
PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: HOUSING CHOICES: SURVEY RESULTS AND NEXT STEPS

RECOMMENDATIONS:

1. THAT Council receive for information the Housing Choices survey results, presented in Section 3.0 and Appendix A of this report.
2. THAT Council authorize the further advancement of the Housing Choices program, and related Zoning Bylaw amendments for cellars, as outlined in Section 4.0 of this report.

REPORT

The Planning and Development Committee, at its meeting held on 2022 May 11, received and adopted the attached report presenting the results from the Housing Choices public survey, and providing recommendations for the further advancement of the Housing Choices program.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Engineering City Solicitor Chief Building Inspector
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TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2022 April 28

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

FILE: 4500 20

SUBJECT: HOUSING CHOICES: SURVEY RESULTS AND NEXT STEPS

PURPOSE: To present the results from the Housing Choices public survey and to provide recommendations for the further advancement of the Housing Choices program.

RECOMMENDATIONS:

1. **THAT** the Committee receive for information, and forward to Council, the Housing Choices survey results, presented in *Section 3.0* and *Appendix A* of this report.
2. **THAT** the Committee request that Council authorize the further advancement of the Housing Choices program, and related Zoning Bylaw amendments for cellars, as outlined in *Section 4.0* of this report.

REPORT

1.0 INTRODUCTION

On 2021 December 06, Council adopted *HOME: Burnaby's Housing and Homelessness Strategy* (HOME Strategy), a ten year action plan for housing. One of the priority actions in the *HOME Strategy* is to develop an infill housing program to introduce more housing choices to Burnaby's single and two-family neighbourhoods. This program, called the Housing Choices program, was launched in February 2022.

On 2022 February 02, the Planning and Development Committee received a report outlining a process to develop regulations and guidelines for laneway homes on single-family lots, and secondary suites in semi-detached homes on two-family lots, as a first step in implementing the Housing Choices program.

Arising from discussion at that meeting, the recommendations were amended to request that staff also develop regulations and guidelines for additional housing choices, such as permitting **single family homes to have two suites, and permitting fourplexes on two family properties**. The recommendations were also amended to request that staff explore the affordability aspect of allowing increased densification in single and two family areas.

On 2022 March 23, the City launched a public survey to collect input to the Housing Choices program. The results from the survey have been considered carefully in determining the recommendations for the next steps in this work program.

This report provides a summary of the survey results. It also describes the next steps for advancing the review of laneway homes and suites in semi-detached homes, as set out in the approved process. It also includes a discussion of the additional Housing Choices that were explored through the survey, and recommends the next steps to implement all of these items.

2.0 POLICY CONTEXT

The Housing Choices program generally aligns with the following Council adopted plans, reports and policies: *Corporate Strategic Plan (2017)*, *Official Community Plan (1998)*, *HOME: Burnaby's Housing and Homelessness Strategy (2021)*, *Burnaby's Housing Needs Report (2021)*, and the *Mayor's Task Force on Community Housing Recommendations Report (2019)*.

3.0 HOUSING CHOICES SURVEY

3.1 Survey Purpose

The purpose of the survey was to gather information on the following items:

1. **Laneway Homes:** To collect input to the regulations and design guidelines regarding laneway home height, size, landscaping and parking.
2. **Secondary Suites in Semi-detached Homes:** To collect input to the regulations and design guidelines regarding secondary suite size and parking.
3. **Additional Housing Choices:** To gauge support amongst the community for the following items:
 - i. Permitting homes with two suites on single family properties
 - ii. Permitting fourplexes on two family properties
 - iii. Extending cellar provisions to the R10, R11 and R12 Zoning Districts
 - iv. Developing policies to address speculation and support affordability
 - v. Developing a pre-approved design program for new housing types

3.2 Survey Access

The online survey was publicized via the City website, a dedicated Housing Choices website, email notifications, social media posts, newspaper advertising, and a postcard that was mailed out to every household in the City.

The survey was launched on 2022 March 23 on the Housing Choices website. Paper copies were also available at City Hall. The survey was open for three weeks, closing on 2022 April 12.

3.3 Survey Respondents

The survey received 2,550 responses, the highest number of responses the City has received from any survey. The survey completion rate, at 89%, was higher than the City’s completion target of 70%.

The survey was organized into three sections. Respondents were given the option of answering one, two or all three sections. The response rate for each section was as follows:

Section 1: Laneway Homes:	2,338 respondents
Section 2: Suites in Semi-Detached Homes:	1,520 respondents
Section 3: Additional Housing Choices:	1,733 respondents

The vast majority of respondents (93%) were Burnaby residents. Many also work (36%) or attend school (9%) in Burnaby. There was broad representation from across the City (See Map 1 in *Appendix A*). All adult age categories (18+) were well represented, with somewhat higher proportions from the 34-65 age groups. The majority of respondents were home owners (83%), higher than the proportion reported in the 2016 Census (62%). Just over 71% of respondents live in single family homes, with 5% currently living in two family homes. The remaining 29% live in other housing types, such as apartments, townhomes and row homes.

3.4 Survey Findings

Detailed results from the survey are provided in *Appendix A*. A summary of findings from the data are given below.

3.4.1 Section 1: Laneway Homes

- There is interest (59%, 1,368 respondents) in living in a laneway home.
- There is interest (69%, 1,616 respondents) in building a laneway home.
- The primary reason for building a laneway home would be to use it for family members (79%, 1,270 respondents), followed by ‘to rent it out’ (66%, 1,070 respondents).
- Support varied for different laneway home heights. The highest number (947 respondents, or 40%) support laneway homes of up to 2 storeys in height, followed by 754 respondents (32%) who support laneway homes of up to 2.5 storeys.
- The majority of respondents thought that a laneway home should have either no requirement for private outdoor space or should share a yard with the homeowner. Only 22% (525) of respondents thought that a private yard area should be required.
- There was support (72%, 1,671 respondents) for reducing the off-street parking requirements for properties with a laneway home. Of the total responses, 31% thought there should be only 2 spaces required for 3 units, an additional 14% thought there should only be 1 space required and 27% thought that there should be no required parking spaces on the property, and it should be left up to the homeowner to decide how many spaces to provide.
- Two thirds of respondents (66%, 1,529 respondents) support reducing the parking requirements for properties with easy access to other transport options (e.g. carshare, bikeshare, bus, SkyTrain).

