



# New Building Bylaw

VIRTUAL MEETING

Thursday, October 22, 2020





# Agenda

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1. Why are we replacing the Building Bylaw
2. Council's direction
3. Online survey results
4. Step Code discussion
5. Questions



# Why a new Building Bylaw

The goal is to provide an up-to-date building bylaw that supports the District of Sooke, Builders and developers, and is easy for the building officials to implement and manage. There is also benefit to the local developers/community as all the information will be contained in one bylaw and be current with all Provincial changes.

## Rational for Change

- Outdated (current bylaw adopted in 2001)
- Does not align with BC Building Code or Act
- MIABC template
- Step code (mandatory by Province in 2022)
- Harmonization of National Building Code
- Consistency

## Specific Changes

- Security deposits
- Retaining walls
- Seawalls
- Secondary suites
- Accessibility
- Fees & Charges



# Council's Direction

Associated to the BC Energy Step Code

**June 15, 2020 at Committee of the Whole**

**THAT the Committee of the Whole recommend that Council direct staff to include phasing of the BC Energy Step Code into the District's new Building Bylaw, as outlined in Option A of the staff report:**

**For the years 2020 – 2025:**

- (a) A building, which is a wood framed residential building six (6) stories or less step three (3)**
- (b) All other buildings step two (2)**

**For the years 2025 – 2027:**

- (a) A building which is a wood framed residential building six (6) stories or less step four (4)**
- (b) All other buildings step three (3)**

**For the year years 2027 onward:**

- (a) A building which is a wood framed residential building six (6) stories or less step five (5)**
- (b) All other buildings step four (4)**

