

Attachment 2:

Housing Choices Phase 1a: Summary of feedback on the draft program

1.0 Introduction

This report provides a summary of feedback from engagement on the draft program for Housing Choices Phase 1a. This phase focuses on introducing laneway homes and secondary suites in semi-detached homes to Burnaby's single and two family properties on lanes.

This was the third and final round of public engagement for Phase 1a of the Housing Choices program. The objectives of this engagement were to check in with the public on the draft regulations, to raise awareness of the draft regulations, and to provide an opportunity to collect any final feedback before the program was finalized.

2.0 Engagement Summary

Feedback on the draft program was collected through a public survey and two open houses.

Public Survey: A public survey was available on the City of Burnaby website from March 27 until April 10, 2023. The survey was advertised through newspaper advertisements, social media (Facebook, Twitter, Instagram), at the open houses and via email to residents who had signed up to receive updates on the project. There were a total of 276 responses to the survey. Respondents were able to answer sections on the proposed regulations for laneway homes, suites in semi-detached homes, or both. 91 respondents only answered the section on laneway homes, 7 respondents only answered the section on suites in semi-detached homes, and 177 respondents answered both sections.

Open Houses: The City hosted two open houses on the draft program. The first was held on March 28, 2023 at the Confederation Senior Centre. The second was held at the Bonsor Recreation Centre on March 29, 2023. Presentation boards explaining the draft program were displayed and City staff were available to answer questions. The presentation boards were also made available on the Housing Choices website. Over 900 people attended the open houses.

Attendees at the open houses were invited to submit written comments after reviewing the presentation boards and discussing the program with staff. Dropboxes were provided for private comments. Public comments could be added to the boards using sticky notes. There were 56 dropbox comments and 73 sticky notes comments received.