3.4.2 Section 2: Suites in Semi-Detached Homes

- There is interest (46%, 700 respondents) in living in a suite in a semi-detached home.
- There is interest (51%, 773 respondents) in building a suite in a semi-detached home.
- The primary reason selected for building a suite in a semi-detached home was to rent it out (83%, 640 respondents), followed by ‘to provide housing for family members’ (79%, 609 respondents).
- There was support for larger secondary suites, with most respondents supporting suites with 2 bedrooms (45%, 671 respondents) or 3+ bedrooms (33%, 490 respondents).
- Similar to laneway homes, there was support (69%, 1,046 respondents) for reducing the off-street parking requirements for properties with a suite in a semi-detached home. Of the total responses, 14% (205 respondents) thought there should be 3 spaces required for 4 units, while 28% (418 respondents) thought there should be 2 spaces required, and 28% (423 respondents) thought that there should be no required parking spaces on the property and it should be left up to the homeowner to decide how many spaces to provide.
- Approximately two thirds of respondents (64%, 961 respondents) support reducing the parking requirements for properties with easy access to other transport options (e.g. carshare, bikeshare, bus, SkyTrain).

3.4.3 Survey Findings: Additional Housing Choices

(i) *Permitting homes with two suites on single family properties, with or without lanes*

- There is strong support (73%, 1,252 respondents) for permitting single family homes to have two suites.
- Of the total responses, 54% (929 respondents) strongly agreed and 19% (323 respondents) somewhat agreed that the City should permit this new housing type.
- Of the total responses, 13% (221 respondents) strongly disagreed and 6% (110 respondents) somewhat disagreed with permitting homes with two suites.

(ii) *Permitting fourplexes on two family properties, with or without lanes*

- There is strong support (70%, 1,202 respondents) for permitting fourplexes on two-family properties.
- Of the total responses, 52% (887 respondents) strongly agreed and 18% (315 respondents) somewhat agreed that the City should permit this new housing type.
- Of the total responses, (14%, 248 respondents) strongly disagreed and 6% (101 respondents) somewhat disagreed with permitting fourplexes on two-family properties.

(iii) *Extending cellar provisions to the R10, R11 and R12 Districts*

For this question, respondents were asked if they live in either the R10, R11, or R12 Zoning District, and were then directed to a survey question for their District.

- There is support for extending cellar provisions to all three of these Zoning Districts.
- The R10 District received 137 responses. This District includes 1,380 properties, indicating a response rate of 10%.*
- There is support (72%, 98 respondents) for extending cellar provisions to the R10 District.
- Of the total responses, 61% (84 respondents) strongly agreed and 10% (14 respondents) somewhat agreed with extending cellar provisions to the R10 District.
- Of the total responses, 12% (16 respondents) strongly disagreed and 6% (8 respondents) somewhat disagreed with extending cellar provisions to the R10 District.
- The R11 District received 24 responses. This District includes 113 properties, so this indicates a response rate of 20%.*
- There is strong support (83%, 20 respondents) for extending cellar provisions to the R11 District.
- Of the total responses, 8% (2 respondents) strongly disagreed with extending the cellar provisions to the R11 District.
- The R12 District received 57 responses. This District includes 859 properties, so this indicates a response rate of 7%.*
- There is support (60%, 34 respondents) for extending cellar provisions to the R12 District.
- Of the total responses, 49% (28 respondents) strongly agreed and 11% (6 respondents) somewhat agreed with extending cellar provisions to the R12 District.
- Of the total responses, 12% (7 respondents) strongly disagreed and 9% (5 respondents) somewhat disagreed with extending the cellar provisions to the R12 District.

(iv) *Affordability and speculation*

- There was support (68%, 1,174 respondents) for including measures in the Housing Choices program to address affordability and limit speculation.
- Of the total responses, 52% (898 respondents) strongly agreed and 16% (276 respondents) somewhat agreed with including these measures.
- Of the total responses 11% (195 respondents) strongly disagreed and 5% (94 respondents) somewhat disagreed with including these measures.

* This response rate assumes one response per property. To protect privacy, this analysis did not include a method to determine where individual responses originated. The response rate provides an indication of level of interest for each District.

(v) *Pre-approved designs*

- There was support (81%, 1,395 respondents) for developing a program to share pre-approved designs for new housing types.
- Of the total responses, 56% (962 respondents) strongly agreed and 25% (433 respondents) somewhat agreed with this proposal.
- Approximately 5% (87 respondents) strongly disagreed and 2% (39 respondents) disagreed with this proposal.

3.5 Summary of Survey Results

The high number of responses to the survey indicates a significant level of public interest in the Housing Choices program. These results are consistent with the high level of interest and support for infill housing that was expressed during consultation for the *Mayor's Task Force on Community Housing* and the *HOME Strategy*.

For laneway homes and suites in semi-detached homes, there is support for introducing these housing types in a variety of scales, with support for larger suites (2-3 bedrooms), reductions to the City's off-street parking requirements, and flexibility in determining the requirements for outdoor space.

The survey results indicate support for all of the additional housing choices proposed, including extending the cellar provisions to more neighbourhoods, permitting single-family homes to have two suites and permitting fourplexes on two-family lots. There is also support for simplifying the permitting process by introducing a pre-approved design program. Finally, respondents indicated support for including measures in the program to help address affordability and limit speculation that may result from increased density.

Overall, the survey results indicate that there is a high level of support for introducing more variety in housing types to Burnaby's single and two family neighbourhoods.

4.0 NEXT STEPS

4.1 Laneway Homes and Suites in Semi-Detached Homes

Work to develop regulations and design guidelines for laneway homes and suites in semi-detached homes is advancing in accordance with the approved schedule for Phase 1 of the Housing Choices program. A technical review for these two housing types is currently in progress. The survey results will be combined with initial findings from the technical review and used to inform the content for a series of public design workshops to be held in June.

Given the high level of interest (56%, 1,407 respondents) in attending a design workshop, staff are anticipating hosting four workshops. These will include one industry focused workshop and three general interest public workshops, with options to attend in-person or as a virtual guest. A drop-in facility will be also set up alongside the in-person public workshop to provide an opportunity for residents to come and meet with staff to discuss the program. For those who are unable to attend

the workshops, there will also be an option to review the materials online and submit comments that will be included in the analysis.

Further details about the design workshops will be published on the Housing Choices website (www.burnaby.ca/HousingChoices).

4.2 Affordability and Speculation

The City has retained a financial consultant to explore the affordability aspect of allowing increased densification in single and two family zoned areas. This review will consider actions within the City's purview to address any speculation that may result from the Housing Choices program. A report detailing the findings and recommendations from this work will be provided to Committee and Council in the fall.

4.3 Pre-approved Designs

Staff have started to explore the feasibility of storing and sharing pre-approved designs for new housing types included in the Housing Choices program. This would involve sharing designs that meet City regulations and guidelines, with the objective of speeding up the approvals process and reducing development costs. If feasible, this will be implemented as part of Phase 1 of the Housing Choices program.

