

Garden Suite Study



Phase 2 Summary of Public Engagement & Survey Results

March—August 2018

Table of contents

Executive Summary	3
1. Background.....	4
2. Engagement Snapshot.....	5
3. Summary of Survey Results	6
4. Next Steps	11

Links

[Community Survey #1 and Open House Results](#)

[Community Survey #2 Results](#)

[Public Opinion Survey for Garden Suites Results](#)

Executive Summary

What we heard

The results of the three surveys indicate the following:

- Strong support for legalizing garden suites in single family neighbourhoods in Saanich.
- Support for allowing larger garden suites on larger lots.
- Strong support for parking on the property for garden suites.
- A strong desire to ensure garden suite regulations are enforced.
- Strong support for design guidelines.
- Support for neighbour input on garden suite applications.
- Support for a fast approval process.
- Strong support for an owner living on the property.
- A low level of support for garden suites to be used as short-term vacation rentals.

Purpose of this report

This report provides an overview of the public engagement activities that took place between March and August, 2018. It also summarizes the survey results from the three surveys that were conducted during this period.

Next Steps

The survey results outlined in this report will help to inform the draft regulations for garden suites in Saanich. The draft regulatory framework will be available for public review and comment in the fall.

1. Background

The District of Saanich is exploring potential regulatory changes to allow garden suites in single family areas in the Sewer Service Area (the ‘study area’). A public engagement process was initiated in March 2018 to gather feedback on the level of support for garden suites, as well as insight into the public’s issues and concerns regarding this type of development.

Community Survey #1 was administered between March and April with the purpose of gathering input from the public about garden suites and potential regulations. Between June and August, the District hosted a second community survey (Community Survey #2) to ask additional and more detailed questions about aspects of the potential regulations. The results from this survey, as well as the results from the Community Survey #1 were validated in a statistically-significant survey that was conducted by R.A. Malatest and Associates Ltd, on behalf of the District in June.

This report summarizes the public engagement activities that took place between March and August, as well as the survey results from the three surveys.

A Summary of Public Engagement Activities

Various communication channels were used to inform residents about public engagement opportunities, including social media (Facebook and Twitter), the Saanich website, email notification and the newspaper. In addition to these tools, residents who were randomly selected to participate in the statistically-significant survey received a letter in the mail inviting them to participate online, or by telephone.

A series of public engagement activities were launched between March and August. They included:

Two open houses were held at:

- ◆ Gordon Head Recreation Centre—Saturday, March 17, 2018, 2:00-5:00 pm
- ◆ Saanich Commonwealth Place—Tuesday, March 20, 2018, 4:00-7:00 pm

Participants were encouraged to provide their feedback by completing a survey and/or adding comments on sticky notes to presentation boards.

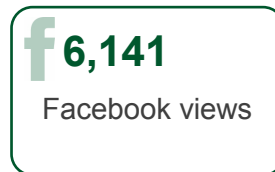
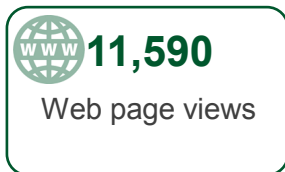
- Two pop-up events were held at:
 - ◆ Cedar Hill Recreation Centre—Wednesday, March 28, 2018, 9:00 am—12:00 pm
 - ◆ G.R. Pearkes Recreation Centre—Thursday, April 5, 2018, 9:00 am-12:00 pm
- Information displays were installed at:
 - ◆ Saanich Centennial Library—March 19-29, 2018
 - ◆ Bruce Hutchinson Library—April 3-13, 2018
 - ◆ Saanich Talks Speaker’s Series—March 21 & May 7, 2018

