



BOARD REPORT

TO: Chair and Directors

File No: 3760 06

SUBJECT: Electoral Areas B, E, and F: Building Regulation Public Engagement Summary

DESCRIPTION: Report from Gerald Christie, Manager Development Services, dated September 21, 2017.
A summary of the public engagement and open houses held in Electoral Areas B, E and F with regard to the implementation of building regulation in those areas.

RECOMMENDATION #1: THAT: the Board receive the report 'Electoral Areas B, E., and F: Building Regulation Public Engagement Summary" dated September 21, 2017 from the Manager, Development Services, for information.

RECOMMENDATION #2 THAT: the Board adopt a resolution to confirm participating Electoral Areas in the proposed Building Regulation service in order that Administration is able to proceed with staff recruitment for the building inspection service implementation.

SHORT SUMMARY:

As previously requested by the Board, Development Services staff and applicable CSR D Directors created information material and held open houses in Electoral Areas B, E and F to inform residents about the pending introduction of building regulation (inspection services) in their areas slated for January 1, 2018. For the most part, the open houses were well attended and resulted in very good discussions about the proposed service.

This report details the outreach that was conducted and summarizes the results of these meetings with the public in Electoral Areas B, E and F.

VOTING: Unweighted Corporate LGA Part 14 (Unweighted) Weighted Corporate Stakeholder (Weighted)

BACKGROUND:

Nielsen-Welch Consulting Inc. presented the *Building Inspection Service Electoral Areas B, C & E Business Case* at the Electoral Area Directors (EAD) meeting of December 2, 2016. At that meeting the EAD resolved to recommend to the Board that:

"The Board, in principle, endorse the process to move forward with a six level building inspection services for Electoral Areas B, E and F for implementation in January 2018."

At their January 2017 meeting the Board approved of the EAD recommendation.

Staff were then instructed to prepare a communication engagement plan for the proposed building regulation service. To that end, staff worked with Nielsen-Welch Consulting and produced detailed

information about the service that would be disseminated via social media, CSRD website and at an open house to be held in each of the participating Electoral Areas. The information created for this outreach included:

- Comprehensive overview document of the proposed building inspection service, i.e. what is the proposed service, how did we get to this point, costs of the service, process, building scenarios;
- Frequently Asked Questions (FAQ) sheet and glossary of terms;
- Building Inspection 101 brochure, i.e. what is building inspection, why is it important;
- Benefits and Costs of CSRD Building Inspection;
- Building Permit Primer, i.e. what are building permits, information required; and,
- Service Implementation Chart, i.e. steps being followed to implement the service.

These materials were all made available in hardcopy at the CSRD office and could be viewed and downloaded via the website. Poster boards were also created based on this material and displayed at the open houses held in each Electoral Area. There was also the ability of the public to provide their comments with regard to the proposed service via an online form or at the open houses as written comment.

The open houses were advertised via CSRD social media and website as well as in two editions of most local newspapers servicing Electoral Areas 'B', 'E' and 'F'. The advertisements included information as to where and when the upcoming open houses would be held, as well as where to find additional information and who to contact about the proposed service.

Open houses were then held in the following areas; the number of attendees and comments submitted to CSRD staff are noted below:

Electoral Area	Attendees*	Comment Sheets	Online Submissions
B Revelstoke Community Centre June 8, 2017	52	9	6
E Sicamous Community Centre June 7, 2017	5	0	0
F Scotch Creek Fire Hall June 5, 2017	14	2	0
F Seymour Arm Community Hall August 18, 2017	60	0	0

* Estimate: not all attendees sign-in

As could be expected the attendance and opinions varied greatly at each open house with regard to the proposed service.

At the first open house in Scotch Creek there were 14 attendees and the overall sentiment from attendees was positive and that the existing building inspection service in that Electoral Area was functioning very well. There were comments that did express concern about the added amount of time and cost that the expanded service may add to the construction process.

The Sicamous open house had five attendees, one of which was a newspaper columnist there to ask questions about the open house and the proposed building regulation service. Other attendees had questions about the ability of the inspector to get to the rural areas on a timely basis, and what the overall impact the service would have on taxes.

The Revelstoke open house was very busy with over 50 people in attendance. Some attendees included individuals from the within the municipality of Revelstoke who noted that they were quite upset with the existing building inspection level of service, i.e. length of time to get a building permit from the City, and were there to express this dissatisfaction. Other attendees either had homes in Electoral Area B or noted that they have property in the Electoral Area and may be constructing buildings on those properties in the future. Concerns expressed included that there should be a referendum about bringing in the service, that taxes will increase along with the cost of construction, the need for a permit will delay the construction process, and that builders and owners can monitor themselves.

