

2014 ONPHA Conference and Trade Show

ONPHA Conference | Ottawa, ON | November 14, 2014



Session 107: Emerging Research in Affordable Housing

Secondary Suites: Planning for an Aging Population

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SECONDARY SUITES

AFFORDABLE HOUSING


+

PLANNING FOR AN AGING POPULATION

ONPHA CONFERENCE, OTTAWA
NOVEMBER 14, 2014



JACOB T. BOLDUC
PLANNER



BACKGROUND

- MASTER'S STUDENT AT QUEEN'S UNIVERSITY,
KINGSTON
- SCHOOL OF URBAN AND REGIONAL PLANNING
- PLANNER AT FOTENN CONSULTANTS INC.



FOTENN PLANNING &
URBAN DESIGN

PURPOSE

TO DEMONSTRATE THE ROLE OF SECONDARY SUITES
IN AFFORDABLE HOUSING

+

TO DEMONSTRATE THE BENEFITS OF SECONDARY
SUITES FOR HOUSING AN AGING POPULATION

OUTLINE + QUESTIONS

- WHAT ARE SECONDARY SUITES?
- HOW CAN SECONDARY SUITES CONTRIBUTE TO AFFORDABLE HOUSING IN ONTARIO?
- HOW CAN NON-PROFIT ORGANIZATIONS USE SECONDARY SUITES?

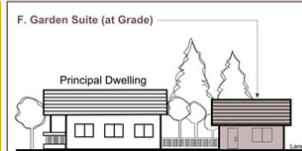
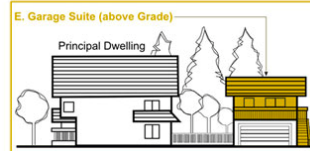
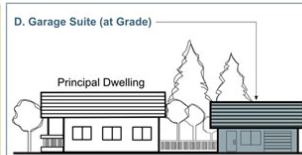
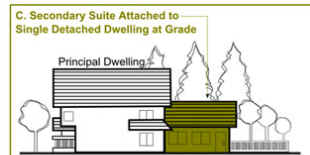
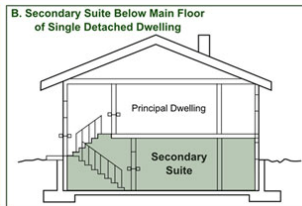
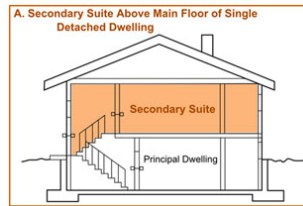
SECONDARY SUITES

1. SELF CONTAINED
2. KITCHEN AND BATHROOM FACILITIES
3. WITHIN OR ACCESSORY TO A DWELLING

*"ALSO KNOWN AS ACCESSORY OR BASEMENT APARTMENTS, SECOND UNITS AND INLAW FLATS, SECONDARY SUITES ARE **SELF-CONTAINED** RESIDENTIAL UNITS WITH **KITCHEN AND BATHROOM** FACILITIES **WITHIN DWELLINGS** OR WITHIN STRUCTURES ACCESSORY TO DWELLINGS (SUCH AS ABOVE LANEWAY GARAGES)."*

- ONTARIO MINISTRY OF MUNICIPAL
AFFAIRS AND HOUSING (MMAH)

TYPES OF SUITES



www.rdn.bc.ca
(Nanaimo, BC)

BENEFITS

- INTENSIFICATION
- CREATION OF A RENTAL UNIT BY OWNER
- UTILIZES EXISTING INFRASTRUCTURE
- GIVES HOMEOWNERS OPTIONS
- CAN CREATE AFFORDABLE UNITS

AFFORDABLE HOUSING

STRONG COMMUNITIES THROUGH AFFORDABLE HOUSING ACT, 2011

- REQUIRES MUNICIPALITIES TO ADOPT POLICIES FOR THE REGULATION OF SECONDARY SUITES
- MUST IDENTIFY LOCAL OPPORTUNITIES AND CHALLENGES

EDMONTON

EDMONTON

- “CORNERSTONES” (2006-10)
 - UPGRADES TO 553 S.S. UNITS
 - 3,300 AFFORDABLE HOMES
- “CORNERSTONES II” (2012-16)
 - SECOND PHASE
 - S.S. GRANT PROGRAM
 - HOUSING OPPORTUNITIES FOR EDMONTON (HOPE)



www.edmonton.ca

WHY KINGSTON?