- A technical workshop that engaged 17 stakeholders with specific knowledge in the areas of residential construction and design, and real estate in a focused discussion about aspects of potential regulations for garden suites was held on June 7.
- Three pop-up events were held at:
 - ◆ Beckwith Park Music-in-the-Park – July 17, 2018
 - ◆ Brydon Park Music-in-the-Park – July 24, 2018
 - ◆ Hyacinth Park Music-in-the-Park – July 31, 2018
- Presentations were given to the following stakeholder groups. The purpose of these presentations was to provide an overview of the study and seek feedback on potential regulations.
 - ◆ Saanich Community Association Network—March 7, 2018
 - ◆ Healthy Saanich Advisory Committee—March 28, 2018
 - ◆ Planning, Transportation & Economic Development Advisory Committee—April 12, 2018
 - ◆ Cascadia Collaborative—April 19, 2018
 - ◆ Gordon Head Residents' Association—May 10, 2018

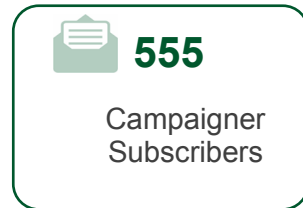
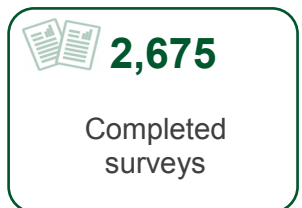
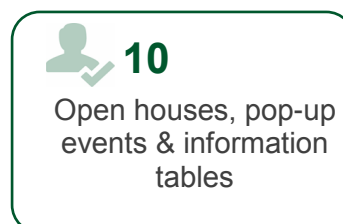
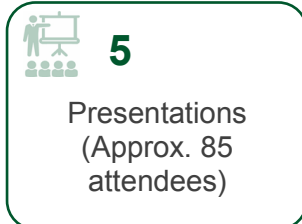
2. Engagement Snapshot

The following is a snapshot of the engagement activities between March to August.

Website & media exposure



Public participation activities



3. Summary of Survey Results

The quantitative results from the three surveys are summarized in the tables below. In total, 1,789 community surveys and 886 statistically-significant surveys were completed. Full results for all of the surveys are available online in:

- *Community Survey #1 and Open Houses Results*
- *Community Survey #2 Results*
- *Public Opinion Survey for Garden Suites in Saanich Results*

Support for legalization of garden suites

	Very supportive / Supportive	Neutral	Not Supportive / Not supportive at all
Community Survey #1	81.9%	3.0%	15.0%
Statistically-Significant Survey	72.4%	9.2%	18.5%

Location of garden suites

	In all single family dwelling (RS) zones	On a case-by-case basis	Near commercial centres and major transportation routes	Nowhere	Other
Community Survey #1	62.9%	25.5%	11.5%	8.1%	n/a
Statistically-Significant Survey	52.4%	35.5%	28.3%	10.3%	7.6%

Size of garden suites

	400-600 sq. ft. (bachelor – 1 bdrm)	600-800 sq. ft. (1-2 bdrms)	800-1000 sq. ft. (2-3 bdrm)	Other*	Don't support garden suites
Community Survey #2	23.0%	36.2%	28.3%	5.6%	6.9%
Statistically-Significant Survey	24.6%	37.8%	18.5%	6.0%	13.1%

*Respondents that responded “other” were asked to specify a maximum size that they would support for garden suites. Their comments are summarized below.

- Support for garden suites with floor areas that are:
 - ◆ 400 square feet or less

- ◆ 400-500 square feet only. The size should remain small to ensure that the garden suite does not become a second (full-sized) dwelling.
- ◆ 1000 square feet or more. Some respondents indicated that a garden suite could be more than 1000 square feet if it was on a larger and/or rural lot.
- The height of the garden suite should correspond to the height of the principal dwelling.

