

SUITE SUSTAINABILITY

Talk to your architect or contractor about incorporating green building technology and other sustainability features into your suite. In addition to being more environmentally friendly and creating more healthy living spaces for tenants, a sustainable approach to the design of your suite can save you money in the long term.

All suites can utilize energy efficient lighting and heating systems (or consider alternatives such as solar or on-demand hot water) and appliances to conserve water and reduce long term energy costs and Greenhouse Gas emissions. Inside suites, using low VOC (Volatile Organic Compound) paint, carpets and cabinetry can improve indoor air quality.

Site landscape can also incorporate sustainable elements. Choose plants that are suited to the local climate that won't need excessive watering. Where possible, use permeable pavers or pervious material for walkways, patios and parking stalls to enhance infiltration and keep rain from running into storm drains.



COMMUNITY SUSTAINABILITY

Complete community land use is an important component of the *Ladysmith Vision*. By choosing to have a secondary suite in your home, you are supporting this goal by increasing housing choice in our community, and contributing to efficient use of land, which helps to limit urban sprawl.

Secondary suites enhance community sustainability by providing affordable housing in proximity to existing services, facilities and amenities. Secondary suites accommodate many different household types, such as singles, seniors and families with children, helping to create inclusive communities.



OTHER QUESTIONS?

Development Services Department, 132C Roberts Street, Ladysmith BC
250-245-6415 | DS@ladysmith.ca

Building Inspection Department, 330 Sixth Avenue, Ladysmith BC
250-245-6443 | info@ladysmith.ca

Visit www.ladysmith.ca/business-development to download a copy of the Zoning Bylaw.

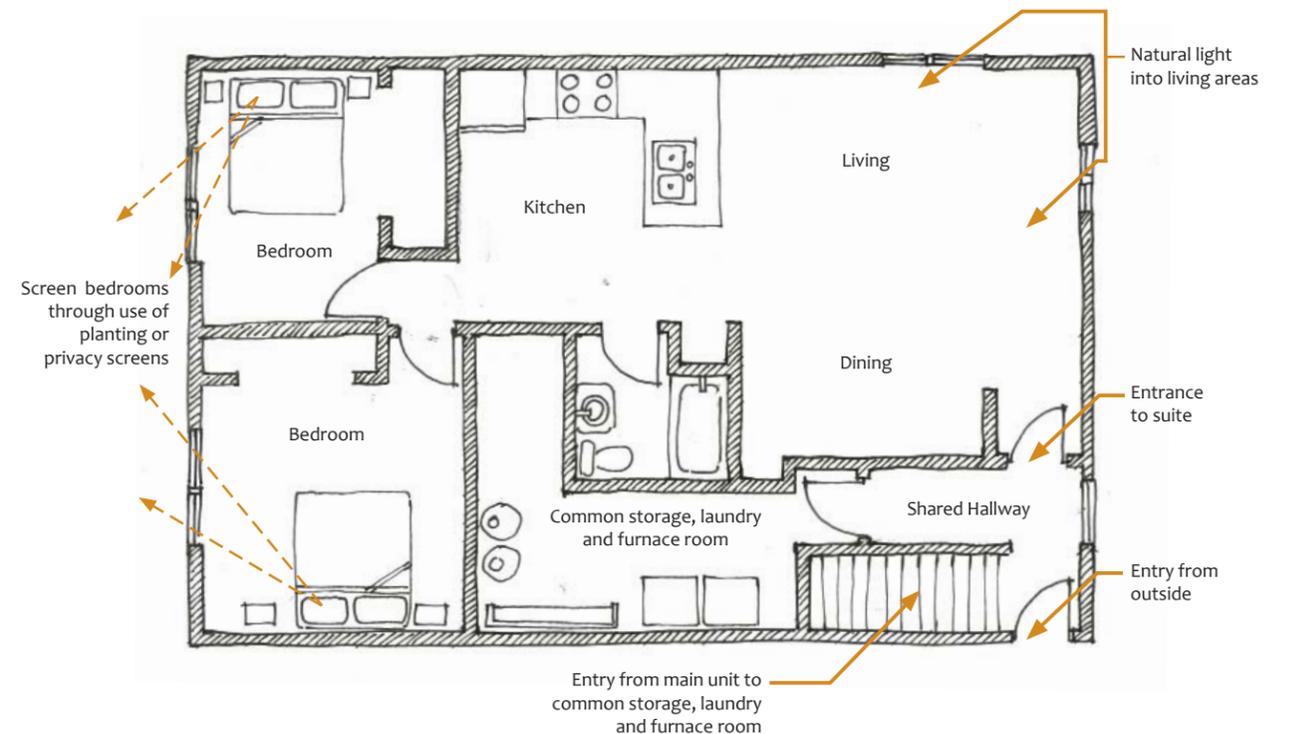


DESIGN CONSIDERATIONS

In 2011, the Zoning Bylaw was amended to allow secondary suites within single unit dwellings. A secondary suite is an additional dwelling unit fully contained within and subordinate to a single unit dwelling. Secondary suites offer affordable housing in the community for both renters and home-owners who need a mortgage helper.