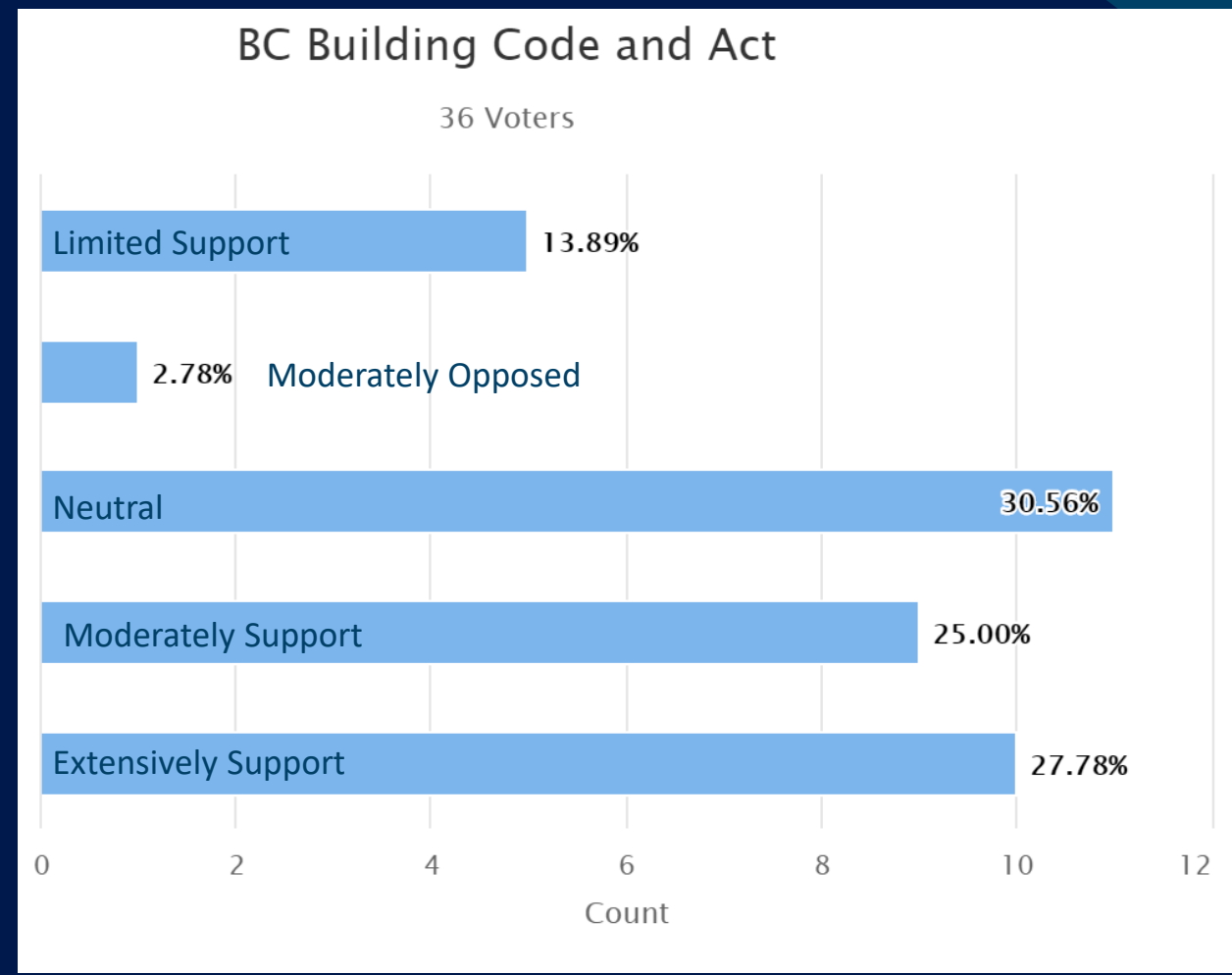


# Survey Results

Sooke Building Bylaw Online Engagement

## QUESTION 1

**Are you familiar with the changes to the BC Building Code and the BC Building Act?