

CITY OF EDMONTON

Secondary Suites General Public Survey

June, 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 a telephone survey amongst Edmonton residents to gather their 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.

In June 2007 a total of 402 interviews were conducted by telephone with City of Edmonton residents. Overall results provide a margin of error no greater than 4.9% at the 95% confidence level, 19 times out of 20. Specific findings from the survey include:

Perceptions of Recent Changes in Neighbourhoods

- The majority (88%) of respondents believed that the overall value of their property had increased since living there. Five percent (5%) believed their property values had remained the same.
- Half (50%) of respondents that had lived in their neighbourhood for more than one year (n=355) believed the number of vehicles parked on the streets had increased, while 48% believed the number had remained the same.
- More than one-quarter (28%) of respondents believed the number of vehicles parked on private driveways in their neighbourhood had increased, while 60% believed the number of vehicles parked on private driveways remained the same.
- One percent (1%) or less of respondents believed any of these factors had decreased since living in their current residence.

Perceptions of Secondary Suites in Edmonton

- The majority of respondents (88%) were aware of the current existence secondary suites in the City of Edmonton, while 6% believed they do not exist and 6% were unsure.
- One-third (33%) of respondents believed secondary suites exist within their neighbourhood, half (50%) felt they did not exist, and 18% were unsure.

Existing Secondary Suite Regulation Responsibilities

- The majority (83%) 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 8% disagreed, and 9% neither agreed nor disagreed.
- Three quarters (75%) of respondents agreed that it is the City's responsibility to certify or provide permits for existing secondary suites. Twelve percent (12%) of respondents disagreed that this was a City responsibility, and a further 12% were undecided.

Development of Secondary Suites

The City's Responsibility in Secondary Suite Development

- Half (49%) of respondents agreed it is the City's responsibility to play an active role and provide support to homeowners, encouraging the creation of new secondary suites within the City of Edmonton, while one-third (33%) of respondents disagreed and 16% were undecided.
- More than one-third (38%) of respondents agreed it is the City's responsibility to encourage the creation of new secondary suites within their neighbourhood. Forty-five percent (45%) of respondents disagreed this is a City responsibility and 14% were undecided in this regard.
- The majority (90%) 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.
- Most respondents (83%) agreed it is the City's responsibility to certify or provide permits for new secondary suites, while 11% disagreed and 5% were undecided.

New Secondary Suite Conditions

- The majority (83%) of respondents agreed that there should be rules or conditions placed on creating opportunities for new secondary suites. Thirteen percent (13%) of respondents disagreed there should be rules or conditions, while 4% were unsure.
- Conditions respondents mentioned should be placed upon secondary suites included:
 - Safety or health conditions to ensure the suite is livable (41%);
 - Compliance with standard building codes regarding electricity, heating, plumbing, or inspections (9%);
 - The lot size must be larger than the minimum required for the principal dwelling to accommodate a secondary suite (7%); and

- Off-street parking must be provided for the tenant (renter) of the secondary suite (7%).
- When asked whether or not off-street parking must be provided for the tenant of a secondary suite, three-quarters (74%) of respondents (n=379) agreed.
- Sixty-four percent (64%) of respondents (n=385) agreed that a limit of one secondary suite per dwelling should be in place.
- More than half (53%) of respondents (n=392) agreed that there should be a limit to the number of secondary suites that exist within a neighbourhood.
- Approximately half (49%) of respondents (n=378) agreed that there should be a condition that the lot size must be larger than the minimum required for the principal dwelling.
- Nearly half (45%) of respondents (n=396)¹ agreed there should be a condition that the homeowner must reside within the principal dwelling.
- Forty-four percent (44%) of respondents (n=388) agreed there should be a condition that secondary suites must be smaller than the principal dwelling in order to gain a permit.
- Nearly one-third (31%) of respondents (n=387) agreed that new secondary suites should only be allowed in select areas of neighbourhoods.

Awareness of Current Secondary Suite Conditions

- About one-quarter (24%) of respondents believed there were conditions for secondary suites that currently exist, while 54% believed there were not any conditions and 23% were unsure.
- Of respondents that were aware of these current conditions for secondary suites (n=95), 60% were aware that the City of Edmonton requires both a development permit and a building permit to legalize a secondary suite. However, the majority (80%) were not 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

- Nine percent (9%) of homeowner respondents² indicated they were likely to consider developing a secondary suite within their dwelling, while 6% were neutral. Eighty-three percent (83%) indicated they were not likely to consider developing a suite, 76% being not at all likely.
- Of respondents that indicated they were not likely to consider the development of a secondary suite (n=285), half (51%) would not be bothered if their neighbours did, 27% would have reservations about their neighbours doing so, and 17% would strongly object if their neighbours developed a secondary suite.

¹ Respondents that did not previously state each condition (unaided) were asked about each condition on an unaided basis.

² Only respondents that were homeowners (n=320) were asked about their likelihood to develop a secondary suite.



- Results indicate 55% of homeowner respondents support the development of secondary suites either by themselves or within their community.
- Sixty percent (60%) of respondents that indicated they were likely to consider the development of a secondary suite on their property, now or in the future (n=30), indicated they would consider creating a secondary suite on their property for rental, while 37% would only consider creating a suite for a relative.

Perception of Secondary Suites as a Solution

- Two-thirds (66%) 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 a telephone amongst Edmonton residents to gather their 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. Banister Research conducted 10 pretest interviews with a random sample of respondents. The pretest was used to ensure a logical flow of questioning, identify any problem questions, difficulties in comprehension or wording, or areas of respondent

resistance. Following the pretest, the questionnaire was finalized upon client approval. A copy of the final questionnaire is provided in Appendix A.

2.2 Survey Population and Data Collection

Telephone interviews were conducted from May 28 to June 2, 2007 with City of Edmonton residents aged 18 years and older. Banister Research completed a total of 402 telephone interviews with randomly selected respondents at the household level. Quotas were established to ensure an equal representation of households in mature (n=202) and recent developments³ (n=200), and an equal representation of male and female respondents.

Overall results provide a margin of error no greater than $\pm 4.9\%$ at the 95% confidence level or 19 times out of 20. It is important that when considering the survey findings, the reader should note that the sample error tolerances associated with the size of sample sub-groups vary. The following table outlines the margin of error for various sample sizes, at the 95% confidence level for a binomial distribution with a 50:50 male-to-female ratio and based on a population of 10,000 or more.

<u>Sample Size</u>	<u>Estimated Sampling Error</u>
400	$\pm 5.0\%$
300	$\pm 5.8\%$
200	$\pm 7.1\%$
150	$\pm 8.2\%$
100	$\pm 10.0\%$
50	$\pm 14.1\%$

The sampling strategy involved randomly dialing phone numbers from the most recent telephone directory for the City of Edmonton. The first attempts to reach each listing were made during the evening or on weekends. Subsequent attempts were made at a different time on the following day.

A maximum of ten call back attempts were made to each listing prior to excluding it from the final sample to maximize the sample. Busy numbers were scheduled for a call back every fifteen minutes. Where there was an answering machine, fax or no answer, the call back was scheduled at a different time period on the following day. The first attempts to reach

³ Mature and recent developments were defined by the client.

each listing were made during the evening or on weekends. Subsequent attempts were made at a different time on the following day.

The following table summarizes the results of the final call attempts. Using the call summary standard established by the Market Research & Intelligence Association, there was a 21% response rate and a 54% refusal rate. It is important to note that the calculation used for both response and refusal rates does not necessarily measure respondent interest in the subject area but instead provides a conservative estimate.

Summary of Final Call Attempts	
Call Classification:	Number of Calls:
Completed Interviews	402
Busy/No answer/Answering machine/Respondents unavailable	1470
Refusals	694
Fax/Modem/Business	78
Not-In-Service/Wrong number	104
Disqualified/Quota full	179
Terminated/Language barrier	71
Total	2,998

All interviewers and supervisors were given a thorough step-by-step briefing, explaining everything required for the successful completion of an interview. At least one supervisor, to ensure quality, monitored 10% of each interviewer's work on an ongoing basis.

The questionnaire was programmed into Banister Research's Computer Assisted Telephone Interviewing System (CATI). Using this system, data collection and data entry were simultaneously completed. Data were entered into a computer file while the interview was being conducted. The CATI system also allowed interviewers to directly enter verbatim responses to open-ended questions. Banister Research maintained respondent confidentiality throughout the entire process.

2.3 Data Analysis and Project Documentation

After all questionnaires were collected and data entered, 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.

Data analysis included cross-tabulation, whereby the frequency and percentage distribution of the results for each question were broken down based on respondent characteristics and responses (e.g., mature versus recent developments, number of years in current dwelling, gender, household composition, etc.). Statistical analysis included a Z-test to determine if there were significant differences in responses between respondent subgroups. Results were reported as statistically significant at the 95% confidence level.

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 General Public Survey.



3.0 STUDY FINDINGS

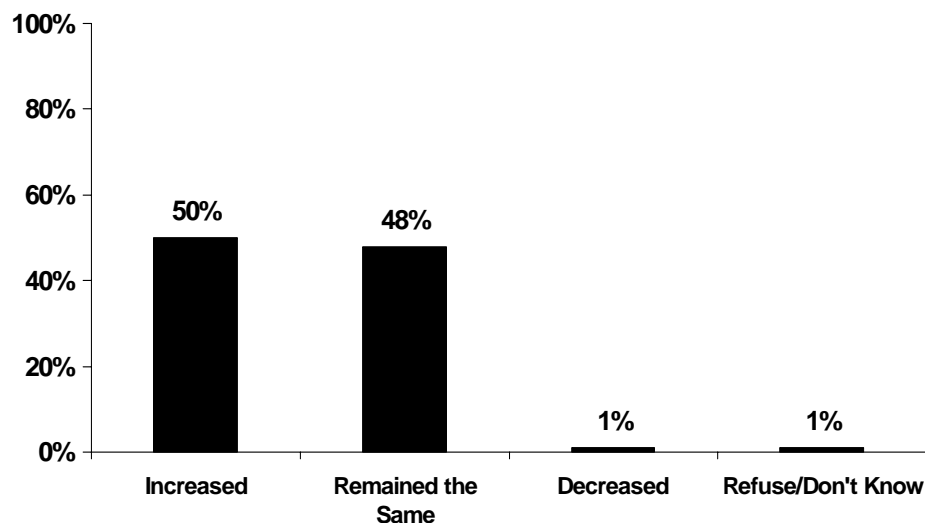
Results of the study are presented as they relate to the specific topic areas addressed by the survey. The reader should note, when reading the report that the term significant refers to “statistical significance”.

3.1 Perceptions of Recent Changes in Neighbourhoods

Respondents that had lived in their current dwelling for longer than one year (n=355) 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. Half (50%) of respondents believed the number of cars parked on the streets had increased, 48% believed it had remained the same, and only 1% of respondents believed on-street parking had decreased. Refer to Figure 1, below.

Figure 1

Perception of Change in Number of Vehicles Parked on Streets



n=355

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

Respondent subgroups significantly more likely to indicate the **number of vehicles parked on the streets and lanes had increased** included:

- Those that also indicated the number of vehicles parked on driveways had increased (79% versus 36% of those that believed they had remained the same or decreased); and
- Respondents that had lived in their current dwelling for 11 years or more (58% to 61% versus 41% of those that had lived in their current home between 1 and 5 years).

Respondent subgroups significantly more likely to indicate the **number of vehicles parked on the streets and lanes had remained the same** included:

- Those that also indicated the number of vehicles parked on driveways had remained the same or decreased (63% versus 21% of those that believed they had increased); and
- Respondents that had lived in their current dwelling between 1 and 10 years (53% to 58% versus 35% of those that had lived in their current home for 25 years or more).

Respondents that believed the number of vehicles parked on the streets and lanes had increased in their neighbourhood (n=178) were asked why they felt that way. More people owning vehicles or more cars per family (21%) and local kids now being able to drive and have cars (21%) were the most frequent responses, followed by population increases within their neighbourhood (11%). Respondents also indicated that more sub-letting, house sharing, and basement suites contributed to an increased number of vehicles parked on the streets and lanes (9%). See Table 1, below, for responses provided by 2% of respondents or more. For all mentions, refer to detailed data tables, under separate cover.

