteer firemen will not be able to be accommodated in the Village	This is very unlikely to occur. The consensus on Council at present is to “grandfather” existing suites, meaning that no major upgrade costs will be imposed upon existing landlords. There will be a suites surcharge, but the level of that in many municipalities around us is in the \$400 annual range, which amounts to about \$33 a month. On a suite being rented out for \$500 a month, that would be only a 6%-7% increase.
Council should take its time and make sure to “gets it right”	Research has been undertaken since late 2008, with the first presentation to Council in April, 2009. The first public meeting on Secondary Suites was held in October, 2009, with seventeen residents attending. Another meeting was held on May 5, 2010 with 20 residents attending. An additional public meeting was held on Saturday May 29, 2010 at 10:00 AM with twelve residents attending. Comprehensive reports and presentations are on the Village website. Lions Bay’s proposed zoning amendment is essentially identical to what other municipalities have, all around us. And Council is listening now, to residents’ input.

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To maintain a registry of suites that are non-conforming to the BC Building Code might expose the Village to liability	Council has obtained legal advice in this area, and is proceeding with developing its administrative policy in a cautious manner.
Legalizing suites is intended to open up the village to other zoning that will densify the village e.g. by condominiums or duplexes	Every change in zoning requires a complete public process. Council is handling secondary suite legalization as a separate process, with a specific Zoning bylaw amendment. Anyone fearful of hidden agendas may bring their concerns to the Mayor or any Council member.
Legalizing suites will create a village full of suites	Suites exist all over the village regardless of legislation, and more will be built regardless of whether we legalize them or not. What Lions Bay needs, going forward, is basic legislation that will help us ensure safe construction as suites are built.
There will be an increase in taxes due to the cost of inspection of existing suites	An inspection of existing suites is not going to be recommended by the two Councillors putting forward the legislation. Having discussed the issues around inspection of existing suites with Village staff, the Building Inspector and our legal consultant, we will now recommend against it.
Rents will rise because of requirements for upgrades in suites	The two Councillors putting forward the legislation will recommend that existing suites be grandfathered, without inspection or requirement for upgrading. Going forward from here, building new suites correctly is quite cost-efficient and should not mean excessive rents. We will be doing a lot of communicating around why landlords should upgrade their existing suites, however.
This initiative arises from a place of controlling people.	Council is proceeding with legalization of suites, for a number of sound reasons which are explained above.
Village values are against having neighbors police each other. We shouldn't encourage neighbors to report who has a secondary suite in their house.	The Village will create a registry of homes with secondary suites. There will be no Village requirement or elicitation for neighbors to police each other or report landlords.
Second kitchens are not a good definition of what constitutes a suite, since a single house or a day care may have a second kitchen	Second kitchens will not be taken to mean that a resident has a suite in their home. The proposed bylaw amendment defines a suite as a "dwelling unit". The main bylaw (existing now) defines a dwelling as "a self-contained set of habitable rooms containing not more than one set of cooking facilities and located in a building." So in plain words, while a suite is defined as having no more than one kitchen, nothing says that a second kitchen means you have a suite.
Owners should only pay a surcharge for a suite if they are receiving income from it. If it is not rented or contains	The two Councillors putting forward the proposed legislation will recommend that no surcharge be applied to suites that are not occupied, or that are occupied by near family members.