4.4 Single Family Homes with Two Suites, and Fourplexes on Two Family Lots

Staff have undertaken a preliminary review to determine the tasks and considerations required to implement single family homes with two suites, and fourplexes on two family lots. The recommended work program would include undertaking consultation that focuses on these two housing types. It would also require the following reviews and analyses:

- **Zoning Bylaw Review:** A detailed review of necessary Zoning Bylaw amendments to permit the uses, including reviewing appropriate regulations for setbacks, building bulk, and off-street parking would be required.
- **Official Community Plan (OCP) Review:** Review and amendment of the Residential Framework of the OCP would be required.
- **Feasibility Analysis:** BC Building Code (BCBC) requirements for a single family dwelling containing more than one suite are similar to those applicable to multiple family dwellings. The exemptions provided for secondary suites apply only where there is one suite in a single family dwelling. Considering the challenges and high costs of retrofitting existing buildings, incentivized measures may be considered to encourage the retention of existing single family dwellings.

To: Planning and Development Committee
From: General Manager Planning and Development
Re: Housing Choices: Survey Results and Next Steps
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- **Servicing Review:** A review of servicing requirements and capacity for residential utilities and stormwater management would be required.
- **Design Review:** Considerations such as the size and design of suites, yard area, access to natural light, and accessibility/visitability would be considered in developing guidelines, with input from public consultation.

To ensure that the implementation schedule for laneway homes and suites in semi-detached homes is not delayed by this additional scope, it is recommended that the work to introduce these housing forms be undertaken as Phase 1b of the Housing Choices program. This work would build on the knowledge gained through the first phase of the program and may require a shorter schedule to implement. It would commence following implementation of the program for laneway homes and suites in semi-detached homes, which is anticipated to occur in Spring 2023.

Should Council approve the recommendation, a future report will outline the public consultation process and necessary reviews in more detail.

4.5 Cellar Provisions in the R10, R11 and R12 Zoning Districts

Subject to Council approval, staff will initiate a Zoning Bylaw amendment process to facilitate construction of full cellars in the R10, R11 and R12 Zoning Districts. This work will include a review of the allocation of floor area in these Districts to determine the best approach for these neighbourhoods.

5.0 RECOMMENDATIONS

This report presents the results of the Housing Choices public survey and provides recommendations for the further advancement of the Housing Choices program and related Zoning Bylaw amendments for cellars. It is recommended that the Committee receive the survey results for information, and forward them to Council for their information. It is further recommended that the Committee request that Council authorize the advancement of the Housing Choices program and related amendments, as outlined in *Section 4.0* of this report.



E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

SC:sa
Attachment

Copied to: Chief Administrative Officer
Deputy Chief Administrative Officer and Chief Financial Officer
General Manager Engineering
Chief Building Inspector
City Solicitor
City Clerk

HOUSING CHOICES PHASE ONE SURVEY RESULTS

April 2022

Introduction

Housing Choices is a City of Burnaby program to introduce more housing variety to the City's single and two-family neighbourhoods.

The first phase of the Housing Choices program is focused on introducing laneway homes and secondary suites in semi-detached homes.

In spring 2022, a public survey was conducted to provide input to the first phase of the Housing Choices program.

This report provides a summary of the results from this survey.

Survey Purpose and Distribution

The purpose of the survey was to gather information to inform the regulations and design guidelines for laneway homes and secondary suites in semi-detached homes. It was also designed to gauge resident's support for additional housing choices being considered for the program.

The survey was open for three weeks, from March 23 to April 12, 2022.

Postcards advertising the survey were sent to every household in Burnaby. The survey was also publicised through social media, on the City website and in newspaper advertisements.

Survey Design

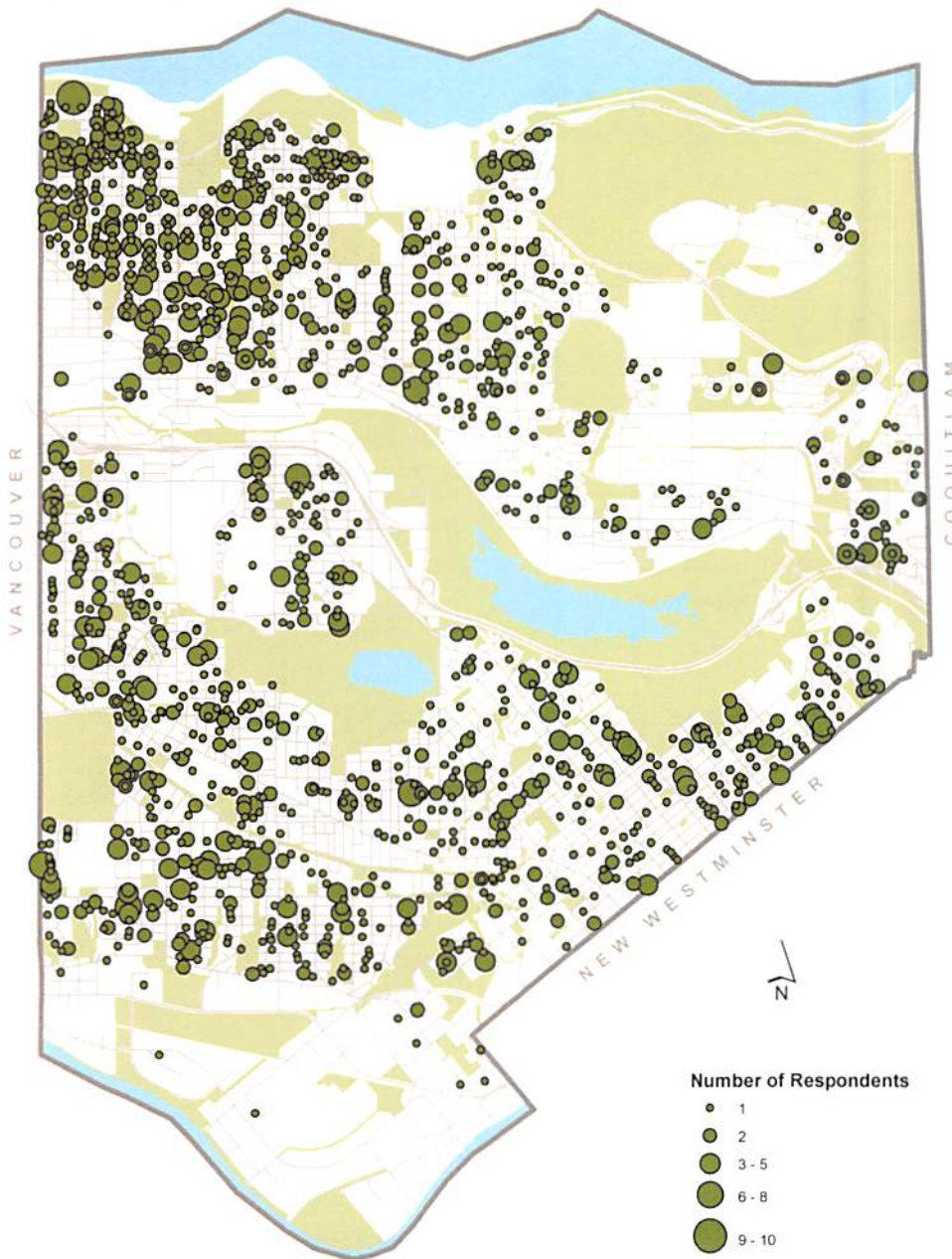
The survey included three sections. Participants were provided with the option of answering one, two or all three sections. These included:

1. Laneway Homes: Questions about the design of laneway homes
2. Suites in Semi-Detached Homes: Questions about the design of secondary suites in semi-detached homes
3. Additional Housing Choices: Questions about other program elements, including:

- single-family homes with two suites;
- fourplexes on two-family properties;
- cellar floor area provisions;
- measures to maintain affordability; and
- pre-approved designs.