Table 1

Why do you think the number of vehicles parked on the streets and lanes has increased?	
Base: Respondents that believed the number of vehicles parked on the streets and lanes has increased since living in their current residence	Percent of Respondents (n=178)
More people own vehicles/more cars per family	21
Local kids are now able to drive and have cars	21
More people have moved into the houses/neighbourhood/more large families moved in	11
More people due to sub-letting, rentals, house sharing, and basement suites	9
Moved into a new development with more people	8
Population increase/city has grown	5
More people work in the area/people walk here and walk to work/businesses	3
Condo/apartment – too many cars to fit into lot/visitors/people don't want to pay for parking	3
Near the university/college: more students are parking on my street	2
People operating businesses from home/parking business vehicles	2
I live across from school/play ground: busy with cars/school buses	2
No room for us to park on our own street/lanes/too little parking	2
No garages/poor back lanes	2
New owners/change in demographics/change in people (unspecified)	2
LRT/people park here and take bus/LRT	2
It has increased (unspecified)	2
Streets are narrow/zero lot line/high density housing	2

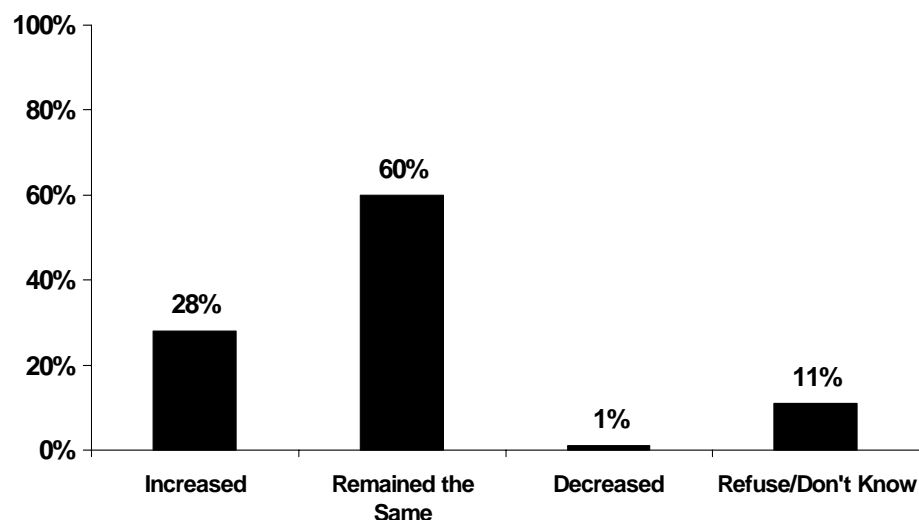
Only three (3) respondents felt parking on streets and lanes had decreased (n=3), and their reasons for feeling that way included:

- New parking restrictions (1 respondent);
- Kids moved out (1 respondent); and
- More garages have been built in back lanes (1 respondent).

More than one-quarter (28%) 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. Sixty percent (60%) of respondents believed the number of vehicles parked on private driveways remained the same, and only 1% believed it had decreased. See Figure 2, below.

Figure 2

Perception of Change in Number of Vehicles Parked on Private Driveways



n=355

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

Respondent subgroups significantly more likely to indicate the **number of vehicles parked on private driveways had increased** included:

- Those that also indicated the number of vehicles parked on streets and lanes had increased (44% versus 12% of those that believed they had remained the same or decreased);
- Respondents that lived in recently developed areas (38% versus 17% of those living in mature developments);
- Respondents with three or more people in their household (32% versus 17% of those with one person in their household); and
- Respondents that owned their homes (31% versus 11% of those that rented their homes).

Respondent subgroups significantly more likely to indicate the **number of vehicles parked on private driveways had remained the same** included:

- Those that also indicated the number of vehicles parked on streets and lanes had remained the same or decreased (78% versus 43% of those that believed they had increased); and
- Respondents that lived in mature developments (66% versus 54% of those living in recently developed areas).

When asked why they believed the number of vehicles parked on private driveways had increased (n=99), 29% indicated that more people owned vehicles or that there were more cars per family (29%), and that local kids were now able to drive and have cars (28%). Eleven percent (11%) of respondents indicated they had moved into a new development, and there were now more people residing in their neighbourhood (11%). Respondents also thought that more people sub-letting, house sharing and basement suites (8%) along with population increases in their neighbourhood (7%) attributed to an increase in vehicles parked on private driveways. See Table 2, below, for frequently mentioned responses. Refer to detailed data tables for all mentions, provided under separate cover.

Table 2

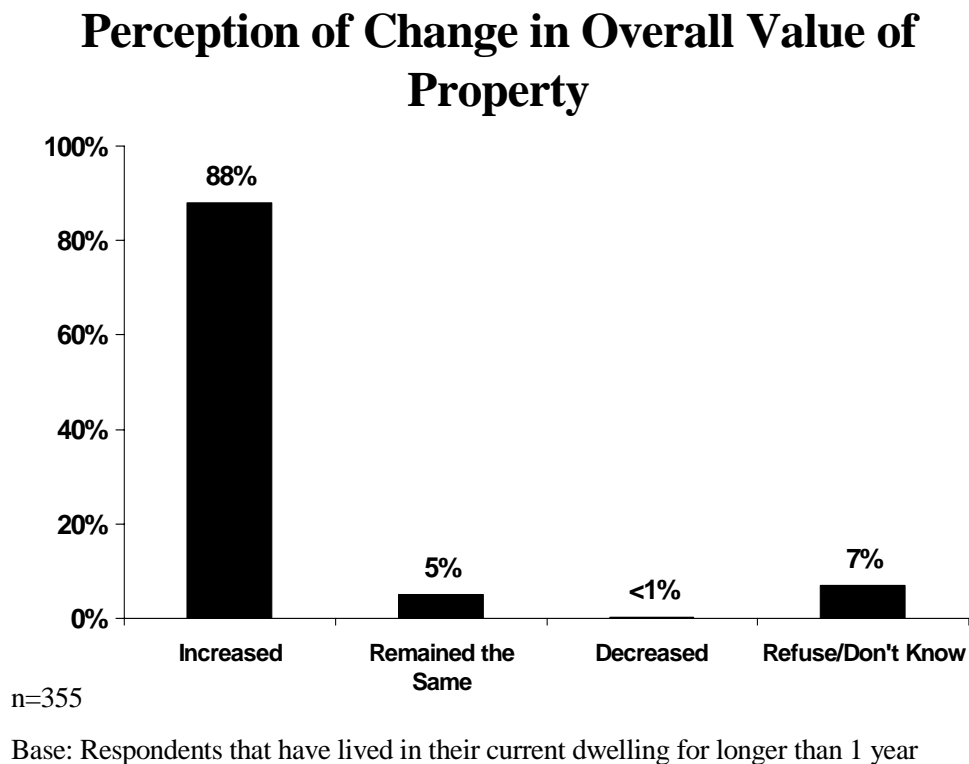
Why do you think the number of vehicles parked on private driveways has increased?	
Base: Respondents that believed the number of vehicles parked on private driveways has increased since living in their current residence	Percent of Respondents (n=99)
More people own vehicles/more cars per family	29
Local kids are now able to drive and have cars	28
I moved into a new development so now there are more people	11
More people due to sub-letting, rentals, house sharing, and basement suites	8
More people have moved into the houses/neighbourhood/more large families moved in	7
Garages are not used for cars (e.g. filled with junk)	4
No room for us to park on our own street/lanes/too little parking	2

Reasons given by the four (4) respondents that believed the number of vehicles parked on private driveways had decreased included:

- Fewer cars park here because it is a large lot (1 respondent);
- They park on the streets (1 respondent);
- They park in their garages (1 respondent); and
- People are moving out (1 respondent).

The majority (88%) of respondents believed that the overall value of their property had increased since living there. Less than 1% of respondents believed their property value had decreased, and 5% believed it had remained the same. Refer to Figure 3, below.

Figure 3



Respondent subgroups significantly more likely to indicate the **overall value of their property had increased** included:

- Respondents that owned their homes (94% versus 54% of those that rented their homes);
- Female respondents (92% versus 83% of male respondents);
- Respondents that were aware that secondary suites currently existed in the City of Edmonton (91% versus 65% of those that believed they did not exist or were unsure);
- Respondents that expected to be living in Edmonton in the next 5 years (90% versus 79% of those that did not expect to be living in Edmonton); and
- Those with 2 or more people in their household (89% to 93% versus 75% of those with one person in their household).

Respondents most frequently attributed an increase in their property's value (n=312) to the economy, including the market focus of the economy and the strong demand and short supply of housing (67%). Nine percent (9%) of respondents indicated that property values have gone up in general, and 8% believed the price of everything had increased. Other respondents believed their nice, well-located, popular, or improved neighbourhood (7%), or improvements made to their home (6%) resulted in their increased property value. Refer to Table 3, below, for responses provided by 1% of respondents or more. See detailed data tables for all mentions.

Table 3

Why do you think the overall value of your property has increased?	
Base: Respondents that believed the overall value of their property has increased since living there	Percent of Respondents (n=312)
Economy/market focus/strong demand/short supply	67
Property values have gone up (no reason specified)	9
Price of everything has increased/inflation	8
Our neighbourhood is nice/well-located/popular/had improvements	7
Improvements/renovations to my house	6
Housing prices have gone up all over/Edmonton is just catching up	4
Based on what my tax notice says/my taxes have increased	3
I see others nearby selling for more/faster	3
Cost of building a home has increased (labour and material)	1

The one respondent that felt their overall property value had decreased and attributed the decline to overgrown trees that required maintenance.

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:

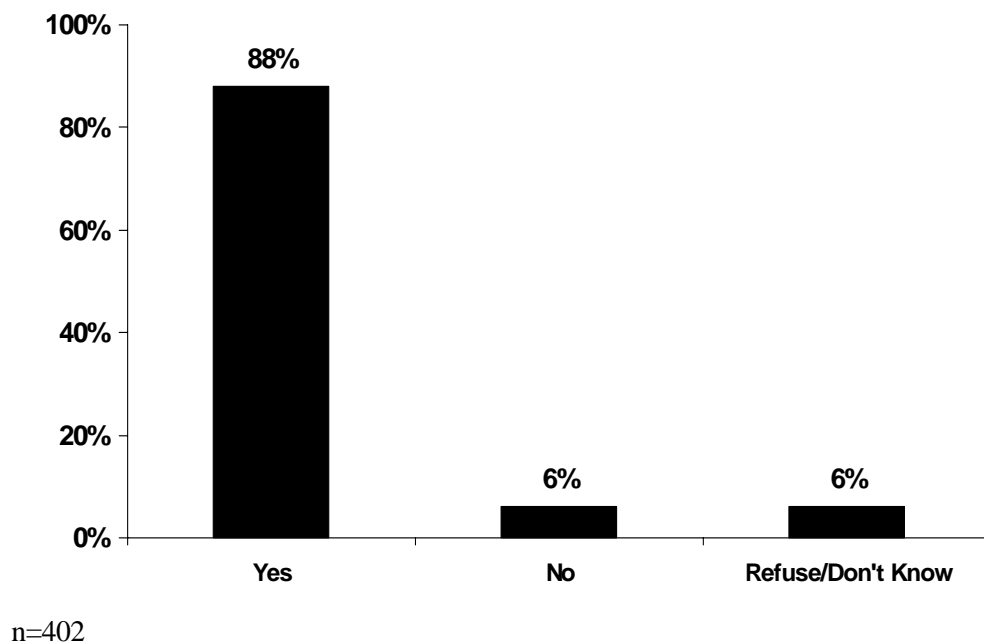
“A secondary suite is any self-contained dwelling unit that includes a kitchen, bathroom, and sleeping accommodation contained within a principal dwelling. While many people refer to these dwellings as basement suites, there are other types of secondary suites including garage suites, suites built above 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 (88%) indicated that secondary suites do exist in the City of Edmonton, while 6% believed they do not exist and 6% were unsure. Refer to Figure 4, below.

Figure 4

Existence of Secondary Suites in Edmonton



Respondent subgroups significantly more likely to indicate that **secondary suites do not exist in the City of Edmonton** included:

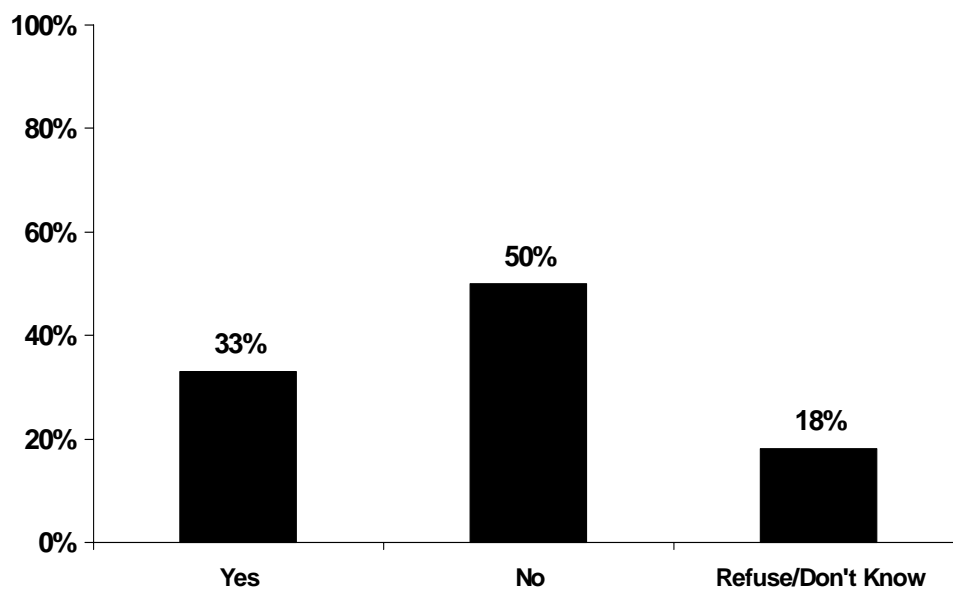
- Respondents that would not create a secondary suite and would strongly object if their neighbours did so (13% versus 1% of those that would have some reservations if their neighbours created a secondary suite); and
- Those that had seniors residing in their household (12% versus 4% of those without seniors).