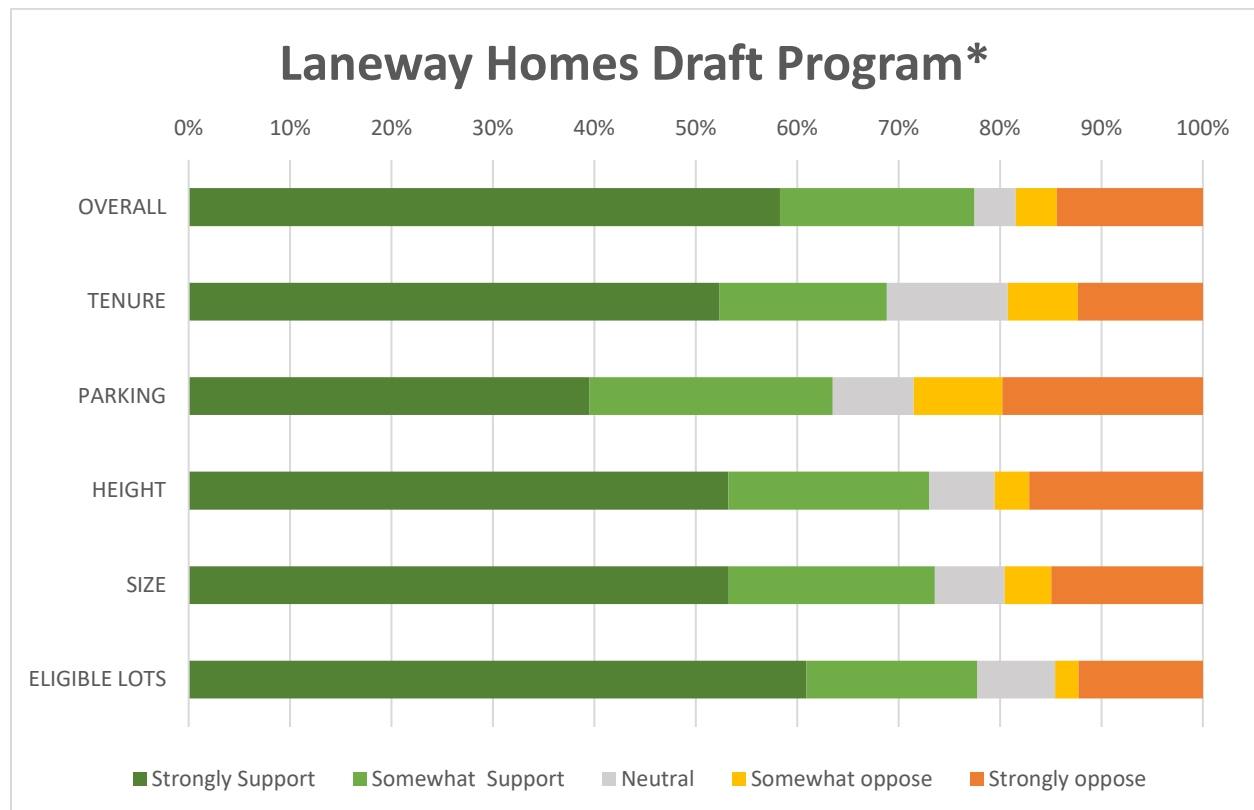
3.0 What We Heard

Feedback received on the draft program has been organized into three categories: laneway homes, suites in semi-detached homes, and written comments on the draft program.

3.1 Laneway Homes

Laneway Homes: Feedback from the Survey

There were 268 responses to the laneway homes section of the survey. Respondents were provided with information on the draft program regulations and asked to indicate their level of support for key aspects of the draft program. The chart below summarizes the level of support for the overall draft program, in addition to specific regulations on tenure, parking, height, size and lot eligibility.



**Note: there were 265 individuals that chose to answer these questions in the survey. This chart only includes those who answered these questions.*

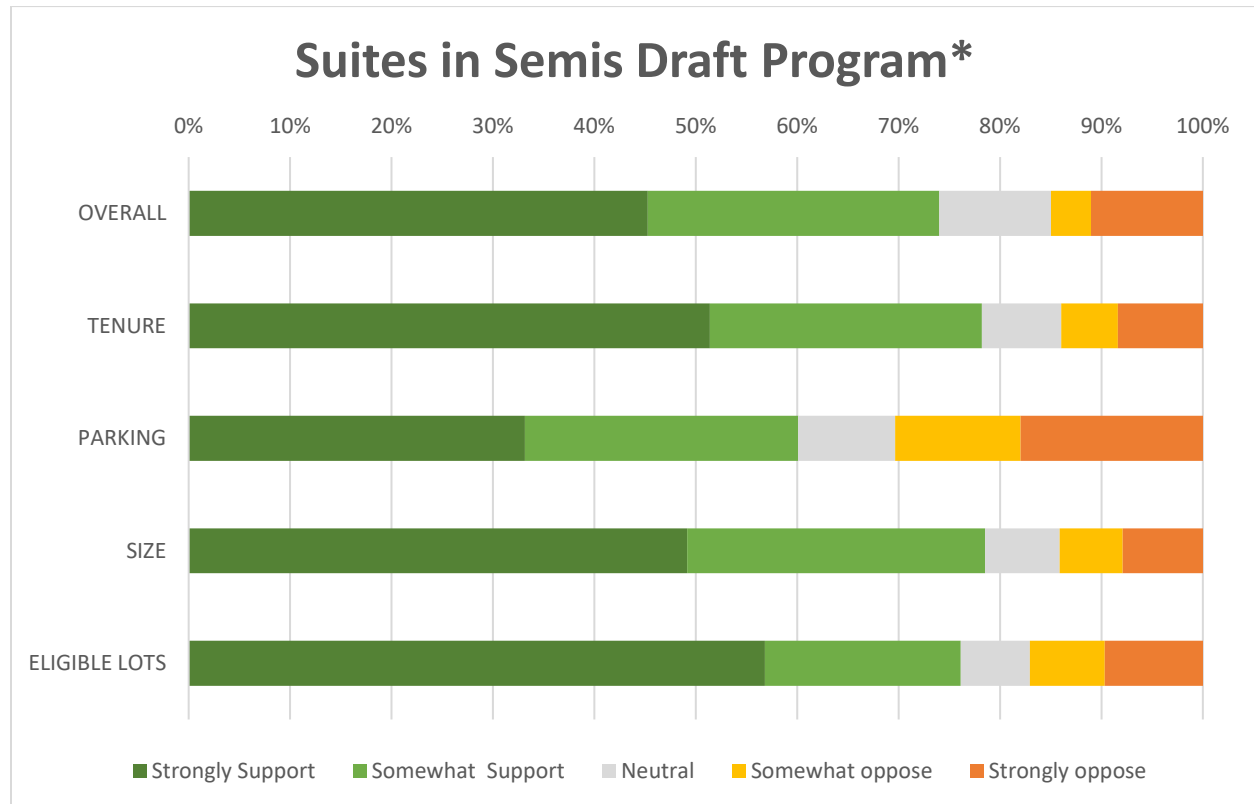
There was a majority of support for all of the key elements of the draft program. The highest level of support was for the regulations regarding lot eligibility for Phase 1a housing types, with 78% either strongly supporting or somewhat supporting this regulation. The lowest level of support was for the regulations for parking, with 63% either strongly supporting or somewhat supporting the draft program regulations. Support for height, size and tenure regulations for laneway homes received 74%, 73% and 69% respectively.

