

# **CITY OF EDMONTON**

## **Secondary Suites Online Survey**

**August 24, 2007**



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### Appendix A – Survey Instrument

## SUMMARY OF FINDINGS

To address the issue of affordable housing in the City of Edmonton, Council has asked the Administration to look at secondary suites as one way in which the City can increase the supply of affordable housing units. The City of Edmonton, in turn, contracted Banister Research & Consulting Inc. to conduct an online survey, hosted on the City of Edmonton website, to gather perceptions regarding current and the development of new secondary suites in the City. Specific objectives of this research included:

- To determine the awareness of secondary suites that currently exist in the City of Edmonton and the City's role in regulating these suites;
- To gauge perceptions of the City's responsibility in secondary suite development;
- To explore whether conditions should be placed on creating opportunities for new secondary suites, and if so, what these conditions should be;
- To measure the awareness of secondary suite conditions currently in place;
- To investigate the likelihood that residents would develop secondary suites in their own dwellings; and
- To assess the level of agreement that creating new secondary suites would provide safe, affordable housing within the City of Edmonton.

Between June and August 2007, a total of 46 interviews were completed online by visitors to the City of Edmonton website. Specific findings from the survey include:

### Perceptions of Recent Changes in Neighbourhoods

- ◆ Nearly all respondents (98%) that had lived in their neighbourhood for more than one year (n=42) believed that the overall value of their property had increased since living there, while only 2% believed the value had remained the same.
- ◆ More than half (52%) of respondents believed that the number of vehicles parked on the streets had increased, while 48% believed it had remained the same.
- ◆ A further 52% of respondents believed that the number of vehicles parked on private driveways in their neighbourhood had increased, while 48% believed it had remained the same.
- ◆ There were no (0%) respondents that believed any of these factors had decreased since living in their current residence.

## Perceptions of Secondary Suites in Edmonton

- ◆ The majority of respondents (98%) were aware of the current existence of secondary suites in the City of Edmonton, while 2% believed they do not exist.
- ◆ Nearly three-quarters (71%) of respondents indicated that secondary suites did exist within their neighbourhood, while 30% believed they did not.

## Existing Secondary Suite Regulation Responsibilities

- ◆ Nearly three-quarters (72%) of respondents agreed that it is the City's responsibility to ensure that all existing secondary suites conform to specific standards for size and safety, while 18% disagreed and 11% neither agreed nor disagreed.
- ◆ Nearly two-thirds (63%) of respondents agreed that it is the City's responsibility to certify or provide permits for existing secondary suites. About one-quarter (26%) of respondents disagreed this was a responsibility of the City, and 11% were neutral in this regard.

## Development of Secondary Suites

### The City's Responsibility in Secondary Suite Development

- ◆ More than three-quarters (78%) of respondents agreed that it is the City's responsibility to ensure that all new secondary suites conform to specific standards for size and safety. Nine percent (9%) of respondents disagreed this was a responsibility of the City, while 13% were neutral.
- ◆ Nearly seventy percent (69%) of respondents agreed that it is the City's responsibility to certify or provide permits for new secondary suites, while 11% disagreed and 5% were neutral.
- ◆ Sixty percent (60%) of respondents agreed that it is the City's responsibility to play an active role and provide support to homeowners to encourage the creation of new secondary suites within the City of Edmonton, while nearly one-quarter (24%) of respondents disagreed and 16% were neutral.
- ◆ More than half (54%) of respondents agreed it is the City's responsibility to encourage the creation of new secondary suites within their neighbourhood. One-third (32%) of respondents disagreed this is a City responsibility, and 14% were neutral.

### New Secondary Suite Conditions

- ◆ The majority (80%) of respondents agreed that there should be rules or conditions placed on creating opportunities for new secondary suites, while the remaining 20% believed there should not be rules or conditions in place. When asked what these conditions should be (aided), respondents most frequently indicated (n=37):
  - Off-street parking must be provided for the tenant of the secondary suite (29 respondents);
  - Limit of one secondary suite per dwelling (26 respondents);
  - Limit on the number of secondary suites within a neighbourhood (18 respondents);

- Homeowner must reside in the principal dwelling (18 respondents); and
  - Lot size must be larger than the minimum required for the principal dwelling to accommodate a secondary suite (16 respondents).
- ◆ Other comments made by respondents included there should be a limit of one secondary suite per dwelling (n=19)<sup>1</sup>, 6 respondents agreed that this should be a condition, while 8 disagreed and 5 were neutral (n=19).
- ◆ Six (6) respondents agreed that there should be a limit on the number of secondary suites in a neighbourhood, while 17 disagreed and 5 were neutral (n=28).
- ◆ A further 6 respondents agreed that the lot size must be larger than the minimum required for the principal dwelling, while 21 disagreed and 6 were neutral (n=33).
- ◆ Additionally, 6 respondents agreed that off-street parking must be provided for the tenant of the secondary suite, while 9 disagreed and 2 were neutral (n=17).
- ◆ Five (5) respondents agreed that secondary suites should only be allowed in select areas of neighbourhoods, while 23 disagreed and 10 were neutral (n=38).
- ◆ Only 2 respondents agreed that a secondary suite must be smaller than the principal dwelling, while 19 disagreed and 3 were neutral (n=32).
- ◆ Two (2) respondents agreed that the homeowner must reside in the principal dwelling, while 21 disagreed and 5 were neutral (n=28).

### Awareness of Current Secondary Suite Conditions

- ◆ About three-quarters (76%) of respondents believed there were conditions for secondary suites that already exist, while 24% believed there were not any conditions.
- ◆ Of respondents that were aware of these current conditions for secondary suites (n=34), 82% were aware that the City of Edmonton requires both a development permit and a building permit to legalize a secondary suite. However, less than half (47%) were aware that the Province of Alberta recently made changes to the Provincial Building and Fire Codes to make it easier to comply with safety code standards for both new and existing secondary suites.

### Likelihood to Develop Secondary Suites

- ◆ One third (33%) of homeowner respondents<sup>2</sup> indicated that they were likely to consider developing a secondary suite within their dwelling, while 26% were neutral. Forty-one percent (41%) of respondents indicated they were not likely to consider developing a secondary suite, 31% being not at all likely.
- ◆ Of respondents that were not likely to consider the development of a secondary suite (n=28), 8 would not be bothered if their neighbours did, 8 would have reservations about their neighbours doing so, and a further 8 would strongly object if their neighbours developed a secondary suite.

<sup>1</sup> Respondents that did not previously state each condition (aided) were asked about each condition again on an aided basis.

<sup>2</sup> Only respondents that were homeowners (n=42) were asked about their likelihood to develop a secondary suite.

- ◆ Results indicated 52% of homeowner respondents supported the development of secondary suites either by themselves or within their community.
- ◆ Of the 14 respondents that indicated they were likely to consider developing a secondary suite within their dwelling, 10 would consider creating a secondary suite on their property for rental, 3 would do so only for a relative, and 1 respondent already had a suite.

### Perception of Secondary Suites as a Solution

- ◆ Two-thirds (67%) of respondents agreed that providing increased support and opportunities for creating new secondary suites would provide safe, affordable housing in the City of Edmonton.



## **1.0 STUDY BACKGROUND**

To address the issue of affordable housing in the City of Edmonton, Council has asked the Administration to look at secondary suites as one way in which the City can increase the supply of affordable housing units. The City of Edmonton, in turn, contracted Banister Research & Consulting Inc. to conduct an online survey, hosted on the City of Edmonton website, to gather perceptions regarding current and the development of new secondary suites in the City. Specific objectives of this research included:

- To determine the awareness of secondary suites that currently exist in the City of Edmonton and the City's role in regulating these suites;
- To gauge perceptions of the City's responsibility in secondary suite development;
- To explore whether conditions should be placed on creating opportunities for new secondary suites, and if so, what these conditions should be;
- To measure the awareness of secondary suite conditions currently in place;
- To investigate the likelihood that residents would develop secondary suites in their own dwellings; and
- To assess the level of agreement that creating new secondary suites would provide safe, affordable housing within the City of Edmonton.

## **2.0 METHODOLOGY**

All components of the project were designed and executed in close consultation with the client team from the City of Edmonton Department of Planning and Policy Service (the Client). A detailed description of each task of the project is outlined in the remainder of this section.

### **2.1 Project Initiation and Questionnaire Design**

All background information relevant to the study was identified and reviewed by Banister Research at the outset of the project. The consulting team familiarized itself with the objectives of the Client to ensure a full understanding of the issues and concerns to be addressed in the project, resulting in an agreement on the research methodology, a detailed work plan and project initiation.

The survey instrument was designed by Banister Research in close consultation with the Client. A copy of the final questionnaire is provided in Appendix A.

## **2.2 Survey Population and Data Collection**

The survey tool was available on-line from June 30 to July 27, 2007. The survey was hosted on the Banister web server to ensure confidentiality of responses. Banister Research received a total of 46 responses.

