



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 into the first phase of the Housing Choices program.



Laneway Home



Suite in Semi-Detached Home

Survey Purpose and Distribution

The purpose of the survey was to gather input on the regulations and design guidelines for laneway homes and secondary suites in semi-detached homes. It also gauged 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:

- Laneway Homes:**
Questions about the design of laneway homes
- Suites in Semi-Detached Homes:**
Questions about the design of secondary suites in semi-detached homes
- 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
 - » 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:

Laneway Homes

2,338 responses

Suites in Semi-Detached Homes

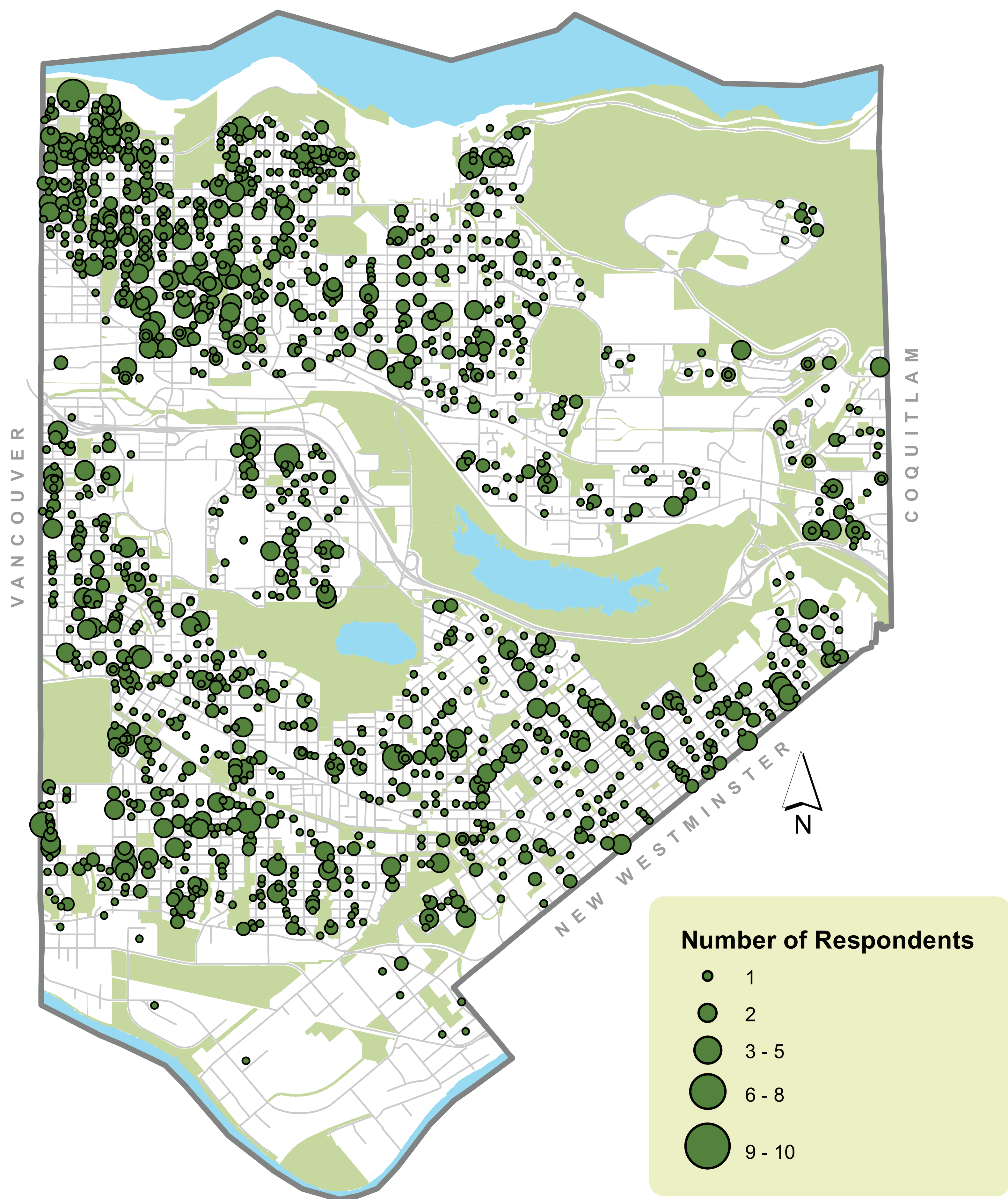
1,520 responses

Additional Housing Choices

1,733 responses

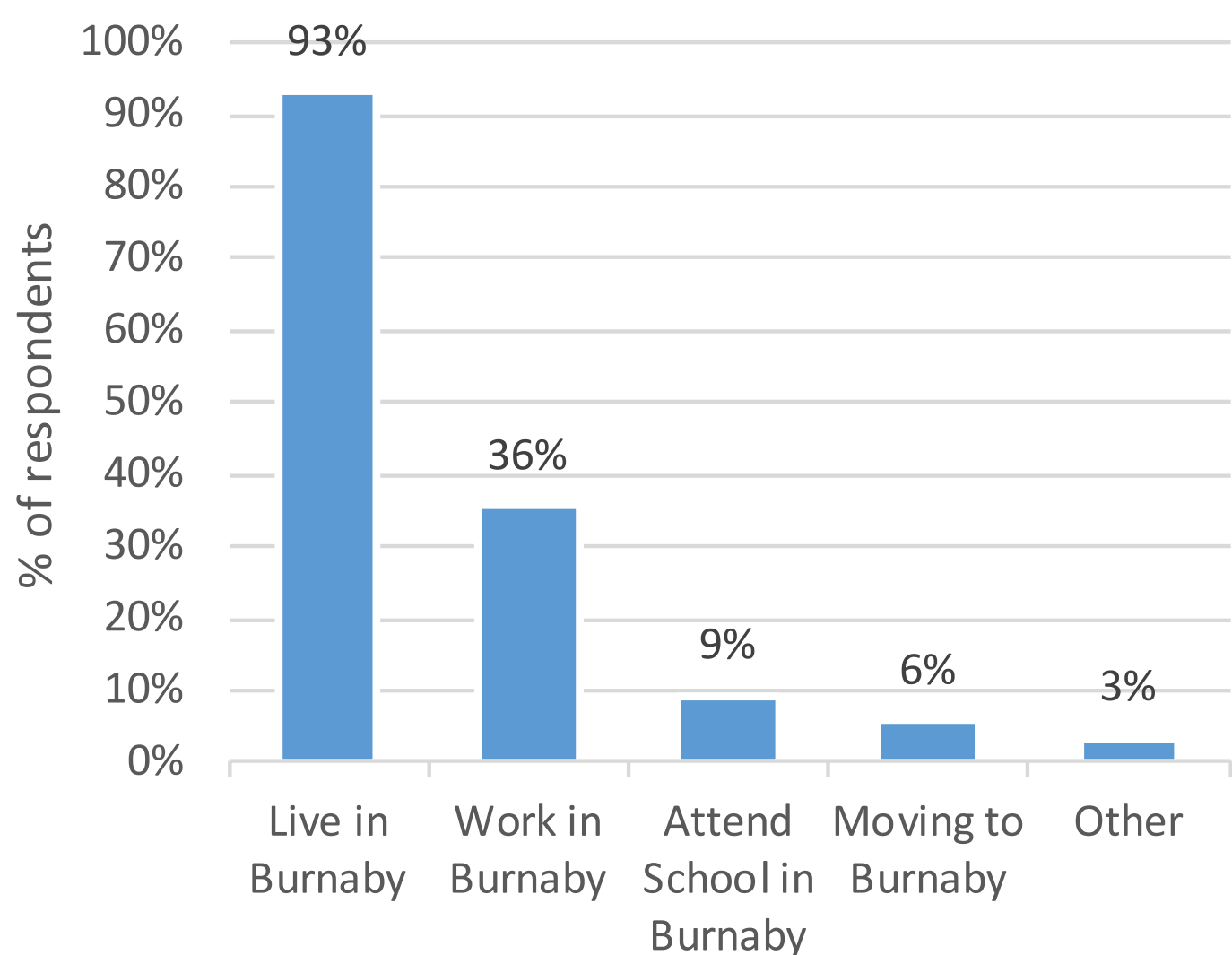
Responses were mapped by postal code. There were 367 respondents who either did not provide a postal code or who live outside the City.

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.

