

Insight Survey Results

To gain high level feedback on the proposed changes, Administration conducted a survey as part of the mixed topic Insight Community survey that took place between April 17 and 24, 2018. The survey gathered feedback from 2,238 participants and included three questions related to parking requirements for change of use developments, development permit exemptions for Minor Home Based Businesses, and development permit exemptions and event categories for special events. The survey also collected general comments and feedback on the proposed changes.

Overall, the results of the survey indicate general support of the proposed changes to reduce barriers for businesses and special events. Feedback received in the open ended question completed by 20 percent of participants indicated desire to restrict development permit exemptions for special events from 5 days to less than three days, and highlighted the need for effective enforcement of noise and nuisance related bylaw.

Based on the feedback provided, Administration reduced the originally proposed maximum duration for Special Events exempt from development permits from 5 consecutive days, or 10 cumulative days per calendar year, to a maximum of 5 consecutive days, or 5 cumulative days per calendar year.

The questions and results of the survey are provided below.

Question 1

When new businesses move into existing buildings, they need to get a development permit, even if they are not making any changes to the building. This is called a change of use permit. An example of this would be when a retail store opens where a hair salon used to be. Usually the only regulation being checked for change of use permits is parking. Because parking requirements in the Zoning Bylaw may have changed over time, some applicants have to complete a parking justification report that includes a survey of actual parking use on site, or get a professional parking impact assessment done.

The city is proposing to remove the development permit requirement for some change of use applications. This is because in 2017, 96% of change of use permits were determined to have enough parking on site. This would mean that some change of use applications would not require a parking study or parking impact assessment.

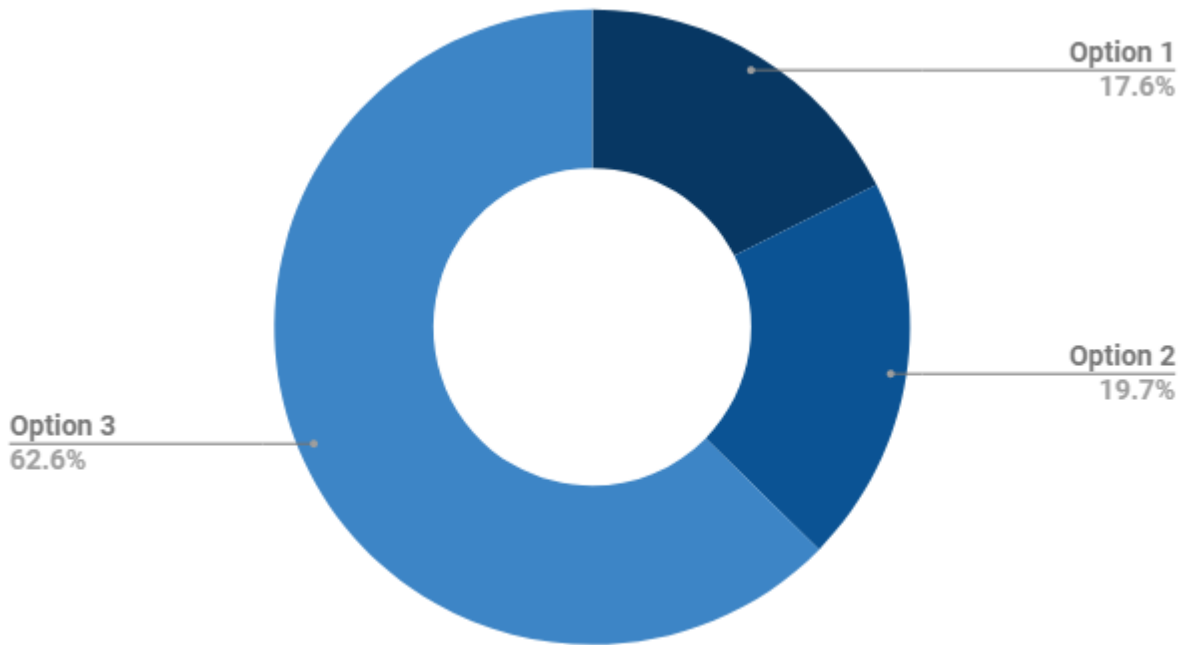
In your opinion, which of the following options will lead to the best outcomes for businesses and the general public?

Option 1: No change in current requirements. Require a parking justification report and/or parking impact assessment for all change of use developments when the existing parking doesn't match the Zoning Bylaw.

Option 2: Do not allow new businesses to open when the amount of parking on site doesn't match what is required by the existing Zoning Bylaw for the new business.

Option 3: Allow businesses to make the choice about whether existing parking on site is enough for their customers. This approach will remove barriers and costs for new businesses opening.

Results:



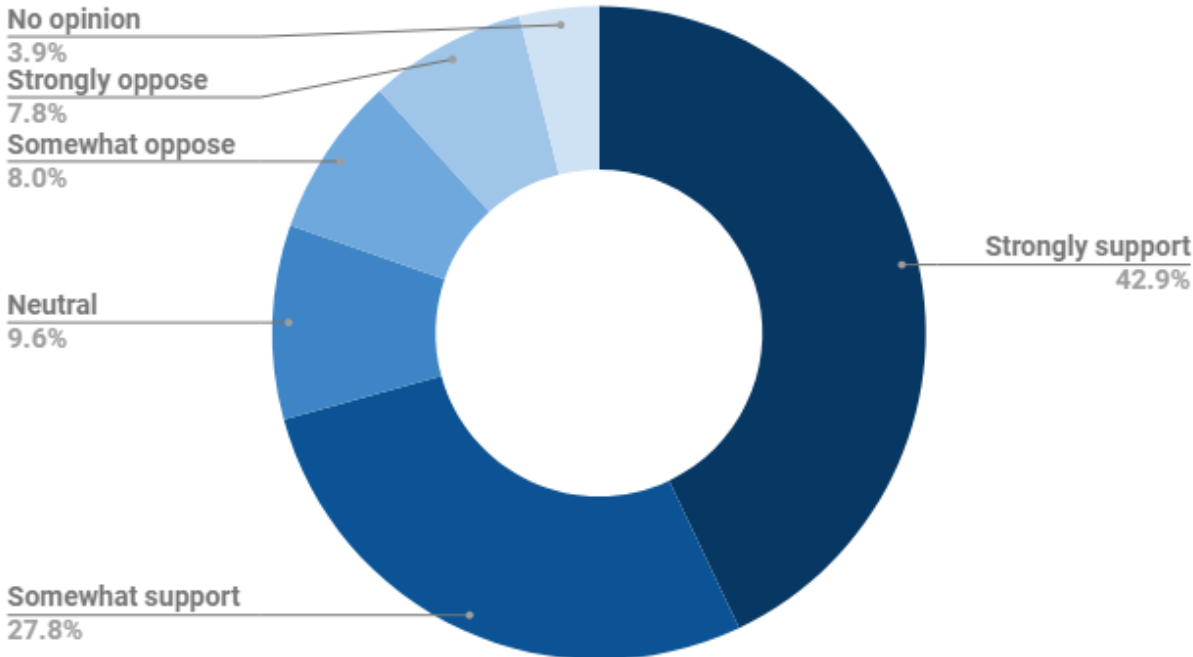
Question 2

Minor Home Based Businesses include home offices, such as accounting offices, artists selling in local markets, or website designers. These businesses are not allowed to have more than one business visit per day and the home cannot be used as a workplace for non-resident employees. These businesses are usually not detectable from the outside.

The City is proposing regulations to remove the development permit requirement for Minor Home Based Businesses. Applicants would still be reviewed for a business licence to ensure they meet the requirements of a Minor Home Based Businesses, but they will not need a development permit anymore.

To what extent do you support or oppose the removal of the need to have a development permit for a Minor Home Based Business?

Results:



Question 3

Temporary events can range from a backyard wedding, seasonal garden center, community event, pop-up store, farmers market or temporary patios on private property. Right now, it's unclear when permits are needed, and the types of activities that can take place in different areas, for example food trucks at a music festival taking place on park land.

The City is proposing regulations that would split special events into three categories, so that it is clear as to when permits are needed and for what types of events:

1. One time events that last 5 days or less.

The City is recommending that these events would not require development permits.

2. Temporary events on City-owned land.

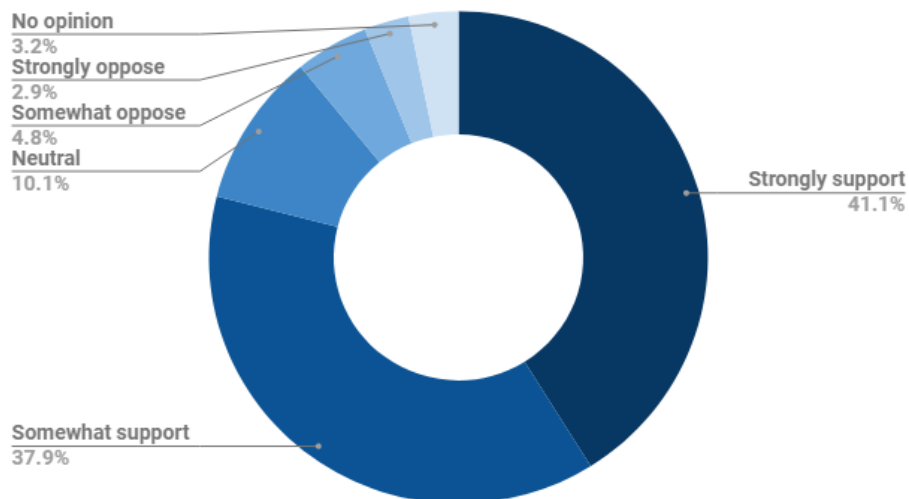
These events are currently carefully reviewed by the Civic Events Implementation team, who conduct a coordinated department-wide review. The City is recommending to remove the development permit requirement to avoid duplicate work by the City.

3. Temporary events on private property that last for more than 5 days.

The City is recommending that these events require development permits and be assessed against the regulations of the Zoning Bylaw. All temporary events would continue to be subject to noise and nuisance bylaws.

To what extent do you support or oppose the proposed classification of events as described above?

Results:



Question 4:

Do you have any comments about the proposed changes for change of use, minor home based businesses or special events?

Results:

The survey also collected additional written comments and feedback on the survey from 457 individuals (20 percent of total respondents), of which:

- 26 percent indicated support of reducing barriers for new businesses and special events;
- 11 percent highlighted the need to ensure that noise and nuisance bylaws are enforced;
- 10 percent wanting a reduction in the number of days special events were allowed without a development permit from five days to less than three days, and an additional 4 percent wanting to see these events limited to one day;
- 10 percent indicated that they felt they needed more information to form an opinion; and
- 7 percent indicated that the exemptions for development permits should be dependent on the number of people and the location of the event.

A number of comments also expressed concern of home based and support of restrictions to the number of business visits associated with the business to limit traffic impacts.