Respondents aware of the existence of secondary suites in the City of Edmonton (n=354) were asked whether or not there were any secondary suites in their neighbourhood. One-third (33%) of respondents indicated that secondary suites did exist within their neighbourhood, half (50%) believed they did not, and 18% were unsure whether secondary suites existed in their neighbourhood. Refer to Figure 5, below.

Figure 5

Existence of Secondary Suites in Neighbourhood



n=354

Respondents that lived in mature developments were significantly more likely to believe **there are secondary suites in their neighbourhood** (46% versus 19% of those living in recently developed areas).

Respondent subgroups significantly more likely to indicate the **there are not secondary suites in their neighbourhood** included:

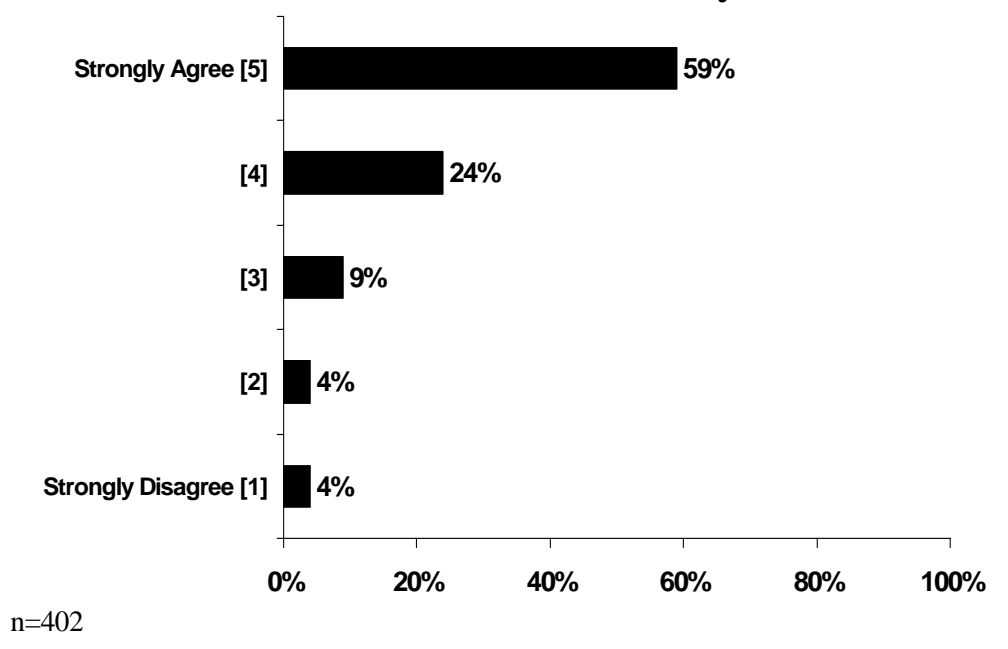
- Respondents that had lived in their current dwelling for 25 years or more (57% versus 36% of those living in their current home for less than one year); and
- Respondents that owned their homes (54% versus 33% of those that rented their homes).

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. The majority (83%) of respondents agreed that this was the City's responsibility, 8% disagreed, and 9% 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"



Respondents that indicated that secondary suites do not exist in their neighbourhood were significantly more likely to **agree it is the City's responsibility to ensure that all existing secondary suites conform to specific standards for size and safety** (86% versus 75% of those indicated secondary suites do exist in their neighbourhood).

When asked why they disagreed or were neutral that it is the City's responsibility to ensure all existing secondary suites conform to specific standards (n=66), respondents frequently indicated it was beyond the scope of the City or none of the City's business, or that it was up to the owner of the property (42%). Respondents also believed it is the tenant's choice to live in a secondary suite (11%) and that a suite may be livable but not meet standards or that the definition of "safe" varies according to the person that resides there (8%). Eight percent (8%) of respondents believed the City currently "turns a blind eye" towards secondary suites, or were concerned about what standards would be used or whether the City would spot check to ensure the secondary suites conform. See Table 4, below, for responses provided by at least 3% of respondents. Refer to detailed data tables, under separate cover, for all responses.

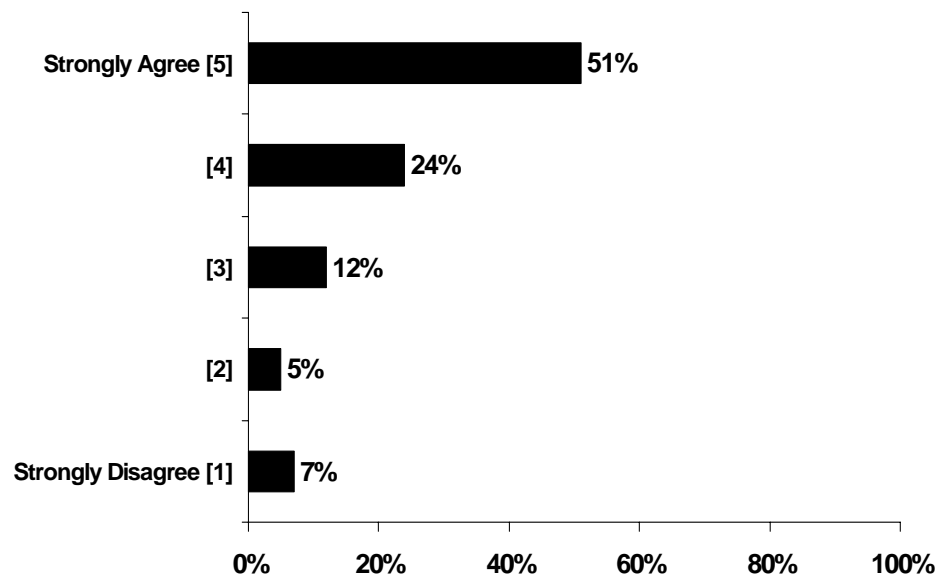
Table 4

Why do you disagree with this statement?	
Base: Respondents that disagreed it is the City's responsibility to ensure all existing secondary suites conform to specific standards (1, 2, or 3)	Percent of Respondents (n=66)
Up to owner/beyond the scope of the City/none of the City's business	42
It is the tenants' choice to live there	11
Places may be livable and yet not meet standards/what is safe varies by the person in it	8
City currently turns a blind eye/what standards are used?/will the City check up?	8
Manpower would be too costly/can't possibly inspect them all/ bureaucracy	6
Standard building code regarding electricity/heating/plumbing, etc./just check older homes	5
There should be some standards (unspecified)	5
Size does not matter	3
It is not only the City's responsibility – also the owner's	3
Not needed if suite is for family	3

Three quarters (75%) of respondents agreed that it is the City's responsibility to certify or provide permits for existing secondary suites. Twelve percent (12%) of respondents disagreed this was a responsibility of the City, and a further 12% 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=402

Respondents that indicated that secondary suites do not exist in their neighbourhood were significantly more likely to **agree it is the City’s responsibility to certify or provide permits for existing secondary suites** (80% versus 67% of those that indicated there were secondary suites in their neighbourhood).

Respondents that disagreed or were neutral that it is the City's responsibility to certify or provide permits for existing secondary suites (n=93) were asked to indicate why. Nearly half (46%) indicated that regulating secondary suites was up to the owner, permits should not be necessary, or that it should not be a concern of the City. Respondents also indicated the City already had enough work to do already or that this responsibility would create extra work, cost, or be complicated with bureaucracy (7%), and that the City should check into safety or other standards, but no permit should be necessary (5%). See Table 5, below, for responses provided by at least 2% of respondents. Refer to detailed data tables, under separate cover, for all responses.

Table 5

Why do you disagree with this statement?	
Base: Respondents that disagreed it is the City's responsibility to certify or provide permits for existing secondary suites (1, 2, or 3)	Percent of Respondents (n=93)
Up to owner/shouldn't need a permit/none of the City's business	46
Neutral/neither agree nor disagree	8
City had enough to do already/extra work/cost/bureaucracy	7
No permit but there should be standards/safety/City should do some checking	5
Should not need a permit if suite is for relative	4
Tax grab/pay taxes on suite	4
It is the tenant's choice to live there	3
Paperwork for owner/creates problems	2
Should not shut existing suites down	2
People are adding suites to make money/help housing shortage/for family	2

3.3 Development of Secondary Suites

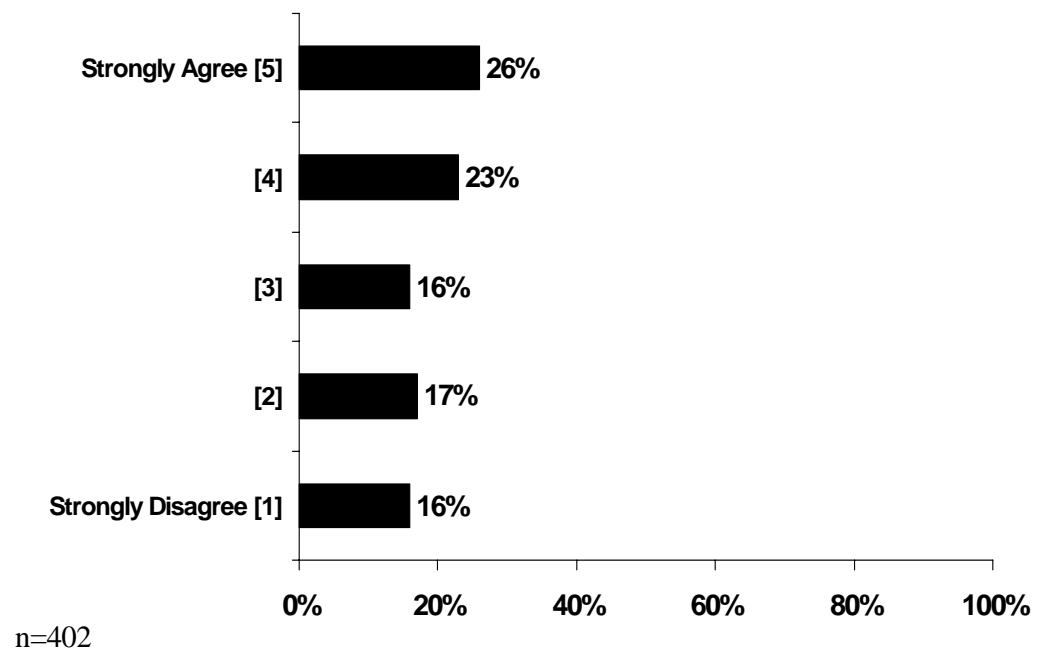
Respondents were asked a number of questions regarding the development of new secondary suites within the City of Edmonton, including the role of the City and rules and conditions to be placed on the suites.

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. Half (49%) of respondents agreed this was a City responsibility, while one-third (33%) 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"



Respondent subgroups significantly more likely to agree it is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites within the City of Edmonton included:

- Respondents that have lived in their current dwellings for less than one year (72% versus 40% to 51% of those that had lived in their homes between 1 and 24 years); and
- Those that would not be bothered if their neighbours created a secondary suite (51% versus 33% of those that would have some reservations and 34% of those that would strongly object if their neighbors created a secondary suite).

Respondents that disagreed or were neutral that it is a City responsibility to provide support to homeowners to encourage the creation of new secondary suites (n=199) were asked to indicate why. More than half (53%) of respondents believed this was not a responsibility of the City or that it was up to property owners instead. Six percent (6%) of respondents were concerned about congestion, parking, crime, the impact on property values, or other problems they associated with the development of secondary suites. A further 6% believed secondary suites were not the solution to the housing shortage, or that apartments and condos being built would have more of an impact. Refer to Table 6, below, for responses provided by 2% of respondents or more. For all mentions, refer to the detailed data tables.