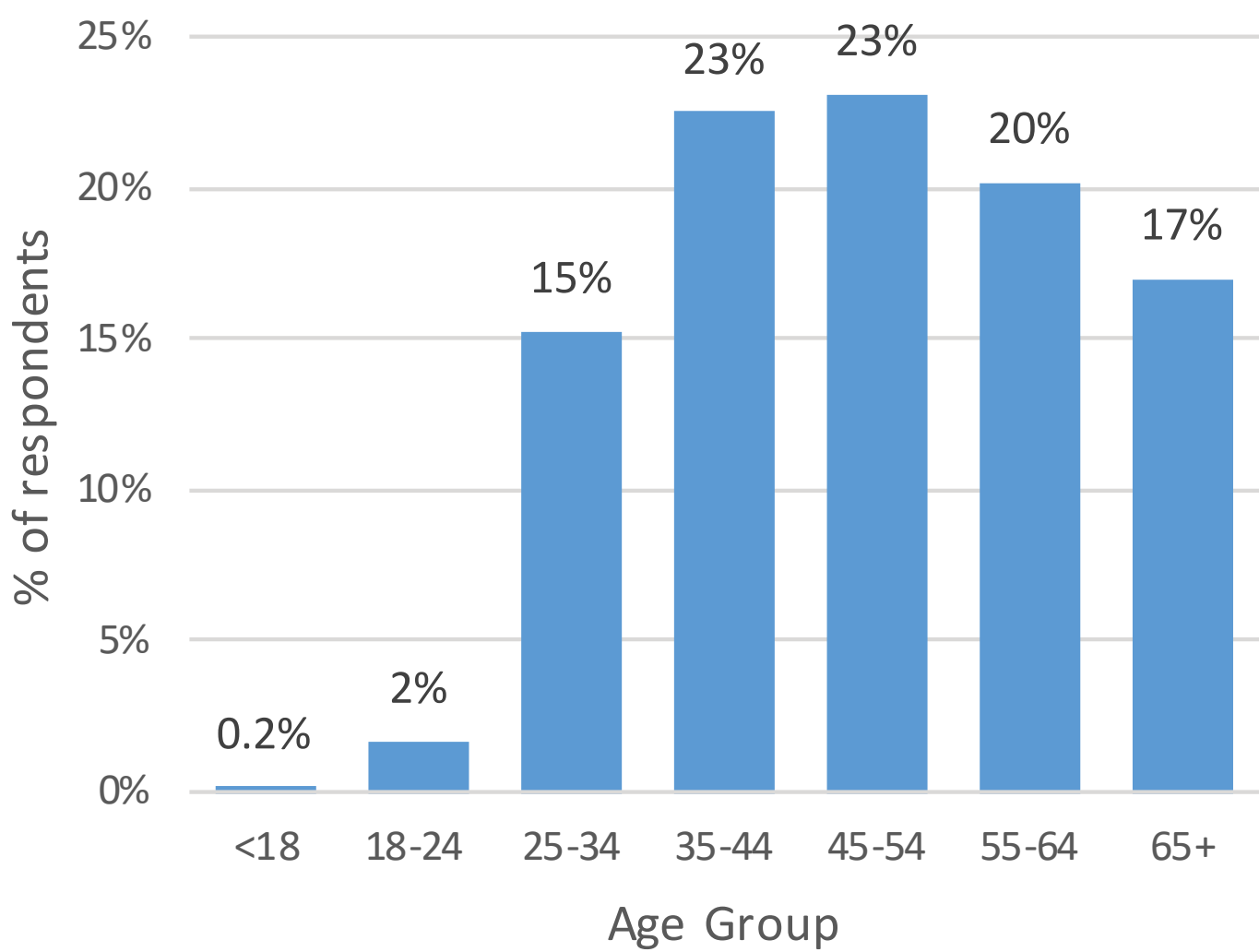


Respondents

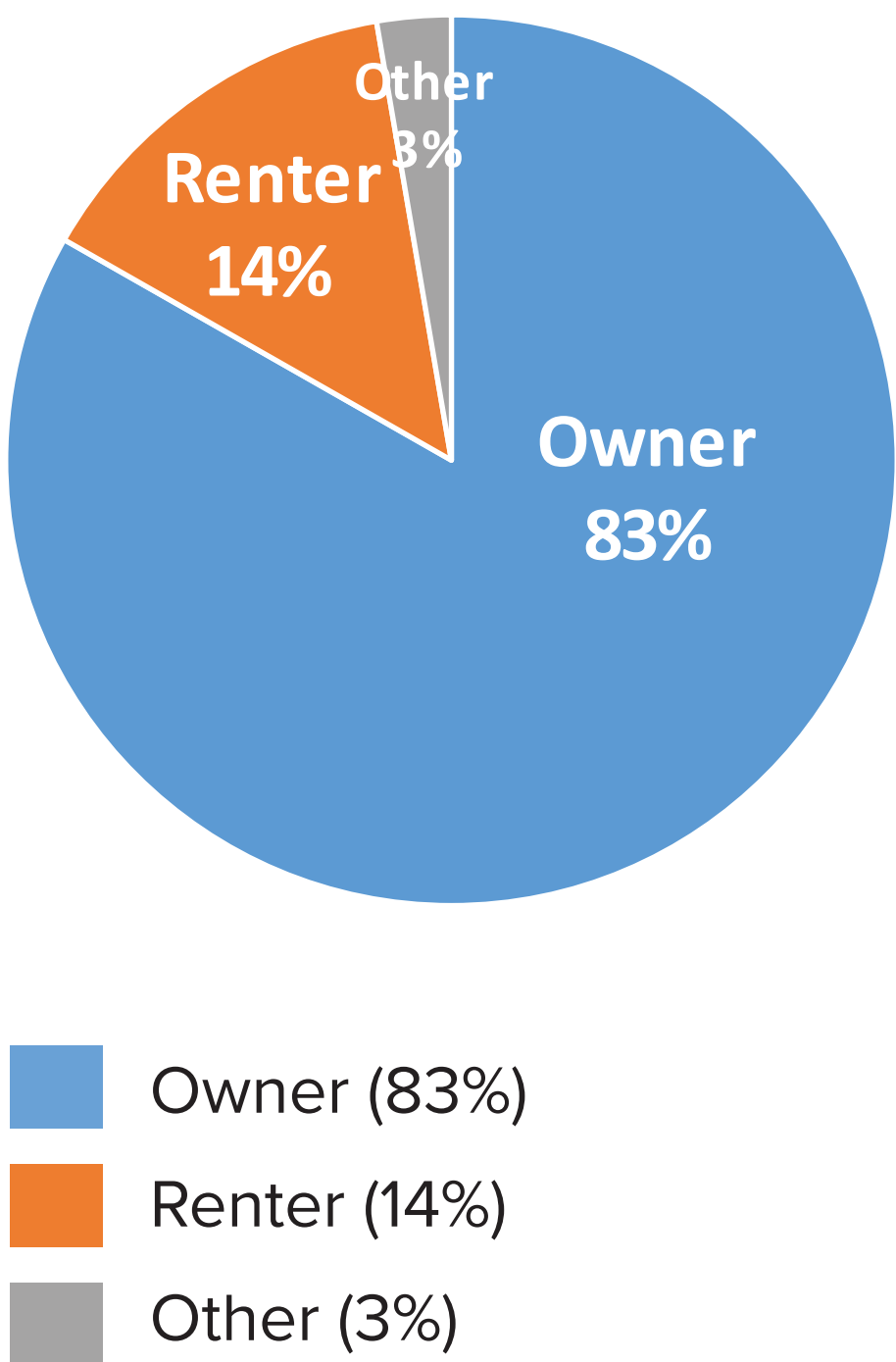
Connection to Burnaby



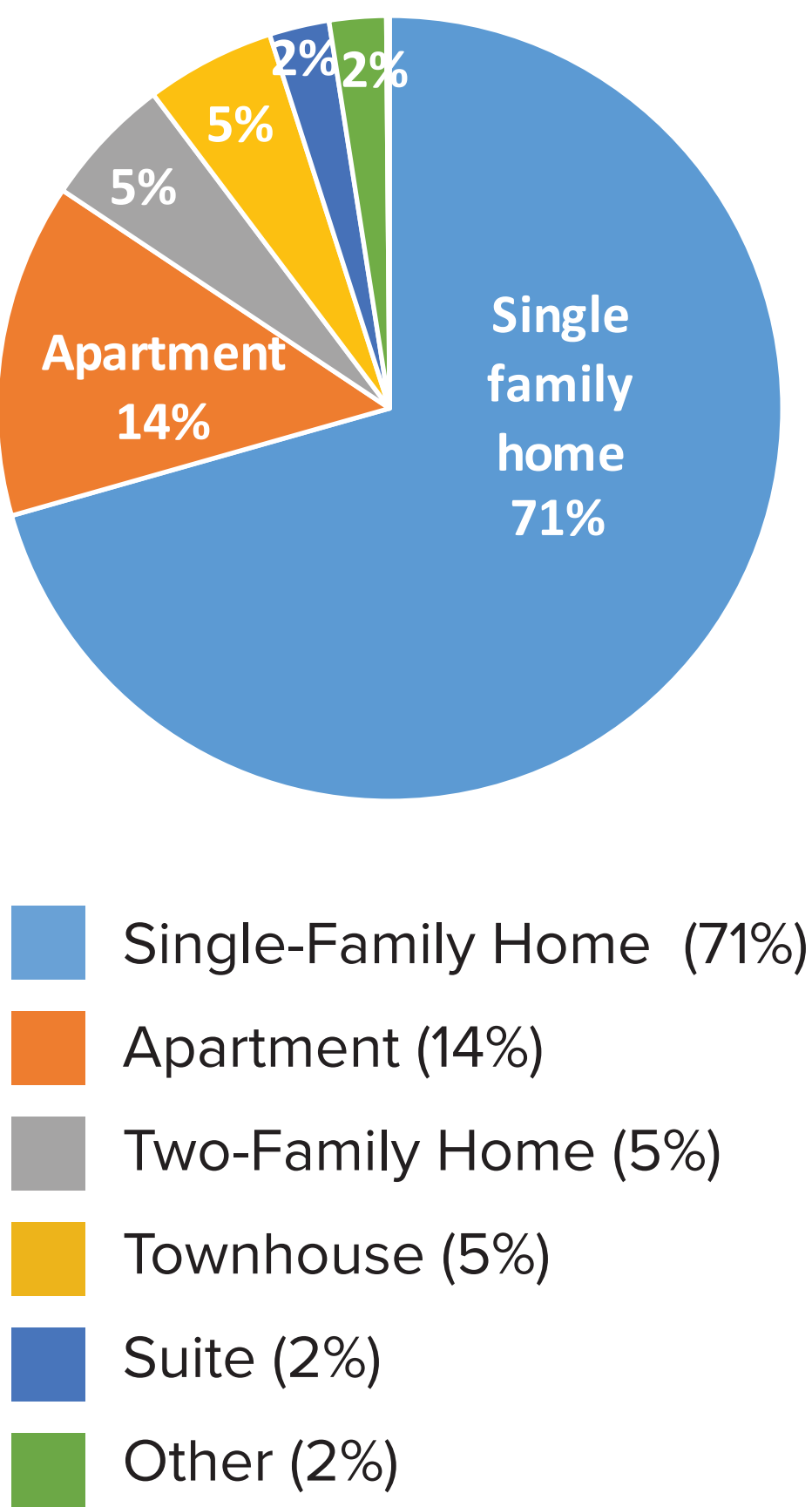
Age



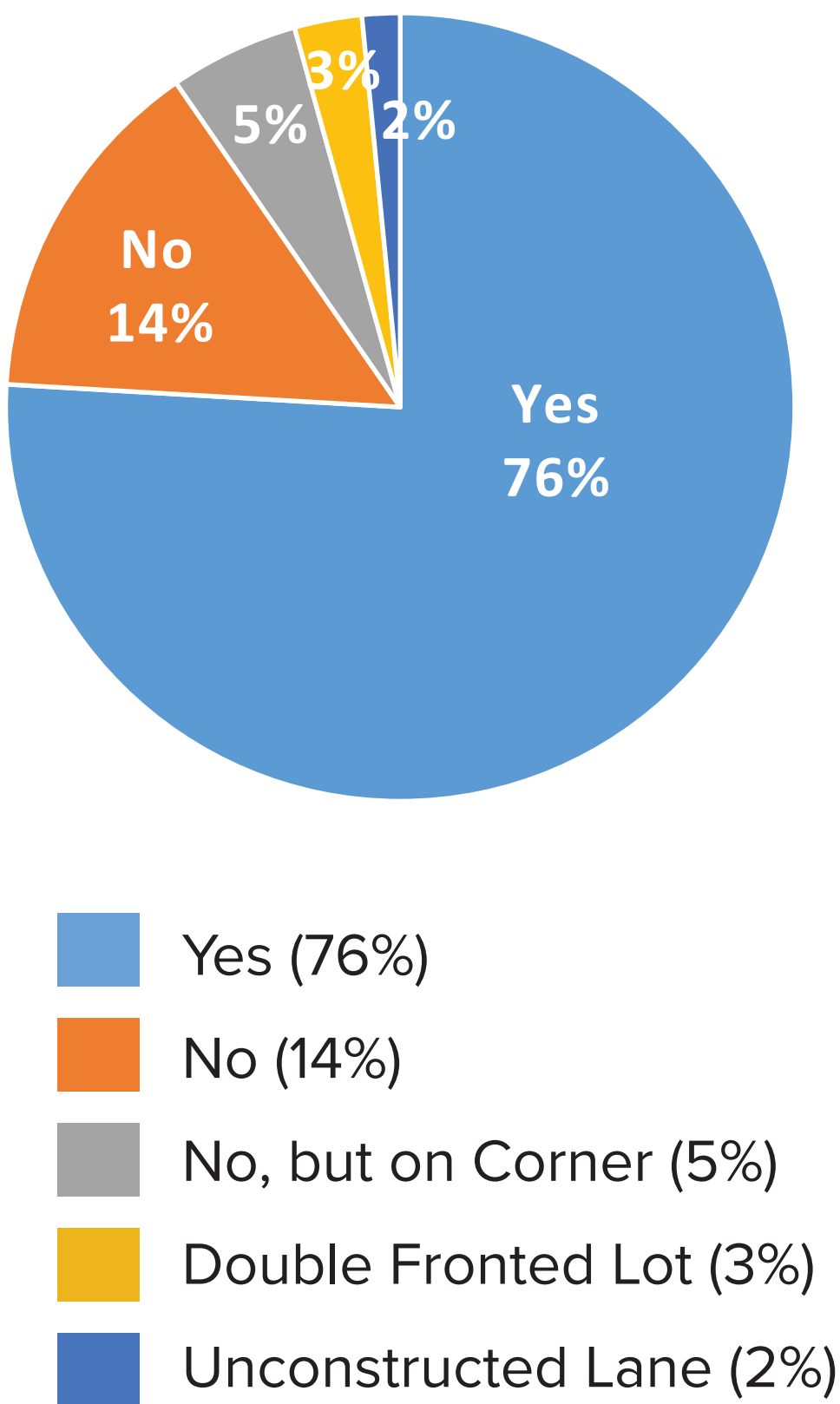
Housing Tenure



Housing Type



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%) 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.

