

To: Electoral Area Services Committee

Date: 2016-11-08

From: Katelyn Hipwell, Planner I

File No: 6410-20-038

Subject: Secondary Dwellings Study – Status Update

INTENT

This report is intended to provide a brief update on the Secondary Dwellings Study.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

Support Healthy & Sustainable Community

BACKGROUND

On June 14, 2016, the Electoral Area Services Committee (EASC) approved a public consultation program for the Secondary Dwellings Study and directed staff to move forward with public open houses for each of the Electoral Areas. Open houses were hosted throughout September and additional feedback has been solicited from Electoral Area residents via an online public survey.

The report provides a brief update to the ongoing public consultation, and additional advertising undertaken to increase response rates to the public survey.

DISCUSSION

Feedback received from Electoral Area residents at the Open Houses hosted by the FVRD, although relatively limited, was an important element of the consultation strategy of the Secondary Dwellings Study.

Public response to the online survey has been more successful as staff worked throughout October to encourage participation in the survey with the goal of significantly increasing the number of responses. The following measures were taken to boost the survey response rate:

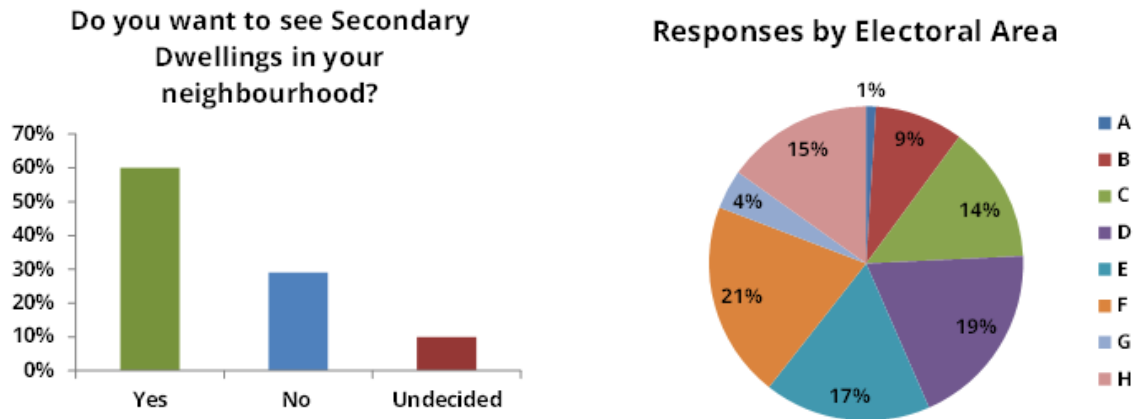
- **Extension of Survey deadline to October 31, 2016**
- **Direct emails to Community and Ratepayer groups with the survey link**
- **Direct emails to community members with the survey link**
- **News Item Release (Appendix "A")**

- **Website and social media account updates**

Summary of Feedback Received to Date

As of October 20, 2016, the FVRD had received 138 responses to the online survey.

Staff are beginning to identify trends in the feedback received from the Electoral Area communities, including key areas of concern related to Secondary Dwellings as well as the level of support for the use more generally. The diagrams below highlight responses received from the survey thus far:



Some of the key areas of concern related to Secondary Dwellings that have been identified through the online survey as well as during Open Houses are:

- Privacy and screening
- Accommodation of on-site servicing
- Parking
- Traffic
- Impact on neighbourhood character

Next Steps

A complete summary of survey responses and comments received at Open Houses will be prepared and presented to EASC at a future committee meeting. This summary will be accompanied by the results of an ongoing technical investigation which will highlight the technical implications of adding or planning for secondary dwellings, including on-site servicing requirements and community servicing system limitations. Additionally, the report will summarize preliminary options available for the implementation of secondary dwelling uses.

Staff will report back to the Electoral Area Services Committee in December/January with this summary and technical analysis of the Secondary Dwellings Study.

COST

The Secondary Dwellings Study and associated public consultation program is a priority project identified in the 2015 Electoral Area Planning work plan, with work continuing into the 2016 calendar year. Sufficient funds have been budgeted within the 2016 Electoral Area Planning budget.

COMMENT BY:

Graham Daneluz, Deputy Director of Planning & Development

Reviewed and supported

COMMENT BY:

Margaret Thornton, Director of Planning & Development

Reviewed and supported

COMMENT BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

COMMENT BY:

Paul Gipps, Chief Administrative Officer

Reviewed and supported

Appendix "A"
News Item for FVRD Website and Social Media Accounts

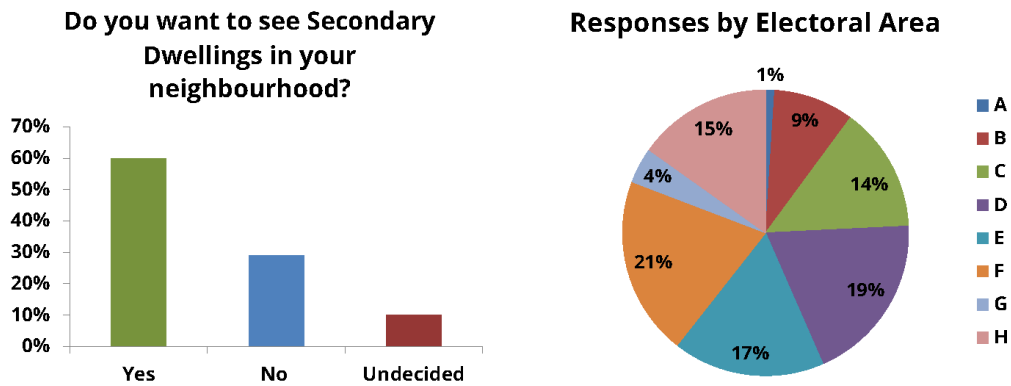
SECONDARY DWELLINGS STUDY



The FVRD is conducting a Secondary Dwellings study and is looking for community feedback. Do you want to see Secondary Dwellings in your Electoral Area?

Join the conversation and take our survey! The survey will close on **Monday, October 31, 2016.**

THIS IS THE FEEDBACK WE ARE HEARING TO DATE:



Contact us at **604-702-5000** or **forwardplanning@fvrld.ca** for more information.

