

ONPHA Conference | Ottawa, ON | November 14, 2014



## Session 107: Emerging Research in Affordable Housing

Secondary Suites in Accessory Buildings:  
Lessons Learned and Implications for Municipalities

**Dilys Huang**  
School of Urban and Regional Planning  
Queen's University

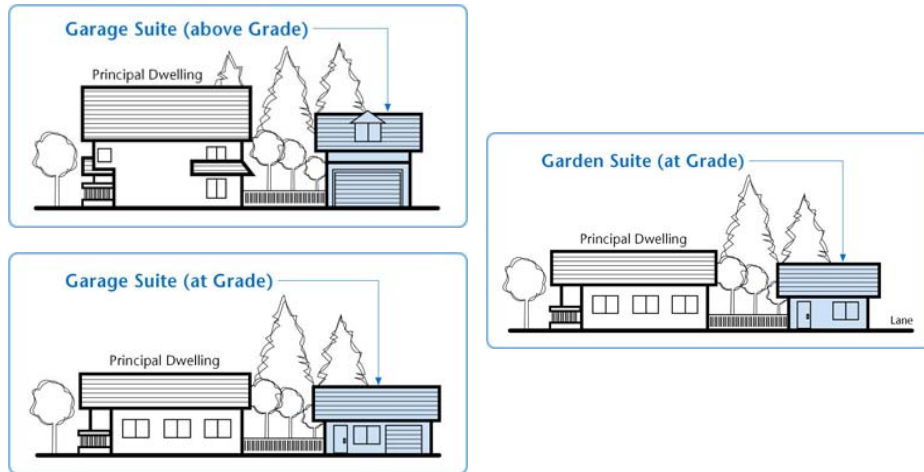


### Outline

- What are Detached Secondary Suites?
- Case Municipalities
- Successes
- Challenges
- Municipal Servicing
- Uptake and Geographical Distribution
- Implications and Conclusions