Larger garden suites on larger lots

	Very supportive / Supportive	Neutral	Not Supportive / Not supportive at all
Community Survey #2	75.2%	7.68%	17.9%
Statistically-Significant Survey	58.5%	14.4%	27.0%

Maximum height

	One storey	One and a half storeys	Two storeys	Don't support garden suites
Community Survey #2	33.4%	28.8%	30.8%	6.9%
Statistically-Significant Survey	42.0%	27.7%	17.2%	13.1%

One additional parking space on the property

	Very supportive / Supportive	Neutral	Not Supportive / Not supportive at all
Statistically-Significant Survey	77.0%	13.0%	10.0%

Enforcement of regulations for garden suites

	Very important / Important	Neutral	Low Importance/ Not important at all
Community Survey #2	72.8%	17.6%	9.5%
Statistically-Significant Survey	78.8%	13.8%	7.5%

Support for design guidelines

	Very supportive / Supportive	Neutral	Not Supportive / Not supportive at all
Community Survey #1	66.1%	16.6%	17.3%
Statistically-Significant Survey	74.6%	13.5%	11.9%

Neighbour input on individual garden suite applications

	Very important / Important	Neutral	Low Importance/ Not important at all
Community Survey #2	43.3%	17.5%	39.3%
Statistically-Significant Survey	51.6%	21.8%	26.5%

Fast approval process

	Very important / Important	Neutral	Low Importance/ Not important at all
Community Survey #2	71.9%	12.2%	15.8%
Statistically-Significant Survey	57.5%	22.7%	19.8%

Owner occupation

	Very important / Important	Neutral	Low Importance/ Not important at all
Community Survey #1	66.3%	10.8%	22.9%
Statistically-Significant Survey	71.9%	9.3%	18.8%

Vacation rentals

	Very supportive / Supportive	Neutral	Not Supportive / Not supportive at all
Community Survey #1	44.0%	12.3%	43.8%
Statistically-Significant Survey	27.5%	11.7%	60.8%

Qualitative Comments

Themes that emerged from the written comments largely mirrored the quantitative survey results outlined above, but provided additional contextual information to further explain residents' opinions. Some additional themes, related to the study area and more specific aspects of the regulation were also recorded. A summary of the qualitative themes is outlined below:

- There is general support for legalization of garden suites. Reasons for legalization include:
 - ◆ Mortgage help for owners

- ◆ Additional supply of rental housing and more housing choice
- ◆ Housing options for family members
- ◆ Potential for additional density in existing neighbourhoods.
- A strong desire to see regulations for garden suites enforced to minimize neighbourhood impacts.
- A strong desire to see parking on the property for garden suites.
- A desire not to see garden suites used as short-term vacation rentals.
- A desire to see:
 - ◆ Garden suites as a housing option in rural Saanich.
 - ◆ Garden suites fit with the existing character of the neighbourhood.
 - ◆ Quick approval of the regulations for garden suites so that owners can move ahead with their development plans.
 - ◆ Consideration of potential neighbourhood impacts when deciding what the regulations will be for building size and height. Impacts may include overlook (loss of privacy), noise, shading, and light spill.
- The size of the garden suite should correspond to the size of the lot. A larger lot can accommodate a larger suite. The size should also correspond to the size of the main dwelling.
- Enforcement is necessary to address neighbourhood impacts such as crowded streets, parking conflict, and noise. Regulations should be clear and easy to enforce.
- General support for legalization of garden suites. Those residents who are not supportive of garden suites are concerned about issues such as increased property values and enforcement.

Survey Demographics

A breakdown of survey respondents by age and housing tenure are outlined in the table below.

Age	Community Survey #1 (n=1,078)	Community Survey #2 (n=711)	Statistically-Significant Survey (n=886)
18-30	5.8% (58)	6.1% (44)	3.0% (27)
31-49	39.6% (398)	38.0% (265)	21.0% (186)
50-64	33.6% (338)	32.7% (228)	36.6% (324)
65 years or older	17.9% (180)	18.7% (130)	29.4% (349)
Housing Tenure			
Owner	78.3% (791)	81.2% (565)	87.2% (773)
Renter/Tenant	12.4% (125)	9.2% (64)	3.6% (32)
Owner/Landlord	9.3% (94)	9.6% (67)	6.5% (58)

4. Next Steps

The survey results outlined in this report will help to inform the draft regulations for garden suites in Saanich. The draft regulatory framework will be available for public review and comment in the fall.