At the request of Director Morgan, staff held an additional open house in Seymour Arm of Electoral Area F on August 18, 2017. Approximately 60 residents attended the open house and from the very beginning of the meeting strongly stated their opposition to bringing building regulation to Seymour Arm. Several residents spoke of 'putting the cart before the horse' as Seymour Arm is very rural area of the CSRD, accessed by an unsafe poorly maintained forestry and ungazetted road, not being connected to the BC Hydro electrical grid (Seymour Arm only has some electrical service via diesel generators), and there is a very limited community water and distribution system. Residents demanded the CSRD not bring in building regulation at this time and instead prioritize and help to get a proper and well serviced road to their community, and most importantly, that the CSRD help get Seymour Arm connected to the BC Hydro grid. It was also noted that due to the often extreme and sometimes unsafe seasonal conditions encountered on the active forestry road, and the lengthy distance to be travelled to their community, that it did not make sense to have a building inspector travel all that way until the road was dramatically upgraded and serviced appropriately. Staff reminded those in attendance that the CSRD has brought forward these concerns to the province and will continue to do so. Staff also heard very clearly that until those issues are dealt with that building regulation should not be brought to Seymour Arm. Staff and Director Morgan noted to the residents that we now better understand these community concerns and priorities and would not seek to expand the service to Seymour Arm at this time.

POLICY:

Staff have now completed the community engagement as requested by the Board with regard to the proposed building regulation service. A draft Building Regulation Bylaw No. 660 has been created to replace the existing Building Regulation Bylaw No. 630 and have building regulation service apply to Electoral Areas B and E and the existing service area of Electoral Area F. As Seymour Arm is not recommended to be included in the building regulation service area at this time, there is no proposed change to the existing building regulation service area for Electoral Area F. Prior to implementation of the expanded building regulation service area on January 1, 2018, the new Building Regulation Bylaw No. 630 will need to be considered and adopted before the end of 2017.

FINANCIAL:

Costs associated with the public engagement for the proposed building regulation service included the costs associated with developing the information materials, newspaper advertisements, hall rentals,

travel costs, consultant and staff time. Total expenses were approximately \$12,000 and budgeted for in the CSRD 2017 budget.

KEY ISSUES/CONCEPTS:

The open houses were an excellent opportunity for Development Services staff and Directors to speak with residents and landowners about the proposed building regulation service. Although there were several members of the public that arrived with preconceived ideas as to what the service would be and what the impacts on them individually would mean, staff and Directors were able to hear these concerns first hand while also being able to correct some misinformation about the proposed service. Even though in many conversations there was an understanding as to why the CSRD Board and staff may desire to bring in building inspection to other Electoral Areas, e.g. legal costs, health and safety, some individuals philosophically still felt that there is already too much regulation and do not believe that local government should be bringing in regulation where none currently exists. As detailed in the *Building Inspection Service Electoral Areas B, C & E Business Case* there are several reasons why building regulation is necessary, including for equitable taxation and assessment, consumer protection, building and occupant safety, and others, and these reasons were discussed with the attendees.

SUMMARY:

Staff have now completed the public engagement requested by the Board in regard to the proposed Building Regulation Service. Next steps will be for the Board to consider a new Building Regulation Bylaw for adoption before the end of 2017 for the new building regulation service to begin on January 1, 2018.

IMPLEMENTATION:

With the public engagement now complete staff is developing a new Building Regulation Bylaw No. 660 for the Board's consideration. This new bylaw would replace the CSRD's existing Building Regulation Bylaw No. 630 and add Electoral Areas B and E to the existing building inspection service area already in Electoral Area F. The new bylaw will also meet the latest BC Building Code and legal requirements. Staff have also begun the advertising process for a new Building Inspector and Building Assistant. These positions were approved in the 2017 budget and are anticipated to start prior to November in order to begin to liaise with builders, contractors and landowners/homeowners and officially implement the new service as scheduled for January 1, 2018.

COMMUNICATIONS:

Although the formal public engagement is now complete with regard to the proposed building regulation service, all of the material used for this engagement will remain available on the CSRD's website and in hardcopy at the front counter at the CSRD office. As the new Building Regulation Bylaw No. 660 is considered by the Board this fall, additional communications will be undertaken with other government agencies, e.g. Interior Health and Ministry of Transportation and Infrastructure (MOTI), as well as reaching out to those involved in the construction industry, with updated informational brochures and face to face contact with building staff.

DESIRED OUTCOMES:

That the Board receive this report for information.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2017_09_21_Board_Bldg_Reg_Engagement_Summary.docx
Attachments:	<ul style="list-style-type: none">- Bldg Reg FAQ - handout.pdf- Bldg Reg Overview.pdf- Bldg Reg Open House Poster Boards.pdf- Bldg Insp Business Case (Oct2016).pdf- Bldg Reg EA B Comments (ID removed).pdf- Bldg Reg EA F Comments (ID removed).pdf
Final Approval Date:	Sep 12, 2017

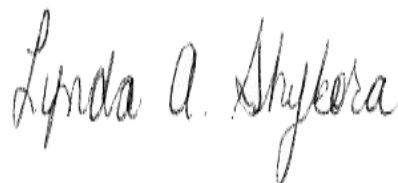
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Sep 11, 2017 - 4:21 PM



Gerald Christie - Sep 11, 2017 - 4:32 PM



Lynda Shykora - Sep 12, 2017 - 11:37 AM



Charles Hamilton - Sep 12, 2017 - 1:27 PM