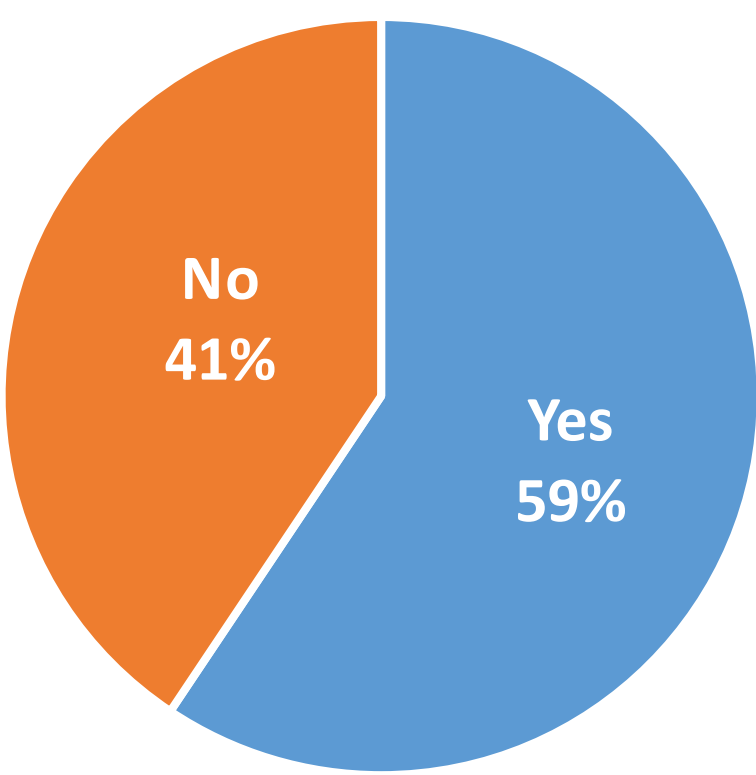
A high proportion of respondents (71%) live in single-family homes. The proportion of owners, at 83%, was higher than the citywide proportion of 68%.

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?



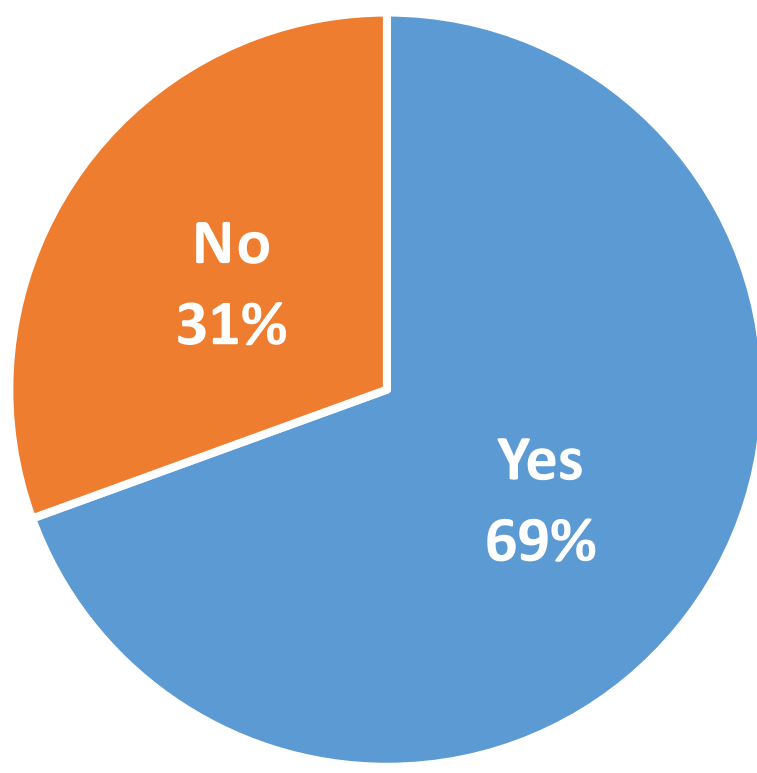
There is a high level of interest in living in a laneway home. **59% of respondents** stated that they are interested in living in this type of housing.

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**.

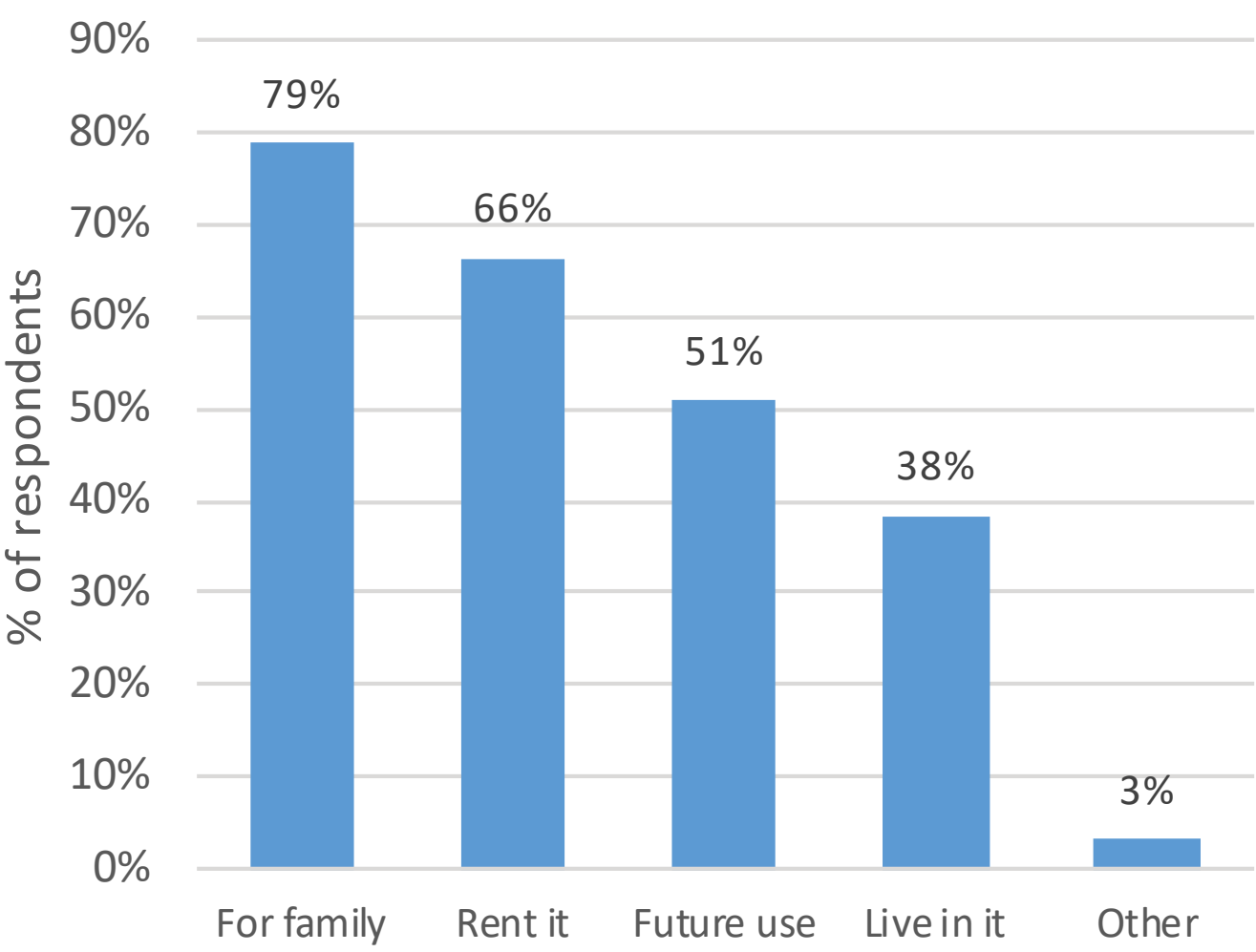
Are you interested in building a laneway home?



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? (select all that apply)



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

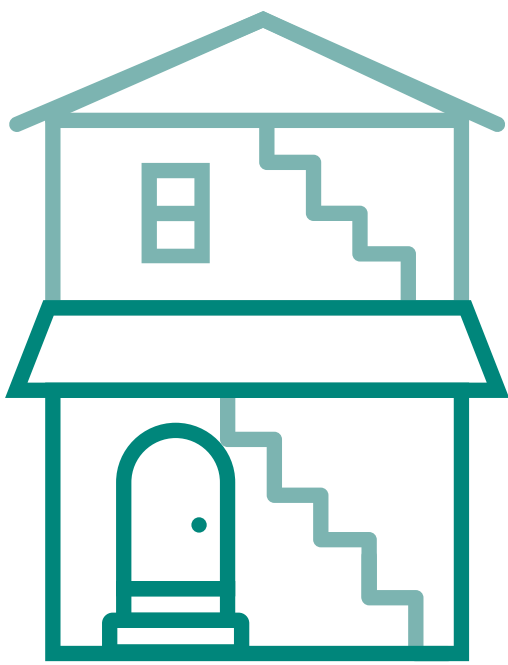
The most popular answer across all age groups was to use it for a family member (79%), closely followed by renting it out (66%).

Some of the uses given for the 'other' category included; art studio, home office, nanny suite, short term rental, or as a possible strata unit in the future.

