
From: Schumacher [REDACTED]
Sent: April 26, 2021 9:58 PM
To: Planning <planning@slrd.bc.ca>
Subject: *** External *** Comments on Amendment Bylaw - Wedgewoods two suites

SLRD Board of Directors,

We are looking to express our concern for the following zoning amendment;

Squamish Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw 1679-2019

The following amendments are proposed to the Electoral Area C Zoning Bylaw No. 765, 2002 based on recommendations from the Housing Need and Demand Study.

- The CD-1 Zone (WedgeWoods Estates) is amended to include provisions for up to two *auxiliary dwelling units* (one within a *single-family dwelling* and one within a *carriage house*). The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify that the units may not be used for short-term or vacation rentals and must be rented to a person who is currently employed within the geographic area of the Squamish-Lillooet Regional District.

The concern we have is that the zoning amendment will have very little buy in from any of the lot owners. We are hoping it could be made more practical and provide some benefit to residents of Wedgewoods and residents of the Sea to Sky. Allowing the second suite is a great initiative but it does come along with a significant cost and sacrifices to the home builder. If you take the building cost of \$450 sq. for 600-969sq. ft. gives you a cost between 270k and 436k. This doesn't include any extra services that need to be brought into the lot for the added unit or the increased costs of materials due to Covid supply issues. These building costs are significant added to cost to a already expensive investment. You also have the added density of having more people on the property and management costs of additional tenants.

Currently, zoning allows for a B&B which would include nightly rentals. The proposed zoning amendment takes that benefit away from the owner, in exchange to add a second suite. Renting out a suite nightly generates approx. twice the income than renting long term. Essentially, installing the extra suite generates no additional income, renting long term in two suites versus renting short term in one suite. It makes it very difficult to justify spending the extra funds to install a second suite, when the restrictive covenant is placed on the property. It also makes it difficult to justify having the extra density on the lot and management of those rentals. The Whistler rental market is transient and you often have vacancy between long term rentals. The restrictive covenant would also prevent a home owner from filling in vacancy with nightly rentals, until a new long term tenant can occupy the unit or renting out the main house short term, while on vacation elsewhere. For these reasons, I highly doubt that lot owners/builders will install the second suite.

Addressing housing needs is very important within the Sea to Sky and we fully support initiatives to

do this. We understand that the restrictive covenant is designed to do just that but without making it financially feasible, the initiative will not serve its purpose. Increasing the supply alone, will address many of the issues we face today including, high real estate costs, low vacancy, high rental costs etc. These issues are all connected by simple economics of supply and demand. We strongly recommend that the SLRD, consider applying the restrictive covenant to only, one of the two additional suites. This approach will increase the long term rental supply, while making it feasible/affordable for the home owner.

Thank you,

Tim & Brittany Schumacher

From: Daniel Wall [REDACTED] >
Sent: April 26, 2021 2:26 PM
To: Planning <planning@slrd.bc.ca>
Subject: *** External *** Amendment Bylaw # 1678-2020

SLRD Board of Directors

In regards to the proposed amendment we have no problem at all with a carriage house on our properties in Upper Squamish. The problems that we are facing are that there is little enforcement of the existing bylaws and as a result are being slowly surrounded by commercial - industrial operations. Unless there is a way to deter these kind of buyers or these types of businesses, there will be a big change in the way of life for the rest of us that are paying taxes on rural residential land with ALC regulations.

Thank you for your consideration.

Daniel H. Wall

[REDACTED]

April 27, 2021

Dear SLRD Board of Directors,

I have owned property in Furry Creek for 25 years. I agree that bylaw amendments are necessary to address housing affordability concerns. Current bylaws in SLRD Area D unreasonably drive up the cost of developing residential units and prohibit diversity of housing types. Limiting the proposed amendments to zones RR2, RR3 and RR4 in Area D would exclusively benefit corporate developers and unfairly penalize individual owners.

Effectiveness of the SLRD's proposed changes for Area D must be significantly improved by implementing these additional corrections:

SLRD Area D Zoning Bylaw No: 1350-2016, Amendment Bylaw No: 1678-2020

Accessory Dwelling Unit (ADU), including cottage or carriage house, should be added as permitted use in Area D single family residential zones. Detached accessory dwelling units are preferable because they provide better privacy and security than basement suites. Smaller buildings can be more sensitively sited on properties with challenging topography and irregular lot lines, reducing impact on adjacent homes.

FCR3: Furry Creek Uplands Residential 3 Zone

- Permit a *carriage house* as an additional dwelling unit on each parcel.
- Permit a *cottage* as an additional dwelling unit on each parcel larger than 2000 sq m.
- Permit *dwelling* and *home office* uses in accessory buildings.
- Increase combined gross area of all accessory buildings to accommodate ADU use.
- Increase maximum height of accessory buildings to accommodate carriage house use.

Minimum parcel area regulation should be consistent with properties in the community. Current FCR3 zoning irrationally requires minimum parcel area of new subdivisions to be almost 10 times larger than the size of existing lots.

- Change minimum size for serviced parcels from 5000 sq m to 700 sq m.

SLRD Fire Limit Establishment Bylaw No: 879-2003

- Furry Creek should be subject to the same sprinkler requirements as other communities affected by this bylaw: only buildings in excess of 250 square metres must conform.

Please ensure these changes are made to proposed Amending Bylaws prior to adoption.

Sincerely yours,

Jennifer O'Donnell