- LIVED AND WORKED IN KINGSTON FOR 3 YEARS
- EMERGING S.S. PROGRAM
- TOWN v. GOWN
- URBAN CENTRE IN EASTERN ONTARIO



www.cityofkingston.ca

KINGSTON

KINGSTON

- PROGRAM LAUNCHED IN 2013
- PILOT AREA
- EXPANDED TO INCLUDE NON-PILOT AREAS (ZBA)
- GRANTS AVAILABLE

City of Kingston
Public Information Guide

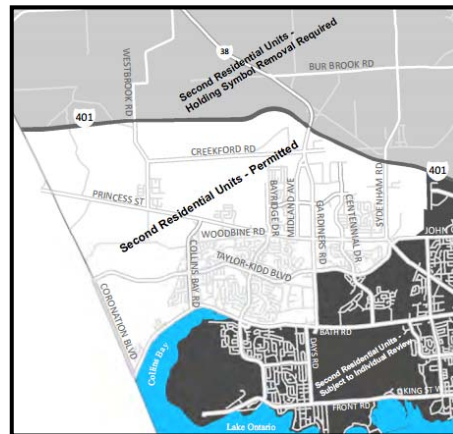
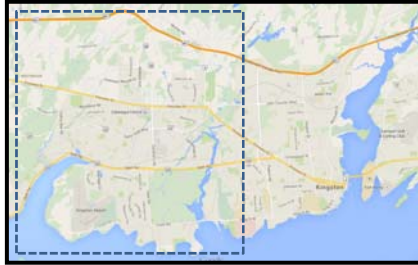
A Guide to Developing a Second Residential Unit
Within the City of Kingston

March, 2015



www.cityofkingston.ca

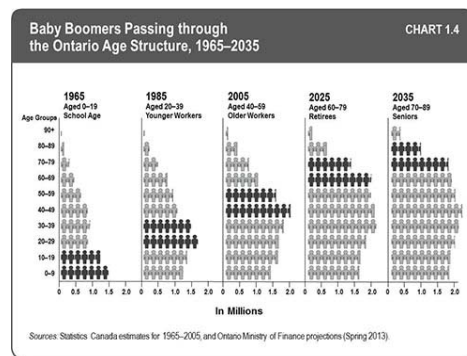
KINGSTON



www.cityofkingston.ca

THE BOOM IS AGING

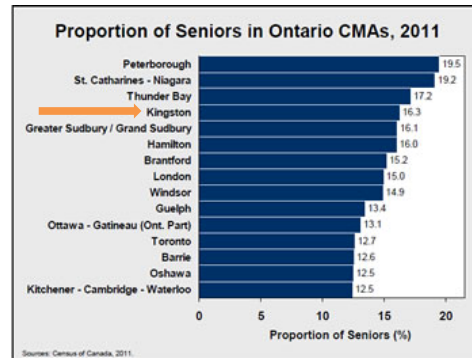
- BABY BOOM (1945-1965)
- SOON TO BE RETIREES
- HOUSING NEEDS + WANTS CHANGE
- NEED OPTIONS TO AGE IN PLACE



www.fin.gov.on.ca

KINGSTON + THE BOOM

- URBANMETRICS, 2011
- MODERATE GROWTH
 - 10-15%, 15 YEARS
- 2/3 OF GROWTH, SENIORS
- 123,000 (2011)
 - 12.5% = 15,375
 - > 10,000 SENIORS



www.fin.gov.on.ca

HOUSING FOR SENIORS

- INCREASED DESIRE TO "AGE IN PLACE"
- SENIORS WANT TO LIVE CLOSE TO SERVICES
- DESIRE TO RETAIN HOMEOWNERSHIP
- SUPPORT SYSTEM



Independence, Activity and Good Health
Ontario's Action Plan for Seniors

ontario.ca/seniors



www.ontario.ca

SENIOR SUITES

- CAN CONVERT PORTION OF THEIR HOME
- YOUNG FAMILIES + INDIVIDUALS
- TWO INCOMES, ONE MORTGAGE
- RENOVATION TAX CREDIT

The Healthy Homes Renovation Tax Credit



www.ontario.ca

DIRECTION



"Mortgage Helper"
Trademark Homes
(Regina, SK)

NON-PROFIT OPTIONS

- DEVELOPERS: BUILD “MORTGAGE HELPERS”
- ORGANIZATIONS: PURCHASE + RENOVATE
- FUNDING: GRANTS TO ASSIST RENOVATIONS
- HOMEOWNERS: SHARE COSTS, PROVIDE A UNIT
- SENIORS: GIVE YOURSELF ANOTHER INCOME



SUMMARY

- SECONDARY SUITES UTILIZE EXISTING BUILDINGS AND INFRASTRUCTURE (INTENSIFICATION)
- NEW DEVELOPMENTS CAN PROVIDE SECONDARY SUITES AS AN OPTION
- THE AGING POPULATION CAN BENEFIT FROM SECONDARY SUITES BY CONVERTING THEIR HOME OR CHOOSING TO RENT