Respondents were also asked to indicate their level of overall support for the draft program for laneway homes. 77% of respondents stated that they strongly supported or somewhat supported the overall program.

3.2 Suites in Semi-Detached Homes

Suites in Semi-detached Homes: Feedback from the Survey

There were 184 responses to the suites in semi-detached homes section of the survey. Respondents were asked to indicate their level of support for key aspects of the draft program. The chart below summarizes the level of support for the overall draft program, in addition to specific regulations on tenure, parking, suite size and lot eligibility.



**Note: there were 180 individuals that chose to answer these questions in the survey. The chart only includes those who answered these questions.*

There was a majority of support for all of the key elements of the draft program. The highest level of support was for the regulations regarding the size of secondary suites, with 79% either strongly supporting or somewhat supporting this regulation. The lowest level of support was for the regulations for parking, with 60% either strongly supporting or somewhat supporting the draft program. Support for regulations on tenure and lot eligibility for suites in semi-detached homes received 78% and 76% respectively.

Respondents were also asked to indicate their overall level of support for the draft program for suites in semi-detached homes. 74% of respondents stated that they strongly supported or somewhat supported the overall program.

3.3 Written Comments

Survey respondents were invited to provide additional comments on the draft program for laneway homes. Comments were not mandatory. Comments from the survey were combined with written comments that were posted in drop boxes at the open houses, or added to the presentation boards.

Some people submitted multiple comments, or single comments referencing different aspects of the program. Many of the comments were general in nature, relating to the overall program and process. These comments are reflected in the quantitative data. Comments on the regulations were summarized and categorized by subject matter, and then analyzed by frequency. There were 428 comments in total. Comments on the regulations that were received four or more times are shown in the table below.

#	Summary of Comments on Program Elements	Frequency
1	More parking should be required on the property	45
2	Less/no parking should be required on the property	24
3	Allow on lots without rear lanes	22
4	Homes should be bigger	18
5	Stratification should be allowed	15
6	Costs/housing is too expensive	14
7	Allow duplexes on smaller lots	13
8	Living space should be above ground	13
9	Attached garages should not count in size calculation	9
10	Do not allow short term rentals	6
11	Homes should be taller	6
12	More lot coverage should be allowed	6
13	Owners should live on-site	6
14	Views should be protected	6
15	Homes should be lower in height	5
16	Minimum suite size is too small	5
17	Allow laneway homes on duplex lots	4
18	Allow short term rentals	4
19	Homes should be smaller	4
20	Support for pre-approved plans	4

Parking was one of the most common topics, with mixed opinions over how much parking should be required on a property. Some people mentioned that lower parking should be required near transit. Others asked that attached garages be excluded from the laneway home floor area calculation.

Other common topics were the size and height of homes and suites, with some commenters stating that they should be bigger and others concerned about the size and height and potential

impact on views. Some commenters suggested permitting more lot coverage to allow a larger building footprint. Some commented that the minimum suite size was too small. Others noted that more above ground living space was desirable.

There were also comments about lot eligibility, with many commenting that duplexes/semi-detached homes should be allowed on smaller lots. Others commented that laneway homes should be allowed on lots without lanes and on duplex lots.

Comments were received in support of stratification. Some people were concerned about the high cost of housing in the City. There was mixed support for short term rentals, with some respondents noting that owners should be required to live on site.

Finally there was some support for pre-approved plans to assist with the development process.

Next Steps

The feedback received from this final check-in on Phase 1a has been considered in conjunction with the program recommendations and policy objectives, and where feasible, amendments have been made to the draft program. This feedback will also inform future phases of the Housing Choices program.