The survey was available through a link posted on the City of Edmonton main website. Respondents to the survey were visitors to the City of Edmonton website that wished to participate.

## **2.3 Data Analysis and Project Documentation**

While data was being collected, Banister Research provided either a written or verbal progress report to the client. After all questionnaires were verified, the lead consultant reviewed the list of different responses to each open-ended or verbatim question and then a code list was established. To ensure consistency of interpretation, the same team of coders was assigned to this project from start to finish. The coding supervisor verified at least 10% of each coder's work. Once the responses were fully coded and entered onto the data file, computer programs were written to check the data for quality and consistency.

Tabulations of the detailed data tables have been provided under a separate cover. It is important to note that any discrepancies between charts, graphs or tables are due to rounding of the numbers.

A profile of the characteristics of respondents is provided in Section 3.7 of this report.

This report provides detailed findings for the City of Edmonton Secondary Suites Online Survey.



### 3.0 STUDY FINDINGS

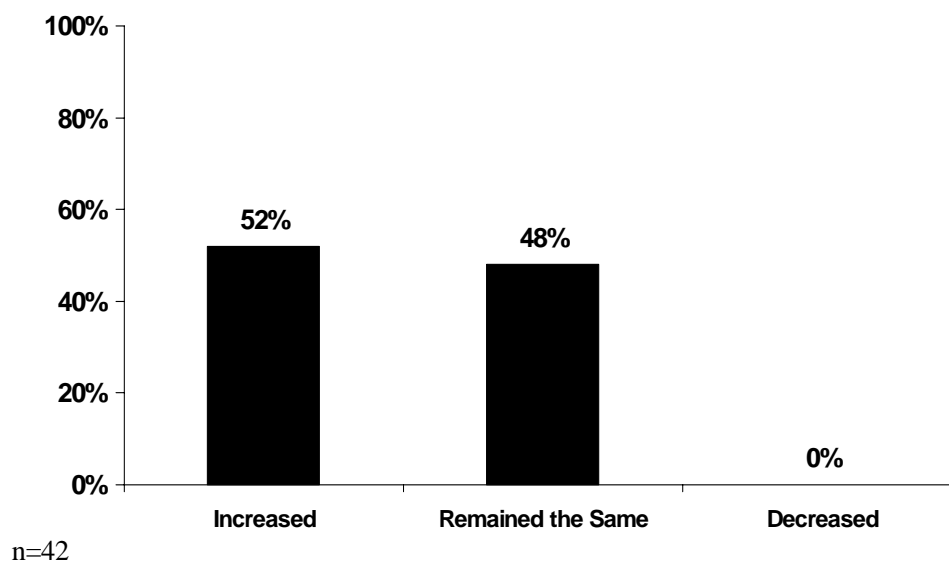
Results of the study are presented as they relate to the specific topic areas addressed by the survey. The reader should note, when reading the report that the term significant refers to “statistical significance”. It should also be noted that the ‘n’ for each question varies due to the self-complete format of the survey.

#### 3.1 Perceptions of Recent Changes in Neighbourhoods

Respondents that had lived in their current dwelling for longer than one year (n=42) were asked a series of questions regarding changes they may have observed in their neighbourhood while residing in their home. They were first asked whether the number of vehicles parked on the streets and lanes had increased, decreased, or remained the same. More than half (52%) of respondents believed the number of cars parked on the streets had increased, while 48% believed it had remained the same. There were no respondents that believed on-street parking had decreased. Refer to Figure 1, below.

Figure 1

#### Perception of Change in Number of Vehicles Parked on Streets



Base: Respondents that have lived in their current dwelling for longer than 1 year

Respondents that believed the number of vehicles parked on the streets and lanes had increased in their neighbourhood (n=22) were asked why they felt that way. More people owning vehicles or more cars per family (7 respondents) and more rentals, house sharing, and basement suites (7 respondents) were the most frequent responses, followed by population increases within their neighbourhood (4 respondents). Respondents also indicated that home-operated businesses (3 respondents), garages not being used for parking vehicles (2 respondents), and local kids now being able to drive and have cars (2 respondents) contributed to an increased number of vehicles parked on the streets and lanes. See Table 1, below, for all responses.

**Table 1**

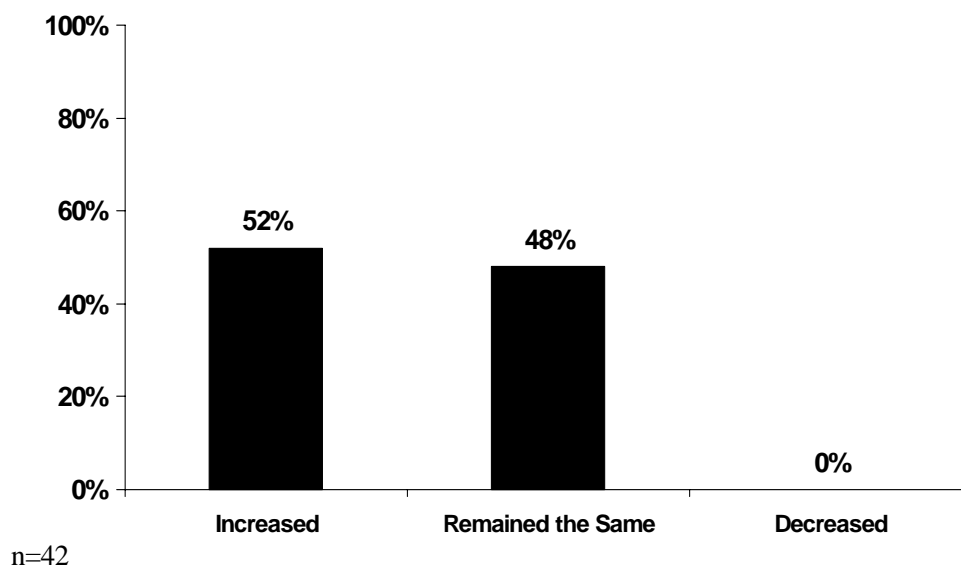
<b>Why do you think the number of vehicles parked on the streets and lanes has increased?</b>	
<b>Base: Respondents that believed the number of vehicles parked on the streets and lanes has increased since living in their current residence</b>	<b>Number of Respondents* (n=22)</b>
More people own vehicles/more cars per family	7
Lots of rentals/house sharing/basement suites, and therefore more people	7
More people have moved into the houses/neighbourhood/more large families moved in	4
People operating businesses from home/parking business vehicles	3
Garages are not used for cars (e.g. filled with junk)	2
Local kids are now able to drive and have cars	2
Condo/apartment – too many cars	1
Change in demographics	1
No room for us to park on our own street	1
Not enough garages for number of cars	1
Faster to park on streets	1
Trucks too large for garages	1
Not using rear yard/lot driveway	1

**\*Multiple mentions**

More than half (52%) of respondents that lived in their current dwelling for more than one year believed the number of vehicles parked on private driveways in their neighbourhood had increased, while the remaining half (48%) believed it had remained the same. There were no respondents that believed that the number of vehicles parked on private driveways had decreased. See Figure 2, below.

**Figure 2**

### **Perception of Change in Number of Vehicles Parked on Private Driveways**



Base: Respondents that have lived in their current dwelling for longer than 1 year

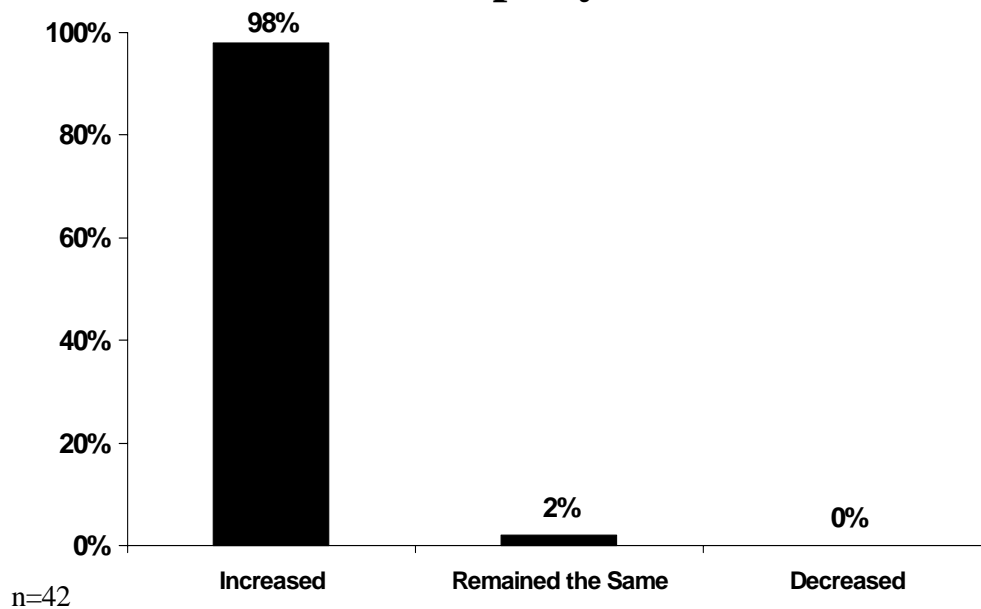
Respondents that indicated that the number of vehicles parked on private driveways had increased were asked why they felt that way. Of those that provided a response (n=7), reasons included:

- ◆ More people own vehicles/more cars per family (4 respondents);
- ◆ Lots of rentals, house sharing, basement suites and therefore more people (3 respondents);
- ◆ Near the university/college so many students are parking on my street (1 respondent); and
- ◆ Garages are not used for cars (e.g. filled with junk) (1 respondent).