Respondents were also asked to provide some demographic information such as their age, current housing situation and their connection to Burnaby.

Survey Response



There were 2,550 responses to the survey.

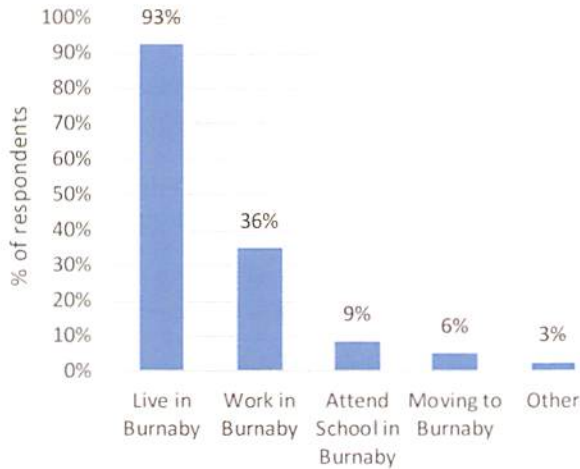
Responses for each section were as follows:

1. Laneway Homes: 2,338 responses
2. Suites in Semi-Detached Homes: 1,520 responses
3. Additional Housing Choices: 1,733 responses

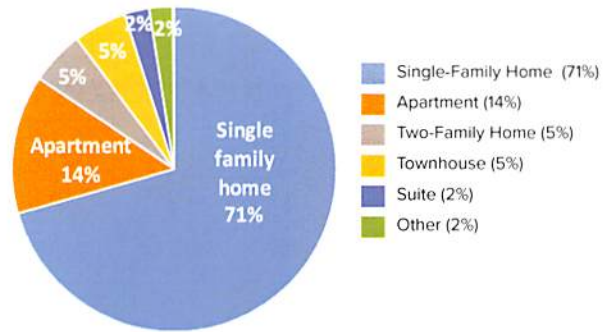
Responses were mapped by postal code and are shown above. There were 367 respondents who either did not provide a postal code or who live outside the City.

The map shows broad representation from across the City, with concentrations in some of the single and two family neighbourhoods, such as Burnaby Heights and Capitol Hill.

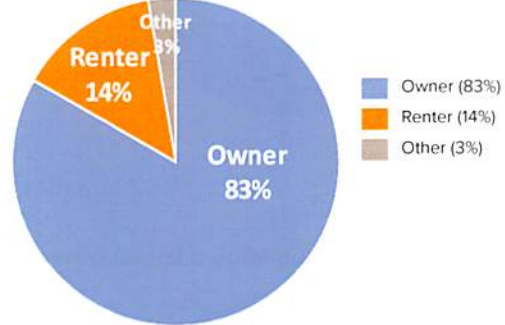
Respondents: Connection to Burnaby



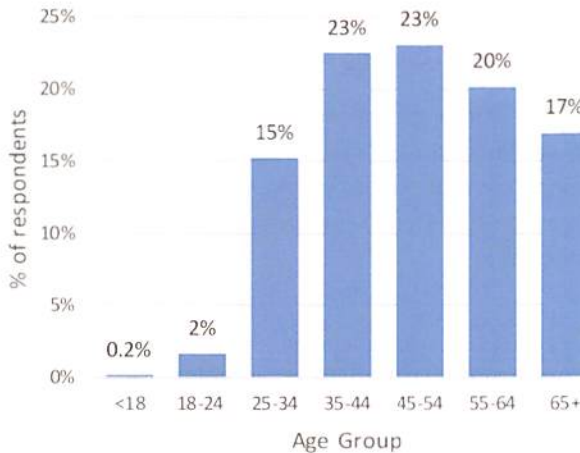
Respondents: Housing Type



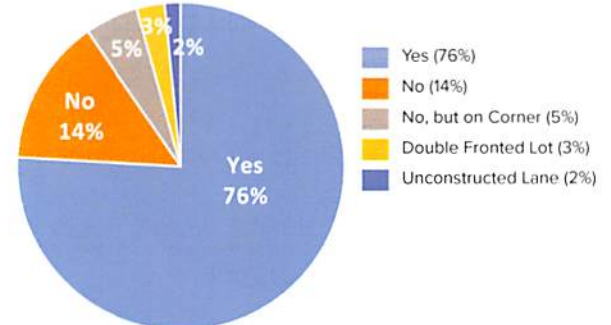
Respondents: Housing Tenure



Respondents: Age



Respondents: Access to a Laneway?



The vast majority of respondents (93%) live in Burnaby. Over a third (36%) work in Burnaby. There were also a number of respondents (6%, 146) who are interested in moving to Burnaby.

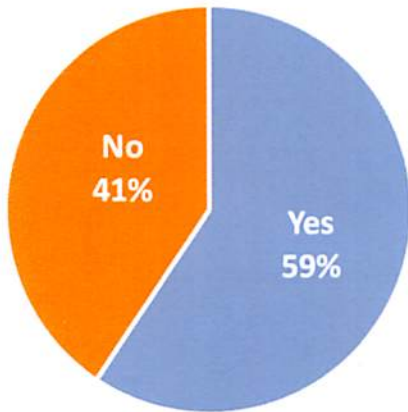
Respondents represented a broad range of ages. All of the 18+ categories, with the exception of the 18-24 year age group, were well represented, and reflect the City's adult age distribution as a whole.

A high proportion of respondents (71%) live in single-family homes. The proportion of owners, at 83%, was higher than the City-wide proportion of 68%.

Of those who live in single and two-family homes in Burnaby, three quarters (76%) of respondents have access to a laneway. An additional 10% live on corner lots or double fronted lots, or live on laneways that are not currently constructed. 14% do not have any potential side or rear access to their property.

Laneway Homes

Are you interested in living in a laneway home?