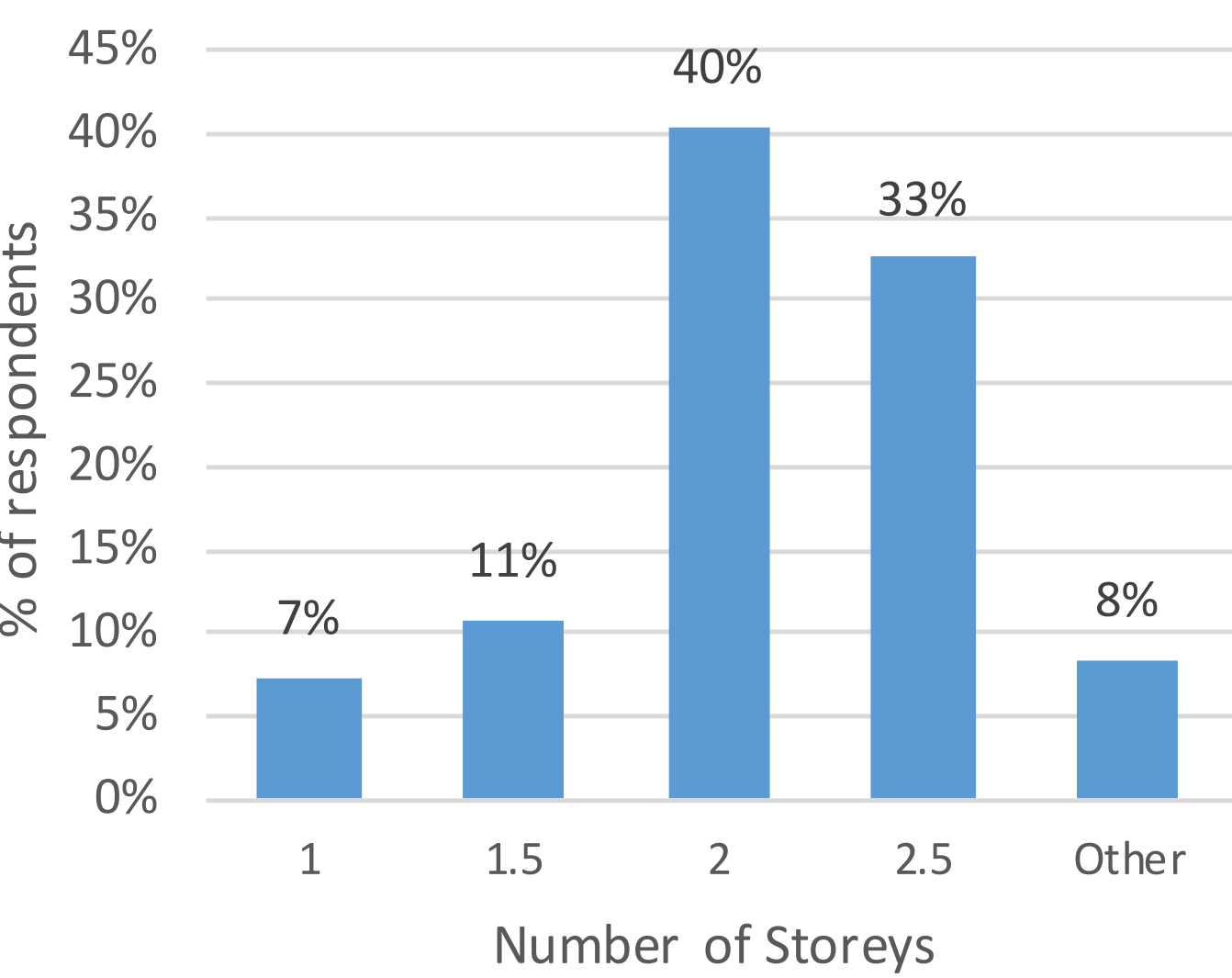


Laneway Homes: Size

How many storeys should be permitted for a laneway home?



- 2.5 Storeys (additional attic space)
- 2 Storeys
- 1.5 Storeys (additional attic space)
- 1 Storey

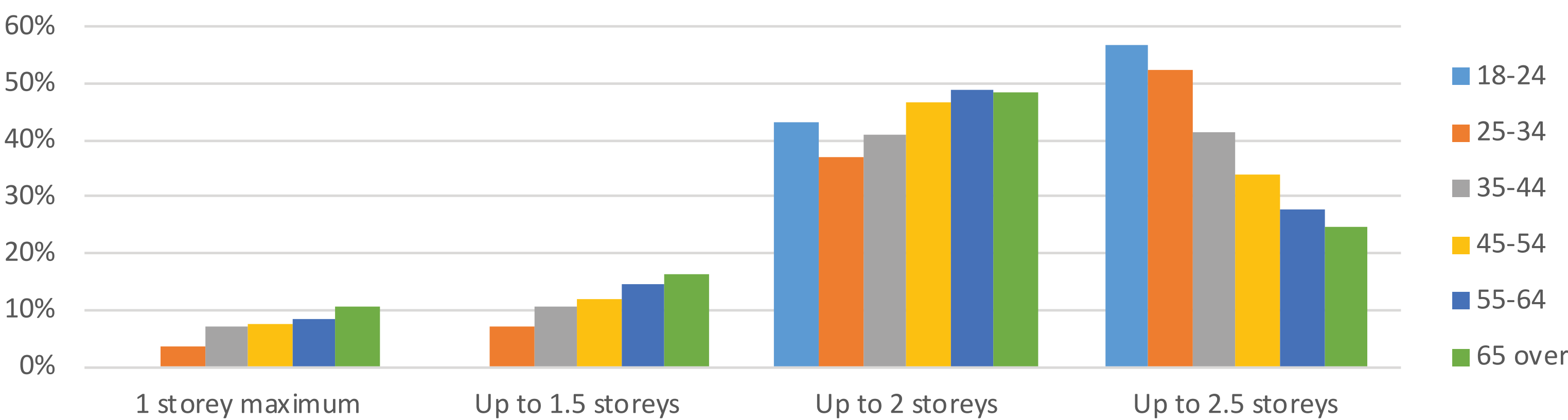


There is support for laneway homes of various heights. Two storeys (40%) is the most popular, followed by two and a half storeys (33%).

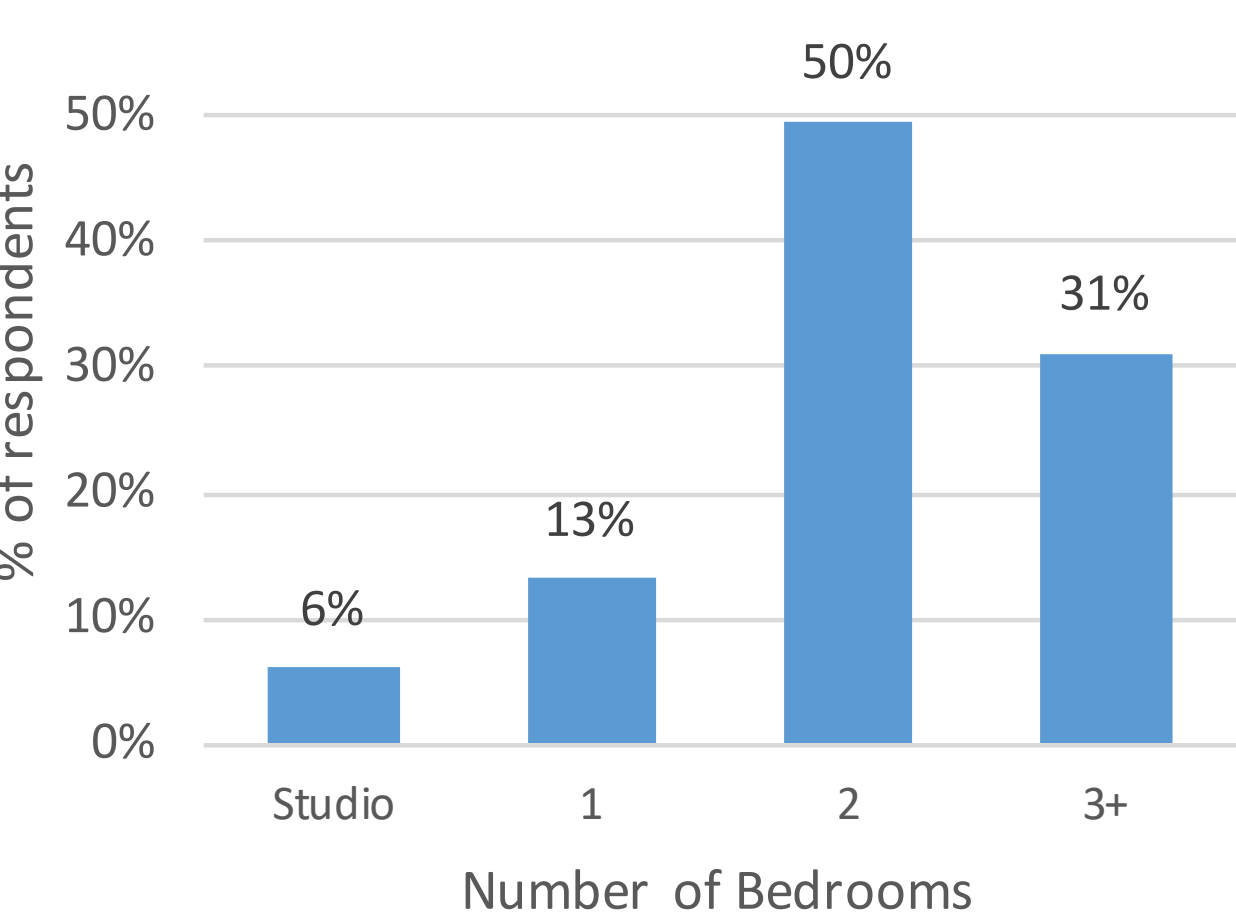
There was a correlation between the age of respondents and laneway home height (see chart below). Support for two storey laneway homes was similar across all age categories, whereas support for higher laneway homes (up to 2.5 storeys) was greater among younger respondents and decreased as respondents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

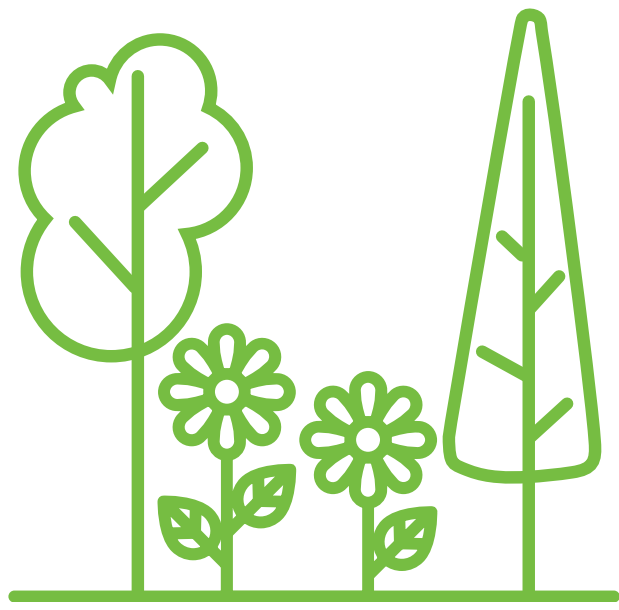
50% of respondents supported two bedroom laneway homes, with an additional 31% supporting three or more bedrooms.