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relatives who are not paying rent, no surcharge or a reduced surcharge should be payable.	
There are hotel businesses advertising on the internet in Lions Bay and no enforcement is happening. Fix them first	Council is aware of this issue, and it will be dealt with through other legislative means.
Secondary suites have not been defined in our Zoning or Building bylaw in terms of height, egress, etc	The standards do not have to be defined in the Zoning or Building bylaw. Standards for secondary suites are laid out in the BC Building Code, including somewhat relaxed standards for suites in existing homes.
Registration of secondary suites is dependent on landlords' coming forward	Council is still looking at how a suites registry would operate. Most landlords in Lions Bay are honest and law-abiding, and will register their suites if asked to.
Landlords of secondary suites should be charged extra on their water and garbage rates, as is done in Vancouver and elsewhere	The two Councillors putting forward the legislation will recommend a surcharge on utility rates. Suites are an extra dwelling inside a house, housing an extra family. Suites do increase the number of people living in the Village, and the demand on Village services. Our current services are assessed on the number of dwellings, regardless of the number of people living in them – so a single homeowner pays the same as a large family. A surcharge on homes with suites is now common in municipalities.
Suite owners should not pay extra for water and garbage. Garbage and water should be user pay.	Two OCPs have called for landlords to make a "fair contribution to cover the cost of Village services." Tenants require a wide range of Village services, like any other resident of Lions Bay – everything from office time and advice to playground maintenance. A surcharge on utilities charges is the most common way that municipalities deal with this.
The revenues from the suites surcharge will not cover the cost of the extra administration.	The surcharge would be set so that it does cover the cost of administration. Currently, a modest budget for some legal and student help is all that is foreseen.
Enforcement of the suites bylaw would take hordes of staff	The work would occur as part of staff's regular jobs. There is already a process in the Village whereby the Building Inspector looks after new construction, office staff administer charges for Village services, and our bylaw officers do occasional enforcement.
Rents will rise because of requirements for upgrades in suites	Requiring full upgrades to existing suites will not be recommended by the two Councillors putting forward the legislation. Building new suites correctly is quite cost-efficient
The requirements of the legislation should only be imposed for new construction; existing suites should be grandfathered	This is the current recommendation of the two Councillors putting forward the legislation.
The community is not	Council is elected to make decisions such as this, and there is a process

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involving itself in the decision and should be. Council should consider a referendum	to amend the Zoning bylaw, which involves a Public Hearing (to occur on June 23 rd). Community members were fully involved in creating the last two Official Community Plans, which call for action in regard to legalizing secondary suites.
Legislation should only address areas where complaints are arising.	Parking by tenants has been a longstanding complaint in Lions Bay. More suites are being built over time – and illegally. Unless suites are legalized and new on-site parking is a requirement, the Village has little hope of ensuring that additional parking off street is created when a suite is built.
People who want to put in suites illegally will wire the area for e.g. a kitchen and get an Occupancy Permit from the Building Inspector, and only then install the suite afterwards so the Village won't know about it	The Village's Building Inspector has considerable experience and can be relied upon to manage the building process.
People who go ahead and install suites can't get an Occupancy Permit until they take the suite out, so the Building Inspector can look at it.	The Village proposes to legalize suites. An Occupancy Permit would thus be granted for a residence with a suite, if were properly built. The Village Building Inspector would call for the right inspections, as a suite is constructed and installed. No-one who is following proper procedures would have to take out a suite that is already installed.
Legislation is not necessary. There is no problem with secondary suites in the Village. Owners are respectful and there are few parking problems.	One of the large and ongoing sources of complaints around secondary suites has been tenant parking. Council is strongly in favour of having secondary suites built, but it is important to have new suites constructed well, in future. Safety in construction, and additional requirements for tenant parking, must be addressed.
A single house can hold a large family. Some families exceed the number of people in a residence that has a suite. So why impose a suite surcharge that reflects the cost of Village services for tenants?	Looked at overall, a surcharge on suites makes sense. Suites are an extra dwelling inside a house, housing an extra family. Suites in general do increase the number of people living in the Village, and hence the demand on Village services. Our tax and rate system is not based on how many people are in any particular dwelling. A single homeowner already pays the same as a large family.
If you legalize suites, you will change Lions Bay by bringing in large numbers of people and cars	Secondary suites are being built now illegally in Lions Bay, as they are all over Canada. Council strongly favours legalizing them and having residents provide more of them, for a number of good reasons around housing choice, affordability, and keeping up the Village volunteer base. Legalization also offers some hope of controlling tenant parking, a main area of complaint.
The proposed regulations would require residents to pull out their existing septic	The two Councillors putting forward the legislation will not make any such recommendation.