Nearly all respondents (98%) believed that the overall value of their property had increased since living there, while only 2% believed it had remained the same. There were no respondents that believed that the overall value of their property had decreased. Refer to Figure 3, below.

**Figure 3**

### Perception of Change in Overall Value of Property



Base: Respondents that have lived in their current dwelling for longer than 1 year

Respondents that believed the overall value of their property had increased since living there and provided a response (n=37) most frequently attributed the increase to the economy, including the focus of the real estate market and there being a strong housing demand and short supply (26 respondents). Respondents also mentioned housing prices increasing across the City (6 respondents), their neighbourhood being desirable, well-located, or having improvements (5 respondents), the influx of people moving to Edmonton (4 respondents), inflation in general (2 respondents), and home improvements or renovations (2 respondents). See Table 2, below, for all mentions.

**Table 2**

<b>Why do you think the overall value of your property has increased?</b>	
<b>Base: Respondents that believed the overall value of their property has increased since living there</b>	<b>Number of Respondents* (n=37)</b>
Economy/market focus/strong demand/short supply	26
Housing prices have gone up all over	6
Our neighbourhood is desirable/well-located/had improvements	5
More people moving into Edmonton	4
Inflation	2
Improvements/renovations to my house	2
I see others nearby selling	1
Based on what my tax notice says	1

\*Multiple mentions

## 3.2 Perceptions of Secondary Suites in Edmonton

Respondents were provided with the following description about secondary suites, then asked a number of questions about the existence and regulation of suites that currently exist in the City of Edmonton:

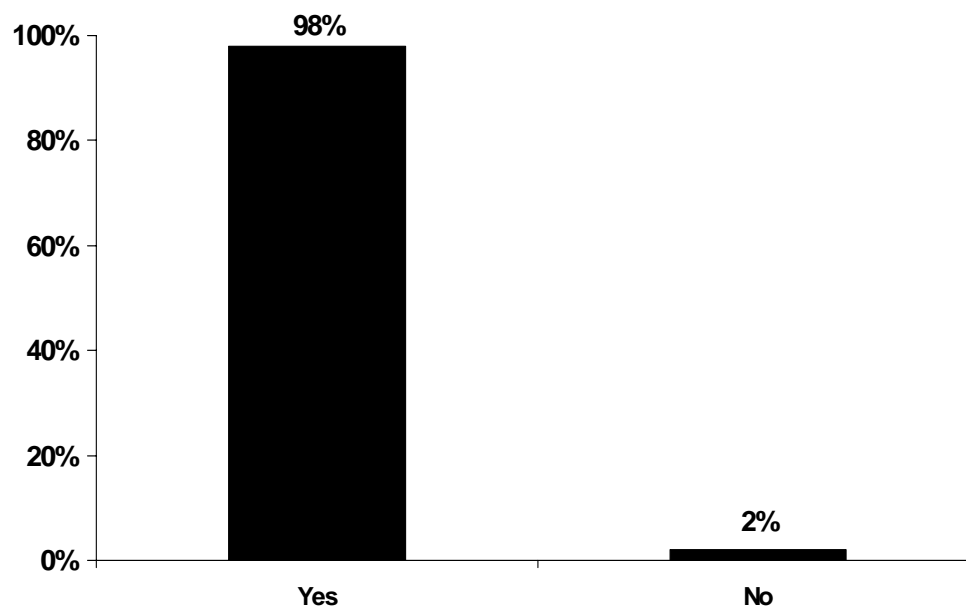
*“A secondary suite is any self-contained dwelling unit that includes a kitchen, bathroom, and sleeping accommodation contained within a principal dwelling. While many people refer to these dwellings as basement suites, there are other types of secondary suites including garage suites, suites built above a detached garage and granny flats or garden suites.”*

### 3.2.1 Existence of Suites

All respondents were asked whether or not secondary suites existed in the City of Edmonton. The majority of respondents (98%) indicated that secondary suites do exist in the City of Edmonton, while 2% believed they do not exist. Refer to Figure 4, below.

Figure 4

### Existence of Secondary Suites in Edmonton

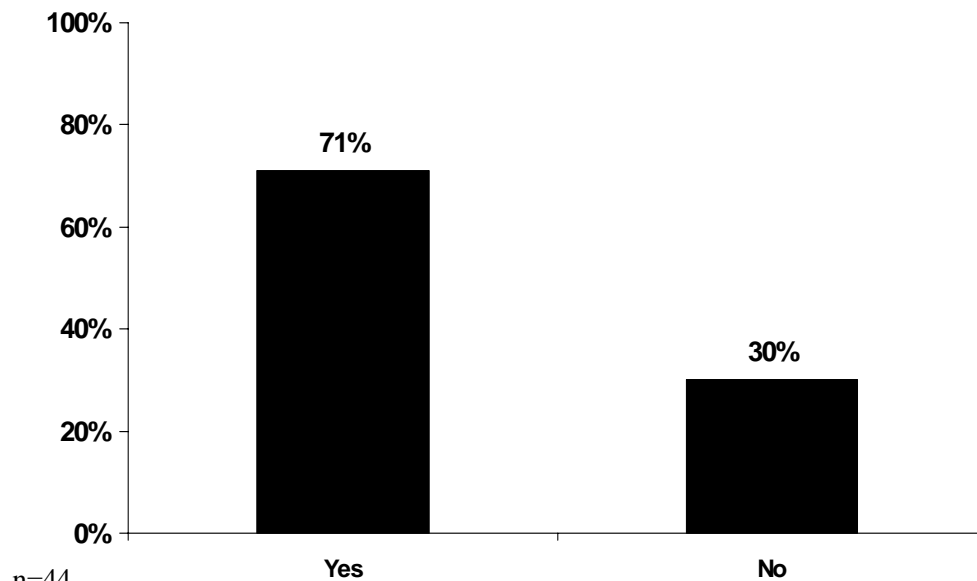


n=46

Respondents aware of the existence of secondary suites in the City of Edmonton (n=44) were asked whether or not there were any secondary suites in their neighbourhood. Nearly three-quarters (71%) of respondents indicated that secondary suites did exist within their neighbourhood, while 30% believed they did not. Refer to Figure 5, below.

**Figure 5**

### Existence of Secondary Suites in Neighbourhood



n=44

Base: Respondents aware of secondary suites existing in the City of Edmonton

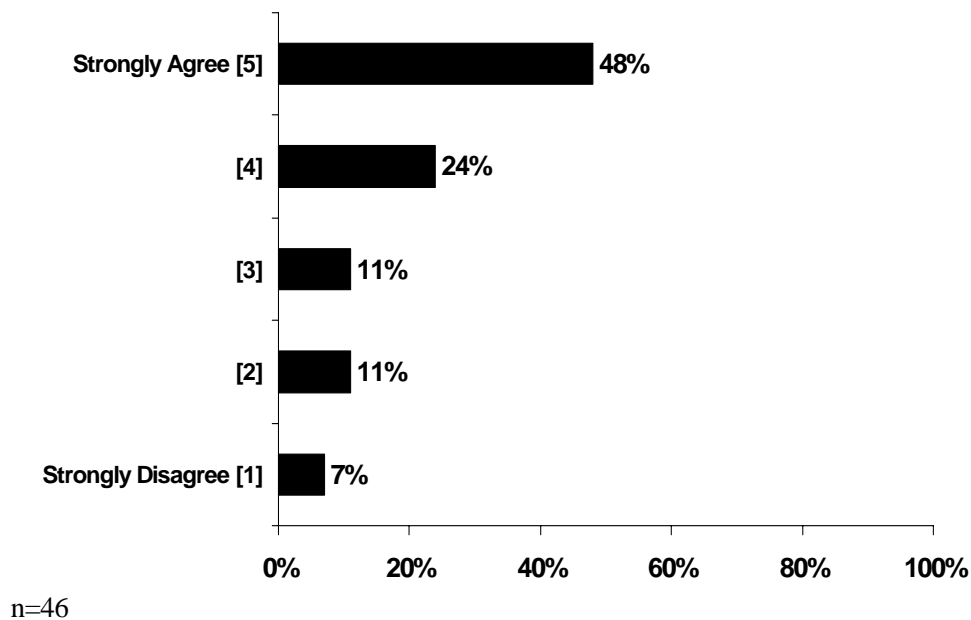
\*Numbers do not add up to 100% due to rounding

### 3.2.2 Secondary Suite Regulation Responsibilities

Respondents were asked to indicate their level of agreement that it is the City's responsibility to ensure all existing secondary suites conform to specific standards for size and safety. Nearly three-quarters (72%) of respondents agreed that this was the City's responsibility, while 18% disagreed and 11% neither agreed nor disagreed that the City is responsible for ensuring existing secondary suites conform to specific standards. See Figure 6, below.

