



Item
Meeting 2019 April 08

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2019 April 04

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 2125 20
Reference: UBCM Resolutions

SUBJECT: ADDITIONAL 2019 UBCM RESOLUTION

PURPOSE: To present an additional resolution for submission to the 2019 Union of BC Municipalities (UBCM) Convention.

RECOMMENDATIONS:

1. **THAT** Council endorse the new resolution outlined in Section 3.0 of this report for submission to the 2019 UBCM Convention.
2. **THAT** staff be authorized to forward a copy of this report, accompanied by any applicable background reports and information, to the UBCM, located at Suite 60, 10551 Shellbridge Way, Richmond, BC V6X 2W9.
3. **THAT** copies of this report be forwarded for information to Burnaby MLAs.

REPORT

1.0 INTRODUCTION

Each year, resolutions are considered for submission to the Lower Mainland Local Government Association (LMLGA) Annual General Meeting and the Union of B.C. Municipalities (UBCM) Convention. These resolutions are a means to request amendments to the *Community Charter*, *Local Government Act* and other Provincial or Federal legislation and policies to address issues of significance to local government.

Council received a report at its meeting of 2019 March 25 presenting three proposed resolutions for submission to the 2019 LMLGA AGM and UBCM Convention. Two of the resolutions were approved for submission.

Subsequent to this meeting, staff became aware of another resolution request from Council stemming from discussion at its 2019 January 28 meeting. As such, this report presents an additional new resolution for Council's consideration as a submission to the 2019 UBCM

Convention. The UBCM Convention will take place from 2019 September 23 – 27, in Vancouver B.C. The deadline for 2019 UBCM resolution submissions is 2019 June 30. The submission deadline for the LMLGA AGM was 2019 March.

2.0 POLICY SECTION

The proposed 2019 resolutions are aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goal and sub-goal of the Plan:

- A Healthy Community
 - Healthy Life

3.0 PROPOSED RESOLUTION

Under Part 1, Article 1.4.1.2 of the *BC Building Code* (2018), the maximum size of a secondary suite is limited to the lesser of 90 m² (970 sf) or 40% of the total floor area of the single family residence in which it is located.

For homeowners whose cellars are larger than 90 m² (970 sf), this restriction presents design challenges and adds cost to the construction of a secondary suite. Instead of utilizing the full cellar for the secondary suite, the homeowner is obliged to “wall-off” a small area for use by the principle residence, adding an interior staircase or external door for access. At the same time, the size limit excludes secondary suites as a housing option for larger households.

Council recently adopted Burnaby Zoning Bylaw amendments that facilitate construction of full, suite-ready cellars in single family homes. While the resulting cellars will sometimes be less than 90 m² (970 sf), in many cases they will be larger. The floor area of most new single family homes is at least 300 m² (3,230 sf), 40% of which is 120 m² (1,291 sf). Thus, when applied to the typical new home in Burnaby, the fixed 90 m² (970 sf) standard is significantly lower than 40% of total floor area.

Retaining the 40% limit on secondary suite floor area would maintain the accessory relationship to the principle dwelling while facilitating use of the entire cellar for a secondary suite. For those wishing to construct a smaller secondary suite, the option would remain available. For smaller homes, where the total floor area of a single family home (including the suite) is less than 225 m² (2,420 sf), the maximum size of a secondary suite would continue to be limited by the 40% rule, and would neither increase nor decrease. As such, the following resolution has been prepared for Council's consideration:

RESOLUTION: Increase the Maximum Size of Secondary Suites by Removing the Fixed Maximum Floor Area Limit

WHEREAS: Part 1, Article 1.4.1.2 of the *BC Building Code* (2018) provides that the maximum size of a secondary suite is limited to the lesser of 90 m² (970 sf) or 40% of the total floor area of the single family residence in which it is located;

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From: Director Planning and Building
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AND WHEREAS: For many homeowners, restricting the floor area to a fixed maximum of 90 m² (970 sf) presents design challenges and adds cost to the construction of a secondary suite, particularly where the cellar floor area exceeds the fixed maximum;

AND WHEREAS: This restriction also excludes secondary suites as a housing option for larger households and the maximum of 40% of total floor area is sufficient to ensure that the secondary suite remains an accessory use.

THEREFORE BE IT RESOLVED that the Union of BC Municipalities request the Ministry of Municipal Affairs and Housing to amend the *BC Building Code* to increase the maximum size of secondary suites by eliminating the fixed maximum standard of 90 m² (970 sf), retaining only the maximum of 40% of total floor area.

4.0 CONCLUSION

This report proposes an additional new resolution for submission to the 2019 UBCM Convention. It is recommended that Council endorse the new resolution, as outlined in Section 3.0 of this report, for submission to the 2019 UBCM Convention. It is also recommended that staff be authorized to forward a copy of this report, accompanied by any supporting background reports and information, to the UBCM. Finally, it is recommended that a copy of this report be circulated to Burnaby MLAs for information.

Any additional resolutions which may come forward subsequent to this report, and prior to the 2019 June 30 UBCM deadline, may be submitted directly to the UBCM for possible consideration at the 2019 UBCM Convention.



E.W. Kozak, Director
PLANNING AND BUILDING

LF/RM:spf

cc:	City Manager	City Clerk
	Director Corporate Services	Chief Building Inspector
	Director Engineering	City Solicitor
	Director Public Safety and Community Services	Fire Chief