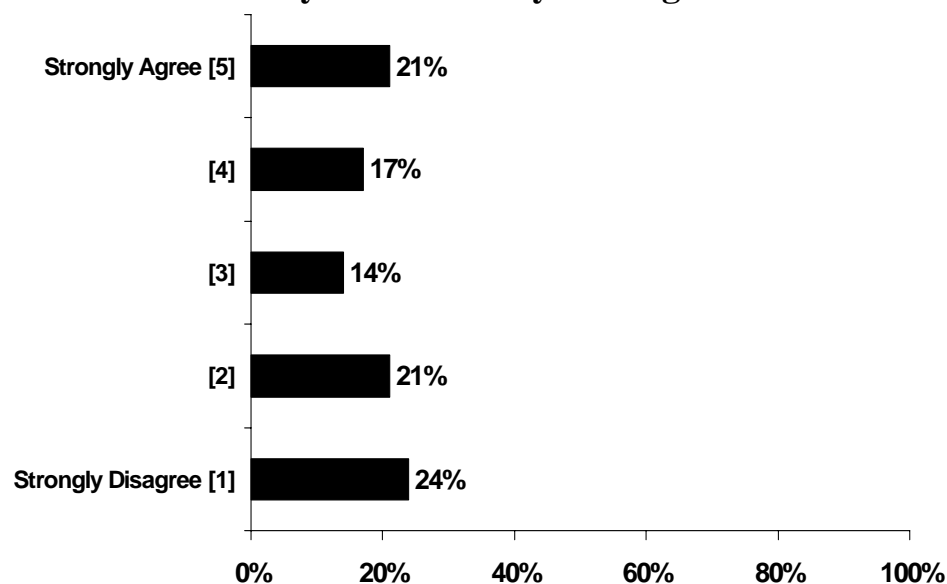
Table 6

Why do you disagree with this statement?	
Base: Respondents that disagreed 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 (1, 2, or 3)	Percent of Respondents (n=199)
It is not the City's responsibility/up to the owner	53
Concerned about congestion/parking/problems/crime/impact on property value	6
This is not the solution to the housing shortage/apartments and condos are being built	6
City should provide some support but it is not their responsibility – also owners and tenants	5
Will cause increased taxes/taxpayers should not be paying for this	5
Neutral/neither agree nor disagree	4
City should set standards only/ensure safety	4
I don't agree with secondary suites	3
Do not want suites in my neighbourhood	3
I don't want a suite in my home/many people do not want a suite in their home	2
OK if the City promotes the concept and provides information	2
The City is busy with other things/a huge undertaking	2
It depends on the meaning of "support"	2

Compared to encouraging development within the City, fewer respondents (38%) agreed it is the City's responsibility to encourage the creation of new secondary suites within their neighbourhood. Forty-five percent (45%) of respondents disagreed it is the City's responsibility to encourage secondary suite development in their neighbourhood, 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=402

Respondent subgroups significantly more likely to agree it is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites within their neighbourhood included:

- Respondents that have lived in their current dwellings for less than one year (57% versus 32% to 43% of those living in their homes between 6 and 24 years);
- Respondents that indicated that secondary suites did not exist in the City of Edmonton or were unsure (56% versus 35% of those that indicated they do exist);
- Those that rented their homes (52% versus 34% of home owners); and
- Respondents that would not be bothered (36%) or would have some reservations (31%) if their neighbours created a secondary suite (versus 11% of those that would strongly object).

Respondent subgroups significantly more likely to **disagree** it is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites within their neighbourhood included:

- Respondents that have lived in their current dwellings 25 years or more (56% versus 32% to 40% of those that had lived in their homes for 5 years or less); and
- Those that owned their homes (49% versus 27% of renters).

When asked why they disagreed or were neutral that it is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites in their neighbourhood (n=237), half (50%) of respondents believed this was not a responsibility of the City or that it was up to the property owner instead. Seven percent (7%) of respondents indicated they did not want secondary suites in their neighbourhood, that it should remain a single-family area, and 6% were concerned about various problems they associated with secondary suites, including congestion, traffic, parking, and the impact on property values. See Table 7, below, for responses provided by 1% of respondents or more.

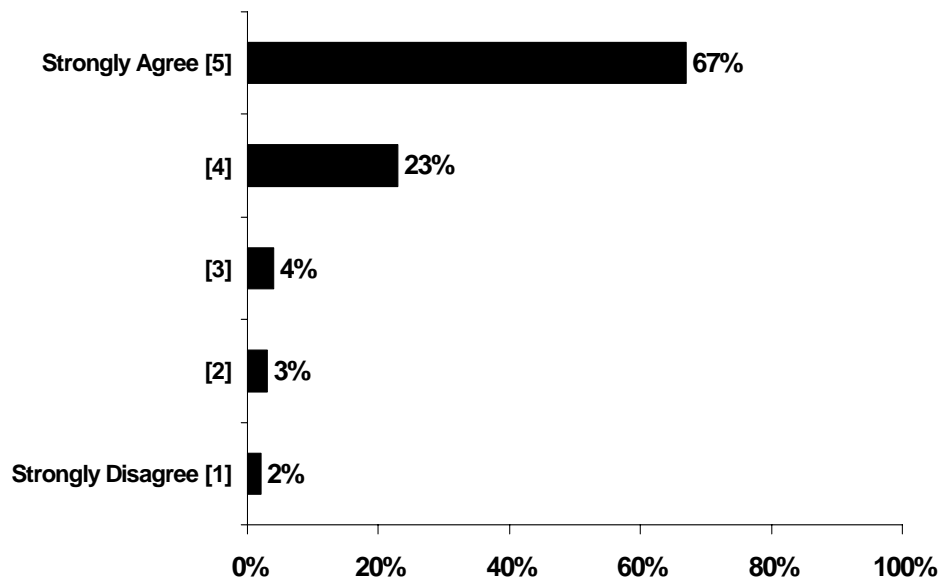
Table 7

Why do you disagree with this statement?	
Base: Respondents that disagreed it is the City's responsibility to provide support to homeowners to encourage the creation of new secondary suites within their neighbourhood (1, 2, or 3)	Percent of Respondents (n=237)
It is not the City's responsibility/up to the owner	50
Do not want suites in my neighbourhood/it should remain a single-family area	7
Concerned about congestion/traffic/parking/problems/impact on property value	6
Don't want taxes to rise – landlord gets benefit so should not be subsidized by taxpayers	6
Not the solution to housing shortage/apartments and condos are being built/should provide low-cost housing	6
Wary of renters – strangers/crime/low income/can't control who moves in/ do not look after property/need guidelines	4
OK if the City promotes the concept but should not subsidize	3
Will get too crowded/need to limit the number of people	3
Our houses are not set up for that/live in townhouse or condo	3
It depends on the meaning of "support"	2
Why should they be involved?/why encourage it in established neighbourhoods?/housing crisis is not citizens' problem	2
City should set standards only/ensure safety	2
The City is busy with other things/has other responsibilities/a huge undertaking	2
Should be a shared responsibility between City and owner/tenant	1
Current zoning should deal with this issue	1

The majority (90%) 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. Only 5% of respondents disagreed this was a responsibility of the City, and 4% 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=402

Female respondents were significantly more likely to agree it is the City’s responsibility to ensure all new secondary suites conform to specific standards for size and safety (93% versus 86% of male respondent).

Of respondents that disagreed it is the City's responsibility to ensure that all new secondary suites conform to specific standards (n=37), 38% believed this was beyond the scope of the City or that it should be a responsibility of the property owner. Respondents also indicated that it is the tenant's choice to live in a property (14%), that if there are too many regulations people will not create secondary suites (14%), and that there should be safety standards but not size standards (11%). See Table 8, below, for responses provided by at least 3% of respondents.

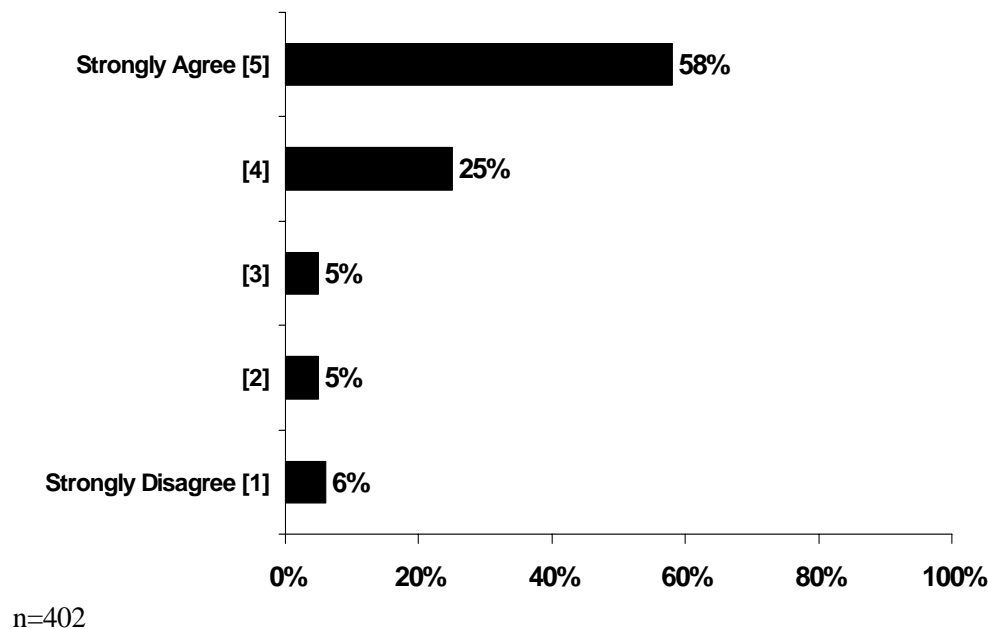
Table 8

Why do you disagree with this statement?	
Base: Respondents that disagreed it is the City's responsibility to ensure that all new secondary suites conform to specific standards (1, 2, or 3)	Percent of Respondents (n=37)
Beyond scope of City/up to owner	38
It is the tenant's choice to live there	14
If there are too many regulations/too hard to conform other people will not have suites	14
There should be safety standards but not size standards	11
City is busy with other things/should concentrate on other things	8
Not needed if used for family	3

Respondents were also asked to indicate their agreement that it is the City's responsibility to certify or provide permits for new secondary suites. The majority (83%) of respondents agreed this was a responsibility of the City, while 11% disagreed and 5% 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"



Respondent subgroups significantly more likely to **agree it is the City's responsibility to certify or provide permits for new secondary suites** included:

- Respondents that had lived within their current dwelling between 6 and 10 years (92% versus 75% of those living in their home for 25 years or more);
- Respondents without seniors in their household (86% versus 73% of those with seniors); and
- Those that expected they will be living in Edmonton in the next five years (85% versus 70% of those that did not expect to be living in Edmonton).

Half (50%) of respondents that disagreed it is the City's responsibility to certify or provide permits for new secondary suites (n=64) indicated that this should be a responsibility of the property owner or that a permit should not be required. Nine percent (9%) of respondent believed permits were a "tax grab" or were concerned about the cost of permits, and 8% believed that permits would create too much paperwork, would slow things down, would be an unnecessary barrier, or would create additional costs to the City. See Table 9, below, for responses provided by at least 3% of respondents.

Table 9

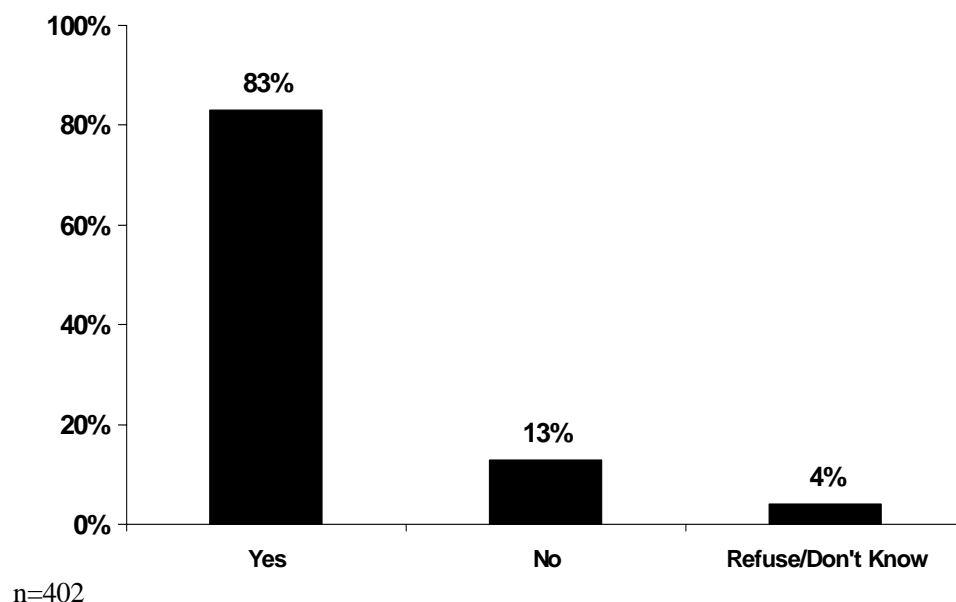
Why do you disagree with this statement?	
Base: Respondents that disagreed it is the City's responsibility to certify or provide permits for new secondary suites (1, 2, or 3)	Percent of Respondents (n=64)
Should not need a permit/up to owner	50
Just a tax grab/cost of permit	9
Too much paperwork/will slow things down/unnecessary barrier/costs to City	8
Should have safety standards and inspections but not a permit	6
No permit if the suite is for family members	6
It is not the City's responsibility – also the owner's	3

3.3.2 New Secondary Suite Conditions

The majority (83%) of respondents agreed that there should be rules or conditions placed on creating opportunities for new secondary suites. Thirteen percent (13%) of respondents disagreed there should be rules or conditions, while 4% were unsure. See Figure 12, below.

Figure 12

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



Respondents that were aware that conditions currently exist for secondary suites were significantly more likely to **agree there should also be rules or conditions placed on creating opportunities for new secondary suites** (90% versus 80% of those that were not aware).

When asked what rules or conditions should be in place for secondary suites (n=333), respondents most commonly indicated that secondary suites should be safe, livable, or be up to health standards (41%). Respondents also believed secondary suites should conform to standard building codes regarding electricity, heating, plumbing, and other inspection requirements (9%), that the lot size must be larger than the minimum required for the principal dwelling to accommodate a secondary suite (7%), and that off-street parking must be provided for the tenant of the suite (7%). See Table 10, below, for responses provided by at least 2% of respondents. For all mentions, refer to detailed data tables, under separate cover.