Support for two bedrooms laneway homes was similar

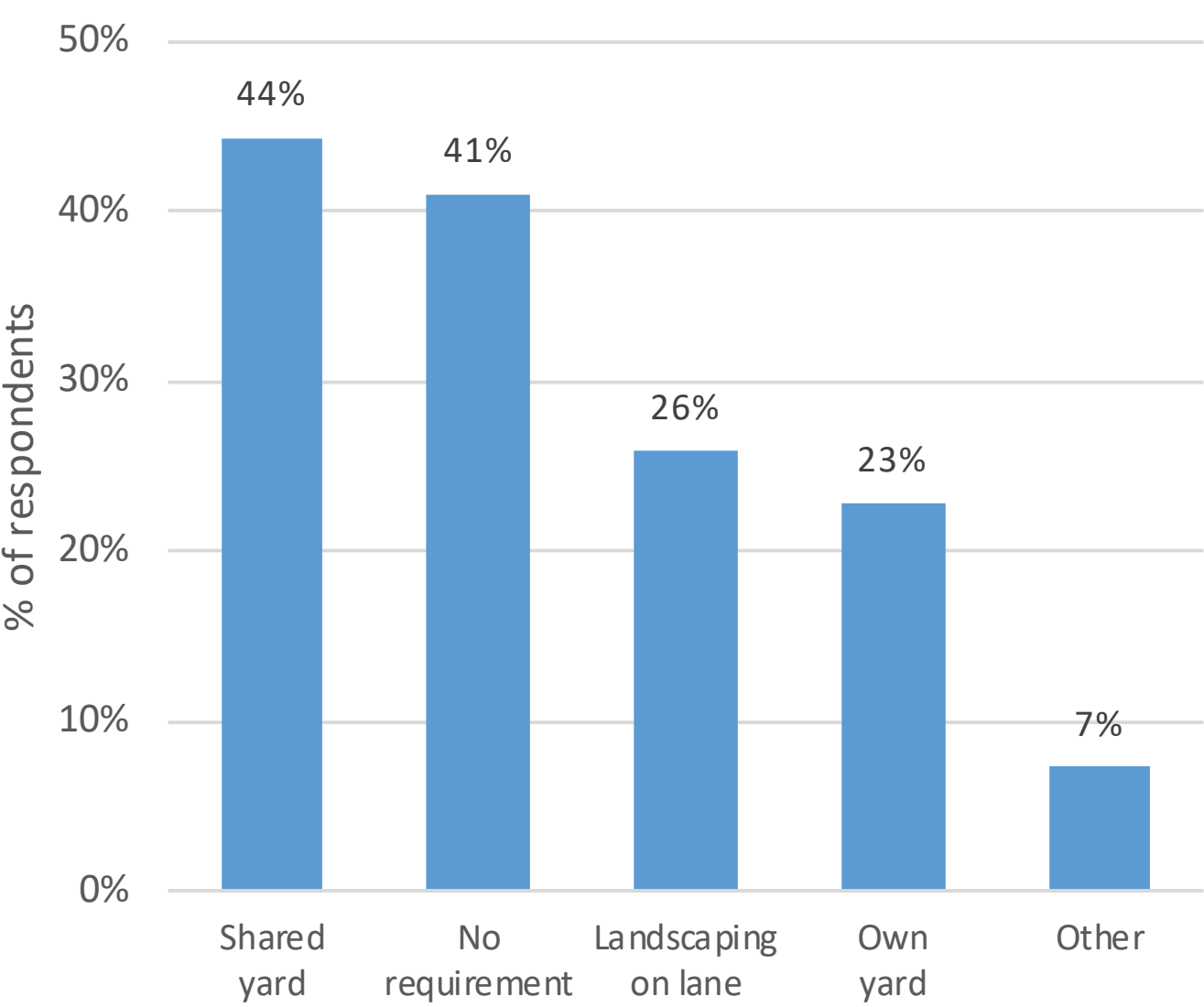
from owners and renters, with a higher proportion of renters supporting laneway homes with 3+ bedrooms (44% of renters vs 29% of owners)

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)



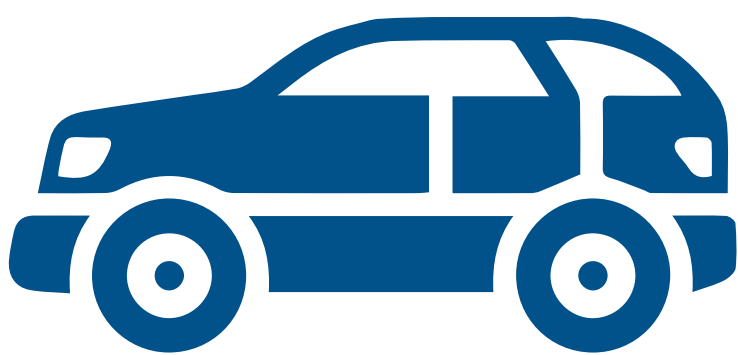
Most respondents reported that laneway homes should share a yard with the main house, or have no specific requirement for outdoor space.

Support for requiring laneway homes to have their own yard area was higher among renters (32%) than owners (18%).

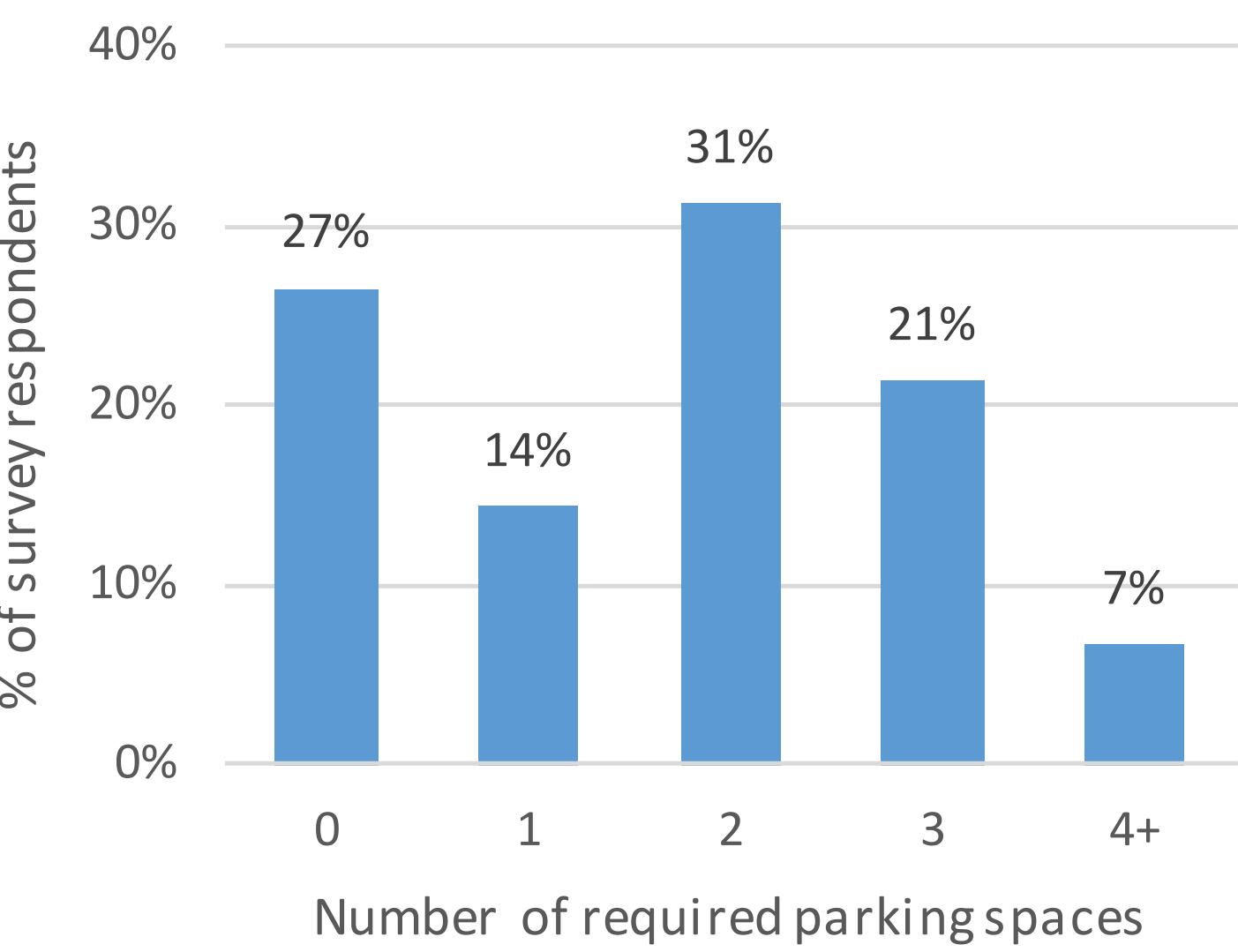
Notably, renters showed similar support for having no required yard space (31%) or sharing a yard with the main home (34%). A high proportion of younger respondents supported having no requirement for private space for the laneway home.

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)



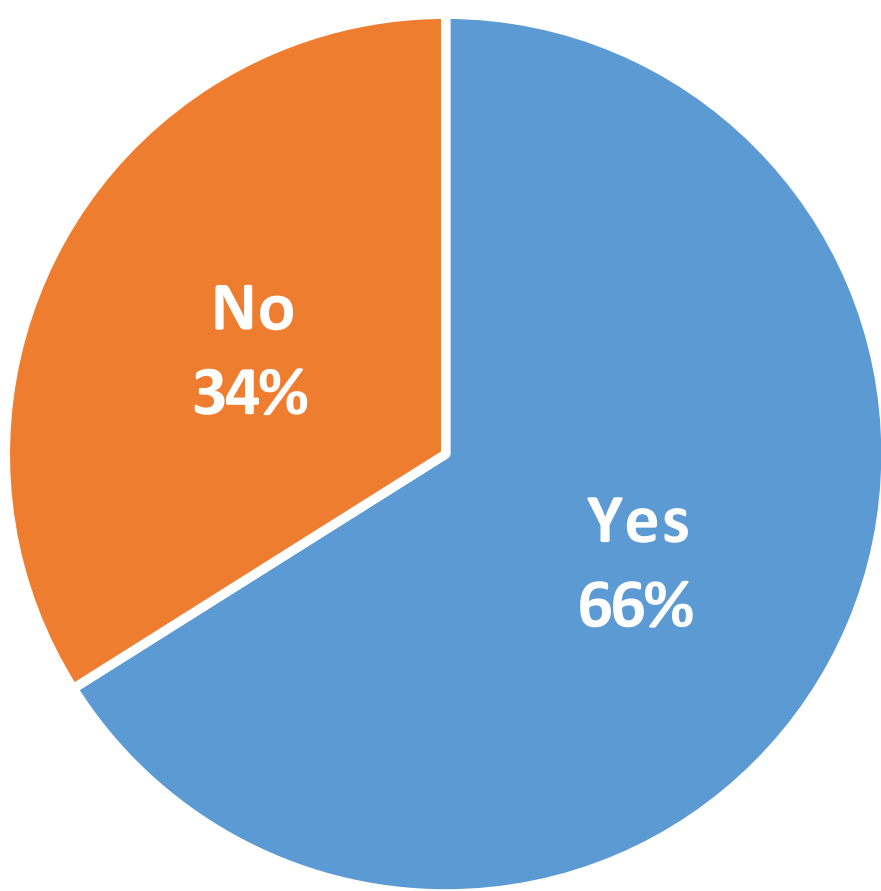
The City's off-street parking standard is one space per dwelling unit, so this option would require 3 spaces for 3 dwelling units.