## What are Detached Secondary Suites?

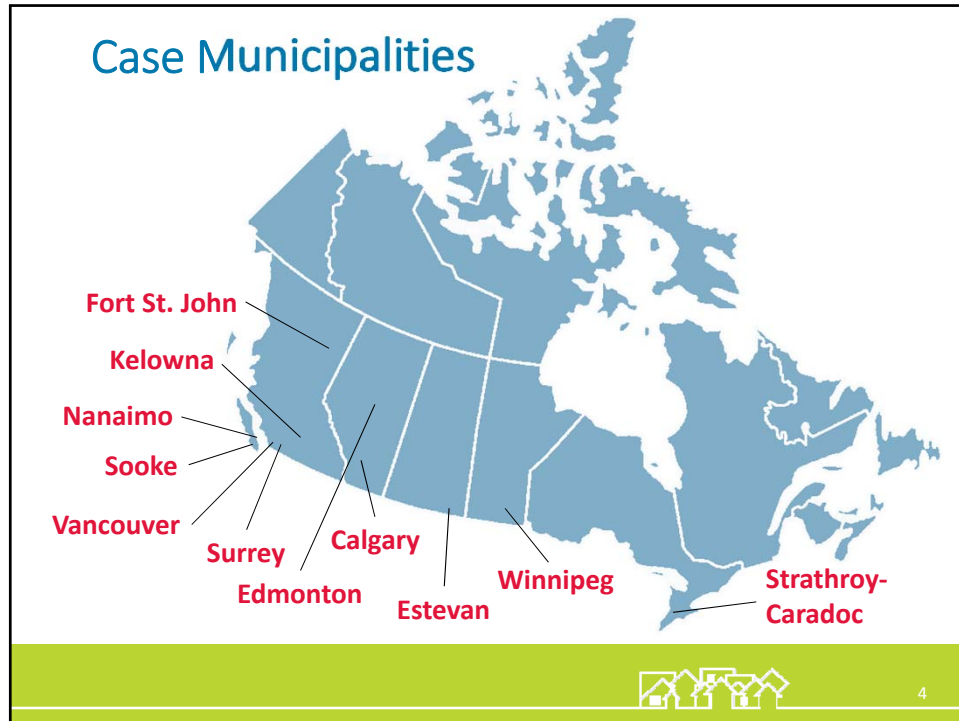


2

## What are Detached Secondary Suites?



3



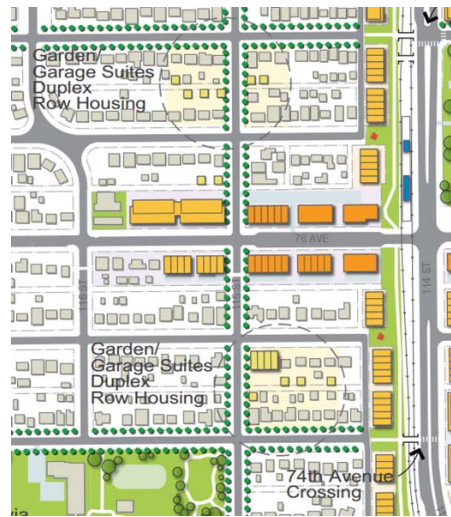
### Zoning Bylaw Provisions

		Nanaimo	Sooke	Fort St. John	Kelowna	Vancouver	Surrey	Edmonton	Calgary	Estevan	Winnipeg	Strathroy-Caradoc
<b>Permitted Zones</b>	Lower Density (Residential)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Higher Density (Multi-Family)	✓		✓					✓			
	Agricultural	✓	✓		✓			✓				✓
<b>Maximum Unit Size</b>		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Maximum Unit Height</b>		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Minimum Lot Size</b>		✓	✓	✓	✓			✓	✓	✓	✓	✓
<b>Setback from Dwelling</b>		✓		✓	✓	✓	✓	✓	✓	✓	✓	
<b>Additional Parking</b>		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Private Amenity Space</b>		✓			✓				✓			

5

## Successes

- Suites alleviating burdens of high housing costs
- Complaints and significant challenges – minimal
- Increasing acceptance by residents



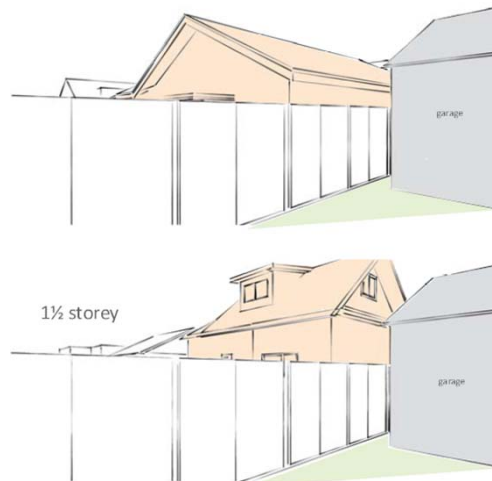
Garden and garage suites in the McKernan-Belgravia Station Area Plan, Edmonton



6

## Challenges

- Concerns similar to those for infill housing
  - Parking / traffic
  - Sun shadowing
  - Reduced privacy
  - Form / size
- Costs for homeowners



7

## Municipal Servicing

- Servicing capacity generally not an issue
  - Modest contribution from secondary suites
- Additional servicing fees in some municipalities



8

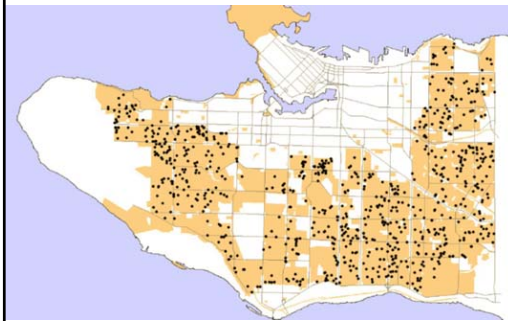
## Uptake of Secondary Suites

Municipality	Starting Year with Available Secondary Suite Development Data	# of Applications Approved	Population (2011 Census)	# of Secondary Suites/10,000 Persons
Nanaimo	2005	450	83,810	53.7
Sooke	--	--	--	--
Fort St. John	2012	153	18,609	82.2
Kelowna	2000	801	117,312	68.3
Vancouver	2009	3,071	603,502	50.9
Surrey	1993	2,189	468,251	46.7
Edmonton	2007	1,502	812,201	18.5
Calgary	2010	400	1,096,833	3.6
Estevan	2010	45	11,054	40.7
Winnipeg	2008	26	663,617	0.4
Strathroy-Carodoc	--	--	--	--



9

## Geographical Distribution



Approved laneway houses, Vancouver



Attached secondary suite applications, Winnipeg



10

## Implications and Conclusions

- Effective way to increase affordable housing
- Address perceived negative impacts
- Costs for owners to create suites are a challenge
- Municipal servicing not an issue
- Suites evenly distributed



11



## Questions?



12

## Additional Information



13

## Overview of Key Interview Findings

		Nanaimo	Sooke	Fort St. John	Kelowna	Vancouver	Surrey	Edmonton	Calgary	Estevan	Winnipeg	Strathroy-Caradoc
<b>Successes Achieved</b>	Few Complaints/Issues		✓	✓	✓				✓		✓	
	Good Uptake		✓					✓		✓		
<b>Challenges Encountered</b>	Parking	✓	✓	✓		✓	✓		✓	✓		
	Shadowing					✓		✓	✓			
	Privacy	✓			✓	✓		✓	✓		✓	
	Form/Size	✓			✓	✓		✓				
	Enforcement			✓			✓					
	Costs									✓	✓	
<b>Additional Servicing Fees</b>		✓	✓				✓	✓				
<b>Number of Suites Created or Approved Recorded by Municipality</b>		✓		✓	✓	✓	✓	✓	✓	✓	✓	
<b>Distribution</b>	Greenfield		✓						✓			
	Urban				✓			✓	✓	✓		
	Even	✓		✓		✓	✓				✓	✓
<b>Rural</b>		✓	✓	✓	✓	n/a	✓	✓	n/a	n/a	✓	✓



14

## Hobbit House Redevelopment



587-599 West King Edward Avenue,  
Vancouver



15