**



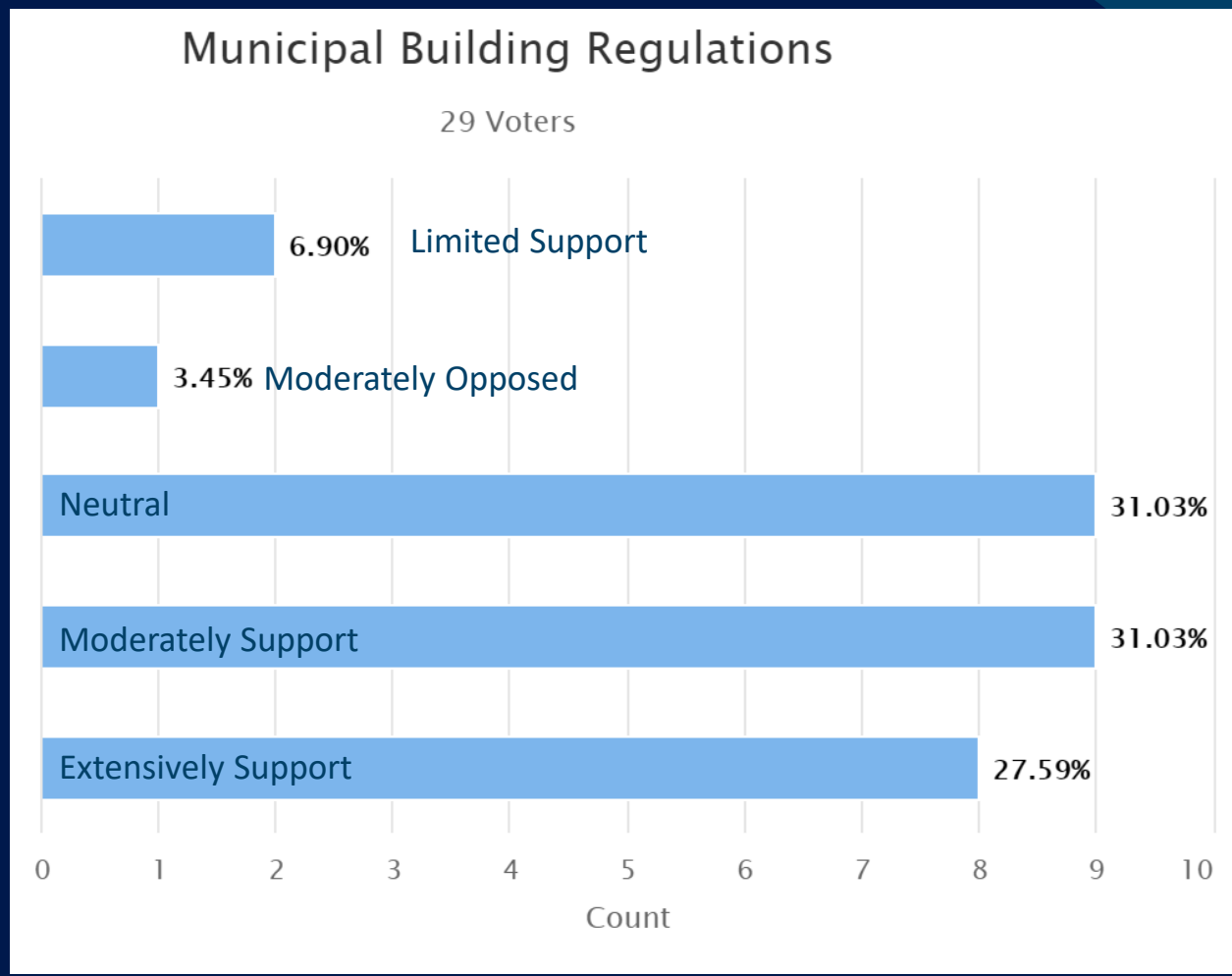


# Survey Results

Sooke Building Bylaw Online Engagement

## QUESTION 2

What is your comfort level in understanding the building regulations within the District of Sooke?