Figure 6

#### Agreement with Statement "It is the City's Responsibility to ensure all existing secondary suites conform to specific standards for size and safety"



Of respondents that disagreed that it is the City's responsibility to ensure that all existing secondary suites conform to specific standards, reasons for disagreeing included:

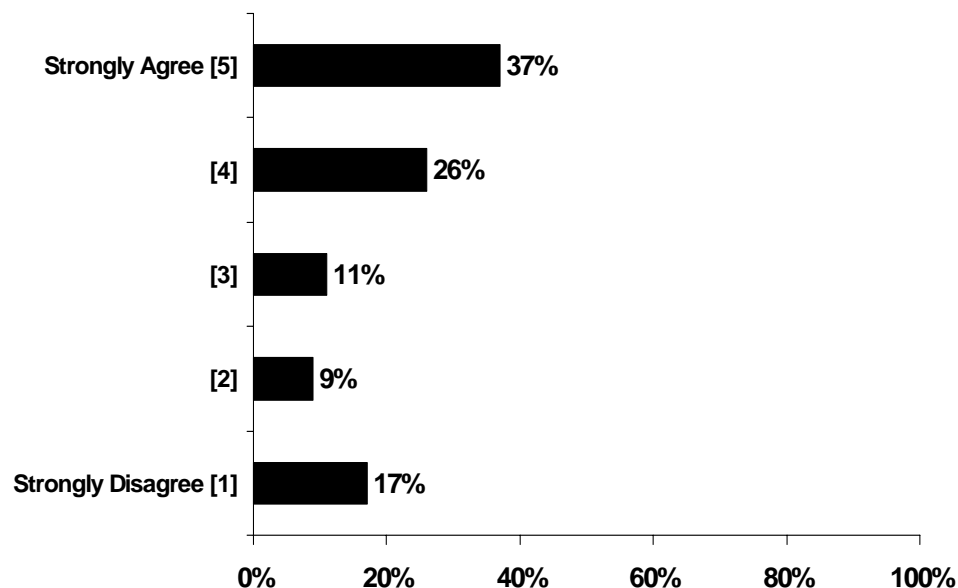
- ◆ Up to owner to get permit/conform to standards (2 respondents);
- ◆ If there are too many regulations people won't bother having a suite (2 respondents); and
- ◆ Places may be livable and yet not meet standards/Can be difficult to conform to standards (2 respondents).



Nearly two-thirds (63%) of respondents agreed that it is the City's responsibility to certify or provide permits for existing secondary suites. About one-quarter (26%) of respondents disagreed this was a responsibility of the City, and 11% were neutral in this regard. See Figure 7, below.

Figure 7

**Agreement with Statement “It is the City’s Responsibility to certify or provide permits for existing secondary suites”**



n=46

Of respondents that disagreed that it is the City's responsibility to certify or provide permits for existing secondary suites, reasons for disagreeing included:

- ♦ Cost of permits (3 respondents);
- ♦ Places may be livable and yet not meet standards/Can be difficult to conform to standards (2 respondents); and
- ♦ Some existing suites are illegal/Should not have to certify illegal suites (2 respondents).

### 3.3 Development of Secondary Suites

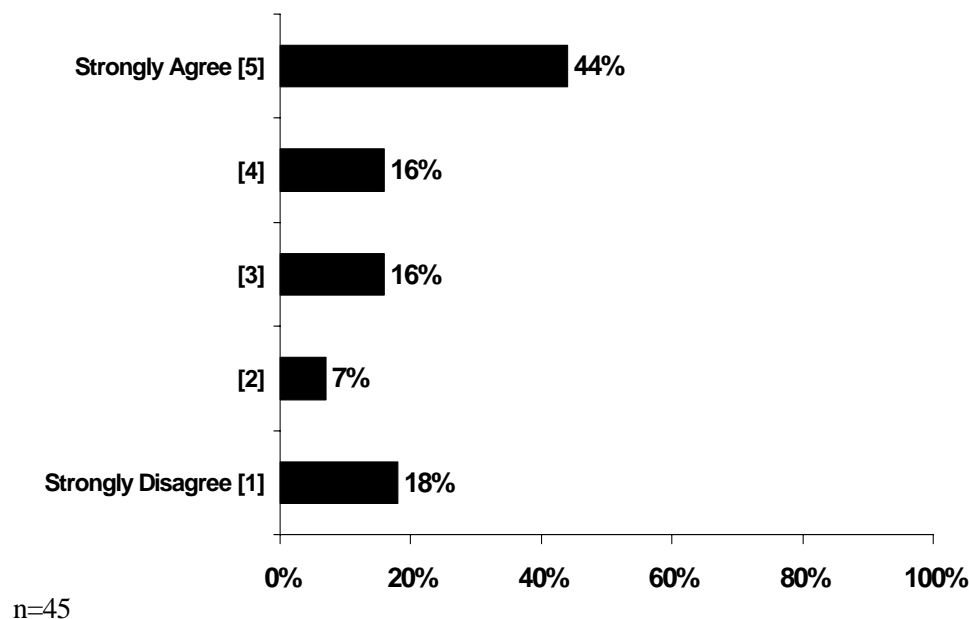
Respondents were asked a number of questions regarding the development of new secondary suites within the City of Edmonton, including the role of the City and rules and conditions to be placed on the suites.

#### 3.3.1 City's Responsibility in Secondary Suite Development

Respondents were asked to indicate their agreement that it is the City's responsibility to play an active role and provide support to homeowners to encourage the creation of new secondary suites within the City of Edmonton. Sixty percent (60%) of respondents agreed this was a City responsibility, while nearly one-quarter (24%) of respondents disagreed and 16% were neutral. See Figure 8, below.

Figure 8

#### Agreement with Statement "It is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites within Edmonton"



Reasons for disagreeing that it is the City's responsibility to play an active role and provide support to homeowners to encourage the creation of new secondary suites within the City of Edmonton included:

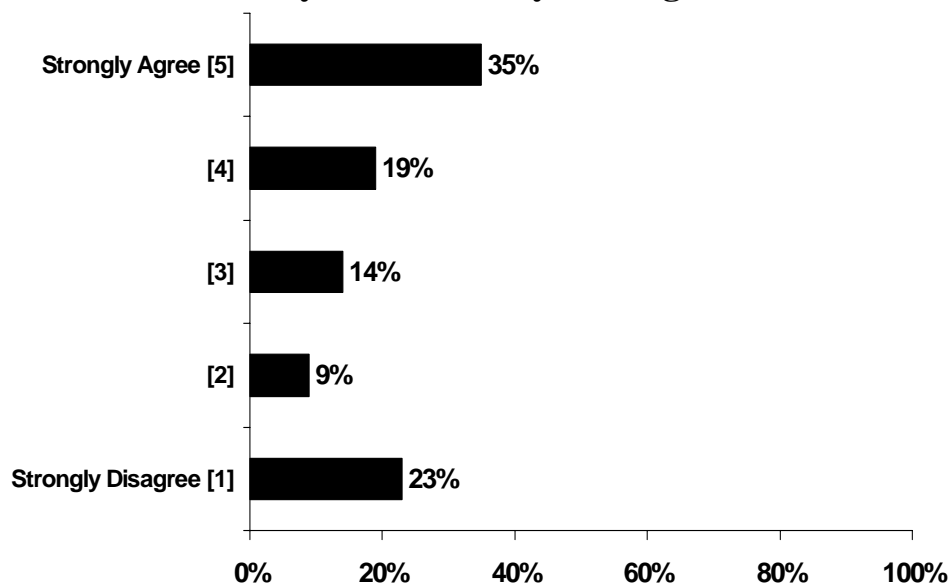
- ◆ City should set standards/enforce bylaws/ensure safety only (5 respondents);
- ◆ Zoning should deal with this issue/Maintain single-family zoning (4 respondents);

- ◆ It is not the City's responsibility/Up to the owner (3 respondents); and
- ◆ Provide support/controls only instead of encouraging the creation of new suites (3 respondents).

Compared to encouraging development within the City, slightly fewer respondents (54%) agreed it is the City's responsibility to encourage the creation of new secondary suites within their neighbourhood. One-third (32%) of respondents disagreed that this is the City's responsibility, and 14% were neutral in this regard. See Figure 9, below.