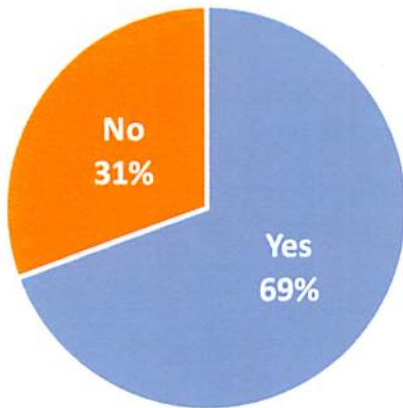


There is a high level of interest in living in a laneway home. 59% of respondents stated that they are interested in living in this type of housing.

The levels of interest are higher amongst those who are currently renting and younger age groups.

79% of renters expressed interest in living in a laneway home, compared to 56% of owners. 92% of 18-24 year olds and 72% of 25-34 year olds expressed interest in living in a laneway home, compared to 55-60% in other age groups.

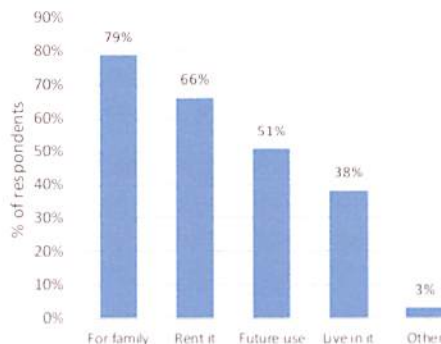
Are you interested in building a laneway home?



There is a high level of interest in building in a laneway home. 69% of respondents stated that they are interested in building a laneway home.

The level of interest in building a laneway home was fairly similar across all age groups with most interest coming from those in the younger (18-24 year) and mid-range (45-54 year) age groups, at 74% and 75% respectively.

If you built a laneway home, how would you use it?



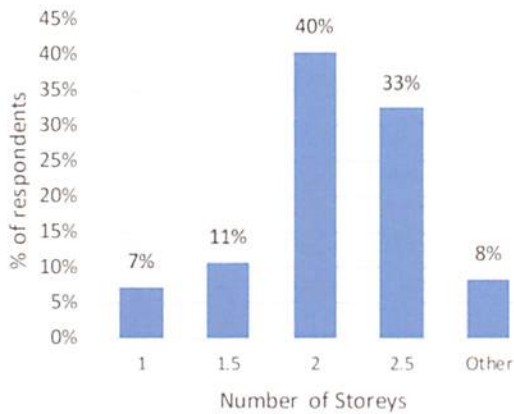
Respondents interested in building a laneway home were asked how they intended to use it.

The most popular answer across all age groups was to use it for a family member (79%), closely followed by renting it out (66%).

Some of the uses given for the 'other' category included; art studio, home office, nanny suite, short term rental, or hopes to sell it in the future,

LANEWAY HOMES: SIZE

How many storeys should be permitted for a laneway home?

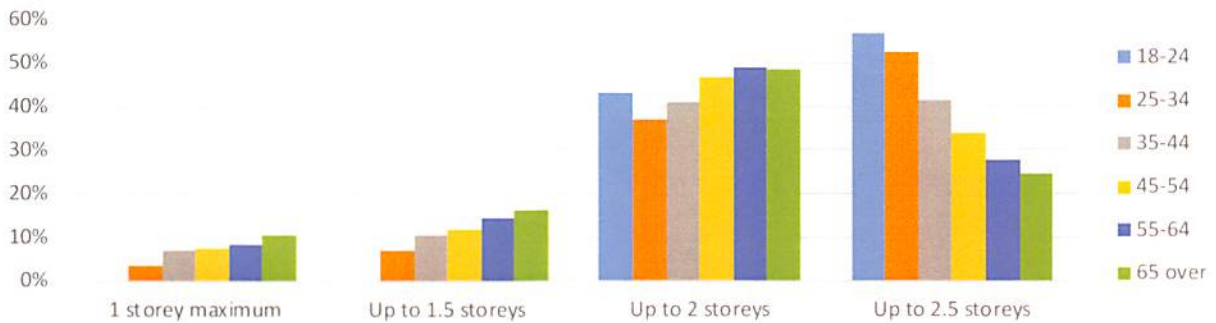


There is support for laneway homes of various heights. Two storeys (40%) is the most popular, followed by two and a half storeys (33%).

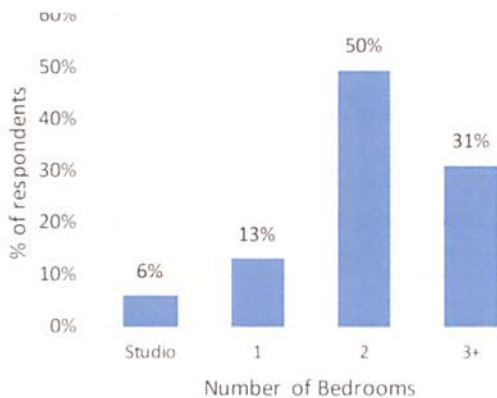
There was a correlation between the age of respondents and laneway home height (see chart, below). Support for two storey laneway homes was similar across all age categories, whereas support for higher laneway homes (up to 2.5 storeys) was higher among younger respondents and decreased as respondents got older.

Responses to 'Other' included building above a garage and/or adding a basement. Some noted that the height should be based on the height of the main house. Others noted that the height should be based on the laneway home's proximity to neighbouring properties to preserve views and privacy.

Support for Laneway Home Heights, by Age



How many bedrooms should be permitted in a laneway home?



There is support for larger laneway homes.

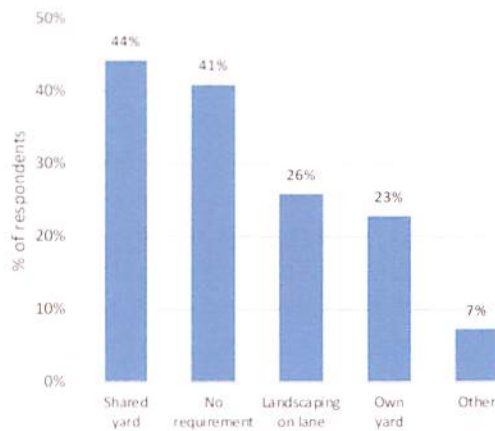
50% of respondents support two bedroom laneway homes, with an additional 31% supporting three or more bedrooms.

Support for two bedrooms laneway homes was similar from owners and renters, with a higher proportion of renters supporting laneway homes with 3+ bedrooms (44% of renters vs 29% of owners)

19% of respondents reported that laneway homes should be limited to one bedroom or studio size.