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

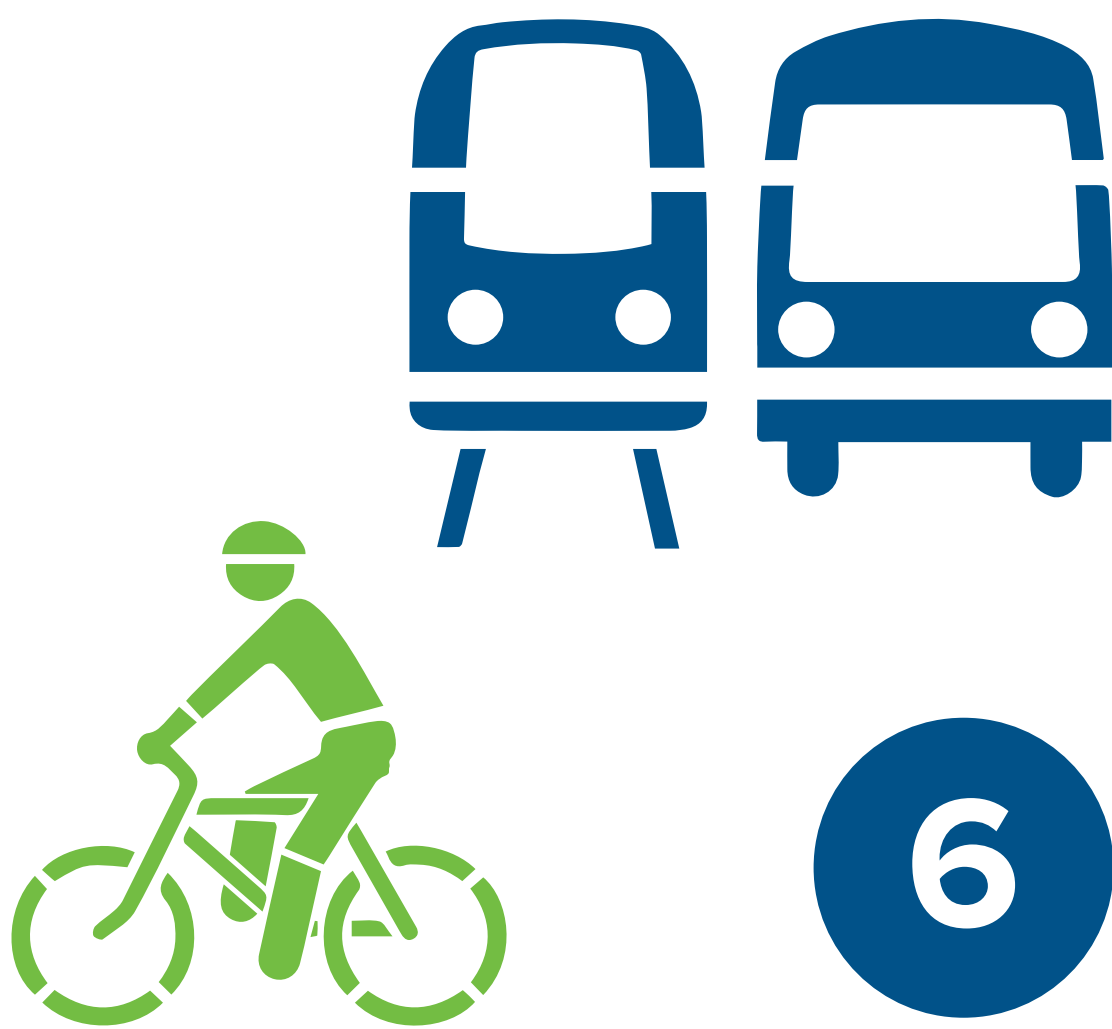
Requiring 2 spaces for 3 dwelling units was the most popular option (31%).

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?

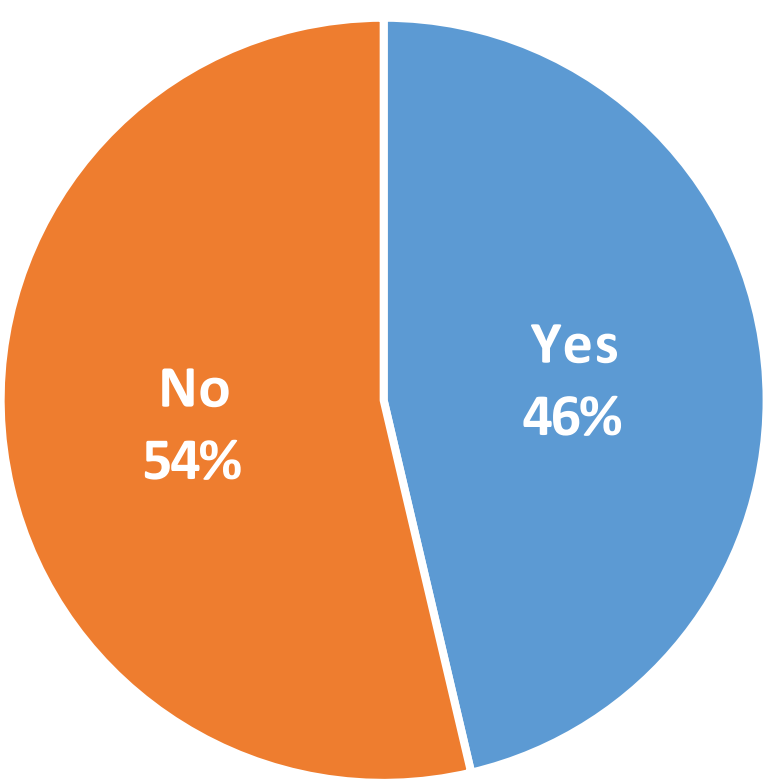


A high proportion of respondents (66%) also supported reducing the off-street parking requirements for properties with laneway homes, if they are located close to other transport options, such as carshare, bikeshare, bus or SkyTrain.



Secondary Suites in Semi-detached Homes

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

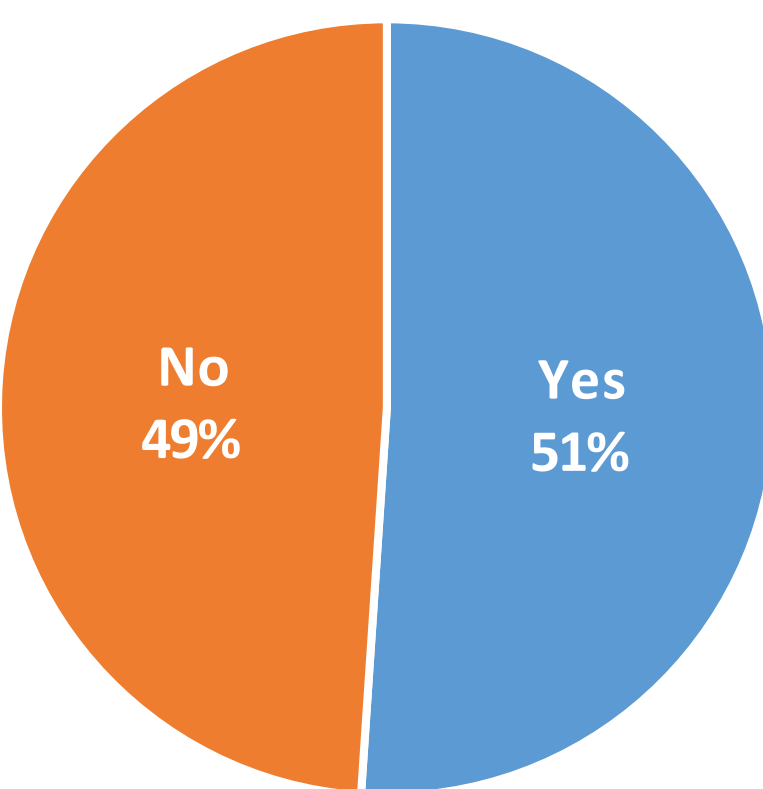


46% of respondents stated that they were interested in living in this type of housing.

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

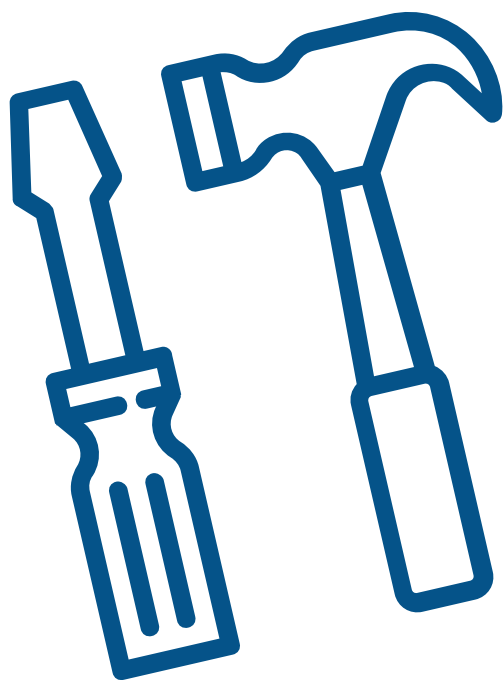


Are you interested in **building** a secondary suite in a semi-detached home?

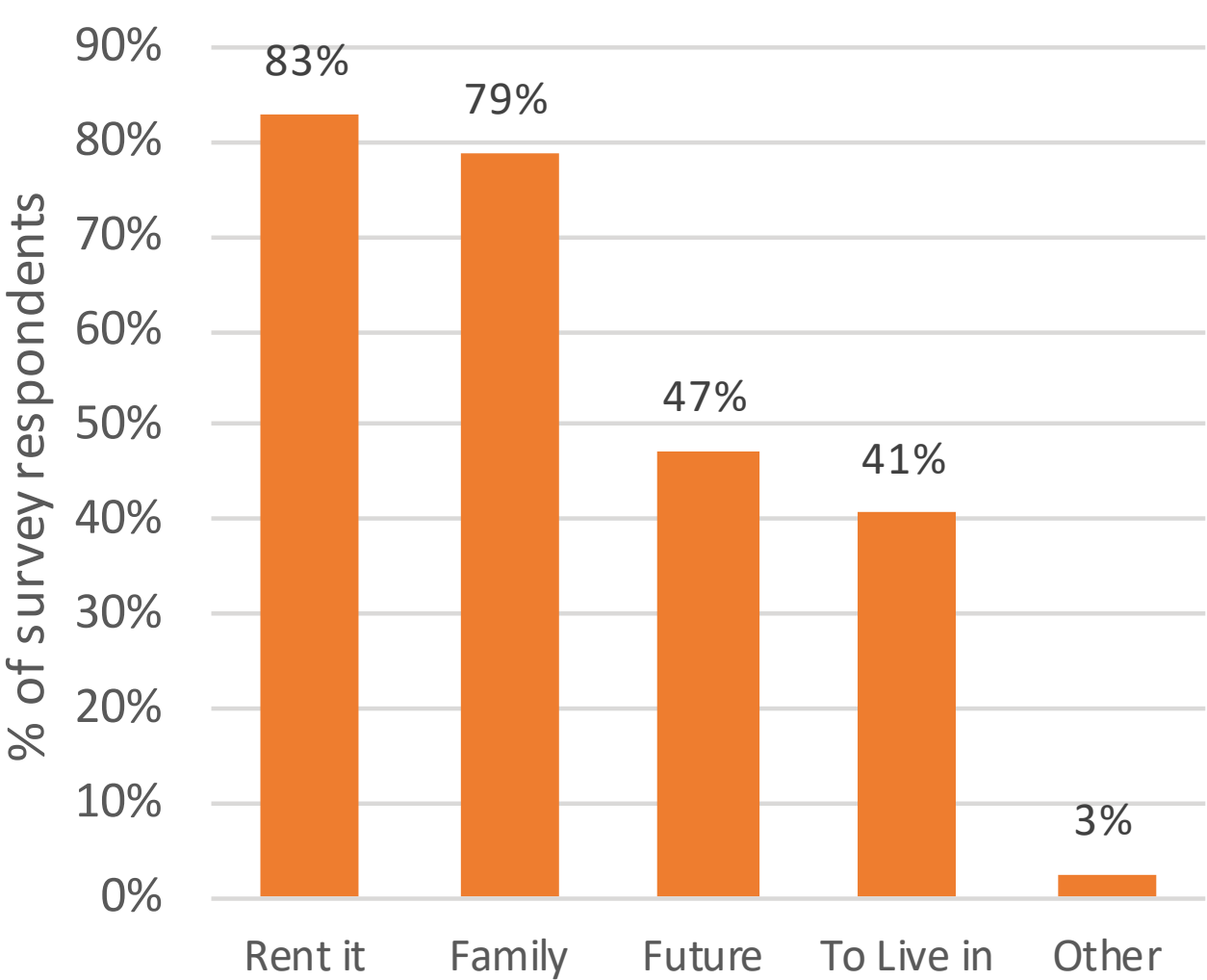


About half of respondents (51%) reported that they were interested in building a suite in a semi-detached home.