Figure 9

**Agreement with Statement "It is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites within your neighbourhood"**



n=43

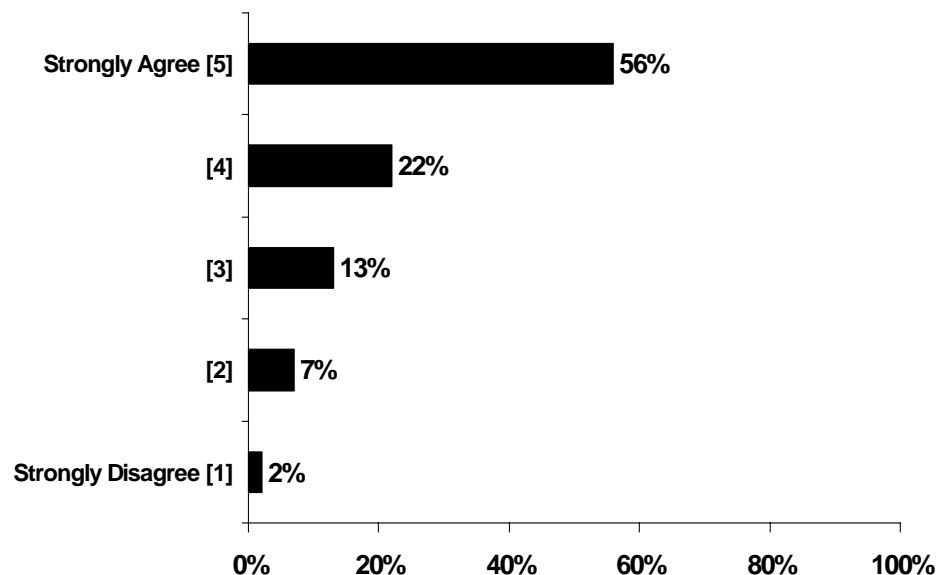
Reasons for disagreeing that it is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites within their neighbourhood included:

- ◆ It is not the City's responsibility/Up to the owner (3 respondents);
- ◆ Current zoning should deal with this issue (3 respondents);
- ◆ City should set standards and controls only (2 respondents); and
- ◆ Do not want suites in my neighbourhood/Should remain a single-family neighbourhood (2 respondents).

More than three-quarters (78%) of respondents agreed that it is the City's responsibility to ensure that all new secondary suites conform to specific standards for size and safety. Nine percent (9%) of respondents disagreed this was a responsibility of the City, while 13% were neutral. See Figure 10.

**Figure 10**

**Agreement with Statement “It is the City’s responsibility to ensure all new secondary suites conform to specific standards for size and safety”**



n=45

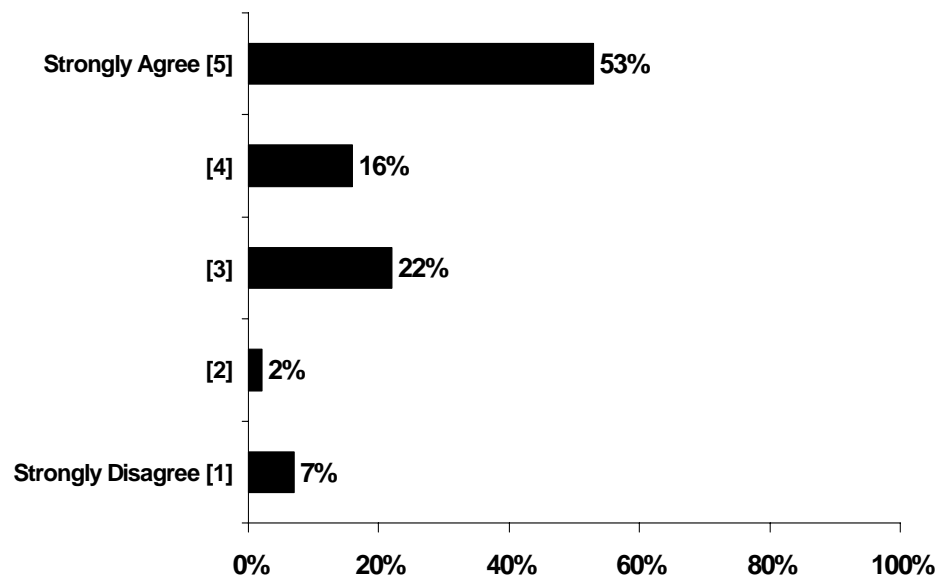
Of respondents that disagreed that it is the City's responsibility to ensure that all new secondary suites conform to specific standards for size and safety, reasons for disagreeing included:

- ◆ Up to owner to ensure standards are met (1 respondent);
- ◆ Safety but not size (1 respondent); and
- ◆ Too costly – would just discover more suites are illegal (1 respondent).

Respondents were also asked to indicate their agreement that it is the City's responsibility to certify or provide permits for new secondary suites. More than two-thirds (69%) of respondents agreed this was a responsibility of the City, while 9% disagreed and 22% were neutral. See Figure 11, below.

**Figure 11**

**Agreement with Statement "It is the City's responsibility to certify or provide permits for new secondary suites"**



n=45

Reasons for disagreeing that it is the City's responsibility to certify or provide permits for new secondary suites included:

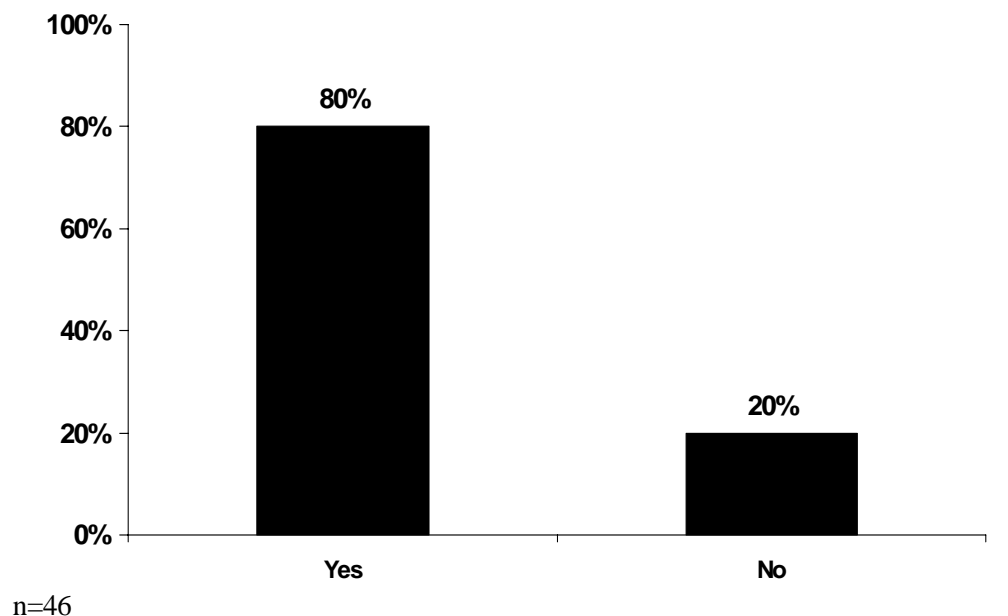
- ◆ Current standards/bylaws should be changed/relaxed (2 respondents);
- ◆ Should have inspections but not permits (1 respondent); and
- ◆ Depends upon whether this is the City's jurisdiction (1 respondent).

### 3.3.2 New Secondary Suite Conditions

The majority (80%) of respondents agreed that there should be rules or conditions placed on creating opportunities for new secondary suites, while the remaining 20% believed there should not be rules or conditions in place. See Figure 12, below.

Figure 12

#### Agreement That There Should be Rules Placed on Creating Opportunities for New Secondary Suites



Respondents that indicated there should be rules or conditions placed on new secondary suites (n=37) were asked, on an aided basis, what these rules or conditions should be. Twenty-nine (29) respondents believed off-street parking must be provided for the tenant of the suite, 26 believed there should be a limit of one secondary suite per dwelling, 18 indicated there should be a limit on the number of secondary suites within a neighbourhood, and a further 18 respondents believed the homeowner should reside in the principal dwelling. Respondents also believed the secondary suite must be smaller than the main dwelling unit in the residence (14 respondents) and that the lot size must be larger than the minimum required for the principal dwelling to accommodate a secondary suite (13 respondents). See Table 3, below, for agreement with conditions on an aided basis, and additional conditions suggested on an unaided basis.