LANEWAY HOMES: OUTDOOR SPACE

**What type of outdoor space should be required for a laneway home?
(select all that apply)**



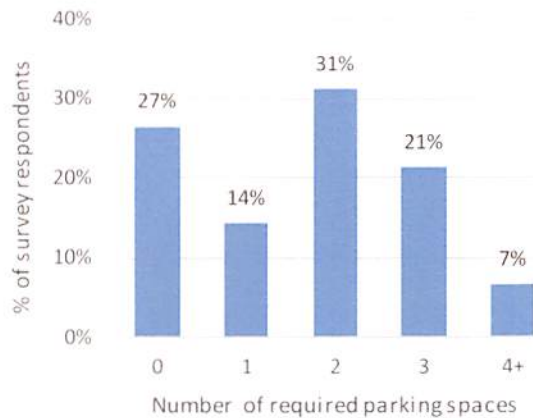
Most respondents reported that laneway homes should share a yard with the main house, or have no specific requirement for outdoor space.

Support for requiring laneway homes to have their own yard area was higher from respondents who are currently renting (32% of renters vs 18% of owners). Notably, renters showed similar support for having no required yard space (31%) or sharing a yard with the main home (34%). A high proportion of younger respondents support having no requirement for private space for the laneway home.

Approximately one quarter of respondents also supported landscaping along the lane.

LANEWAY HOMES: PARKING

**How many parking spaces should be required for properties with a laneway home and a secondary suite?
(3 dwelling units)**



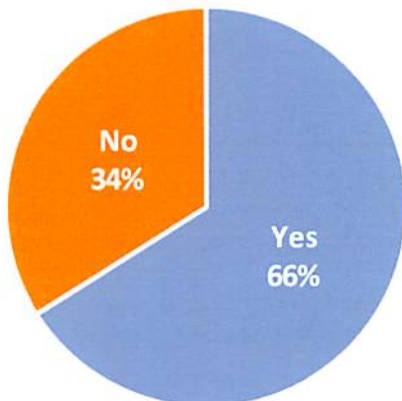
The City's off-street parking standard is one space per dwelling unit, so would require 3 spaces for 3 dwelling units.

Almost three quarters of respondents (72%) support some reduction in off-street parking requirements.

Requiring 2 spaces for 3 dwelling units was the most popular option (31%).

It is notable that over one quarter of respondents (27%) would support having no off-street parking requirement, leaving it up to the homeowner to decide how many spaces to provide.

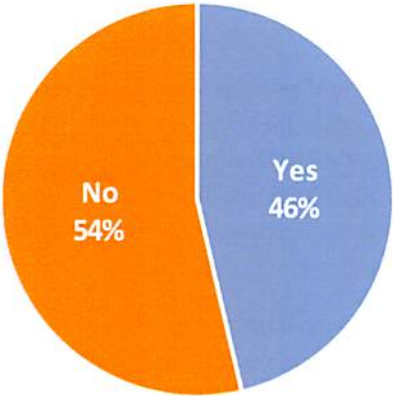
Would you support reduced parking requirements for properties with easy access to other transport options?



A high proportion of respondents (66%) also support reducing the off-street parking requirements for properties with laneway homes, if they are located close to other transport options, such as carshare, bikeshare, bus or SkyTrain.

Secondary Suites in Semi-detached Homes

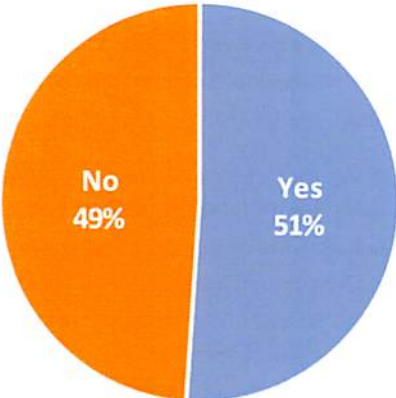
Are you interested in living in a secondary suite in a semi-detached home?



51% of respondents stated that they were interested in living in this type of housing.

This option was more popular amongst younger age groups and those who are currently renting.

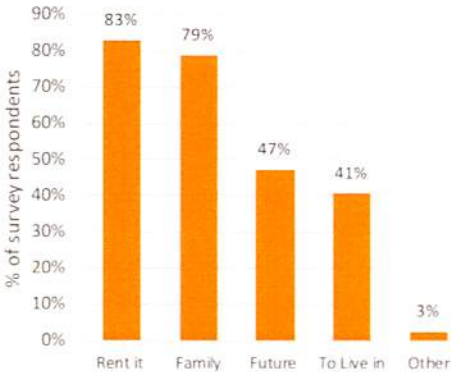
Are you interested in building a secondary suite in a semi-detached home?



About half of respondents (51%) reported that they were interested in building a suite in a semi-detached home.

Interest was similar across all age groups, though slightly higher (60%) amongst the 35-44 age group.

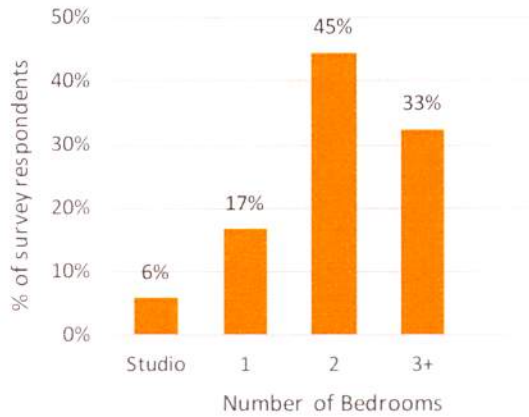
If you built a secondary suite in a semi-detached home, how would you use it?



The most popular reason for building a suite in a semi-detached home would be to rent it out (83%), closely followed by 'using it for a family member' (79%).

SUITES IN SEMI-DETACHED HOMES: SIZE

How many bedrooms should be permitted in a suite in a semi-detached home?



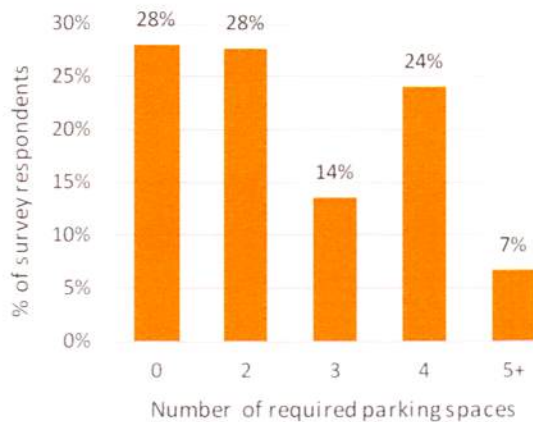
There was support for larger secondary suites. 45% of respondents support suites with two bedrooms, and an additional 33% support suites of 3 or more bedrooms.

This is consistent with the laneway homes responses, indicating support for larger accessory units. There was a correlation between age and size, with the highest support for 3+ bedrooms coming from the 18-34 age groups, closely followed by the 45-54 age group.

Both owners and renters support larger suites with higher support from renters for 3+ bedrooms.