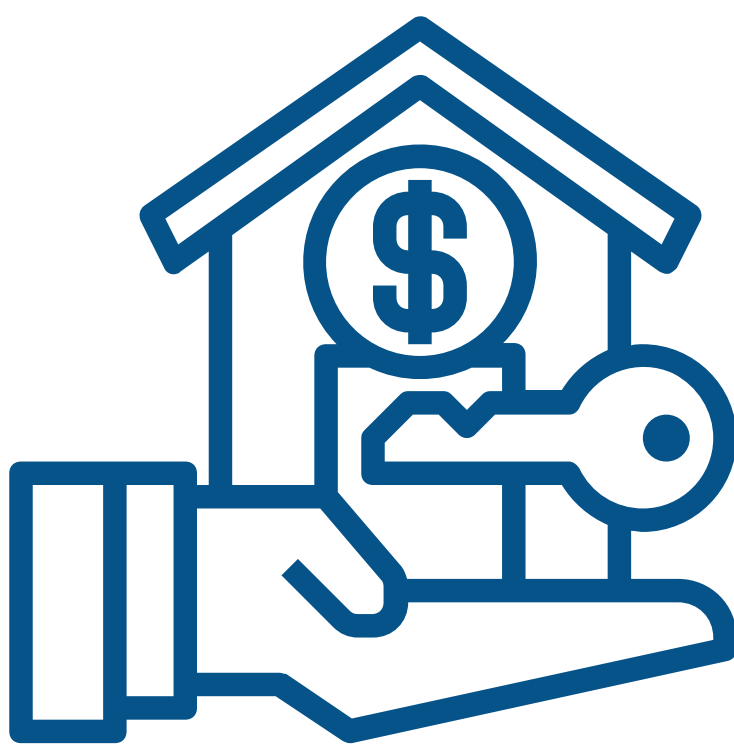
Interest was similar across all age groups, though slightly higher (60%) amongst the 35-44 age group.



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

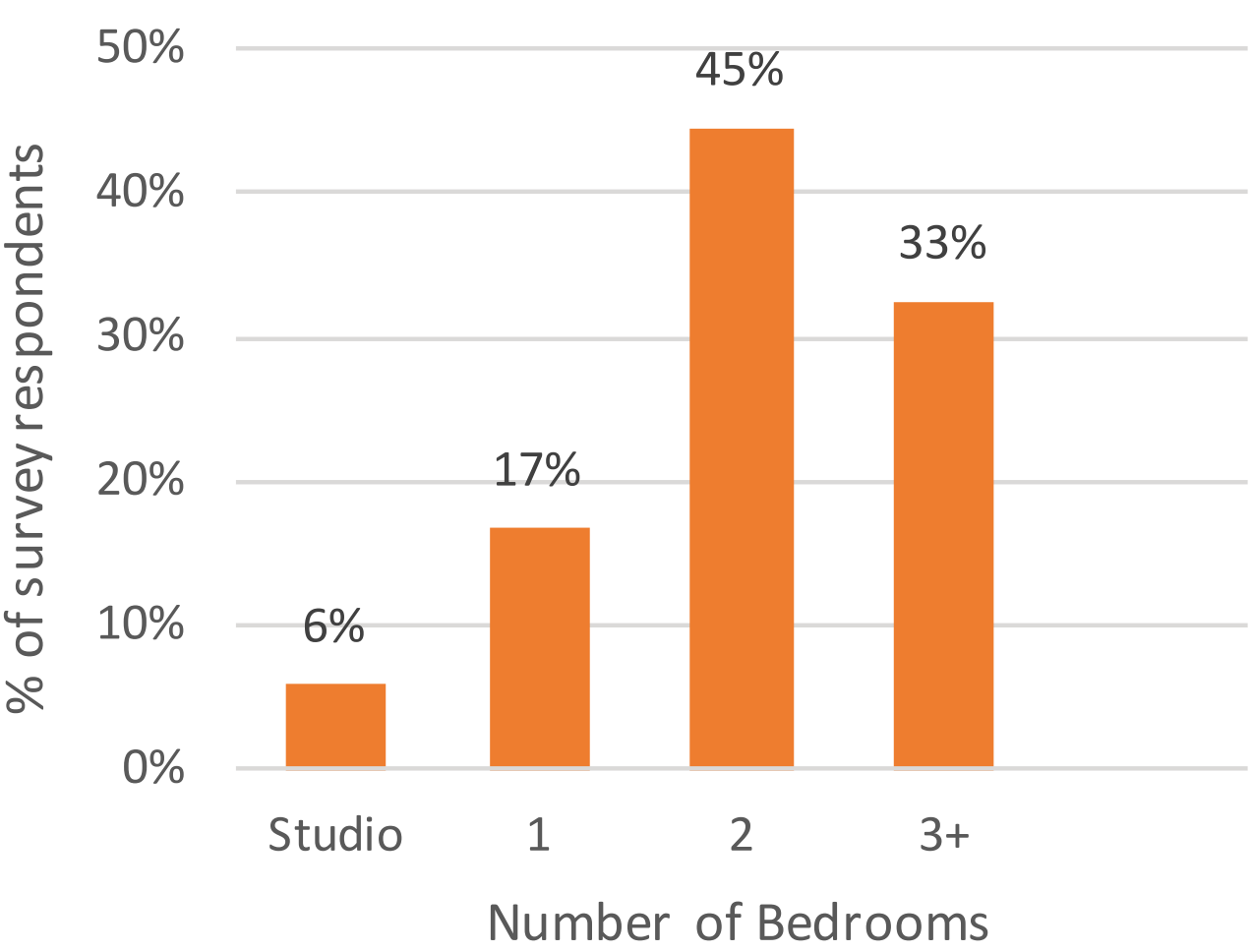
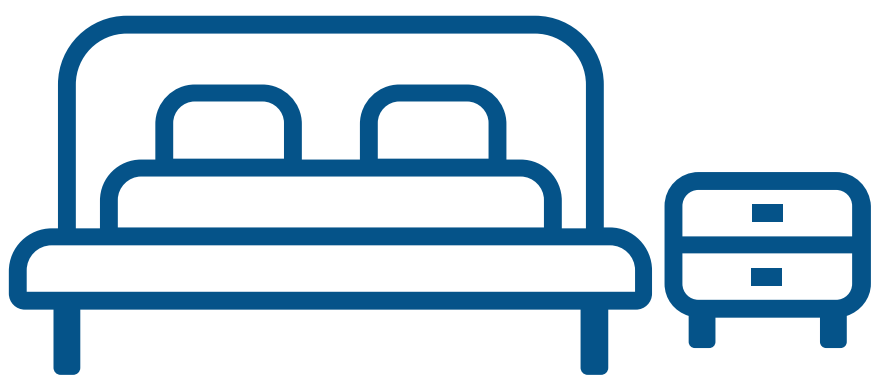


The most popular reason for building a suite in a semi-detached home would be 'to rent it out' (83%), closely followed by 'using it for a family member' (79%).



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 supported suites with two bedrooms, and an additional 33% supported suites with 3 or more bedrooms.

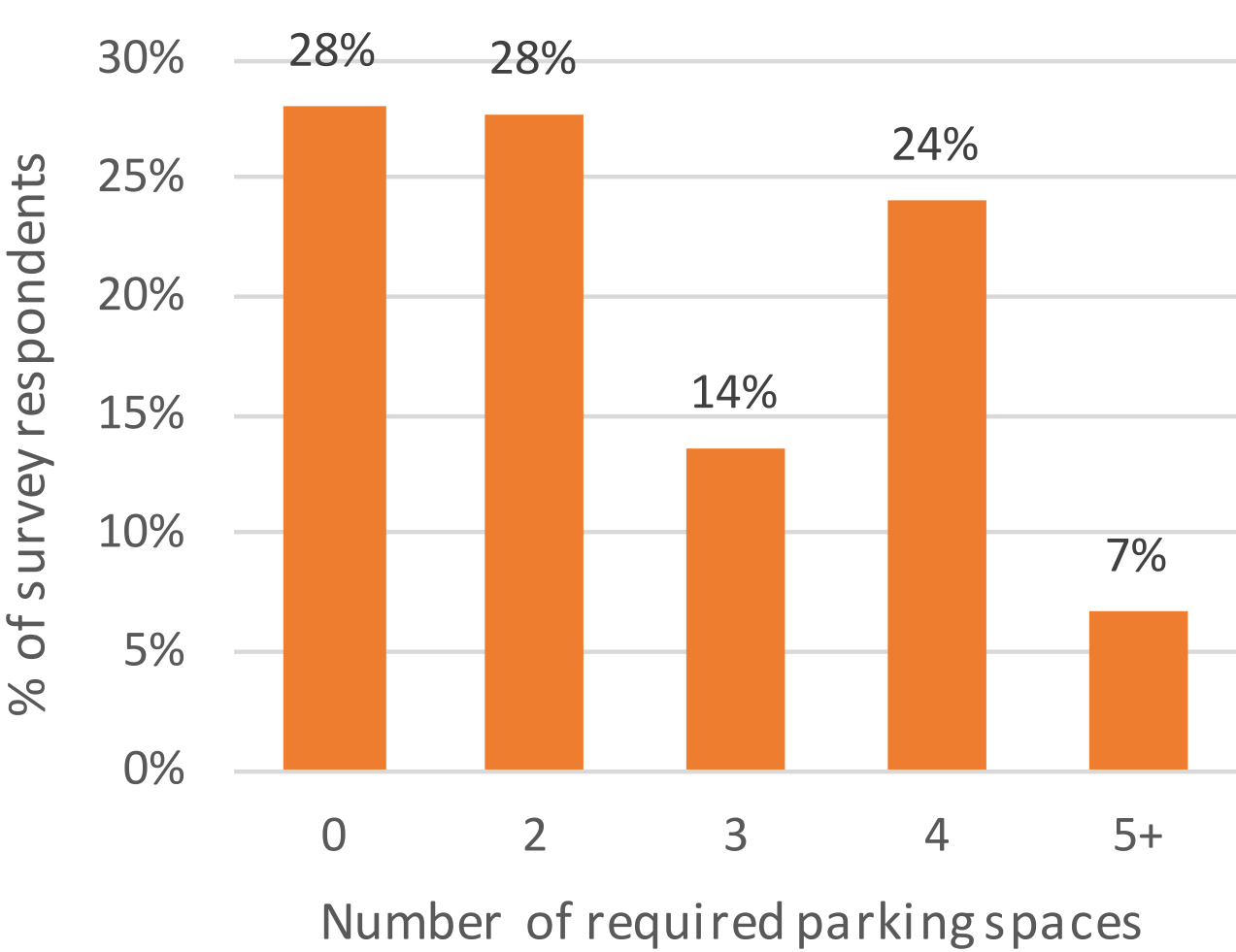
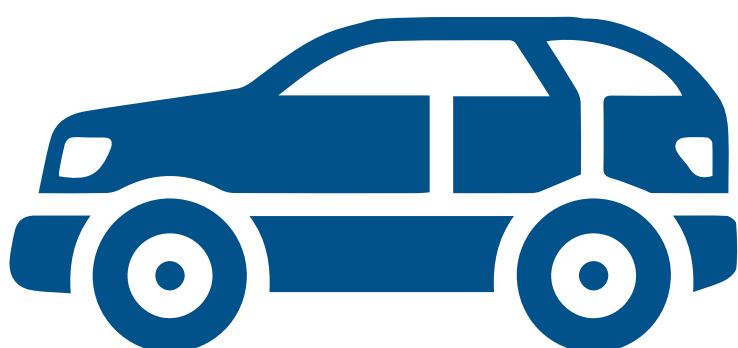
This is consistent with the laneway homes responses, indicating support for larger accessory units.