**Table 3**

<b>What are these rules or conditions?</b>	
<b>Base: Respondents that think there should be rules or conditions placed on creating opportunities for new secondary suites</b>	<b>Number of Respondents (n=37)</b>
<b>Aided</b>	
Off-street parking must be provided for the tenant (renter) of the secondary suite	29
Limit of one secondary suite per dwelling	26
Limit on the number of secondary suites within a neighbourhood	18
Home owner must reside in the principal dwelling	18
The secondary suite must be smaller than the main dwelling unit in the residence	14
Lot size must be larger than the minimum required for the principal dwelling to accommodate a secondary suite	13
Secondary suites should only be allowed in select areas or neighbourhoods	8
<b>Something Else</b>	
Safety/Health/Liveable	4
Not in single-family zones	2
Minimum size requirements	1
Need annual permit/registration	1
Traffic considerations	1
Consult neighbours	1
Proper access	1
Enforce bylaws	1
Limit number of people per suite	1
Only small home-based businesses allowed	1
The suite's look should match the neighbourhood	1

Respondents that did not specify a rule or condition for new secondary suites on an aided basis were asked to indicate their level of agreement with those rules and conditions. Of respondents that did not indicate there should be a limit of one secondary suite per dwelling (n=19), 6 agreed this should be a condition, while 8 disagreed and 5 were neutral. Six (6) respondents also agreed that off-street parking must be provided for the tenant, while 9 disagreed and 2 were neutral (n=17).

A further 6 respondents that did not previously indicate that the lot size must be larger than the minimum required for the principal dwelling agreed this should be a condition (n=33), while 21 disagreed and 6 were neutral. Six (6) respondents agreed that there should be a limit on the number of secondary suites in a neighbourhood (n=28), while 5 agreed they should only be allowed in select areas of neighbourhoods (n=38).

Only two (2) respondents agreed that the secondary suite must be smaller than the principal dwelling (n=32), and a further 2 respondents agreed that the homeowner must reside in the principal dwelling (n=28). See Table 4, below, for a detailed breakdown of agreement ratings per rule or condition.

**Table 4**

<b>Agreement with Rules and Conditions</b>						
<b>Base: Respondents that did not specify a rule or condition on an aided basis</b>	<b>Number of Respondents (n=37)</b>					
	<b>n</b>	<b>Strongly Disagree (1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>Strongly Agree (5)</b>
Limit of one secondary suite per dwelling	19	6	2	5	1	5
Off-street parking must be provided for tenant	17	6	3	2	1	5
Lot size must be larger than the minimum required for the principal dwelling	33	13	8	6	3	3
Limit on number of secondary suites in a neighbourhood	28	12	5	5	3	3
Secondary suites should only be allowed in select areas of neighbourhoods	38	16	7	10	2	3
Secondary suite must be smaller than the principal dwelling	32	12	7	3	--	2
Homeowner must reside in the principal dwelling	28	12	9	5	--	2



Respondents were provided with another opportunity to name any other conditions they would like put into place in order for a secondary suite to obtain a permit. While more than half of respondents (53%) did not name any other conditions, 11% suggested consultations with the community or neighbours, or community approval, and 7% suggested limiting the number of people per suite or number of bedrooms. Other suggested conditions included the owner living on the premises (4%), the suite being cleaned or well-maintained (4%), limiting the number of vehicles per suite or providing off-street parking (4%), and doing background checks on renters (4%). See Table 5, below, for all responses.

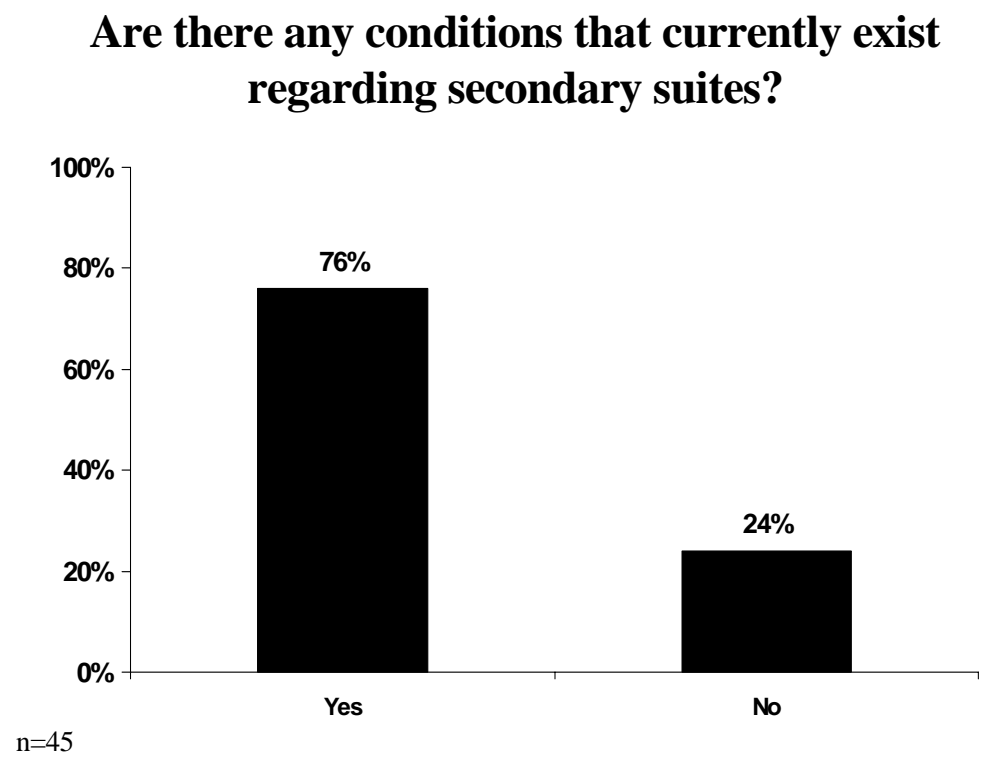
**Table 5**

<b>Do you have any other conditions that you would like put into place in order for a secondary suit to obtain a permit?</b>	
	<b>Percent of Respondents (n=45)</b>
Consult community/affected neighbours/Community approval	11
Limit number of people per suite/number of bedrooms	7
Owner should live on premises	4
Cleanliness/well-maintained	4
Limit number of vehicles/provide off-street parking	4
Should do background check on renters	4
Meet standard building code	2
Include utilities in rent	2
Fire safety standards	2
Only in existing zoned areas	2
Limit number in neighbourhood	2
Close to bus routes	2
No other conditions	53

### 3.3.3 Awareness of Current Secondary Suite Conditions

Respondents were asked whether or not there were any conditions that currently exist regarding secondary suites in the City of Edmonton. While nearly one-quarter (24%) of respondents believed there were not conditions that currently exist, 76% indicated there were conditions in place. Refer to Figure 13, below.

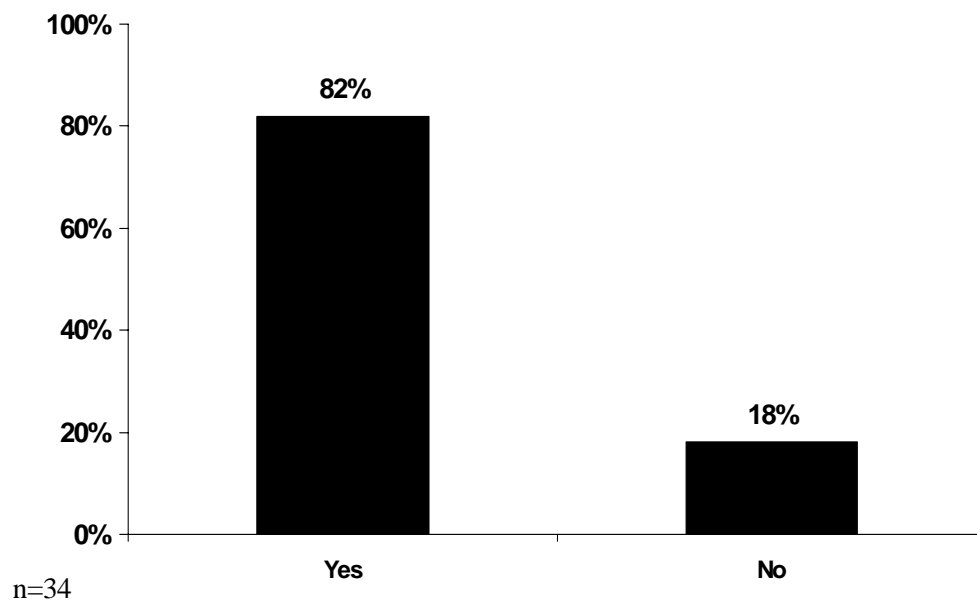
Figure 13



Of respondents that were aware there are conditions currently in place for secondary suites (n=34), the majority 82% knew that the City of Edmonton requires both a development permit and a building permit in order for a secondary suite to be legal. Eighteen percent (18%) of respondents were not aware of the development and building permit conditions. See Figure 14, below.