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systems.	
There should not be a requirement for the landlord to live in the home where the suite is	Having the landlord live in the house increases the likelihood of safe construction of the suite, good maintenance and responsible tenant behavior. It has been called for in two Official Community Plans, and exists in the legislation of both North Vancouver and West Vancouver.
First time home owners need suites as mortgage helpers	Council supports legalizing suites for this reason. We would like them built. Legalization will promote good construction techniques.
Existing landlords should be allowed to ask for an inspection if they want, but not have it forced on them	The two Councillors putting forward the legislation will not be recommending inspection of existing suites.
There might be liability for the Village if it knowingly overlooks unsafe situations in regard to suites. Has research been done	Council has obtained legal advice in this area, and is proceeding with developing its administrative policy in a cautious manner.
Are the Building Inspector and Fire Chief in favour of this legislation	Both are strongly in favour
The village is doing this to increase revenue	This Council has kept overall tax and utility rate increases at very modest levels. Two OCPs have called for a “fair contribution to the cost of services” by landlords. An increase in what landlords pay will help counter-balance what non-landlords might have to pay, in tax and rate increases.
The village is saying that a suites registry could help the Fire Chief know which houses have tenants to evacuate, in an emergency. This sort of list could be created in other ways e.g. a survey.	A recent emergency preparedness survey in the village brought in disturbingly few responses. A suites registry would assist the Fire Chief.
You can rent out your whole house and don't have to live in it but the Village is proposing that if you have a suite you can't rent out both parts of your house. How does this make sense?	The reason for having a landlord be resident is described above. When absent, a landlord can presently rent out the entire house to one set of tenants. That situation will continue.
Council should know how many suites there are in the Village before it proceeds to legalize them	This data is what the suites registry would provide. The data is not available otherwise.
Will this legalize coach-houses in the garden and infill housing	In this Zoning amendment, secondary suites will need to be inside the principal residence. Some other municipalities such as Vancouver are going much further, e.g. allowing coach and lane houses. To do so is not in our Official Community Plan and any discussion along these lines

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	would have to occur with the entire community.
We are only a little village and do not need this legislation, which pertains only to big cities	Little villages, particularly those surrounded by trees, need to ensure that suites are built with proper electrical wiring, and that wood stoves are not improperly installed in illegal suites. That will not occur unless our Building Inspector gets to inspect suites while they are built. He does not, currently. Locally, Anmore, Belcarra, Pemberton and Whistler all have legalized secondary suites for the same reason that Lions Bay is seeking to. Council is adapting the general municipal approach on secondary suites for Lions Bay's preferences.
Be clear on whether you are promoting suites or trying to legislate them out of the Village. Large surcharges and strict parking requirements could discourage people having suites.	There is a balance to be found. Council is strongly in favour of having suites in the Village, but is also reflecting the OCP and the desires of many residents in seeking to achieve a balance. A contribution to the cost of Village services, and methods to help mitigate tenant parking, are important.
My landlord neighbor lives on the premises but the house is still disastrous for the neighborhood	There are other bylaws e.g. noise, parking, Good Neighbor, to deal with issues around rentals
The registry of suites will make it possible for tax authorities to find people of low income or on social assistance who have a suite. It will drive them out of the Village.	There is no requirement for the Village to make the list of landlords available to other levels of government.
Can a suite be used as a bed and breakfast	This is a question of a home-based business, and it is not being addressed in this Zoning bylaw amendment
Septic systems are being overtaxed by additions of suites to residences. The Village needs to address this.	Septic requirements around suites are addressed by a clause in the Zoning bylaw amendment
Are suites being defined by the size of electrical service e.g. 220 versus 110 volt	There is no reference to this in the proposed Zoning amendment bylaw