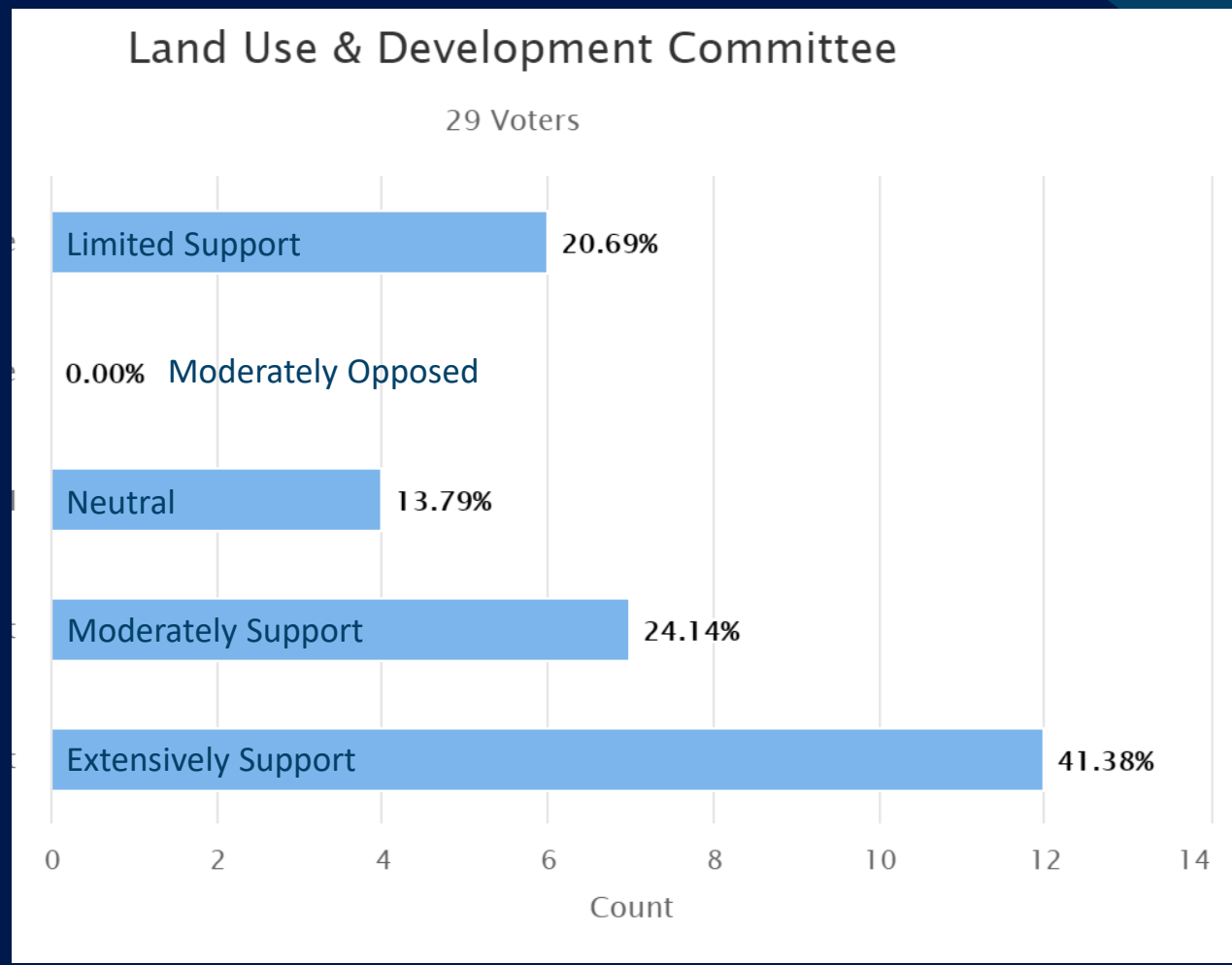


# Survey Results

Sooke Building Bylaw Online Engagement

## QUESTION 3

**Do you see value in a qualified builder/ developer position on the proposed Land Use & Development Committee, to be an advocate and liaison with the building community and the District of Sooke?**