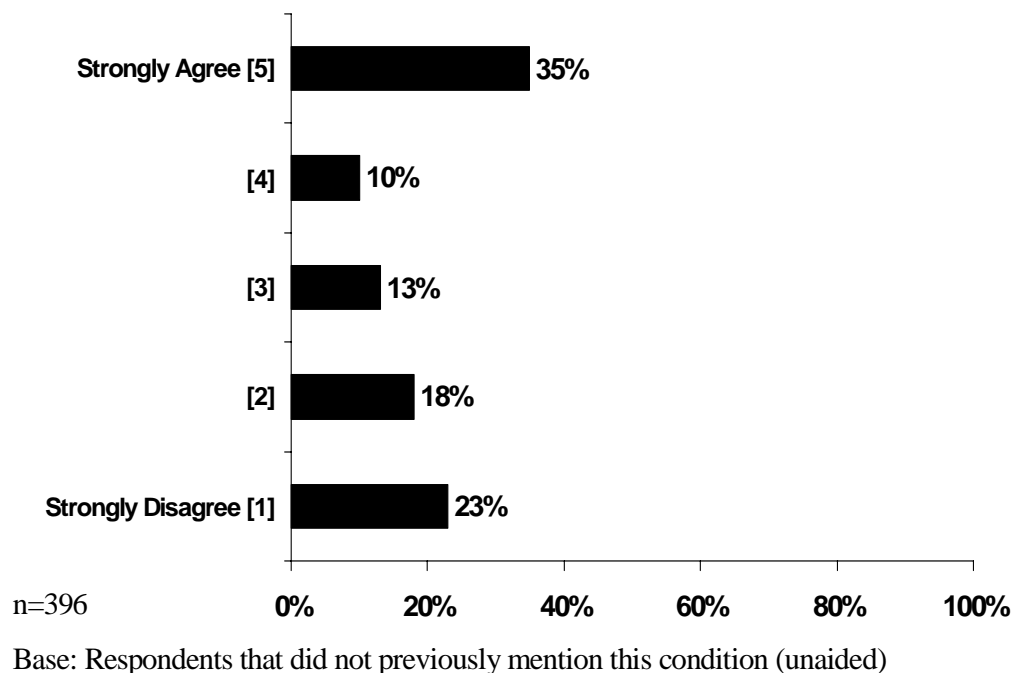
Table 10

What are these rules or conditions?	
Base: Respondents that think there should be rules or conditions placed on creating opportunities for new secondary suites	Percent of Respondents (n=333)
Safety/health/livable	41
Standard building code regarding electricity/heating/plumbing/inspections	9
Lot size must be larger than the minimum required for the principal dwelling to accommodate a secondary suite	7
Off-street parking must be provided for the tenant (renter) of the secondary suite	7
Limit of one secondary suite per dwelling	5
Secondary suites should only be allowed in select areas or neighbourhoods	5
Meet/adequate standards (unspecified)	5
The secondary suite must be smaller than the main dwelling unit in the residence	4
Limit on the number of secondary suites within a neighbourhood	4
Limit number of people	4
Minimum size requirements	4
Rent control/caps/fare/affordable rent	4
Cleanliness/well-maintained/attractive/quality	3
Separate entrance/proper access	3
Adequate parking/limit number of cars/traffic considerations	3
Home owner must reside in the principal dwelling	2
Consult community/community approval/people should have to justify it	2
Windows – must have some/good size	2
Follow by-laws/noise/behaviour of tenants/pets/smoking	2
Zoning by-laws/allow in existing zones only/closer to multi-unit dwellings/not in single family dwellings	2

Respondents that had not stated a specific condition on an unaided basis were asked to indicate their agreement with each specific rule or condition. Nearly half (45%) of respondents (n=396) agreed that the homeowner must reside within the principal dwelling, while 41% disagreed and 13% were neutral. See Figure 13, below.

Figure 13

Homeowner Must Reside in the Principal Dwelling



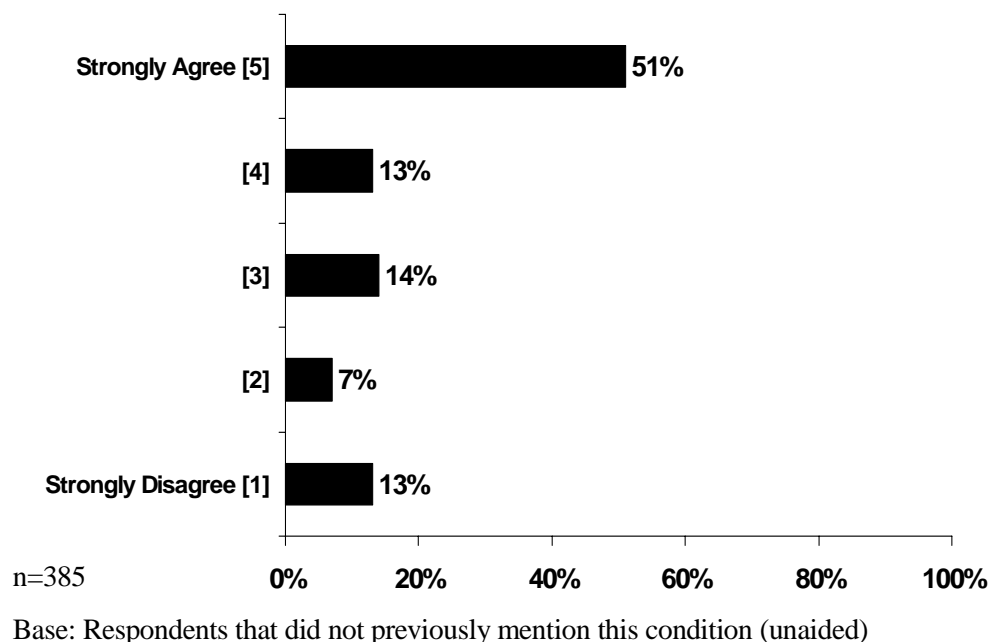
Respondent subgroups significantly more likely to **agree** with the condition that **the homeowner must reside in the principal dwelling** included:

- Respondents that would strongly object if their neighbour developed a secondary suite (65% versus 42% of those that would not be bothered);
- Those with seniors residing in their household (61% versus 40% of those without seniors);
- Respondents that had lived within their current dwelling for 25 years or more (59% versus 36% to 40% of those living in their home for 10 years or less);
- Those that also believed the number of cars parked on streets and laneways or private driveways had increased (54% and 55% versus 39% and 43% of those that believed the number of cars had decreased or remained the same); and
- Respondents that owned their homes (48% versus 33% of those that rented).

Nearly two-thirds (64%) of respondents agreed that a limit of one secondary suite per dwelling should be in place for secondary suites to gain a permit, while 20% disagreed with this requirement and 14% were neutral. See Figure 14, below.

Figure 14

Limit of One Secondary Suite per Dwelling



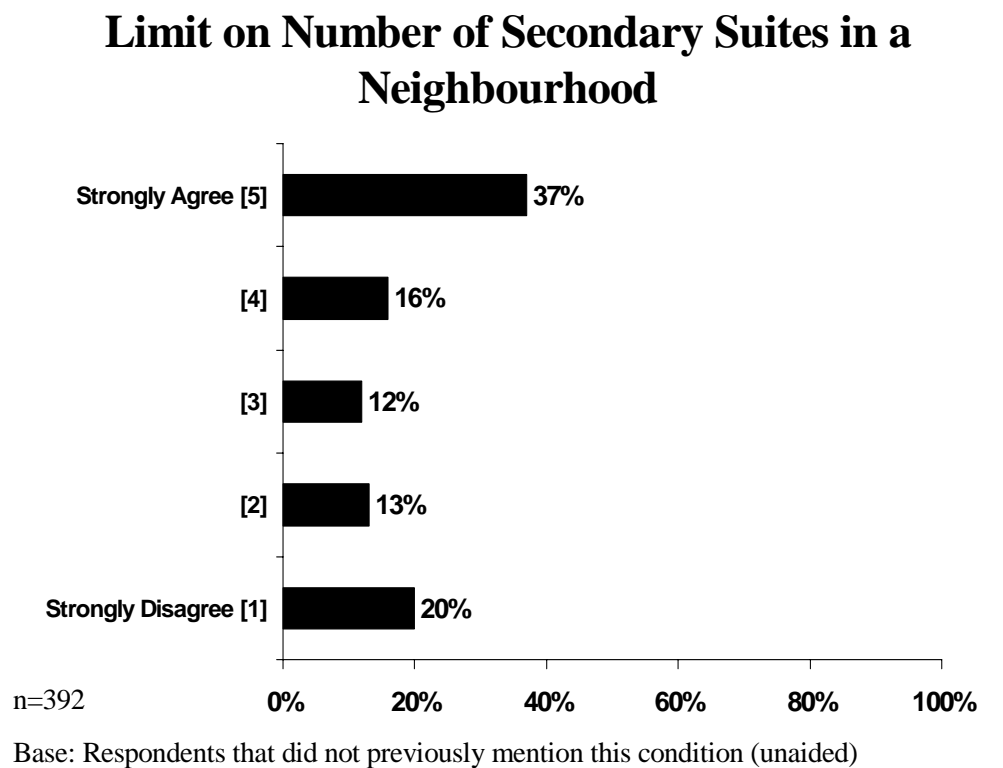
Respondent subgroups significantly more likely to **agree** with the condition of a **limit of one secondary suite per dwelling** included:

- Those with children in their household (71% versus 60% of those without children);
- Respondents with 3 or more people residing in their household (69% versus 56% of those with one person in their household);
- Respondents that had lived within their current dwelling for 6 years or longer (68% to 74% versus 46% of those living in their home for less than one year);
- Respondents that indicated secondary suites did not exist within their neighbourhood (68% versus 56% of those that indicated they did exist in their neighbourhood); and
- Those that owned their homes (67% versus 51% of renters).

Respondents that had lived within their current dwelling for 5 years or less were significantly more likely to **disagree** with the condition of a **limit of one secondary suite per dwelling** (26% versus 10% of those living in their home for 25 years or more).

More than half (53%) of respondents agreed that there should be a limit for the number of secondary suites that exist within a neighbourhood. One-third (33%) of respondents disagreed there should be a limit, while 12% were neutral in this regard. See Figure 15, below.

Figure 15



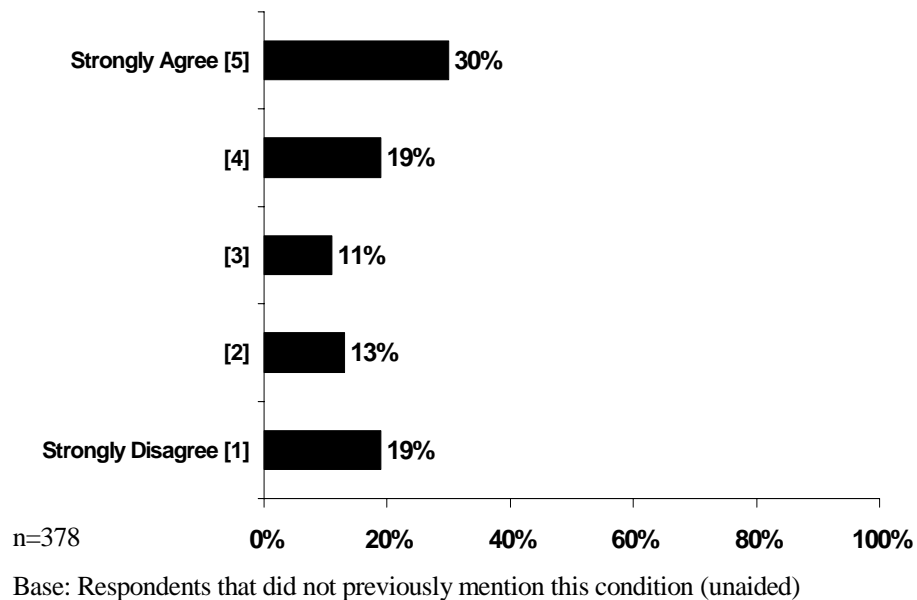
Respondent subgroups significantly more likely to **agree** with the condition of a **limit on the number of secondary suites within a neighbourhood** included:

- Respondents that would have some reservations (79%) or would strongly object (78%) if their neighbours developed a secondary suite (versus 44% of those that would not be bothered if their neighbours developed a suite);
- Those that also believed the number of vehicles parked on private driveways had increased (64% versus 51% that believed the number decreased or remained the same);
- Respondents that owned their home (58% versus 35% of those that rented their home);
- Respondents that have lived within their current dwelling for 6 years or longer (57% to 66% versus 36% of those living in their home for one year or less); and
- Those that expected to be living in Edmonton in the next 5 years (56% versus 38% of those that did not expect to be living in Edmonton).

