

To: Electoral Area Services Committee

Date: 2016-10-12

From: Katelyn Hipwell, Planner 1

File No: 6410-20-038

Subject: Secondary Dwellings Study – Public Consultation 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. Five open houses were hosted throughout September in addition to a survey, website and social media notices.

The report provides a brief update to the ongoing public consultation, including a preliminary summary of the information received thus far from the Electoral Area communities.

DISCUSSION

The FVRD hosted five Open Houses in September 2016, combining a few open houses for Electoral Areas that are within close proximity to each other.

Electoral Area(s)	Open House Location	Open House Date
A & B	Yale Community Centre	September 14, 2016
C, F & G	FVRD Deroche Office	September 19, 2016
D	Rosedale Traditional Community School	September 22, 2016
E	Chilliwack Fish & Game Protective Society	September 20, 2016
H	Columbia Valley Community Hall	September 15, 2016

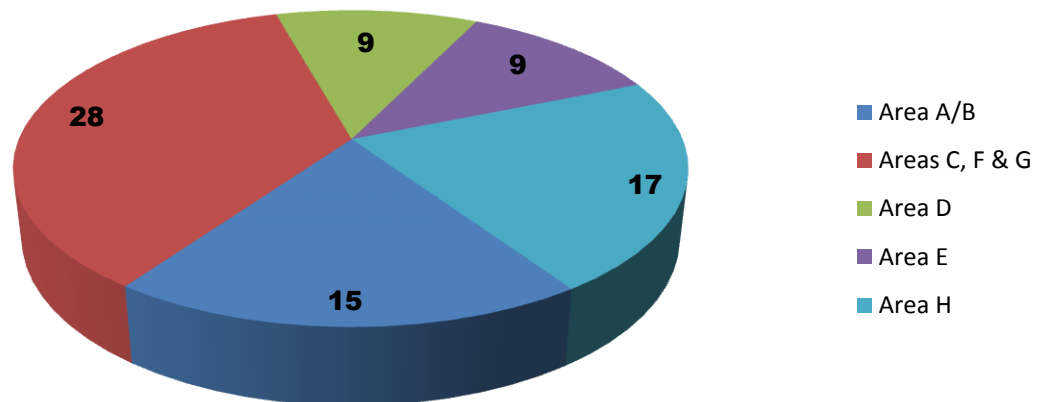
The public consultation was conducted with the following goals in mind:

1. Provide consistent information to the public regarding the types of secondary dwellings (attached, detached) forming the basis of the study and options available or implementing secondary dwelling policies.
2. Gauge the level of community support and interest for secondary dwellings as a use.
3. Identify common concerns related to secondary dwellings as a use.
4. Use information and data collected from the public consultation process to inform future policy development for secondary dwellings.

Public Open Houses

Overall, attendance for each Open House was relatively low; however, the feedback provided was very meaningful. The discussions surrounding the Secondary Dwellings Study were diverse and the participants were keenly engaged with staff. The total number of attendees for all Open Houses combined was seventy-eight (78).

Number of Attendees by Electoral Area

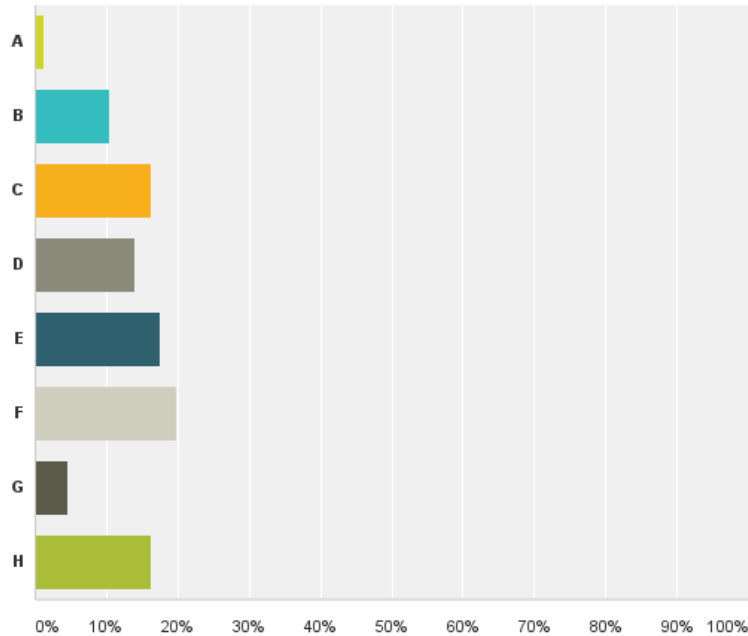


Public Online Survey

Public response to the online survey has been more successful, with over one hundred (100) responses received so far. Throughout October, staff will be continuing to encourage participation in the survey with the goal of significantly increasing the number of responses. Staff will continue to engage Ratepayer and Community Associations in order to increase exposure to the Secondary Dwellings Study and survey, especially in Electoral Areas where response rates have been particularly low. The survey response deadline will be extended to October 31st. The below chart, taken from survey results as of October 3, 2016 indicate the total number of responses by Electoral Area.

Q2 Which Electoral Area (EA) and neighbourhood do you own property or live in?

Answered: 86 Skipped: 24



Next Steps

Staff have begun to examine survey responses and information and comments received at the public Open Houses hosted in September. A thorough summary of this information 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 the various options available for the implementation of secondary dwelling uses.

Staff will report back to the Electoral Area Services Committee in November/December with a status update on the progress 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.

CONCLUSION

Public consultation for the secondary dwellings study is underway and has consisted of five (5) public Open Houses hosted in the Electoral Areas in addition to an online public survey. The online survey will remain open throughout October and staff will be working with Ratepayers and Community Groups within each Electoral Area to encourage higher participation. Following the close of the online survey, staff will present a consultation and information summary report to the Committee for their consideration.

COMMENT BY:

Graham Daneluz, Manager of Planning / Deputy Planner

Reviewed and supported.

COMMENT BY:

Margaret Thornton, Director of Planning & Development

Reviewed and supported.

COMMENT BY:

Mike Veenbaas, Director of Financial Services

No further financial comment.

COMMENT BY:

Paul Gipps, Chief Administrative Officer

Reviewed and supported