A key aspect of any secondary suite is how it fits into your home and your lifestyle, as well as how it fits into the neighbourhood. The design of the suite you build needs to be functional, livable and safe for your future tenants, and meets the Town's regulations and the BC Building Code. Remember to consider such things as:

- A suite can be no larger than 40% of the total gross floor area of the single unit dwelling, or 90 m², whichever is less
- Location of the private entrance to the suite.
- Access to outdoor amenity space.
- Natural light in living areas.
- Windows that allow access/egress in case of fire, and the requirement for a window in every bedroom (BC Building Code).
- Access to laundry facilities (could be shared).
- Appropriate lighting of parking, pathways and suite entry.



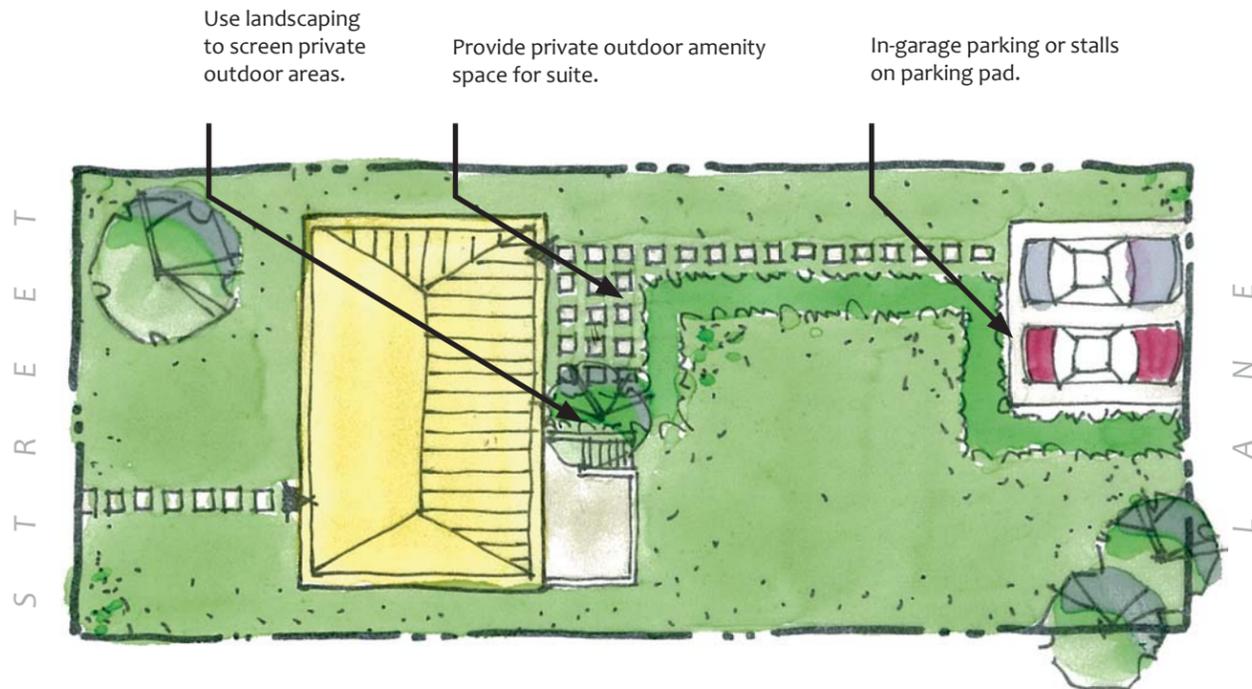
RESIDENTIAL CHARACTER

Maintain the appearance of a single unit dwelling by providing an entry to a suite in your home on the side or rear. This allows a suite to be accommodated without changing the character of a single unit dwelling neighbourhood. Consult the Town's Zoning Bylaw, Building and Plumbing Bylaw, and the BC Building Code for specific requirements when constructing a suite in your home.



PRIVACY

Visual privacy is a significant concern for homeowners, tenants and neighbours. Attention should be given to the position of windows, entrances and outdoor living areas to ensure there is adequate private outdoor space for residents of the home and the suite, and that consideration is given to your neighbours.



LIGHT

Access to natural light in yards and suites is an important aspect of livability. It is often a challenge to provide sufficient light in basement suites, so pay attention to the location of windows, floorplans (e.g., locate living areas in the brightest rooms), and to the type of landscaping near suite windows. Sufficient outdoor lighting should also be provided without causing spill-over into your neighbour's yard or home.



SAFETY

There are many design elements that will help make your suite safe for you and your tenants.

- Meeting the requirements of the BC Building Code.
- Exterior lighting should be sufficient to illuminate parking areas, walkways, steps and doorways. Proper lighting improves visibility and can help secure your property from intruders.
- Hard landscape materials should be durable and well-maintained to avoid tripping hazards. Trees and shrubs should be kept trimmed away from walkways and parking stalls.



PARKING

One additional off-street parking stall is required for the tenants of a secondary suite. The Town permits tandem parking, which means one parking stall behind another. See the following diagrams for potential parking options. These diagrams are illustrative examples only. Be sure to consult the Zoning Bylaw when planning how you will accommodate additional parking for your suite.