Approximately half (49%) of respondents agreed that there should be a condition stating the lot size must be larger than the minimum required for the principal dwelling, in order for a secondary suite to gain a permit. One third (32%) of respondents disagreed this should be a condition, while 11% were neutral in this regard. See Figure 16.

Figure 16

Lot Size Must be Larger than the Minimum Required for the Principal Dwelling



Respondent subgroups significantly more likely to **agree** with the condition that the **lot size must be larger than the minimum required for the principal dwelling alone in order to have a secondary suite** included:

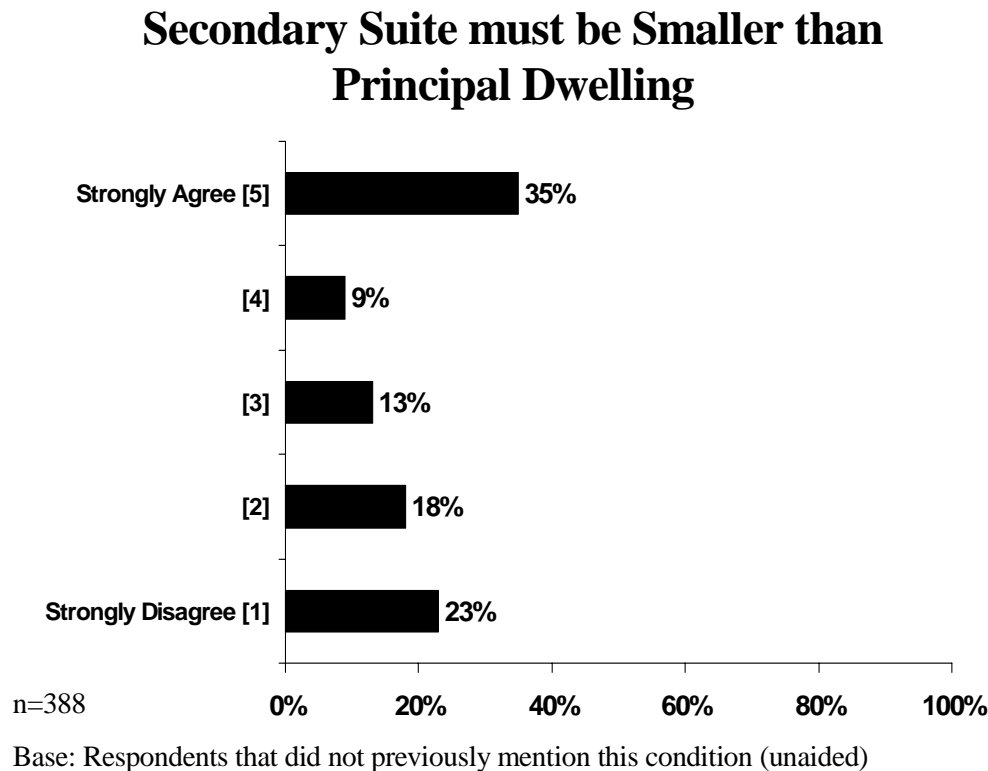
- Those that indicated secondary suites did not exist in the City of Edmonton or were unsure (70% versus 46% of those that indicated they did exist);
- Respondents that rented their homes (60% versus 47% of those that owned their home); and
- Respondents that would have some reservations (57%) or would strongly object (67%) if their neighbours developed a secondary suite (versus 37% of those that would not be bothered if their neighbours developed a suite).

Respondents that lived in their current dwelling between 1 and 5 years were significantly more likely to **disagree** with the condition that the **lot size must be larger than the minimum required for the principal dwelling alone in order to have a secondary suite** (36% versus 18% of those living in their current home for less than one year).



Forty-four percent (44%) of respondents agreed there should be a condition that secondary suites must be smaller than the principal dwelling in order to gain a permit. Forty-one percent (41%) disagreed this should be a condition, while 13% were neutral. See Figure 17.

Figure 17



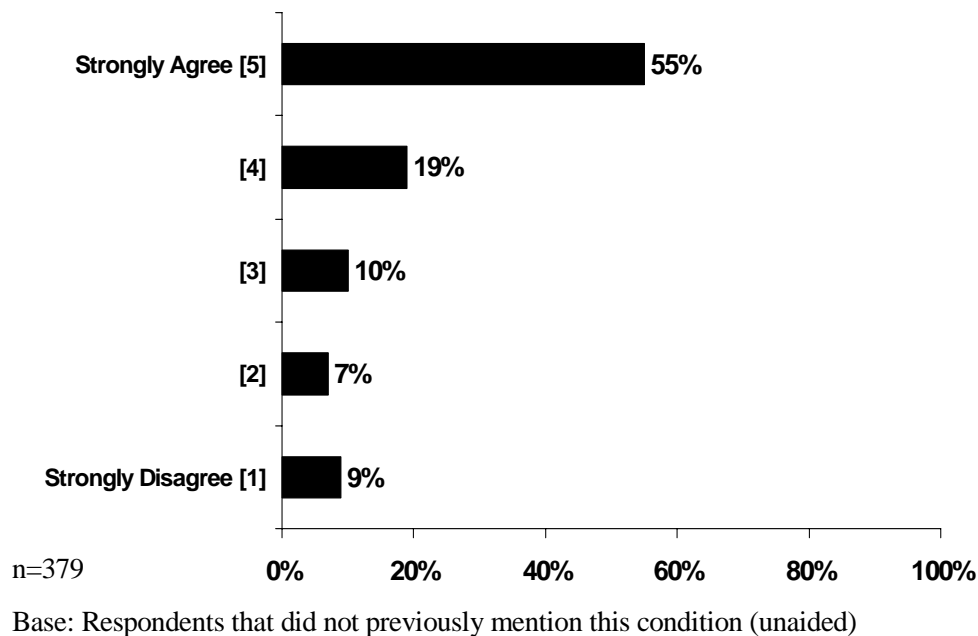
Respondent subgroups significantly more likely to **agree** with the condition that the **secondary suite must be smaller than the principal dwelling** included:

- Respondents that would strongly object if their neighbours developed a secondary suite (63% versus 40% of those that would not be bothered if their neighbours developed a suite);
- Respondents with seniors in their household (58% versus 39% of those without seniors);
- Those that indicated secondary suites did not exist in the City of Edmonton or were unsure (57% versus 42% of those that indicated they did exist);
- Those living in their current dwelling for 25 years or longer (56% versus 37% to 38% of those living in their home for 10 years or less);
- Respondents that believed the number of vehicles parked on streets and lanes had increased (51% versus 38% that believed the number had decreased or remained the same); and
- Respondents that were homeowners (46% versus 34% of those that rented).

When asked whether or not off-street parking must be provided for the tenant of a secondary suite, three-quarters (74%) of respondents agreed, 16% disagreed, and 10% were neutral. See Figure 18.

Figure 18

Off-Street Parking Must be Provided for Tenant

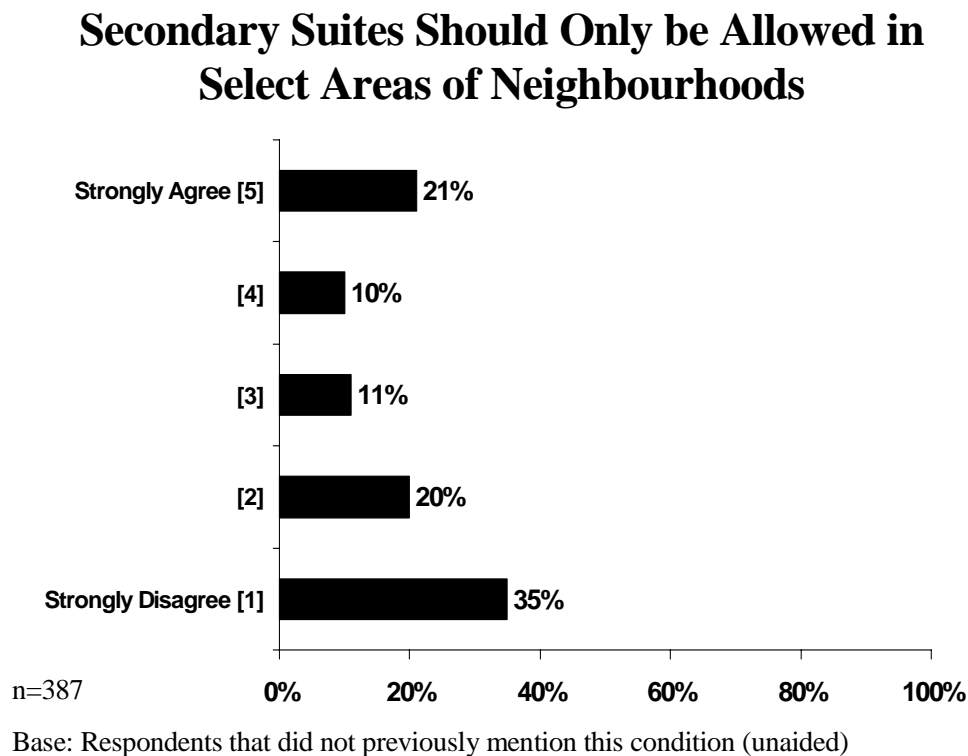


Respondent subgroups significantly more likely to **agree** with the condition that **off-street parking must be provided for tenants of secondary suites** included:

- Those that indicated secondary suites did not exist in the City of Edmonton or were unsure (92% versus 72% of those that indicated they did exist); and
- Respondents that would have some reservations (84%) or strongly object (88%) if their neighbours developed a secondary suite (versus 67% of those that would not be bothered if their neighbours developed a suite).

Of respondents that did not previously specify that new secondary suites should only be allowed in select areas of neighbourhoods (n=387), 31% agreed this should be a condition. More than half (55%) of respondents disagreed secondary suites should only be allowed in select areas of neighbourhoods, while 11% were neutral in this regard. See Figure 19.

Figure 19



Respondent subgroups significantly more likely to **agree** with the condition that **secondary suites should only be allowed in select areas of neighbourhoods** included:

- Those residing in their current dwelling for 25 years or longer (49% versus 22% to 31% of those living in their home between 1 and 10 years);
- Respondents that believed the number of vehicles parked on private driveways had increased (44% versus 27% that believed the number had decreased or remained the same);
- Respondents that would have some reservations (43%) or strongly object (66%) if their neighbours developed a secondary suite (versus 23% of those that would not be bothered if their neighbours developed a suite);
- Those with seniors in their household (39% versus 29% of those without seniors);
- Respondents residing in recently developed areas (37% versus 27% of those living in mature developments);

- Respondents that owned their home (36% versus 16% of those that rented their home); and
- Respondents with 2 or more people in their household (31% to 39% versus 18% of those with one person in their household).

Respondents were given a second opportunity to specify any other conditions they would like to put into place in order for a secondary suite to obtain a permit. Respondents frequently indicated they would like rules for safety (10%), standard building codes regarding electricity (5%), and limits set for the number of people residing in a suite or dwelling (3%). Three percent (3%) of respondents believed the community should be consulted about secondary suites, or that there should be an appeal process in place. Sixty-eight percent (68%) of respondents indicated there were no additional conditions they would like to see in place for secondary suites to obtain permits. See Table 11, below, for responses provided by at least 1% of respondents. See detailed data tables for all mentions.

Table 11

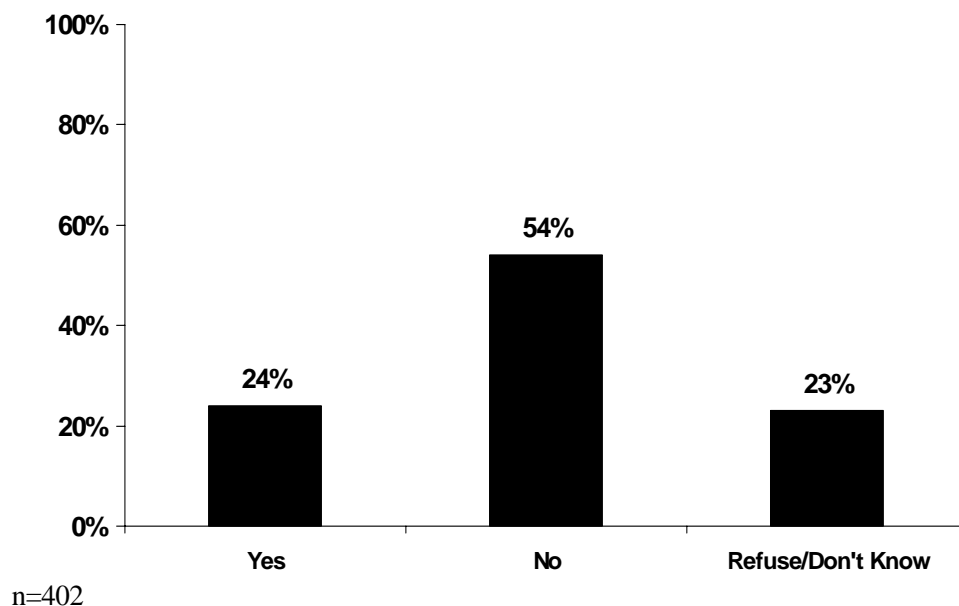
Do you have any other conditions that you would like to put into place in order for a secondary suit to obtain a permit?	
	Percent of Respondents (n=402)
Safety standards	10
Standard building codes regarding electricity	5
Limit number of people per suite/per dwelling	3
Consult community/community approval/appeal process	3
Limit number of vehicles/vehicles per suite/restrict on-suite parking	2
Should be aesthetically pleasing	1
Follow normal landlord-tenant guidelines	1
Separate entrance/number of entrances	1
Rent controls	1
Cleanliness/well-maintained	1
Should be easy to get permits/free/cheap permits	1
Respect neighbours/noise/no drugs/bylaws	1
No other conditions	68

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. Nearly one-quarter (24%) of respondents indicated there were conditions that currently exist, while 54% believed there were not any conditions in place and 23% were unsure. Refer to Figure 20, below.