SUITES IN SEMI-DETACHED HOMES: PARKING

How many parking spaces should be required for properties with a suite in a semi-detached home? (4 dwelling units)

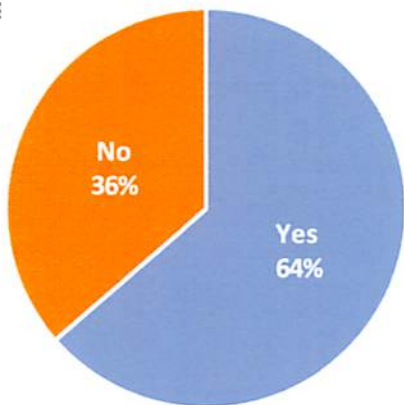


The City's off-street parking standard is one space per dwelling unit, so would require 4 spaces for 4 dwelling units.

There is support for reducing the off-street parking requirements for semi-detached homes with secondary suites. 69% of respondents support requiring 3 or less parking spaces. This includes 28% who would support having no off-street parking requirement (0 required spaces).

31% support requiring 4 or more parking spaces. This includes 24% who support requiring 4 spaces, and 7% who support requiring more than 4 spaces.

Would you support reduced parking requirements for properties with easy access to other transport options?



Almost two thirds of respondents (64%) would support reducing the parking requirements for properties with easy access to other transport options such as carshare, bikeshare, bus or SkyTrain.

Additional Housing Choices

Respondents were asked the following questions:

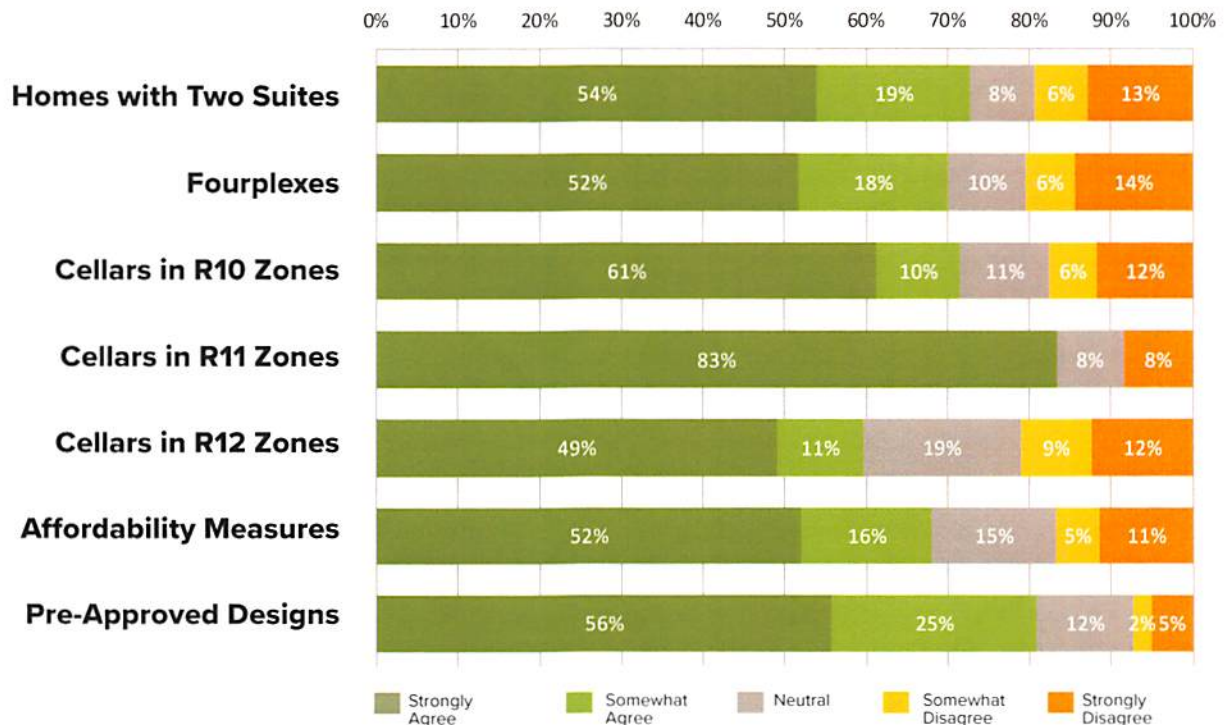
- Do you think the City should permit single-family **homes with two suites**?
- Do you think the City should permit **fourplexes** on two-family properties?
- Do you think the City should change its zoning bylaw to support **full cellars in R10** - single-family residential areas?
- Do you think the City should change its zoning bylaw to support **full cellars in R11** - single-family residential areas?
- Do you think the City should change its zoning bylaw to support **full cellars in R12** - single and two-family residential areas?
- Do you think the City should include measures in the Housing Choices program to help **address affordability** and limit speculation?

- Do you think the City should develop a program to share **pre-approved designs**?

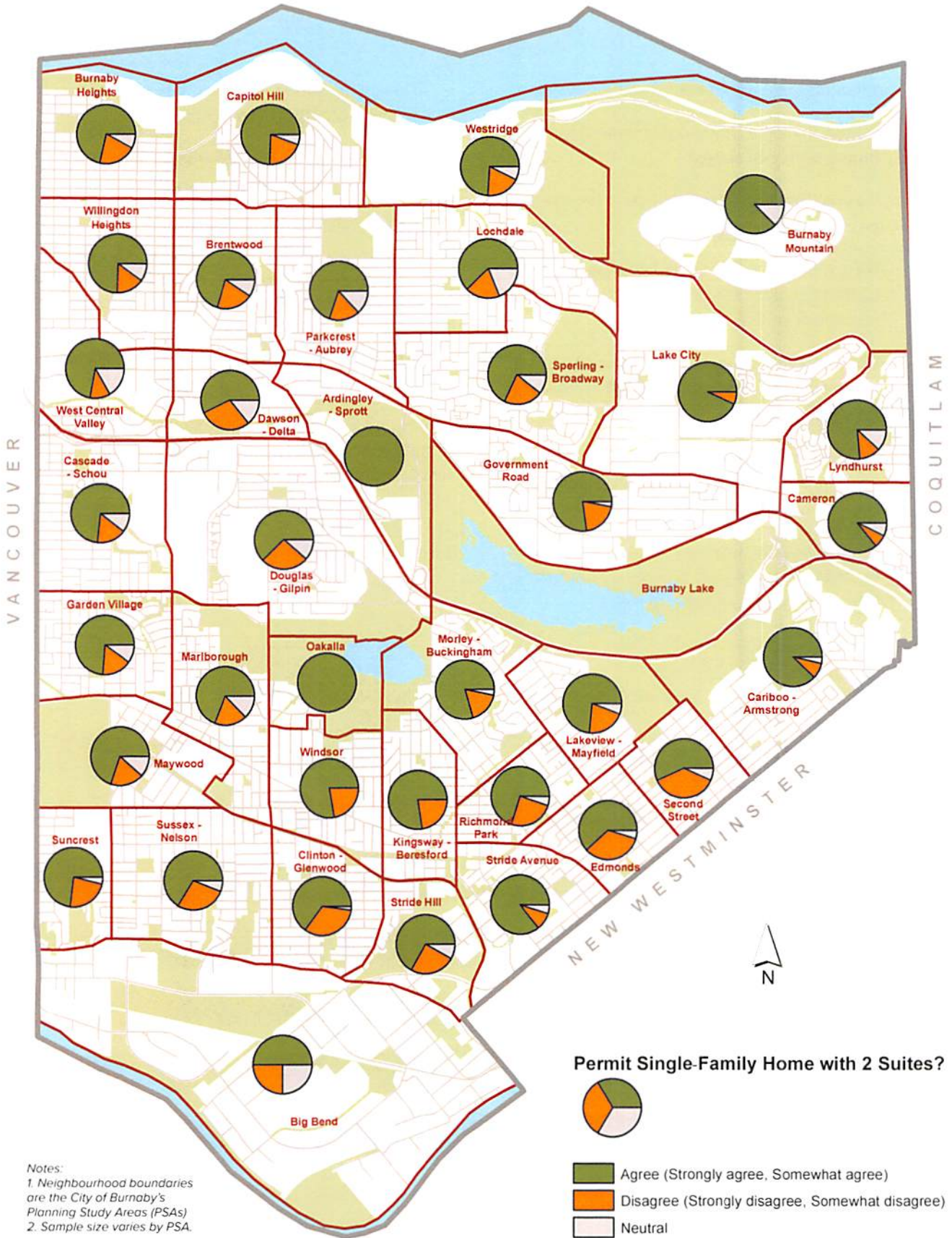
As shown below, all of these additional housing choices were supported by survey respondents.