**Figure 14**

### **Awareness of Development and Building Permit Requirements for Secondary Suites**

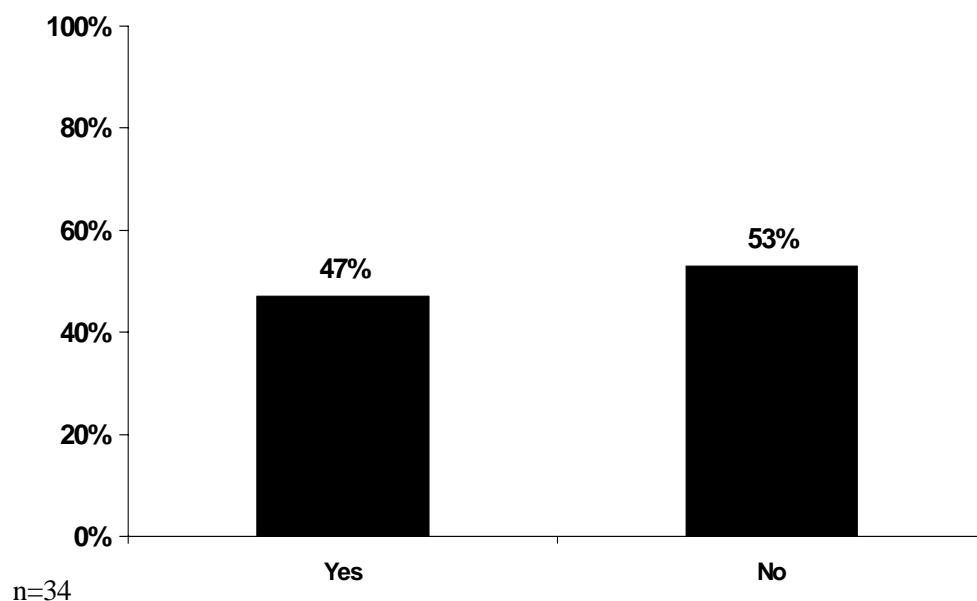


Base: Respondents that were aware current conditions exist for secondary suites

Nearly half (47%) of respondents that indicated that rules are currently in place for secondary suites knew that the Province of Alberta recently made changes to the Provincial Building and Fire Codes to make it easier to comply with safety code standards for both new and existing secondary suites. The remaining half (53%) of respondents were not aware of these changes. See Figure 15.

Figure 15

### Awareness of Changes to Provincial Building and Fire Codes for Secondary Suites



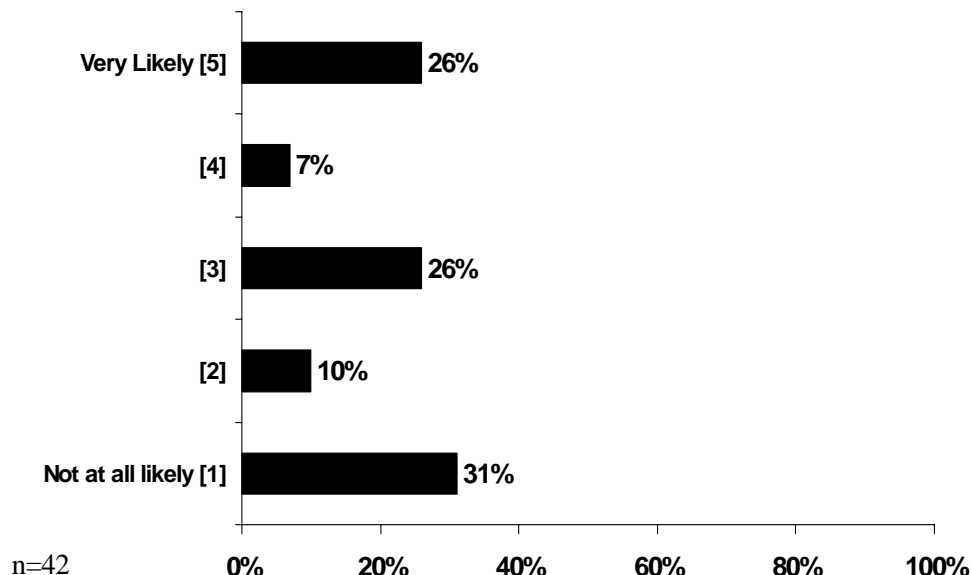
Base: Respondents that were aware current conditions exist for secondary suites

### 3.4 Likelihood of Developing Secondary Suites in the Future

Respondents that owned their homes (n=42) were asked to indicate how likely their household would be to consider the development of a secondary suite within their dwelling, either now or in the future. One-third (33%) indicated they were likely to consider developing a secondary suite, 26% being very likely, while one-quarter (26%) were neutral in this regard. Forty-one percent (41%) of respondents indicated they were not likely to consider developing a secondary suite, 31% being not at all likely. See Figure 16, below.

Figure 16

#### Likelihood of Considering Developing a Secondary Suite

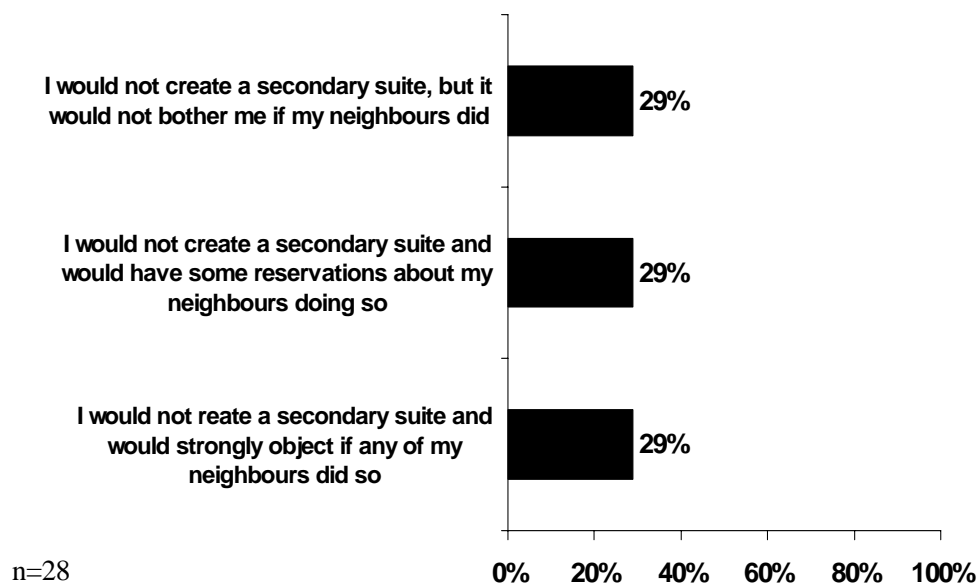


Base: Respondents that owned their homes

Respondents that indicated they were not likely to consider the development of a secondary suite (n=28) were presented with three statements about secondary suites and asked to indicate which best matched their opinion. Twenty-nine percent (29%), or 8 respondents, indicated that although they would not create a secondary suite, they would not be bothered if their neighbours did. More than one-quarter (29%) indicated they would have reservations about their neighbours developing secondary suites, and a further 29% indicated they would strongly object if their neighbours developed a secondary suite. See Figure 17, below.

**Figure 17**

## Opinions Regarding Secondary Suites



Base: Respondents that were unlikely (1,2,3) to consider developing a secondary suite

\*Results should be interpreted with caution due to limited sample size (n<30).

Other opinions or responses regarding secondary suites included:

- I live in a condo so can't have a suite (2 respondents); and
- It depends on how it is developed or designed (1 respondent).

Respondents that indicated they would not create a secondary suite, but would not be bothered if their neighbours did were asked why they felt that way. Reasons included:

- Affordable housing is necessary/Need secondary suites (4 respondents);
- Don't have the space to build one/Would not meet standards (2 respondents); and
- Would be comfortable if neighbours did so/Does not bother me (2 respondents).

Respondents that would not create a secondary suite, but would have some reservations about their neighbours doing so indicated they felt this way because:

- Parking issues/too many cars (2 respondents);
- Want to protect community from being over-run with rentals/increased renter ratio (2 respondents);
- Disputes regarding noise, property care (1 respondent);
- Depends upon the guidelines established/Want some controls (1 respondent);
- Our houses are not set up for that (1 respondent); and
- Need to consider housing mix and density of suites (1 respondent).