Figure 20

Are there any conditions that currently exist regarding secondary suites?



Respondents that indicated that secondary suites exist in the City of Edmonton (25%) or in their neighbourhood (36%) were significantly more likely to indicate that **conditions regarding secondary suites currently exist** (versus 10% and 22% of those that indicated they did not exist or were unsure).

Respondent subgroups significantly more likely to indicate that **conditions regarding secondary suites do not currently exist** included:

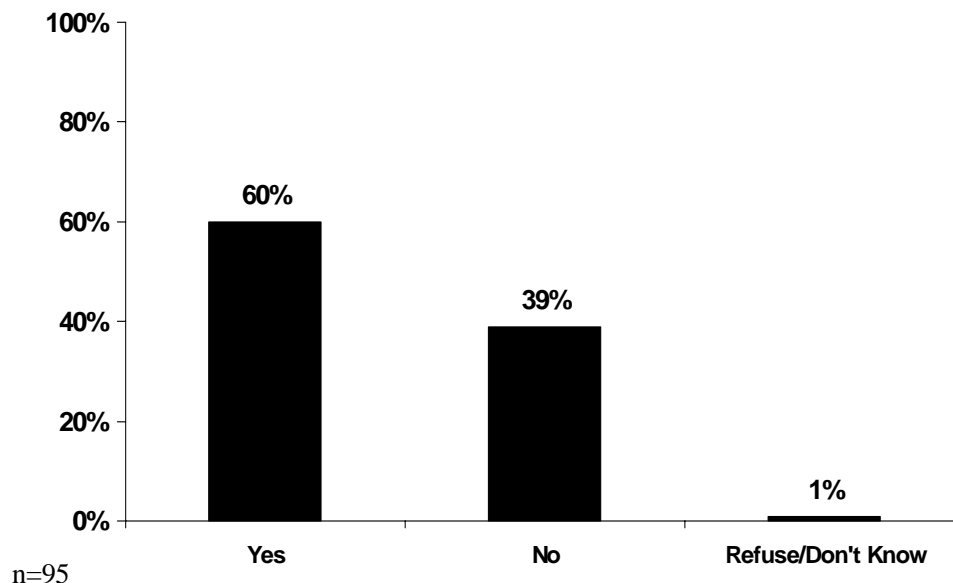
- Respondents residing in recently developed areas (59% versus 49% of those living in mature developments);

- Those that would not be bothered if their neighbours created a secondary suite (58% versus 42% of those that would have some reservations if their neighbours created a suite); and
- Respondents without children in the household (58% versus 45% of those with children).

Of respondents that were aware there are conditions currently in place for secondary suites (n=95), 60% knew that the City of Edmonton requires both a development permit and a building permit in order for a secondary suite to be legal. More than one-third (39%) of respondents were not aware of the development and building permit conditions. See Figure 21, below.

Figure 21

Awareness of Development and Building Permit Requirements for Secondary Suites



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

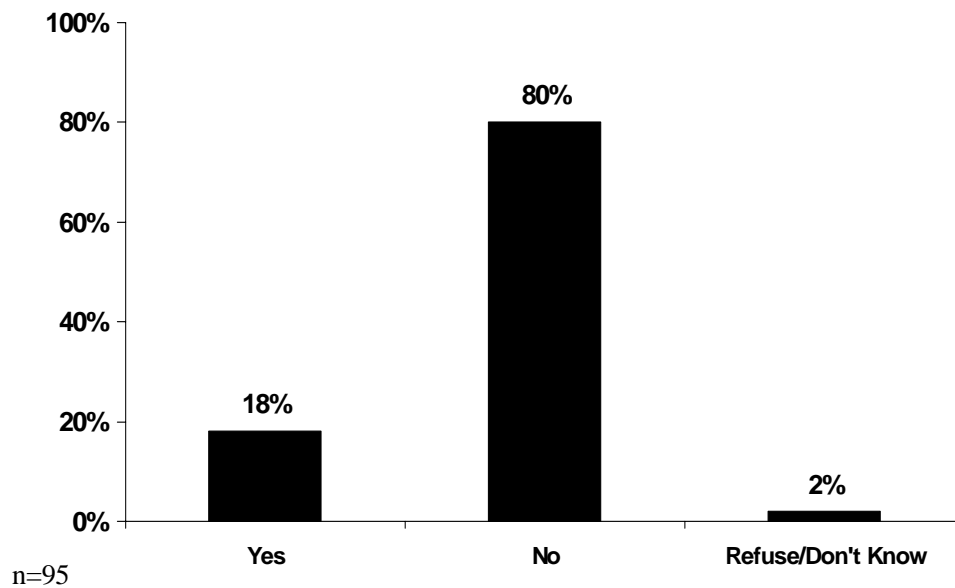
Respondent subgroups significantly more likely to be **aware** that the City of Edmonton requires **secondary suites to have a development and building permit** included:

- Male respondents (75% versus 45% of female respondents); and
- Those without children in the household (68% versus 47% of those with children).

Only 18% 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 majority (80%) of respondents were not aware of these changes. See Figure 22.

Figure 22

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



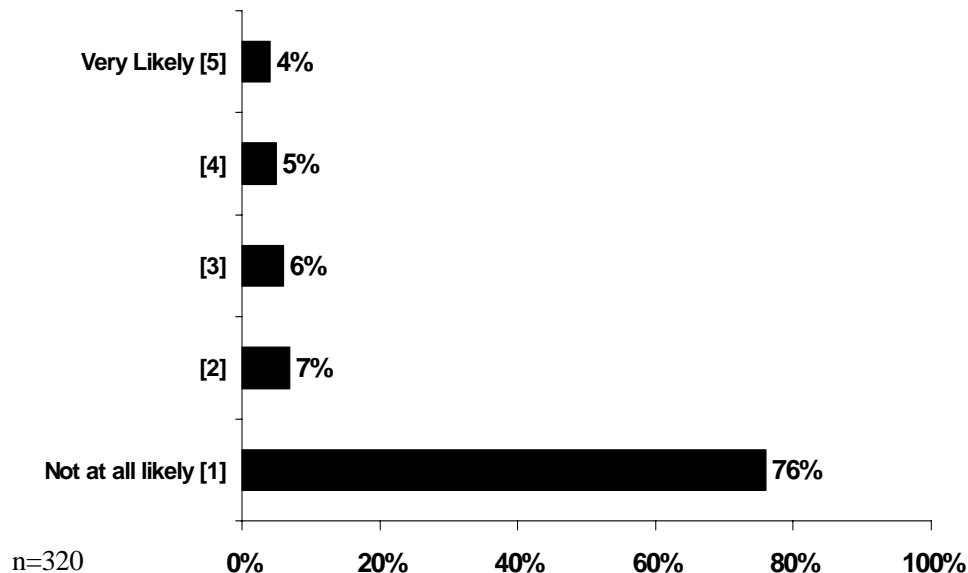
Base: Respondents that were aware current conditions exist for secondary suites

3.4 Likelihood of Developing Secondary Suites in the Future

Respondents that owned their homes (n=320) 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. Nine percent (9%) indicated they were likely to consider developing a secondary suite, while 6% were neutral in this regard. Eighty-three percent (83%) of respondents indicated they were not likely to consider developing a secondary suite, 76% being not at all likely. See Figure 23, below.

Figure 23

Likelihood of Considering Developing a Secondary Suite



Base: Respondents that owned their homes

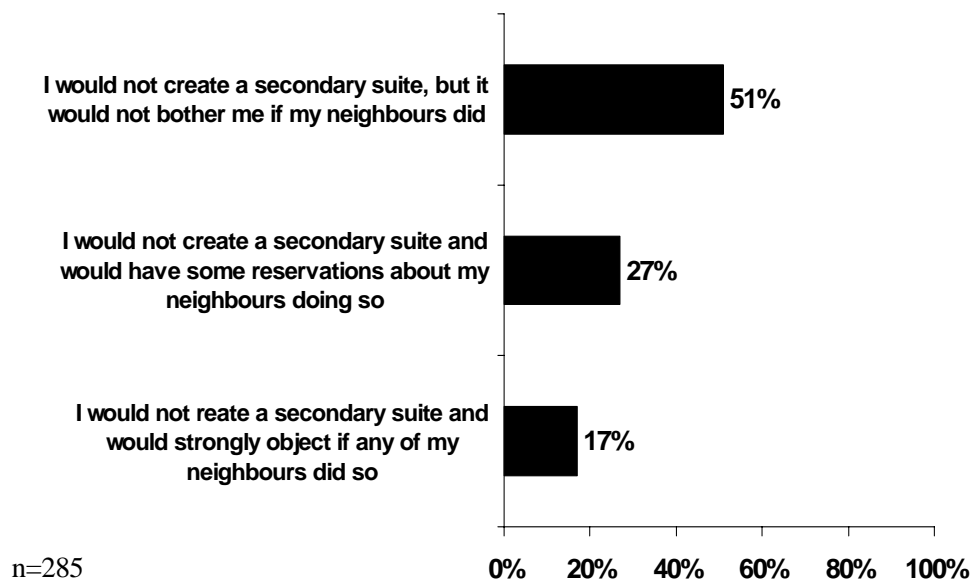
Respondents that indicated that secondary suites exist in their neighbourhood were significantly more likely to be **likely to consider the development of a secondary suite within their dwelling** (20% versus 3% of those that indicated secondary suites did not exist in their neighbourhood or were unsure).

Respondents that lived in their current dwelling between 6 and 10 years (90%) or for 25 years or longer (93%) were significantly more likely to be **unlikely to consider the development of a secondary suite within their dwelling** (versus 75% of those living in their homes between 1 and 5 years).

Respondents that indicated they were not likely to consider the development of a secondary suite (n=285) were presented with three statements about secondary suites and asked to indicate which best matched their opinion. Half (51%) of respondents indicated that although they would not create a secondary suite, they would not be bothered if their neighbours did. More than one-quarter (27%) indicated they would have reservations about their neighbours developing secondary suites, and 17% indicated they would strongly object if their neighbours developed a secondary suite. See Figure 24, below.

Figure 24

Opinions Regarding Secondary Suites



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

Other opinions or responses regarding secondary suites included:

- It depends on how it is developed or designed (1 respondent);
- OK as long as people are not causing troubles (1 respondent); and
- I live in a condo so can't have a suite (1 respondent).

Female respondents were significantly more likely to indicate they **would not be bothered if their neighbours created a secondary suite** (57% versus 44% of male respondents).

Respondent subgroups significantly more likely to indicate they **would have some reservations if their neighbours created a secondary suite** included:

- Respondents that were aware that conditions for secondary suites currently exist (35% versus 22% of those that were not aware); and
- Those without seniors in their household (31% versus 18% of those with seniors).

Respondent subgroups significantly more likely to indicate they **would strongly object if their neighbours created a secondary suite** included:

- Respondents that indicated secondary suites did not exist in the City of Edmonton or were unsure (29% versus 15% of those that indicated they do exist);
- Respondents residing in their current dwelling for 25 years or longer (27% versus 11% of those that lived in their home between 1 and 5 years); and
- Those with 2 people in their household (23% versus 12% of those that had 3 or more people in their household).

Respondents that indicated they would not create a secondary suite, but would not be bothered if their neighbours did (n=146), were asked why they felt that way. Nearly one-quarter (22%) indicated they did not have the space to build a suite or did not want one. Respondents also indicated they would not be bothered if their neighbours built a suite because affordable housing is necessary (19%), it would be their neighbours choice to do so (18%), and it did not bother them in general or they did not care (17%). Ten percent (10%) of respondents indicated they would not be bothered as long as there were no problems created by the tenant of a secondary suite. See Table 12, below, for responses provided by at least 1% of respondents. For all mentions, refer to detailed data tables.