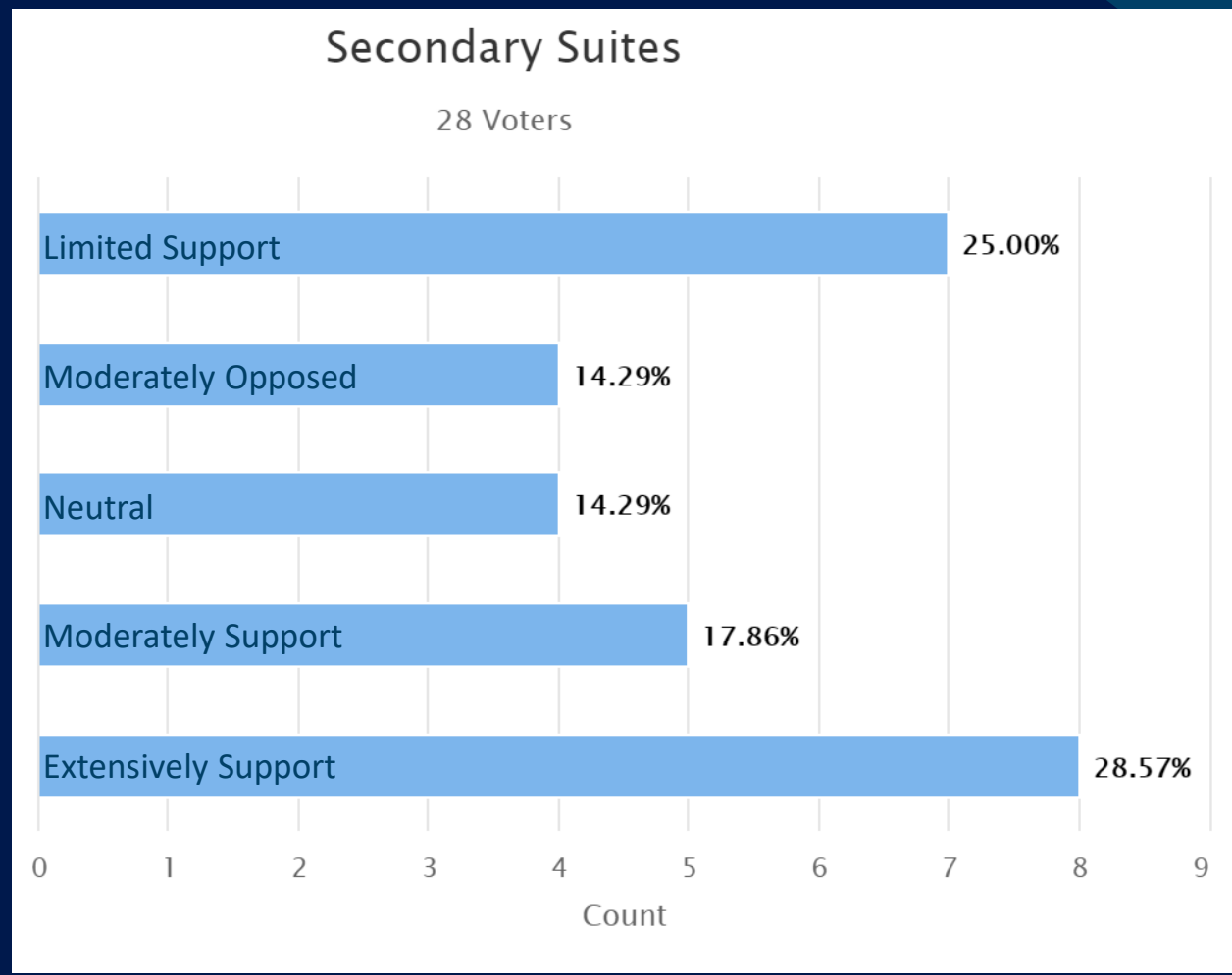


# Survey Results

Sooke Building Bylaw Online Engagement

## QUESTION 4

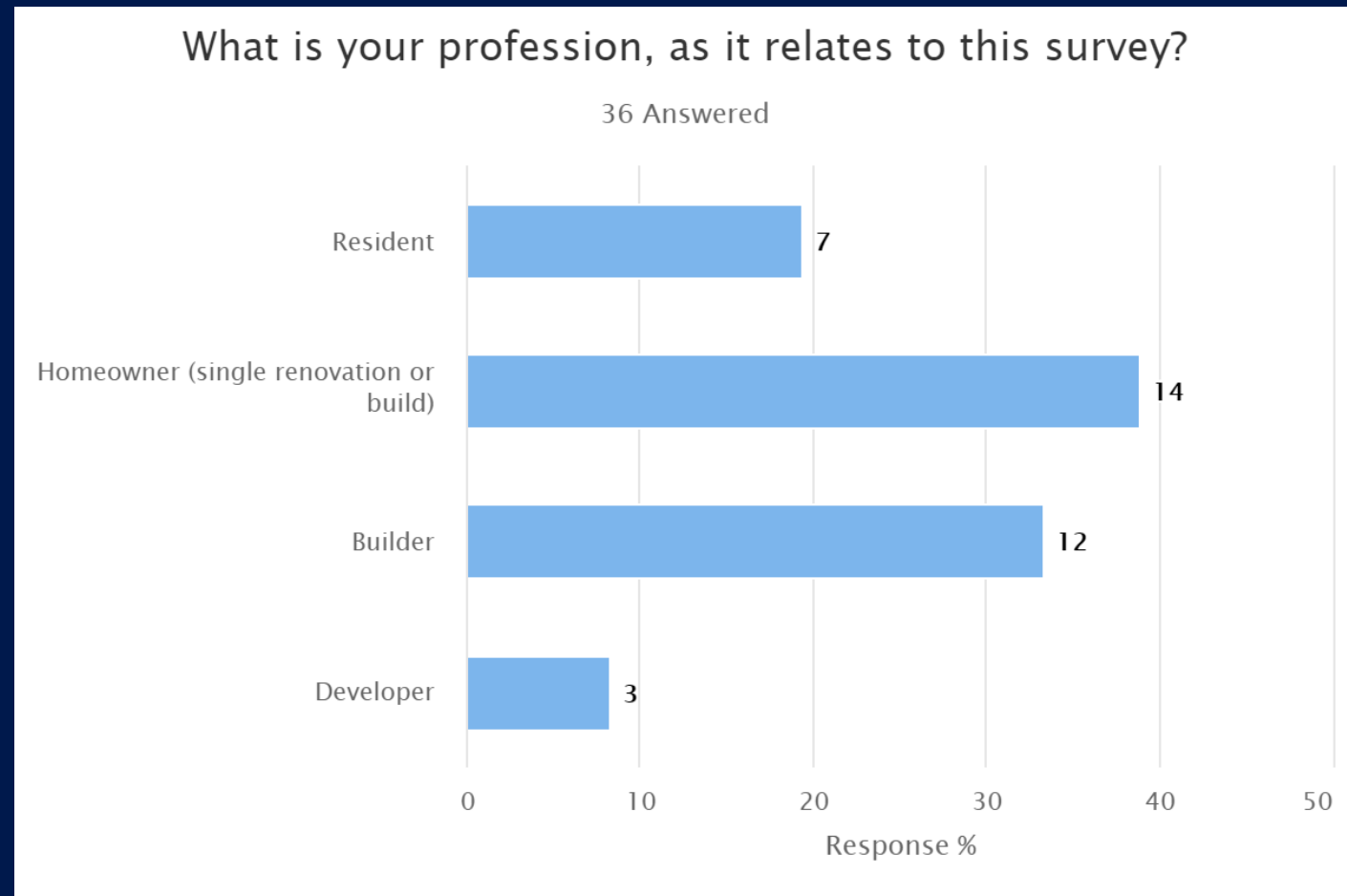
**Would you be interest in seeing the District of Sooke investigate or consider the option of secondary suites in duplexes?**





# Survey Results

## Sooke Building Bylaw Online Engagement





# Survey Results

## Sooke Building Bylaw Online Engagement

BC Energy Step Code			
<b><u>KNOWLEDGE</u></b> Have you estimated the cost of construction to build a minimum BC Energy Step Code requirement?	Minimal Understanding 19%	Moderate Understanding 54%	Complete Understanding 27%
<b><u>COSTS</u></b> How much do you know about the BC Energy Step Code?	No Cost Analysis 30%	Yes – Too Expensive 48%	Yes – Not Significant/ Cost Effective 22%



# Step Code

## Proposed in new Building Bylaw

### Years 2021-2025

- Step 3 (buildings six stories or less)
- Step 2 (other buildings)

### Years 2025-2027

- Step 4 (buildings six stories or less)
- Step 3 (other buildings)

### Years 2027 onward

- Step 5 (buildings six stories or less)
- Step 4 (other buildings)

- Incentive options
- Affordable housing options

# Participant Questions

Type your question into the chat area, staff will read aloud and provide a response.

OR

Raise you hand (virtual function or physically) and staff will invite you to ask your question and provide a response.



# Next Steps

**Thank you for your participation.**

Please provide any additional questions or feedback to [building@sooke.ca](mailto:building@sooke.ca)

The information collected from the survey and at this meeting will be provided to Council in November with the 1<sup>st</sup> draft of the 'new' Building Bylaw.



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