Note: The questions on **full cellars** were only posed to residents of the R10, R11 and R12 Zoning Districts, so had a smaller sample size. These districts include 1,380, 113, and 859 properties, respectively. The response rates for these questions, based on number of households, was 10%, 21% and 7%, respectively.

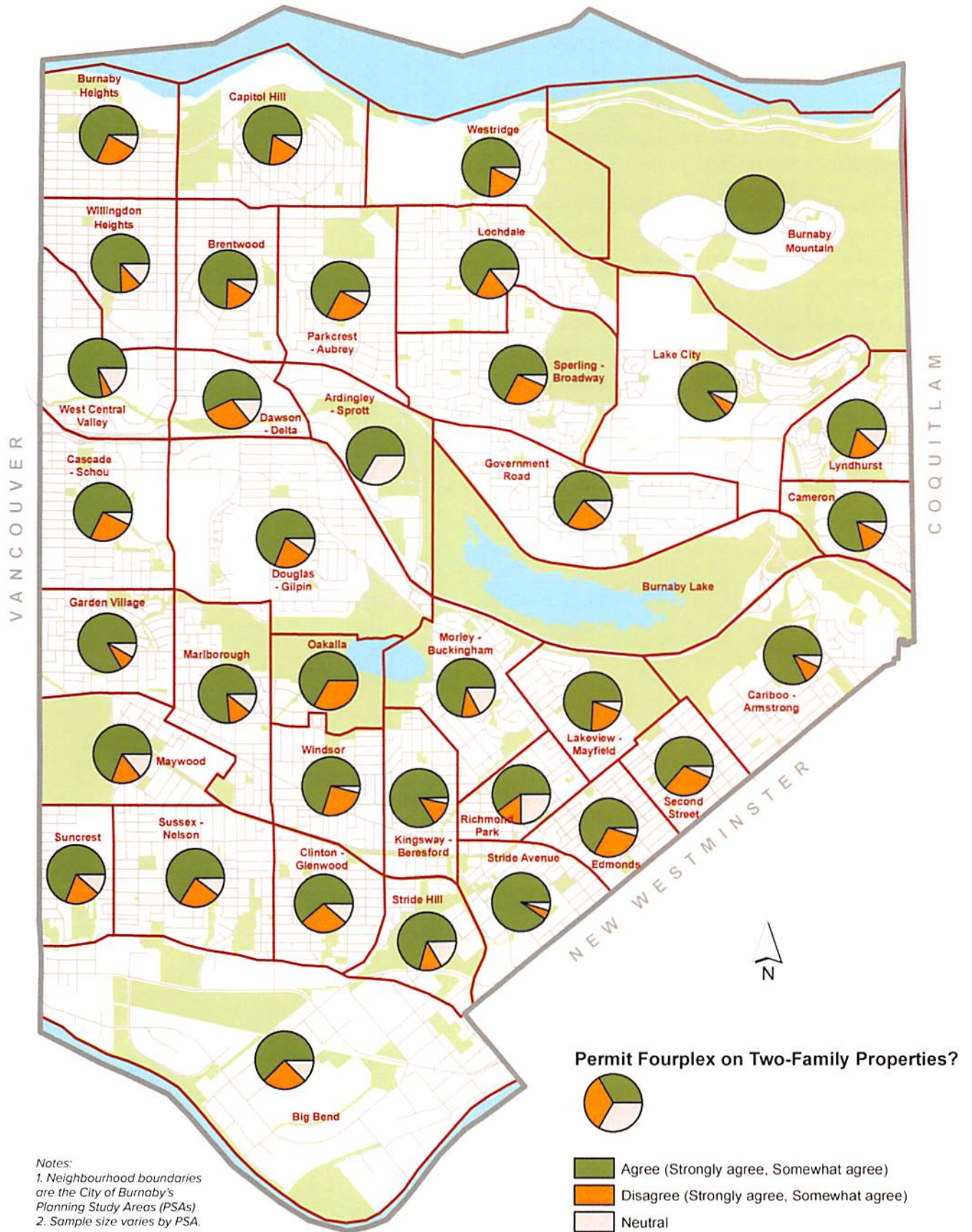
Responses to the questions on **Homes with Two Suites** and **Fourplexes** were mapped to determine if there were particular areas of the City with high levels of support or opposition to the introduction of these new housing types. The resulting maps, shown overleaf, illustrate the distribution of responses for these two housing types.



Do you think the City should permit single-family homes with two suites?



Do you think the City should permit fourplexes on two-family properties?



Next Steps

The survey results will be used to inform phase one of the Housing Choices program.

As this phase progresses, further analysis may be undertaken to reveal additional spatial patterns or relationships within the data.

Findings will be combined with outputs from the technical review, currently in progress, and used as input to a series of public design workshops, scheduled for June 2022.

All of the data collected from the public consultation will be used to inform a Program Recommendations Report that will be presented to Council in the fall.