Table 12

Is there any reason why you feel that way?	
Base: Respondents that would not create a secondary suite, but would not be bothered if their neighbours did	Percent of Respondents (n=146)
We don't have the space to build one/I live in a condo/I don't want one	22
Affordable housing is necessary/there is a housing shortage	19
It is my neighbour's choice	18
It doesn't bother me/I don't care	17
As long as there are no problems from the tenant I'm ok	10
I trust my neighbours/trust them to choose their tenants wisely	9
As long as there are regulations on safety/number of people/parking, I'm OK	8
My neighbour already has one	3
I have lived in a suite myself/prior experience	3
As long as there are no problems with parking, I'm OK	2
It depends what they add on/as long as it respects the community/done "right"	2
I currently have a suite/boarders	1

Of respondents that indicated they would have some reservations about their neighbours building secondary suites in their homes (n=78), nearly one-third (31%) indicated they were wary of issues they associated with renters, including crime, low income, poor maintenance of properties, and failure to comply with by-laws. Other respondents mentioned the effects of existing secondary suites in their neighbourhoods, including parking and traffic issues (26%), and their neighbourhood becoming too crowded (12%). Twelve percent (12%) indicated they lived in a single family neighbourhood and did not want more people or that secondary suites would not fit in with their neighbourhood. See Figure 13, below, for responses provided by at least 3% of respondents.

Table 13

Is there any reason why you feel that way?	
Base: Respondents that would not create a secondary suite, but would have some reservations about neighbours doing so	Percent of Respondents (n=78)
Wary of renters – strangers/crime/low income/can't control who moves in/don't look after property/don't follow by-laws/transients	31
Parking/too many cars/traffic	26
A single family neighbourhood – don't want more people/wouldn't fit	12
Neighbourhood would get too crowded	12
Noise/pollution/dogs/by-law enforcement	6
OK if the suite is for a single family/limits on number of people	5
Should be aesthetically pleasing/not rundown	5
Depends on the guidelines established/want some controls	5
Realize there is a need/are family needs	4
Will lower property values	4
Previous bad experiences	3
Our houses are not set up for that/live in townhouse/condo	3
Owner should reside in the house	3
It doesn't bother me	3
Don't want them if it causes problems for me	3

Female respondents were significantly more likely to indicate they would be wary of issues they associated with renters, including crime, low income, poor maintenance of properties, and failure to comply with by-laws (43% versus 20% of male respondents).

Respondents **residing in recently developed areas** were significantly more likely to indicate they were concerned about parking and traffic issues associated with secondary suites (35% versus 13% of those living in mature developments).

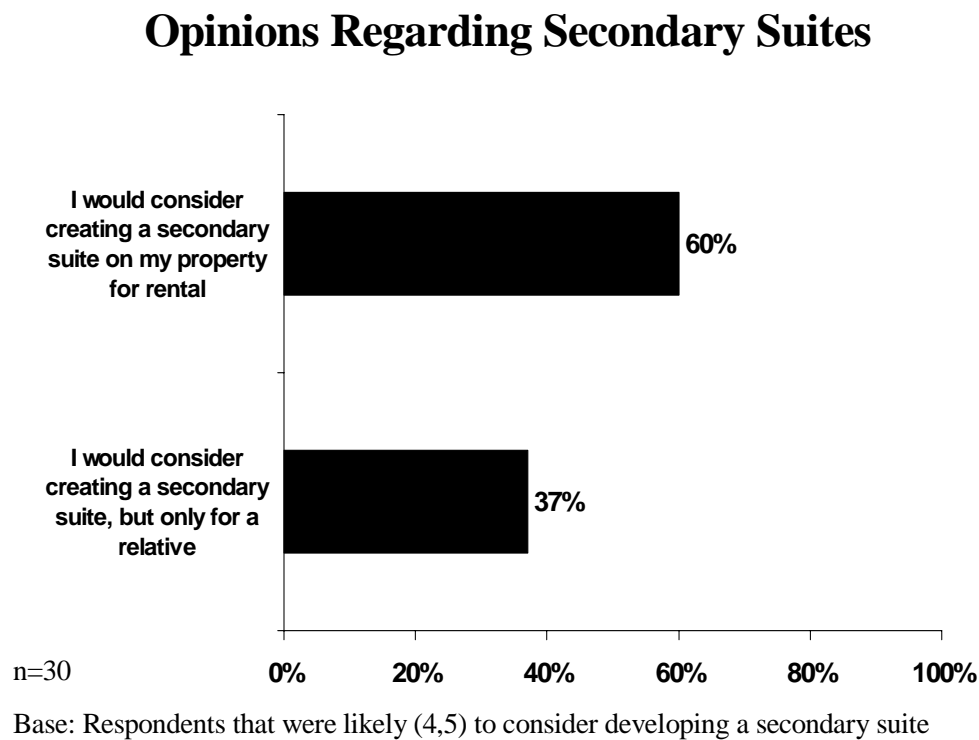
Increased parking and traffic issues (34%) were the most frequently mentioned reasons why respondents would strongly object if their neighbours created secondary suites on their properties (n=47). Being wary of issues associated with renters, including crime, low income, poor maintenance of properties, and failure to comply with by-laws (30%) and houses not being set up for secondary suites or living in a townhouse or condo (15%) were also mentioned by respondents. Fifteen percent (15%) of respondents indicated they lived in a single family neighbourhood and did not want more people in their neighbourhood or that secondary suites would not fit in with their neighbourhood (15%). See Table 14, below, for responses provided by at least 4% of respondents. For all mentions, refer to detailed data tables, under separate cover.

Table 14

Is there any reason why you feel that way?	
Base: Respondents that would not create a secondary suite and would strongly object if their neighbours did so	Percent of Respondents (n=47)
Parking/too many cars/traffic	34
Wary of renters – strangers/crime/low income/can't control who moves in/don't look after property/don't follow by-laws/transients	30
Our houses are not set up for that/live in a townhouse/condo	15
A single family neighbourhood – don't want more people/wouldn't fit	15
Just disagree with it	9
Noise/pollution/dogs	9
Neighbourhood would get too crowded	9
Will lower property values	6
Previous bad experiences	4

Respondents that indicated they were likely to consider the development of a secondary suite on their property, either now or in the future (n=30), were presented with two statements about developing secondary suites and asked to indicate which best matched their opinion. Sixty percent (60%) of respondents indicated they would consider creating a secondary suite on their property for rental, while 37% indicated they would only consider creating a secondary suite for a relative. See Figure 25, below.

Figure 25

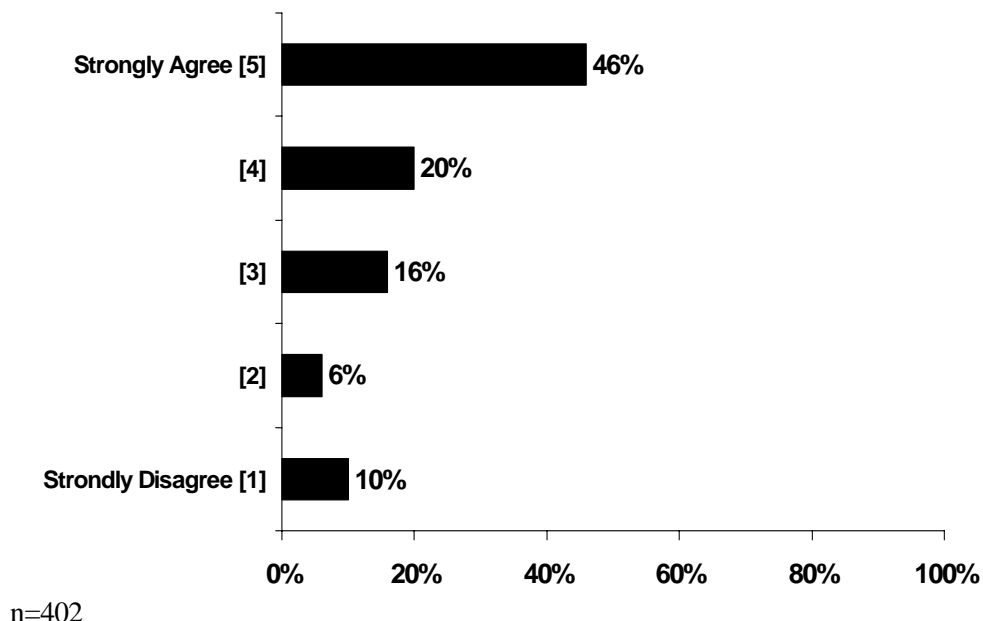


3.5 Perception of Secondary Suites as a Solution

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 (66%) of respondents agreed that new secondary suites would provide safe, affordable housing, while 16% disagreed that secondary suites were a solution and 16% were neutral. See Figure 26, below.

Figure 26

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



Respondent subgroups significantly more likely to **agree that creating secondary suites will provide affordable, safe housing within the City of Edmonton** included:

- Respondents that rented their homes (79% versus 63% of homeowners);
- Those that would not be bothered if their neighbours created a secondary suite (73% versus 51% of those that would have some reservations and 40% of those that would strongly object if their neighbours created a suite); and
- Respondents living their current dwelling for 10 years or less (67% to 85% versus 59% of those living in their homes for 25 years or longer).

3.6 Additional Comments

Respondents were asked if they had any additional comments regarding secondary suites. While 70% of respondents did not provide additional comments, 6% felt that secondary suites were a good idea because they would create more affordable housing and would reduce the housing shortage and create more housing opportunities. Other comments included that rents should be lowered or controlled (4%) and that the City should create more row housing, apartments, or subsidized or public housing (3%). See Table 15, below, for comments provided by at least 1% of respondents.

Table 15

Additional Comments	
	Percent of Respondents (n=402)
A good idea – creates more affordable housing/part of the solution/reduces shortage/lots of opportunities	6
There should be rent control/cap on rents/rents should be lower	4
City should instead create more/row housing/apartments/subsidized housing/public housing	3
Concerned about safety/sanitation/not enough inspectors	3
Not in my neighbourhood/not in single family areas/older areas/would require area/require community approval	2
Needs careful thought/other options/don't rush in	2
Housing is a major issue	1
Need more information on secondary suites/the proposal/definition of "support"	1
Should not subsidize/some will take advantage of system/will mean cost to taxpayer	1
City must control/monitor (unspecified)	1
Only allow in certain areas/don't put in areas that already have high density	1
Secondary suites are not the solution	1
Wary on renters – strangers, alcohol, crime	1
No additional comments	70

3.7 Respondent Profile

The following table illustrates the demographic profile of respondents.

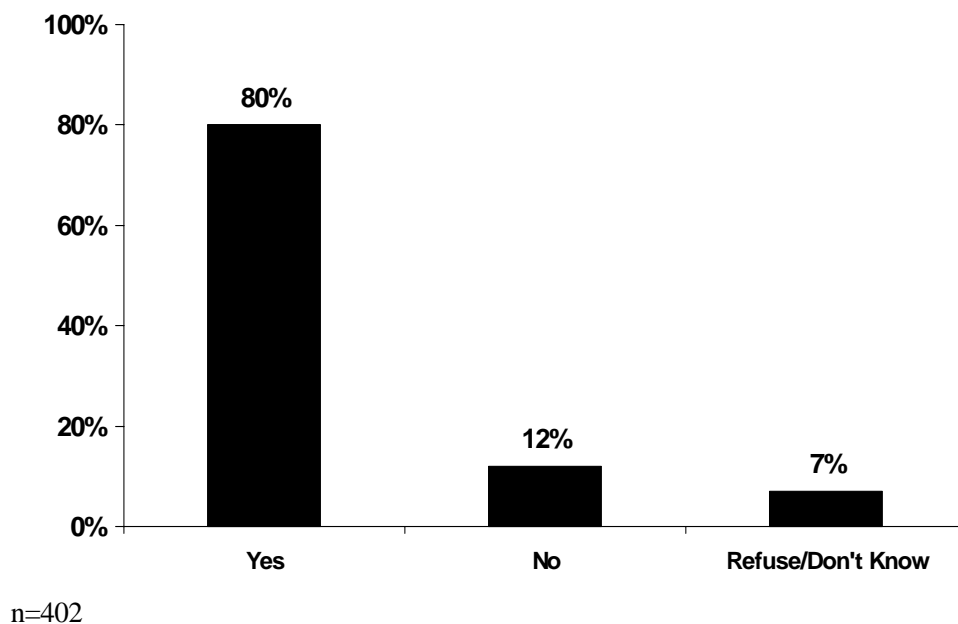
Table

Respondent Profile	
	Percent of Respondents (n=402)
Gender	
Male	45
Female	55
Development Type	
Mature	50
Non-Mature (Recent)	50
Length of Residency	
Less than 1 year	12
1 to 5 years	32
6 to 10 years	15
11 to 24 years	24
25 years or longer	18
Home Ownership	
Own	80
Rent	20
Household Composition	
6 years and younger	15
7 to 12 years old	15
13 to 17 years old	14
18 to 24 years old	24
25 to 34 years old	21
35 to 44 years old	24
45 to 54 years old	33
55 to 64 years old	21
65 years and older	26
Mean Household size	2.81

When asked whether or not they expected to be living in the City of Edmonton five years from now, the majority (80%) of respondents indicated they did, while 12% indicated they did not. Seven percent (7%) of respondents were unsure of whether they will be living in Edmonton in five years.

Figure 27

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



Respondent subgroups significantly more likely to indicate they **expected to be living in Edmonton five years** from now included:

- Respondents that lived in their current dwelling for 25 years or longer (88% versus 75% of those living here between 1 and 5 years);
- Those that owned their homes (85% versus 62% of those that rented their homes); and
- Respondents with 3 or more people in their household (84% versus 70% of those with one person in their household).

Appendix A –Needs Assessment Survey