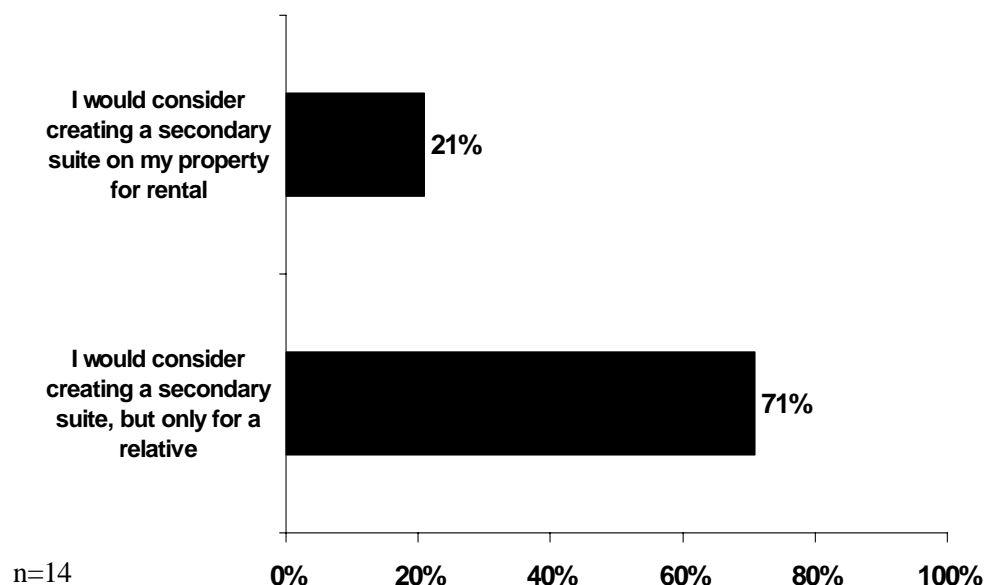
Reasons for not wanting to create a secondary suite and strongly objecting if neighbours did so included:

- ♦ Live in a single-family neighbourhood – bought house because of that (4 respondents);
- ♦ Noise (1 respondent);
- ♦ Wary of rental population (1 respondent);
- ♦ Previous bad experience (1 respondent); and
- ♦ Lack of parking (1 respondent).

Respondents that indicated they were likely to consider the development of a secondary suite on their property, either now or in the future (n=14), were presented with two statements about developing secondary suites and asked to indicate which best matched their opinion. Twenty-one percent (21%), or 3 respondents indicated they would consider creating a secondary suite on their property for rental, while 71%, or 10 respondents indicated they would only consider creating a secondary suite for a relative. See Figure 18, below.

**Figure 18**

### Opinions Regarding Secondary Suites



Base: Respondents that were likely (4,5) to consider developing a secondary suite

\*Results should be interpreted with caution due to limited sample size (n<30).

The remaining respondent that indicated they already had a secondary suite in their dwelling.

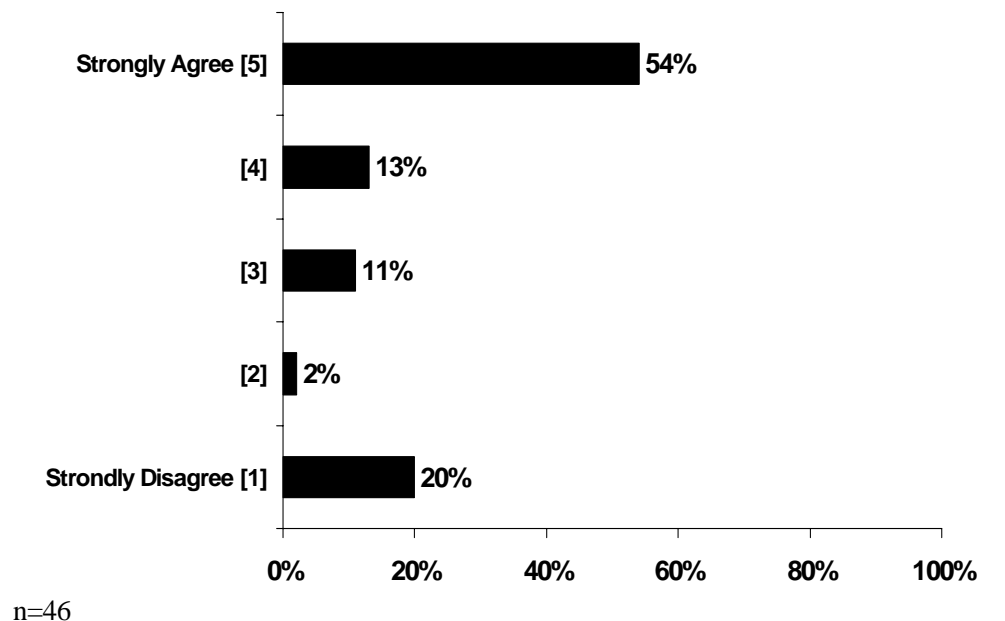


### 3.5 Perception of Secondary Suites as a Solution

Respondents were asked to indicate whether they agreed or disagreed that providing increased support and opportunities for creating new secondary suites would provide safe, affordable housing within the City of Edmonton. Two-thirds (67%) of respondents agreed that new secondary suites would provide safe, affordable housing, while 22% disagreed that secondary suites were a solution and 11% were neutral. See Figure 19, below.

Figure 19

#### Agreement with Statement: “New Secondary Suites will Provide Affordable, Safe Housing within Edmonton”



### 3.6 Additional Comments

Respondents were asked if they had any additional comments regarding secondary suites. While 59% of respondents had no additional comments, 7% wanted to see immediate action for the affordable housing crisis, or hiring of additional staff for the secondary suites initiative. Other respondents commented that landlords of secondary suites need to be responsible (5%), that planners anticipated the density of areas when they were built (5%), and that secondary suites are not the solution (5%). See Table 6, below, for all additional comments.

**Table 6**

Additional Comments	
	Percent of Respondents* (n=44)
Hurry up and do something about the affordable housing crisis/Hire additional staff for this initiative	7
Make sure landlords are responsible	5
Planners anticipated the density of areas when they were built	5
Secondary suites are not the solution	5
Concerned about safety and quality of life	2
Concerned about noise, crime, and traffic	2
Should meet building codes/standards	2
There should be rent controls	2
Should be some leeway on standards	2
Plan to build a secondary suite, but can't modify enough to get a permit	2
Need more information on rules of secondary suites	2
Learn from other cities' mistakes	2
Have consultation/public involvement	2
Not in my neighbourhood/already have too many renters	2
Existing suites should be allowed	2
City should check existing suites for approval	2
No additional comments	59

\*Multiple mentions

### 3.7 Respondent Profile

The following table illustrates the demographic profile of respondents.

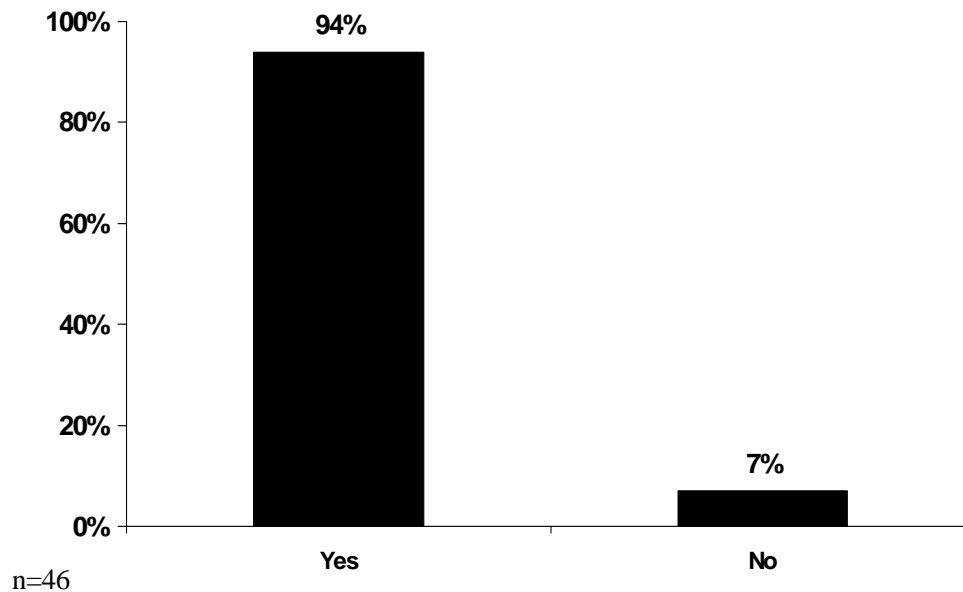
Table 7

Respondent Profile	
	Percent of Respondents (n=46)
<b>Gender</b>	
Male	44
Female	57
<b>Length of Residency</b>	
Less than 1 year	9
1 to 5 years	33
6 to 10 years	15
11 to 24 years	30
25 years or longer	13
<b>Home Ownership</b>	
Own	91
Rent	9
<b>Household Composition</b>	
6 years and younger	11
7 to 12 years old	22
13 to 17 years old	20
18 to 24 years old	17
25 to 34 years old	37
35 to 44 years old	30
45 to 54 years old	30
55 to 64 years old	28
65 years and older	11
Mean Household size	2.83

When asked whether or not they expected to be living in the City of Edmonton five years from now, the majority (94%) of respondents indicated they did, while 7% indicated they did not.

Figure 20

### Do you expect to be living in the City of Edmonton 5 years from now?



\*Percentages do not total 100% due to rounding

## ***Appendix A –Needs Assessment Survey***