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 supported 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)



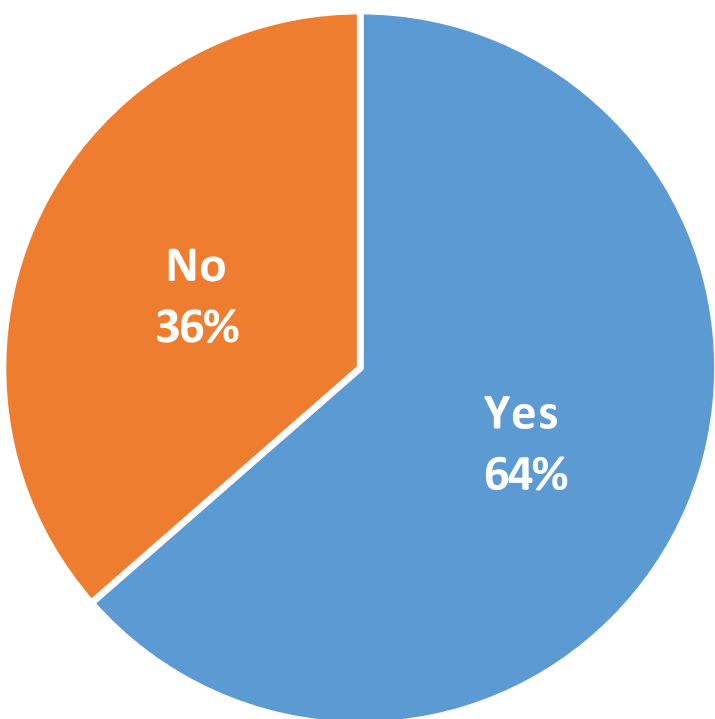
The City's off-street parking standard is one space per dwelling unit, so this option would require 4 spaces for 4 dwelling units.

There is support for reducing the off-street parking requirements for semi-detached homes with secondary suites. 69% of respondents supported requiring 3 or less parking spaces.

This includes 28% who support having no off-street parking requirement (0 required spaces).

31% supported requiring 4 or more parking spaces. This includes 24% who supported requiring 4 spaces, and 7% who supported 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%) supported reducing the parking requirements for properties with easy access to other transport options such as carshare, bikeshare, bus or SkyTrain.



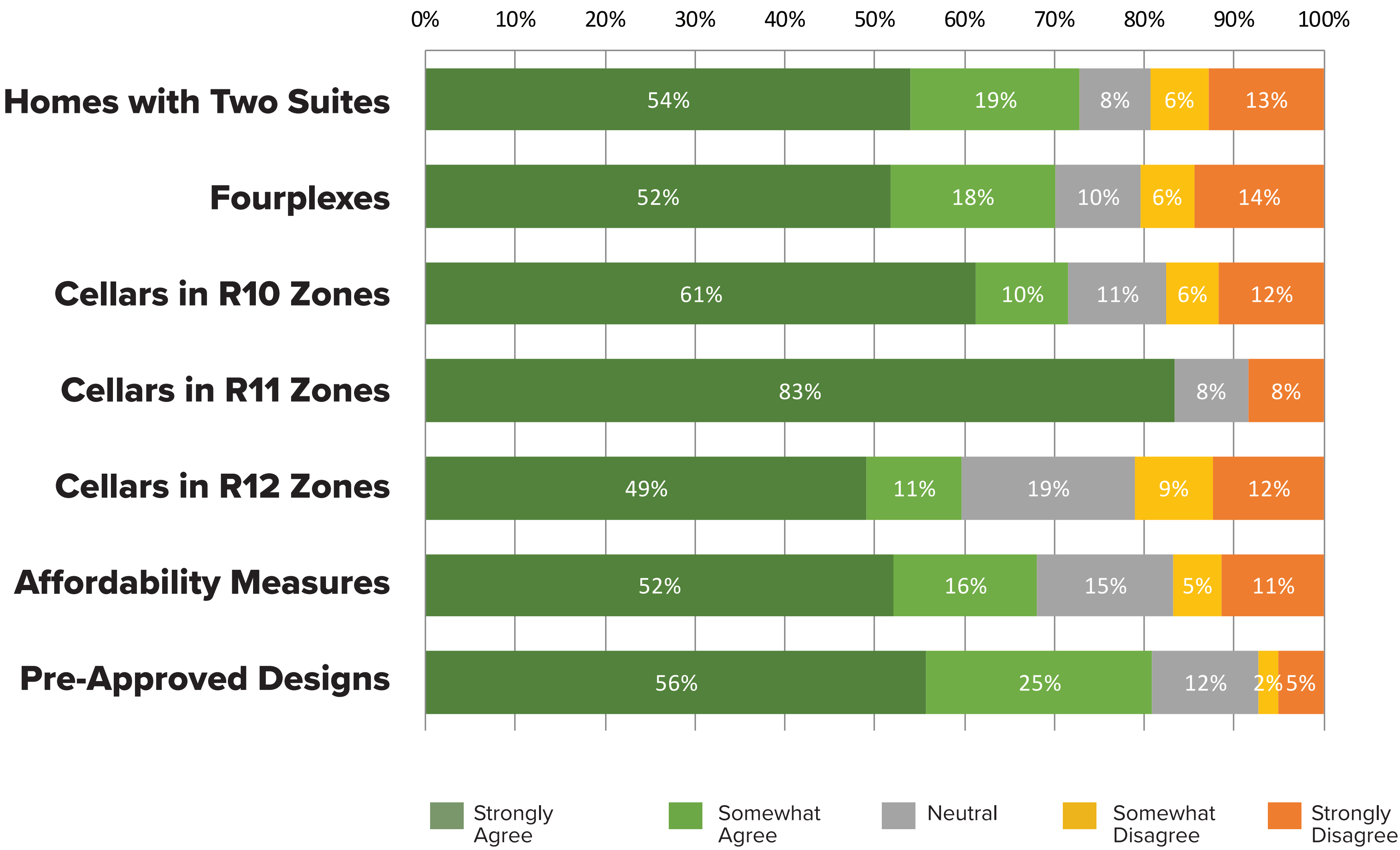
Additional Housing Choices

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.

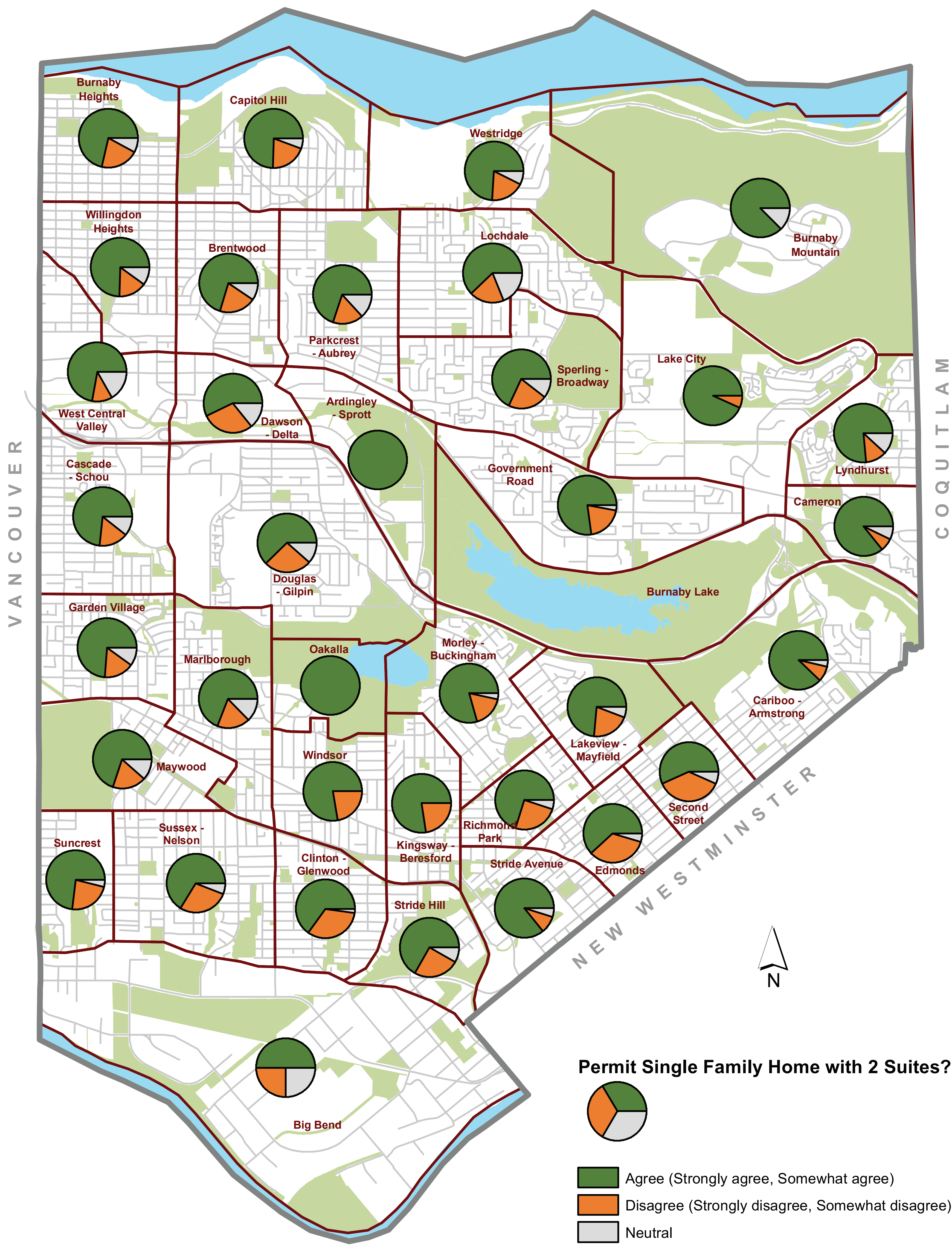
Note: The questions on **full cellars** were only posed to residents of the R10, R11 and R12 Zoning Districts, so had a smaller sample size. These districts include 1,380, 113, and 859 properties, respectively. The response rates for these questions, based on number of households, was 10%, 21% and 7%,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



HOUSING CHOICES SURVEY RESULTS

PHASE ONE OPEN HOUSE

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

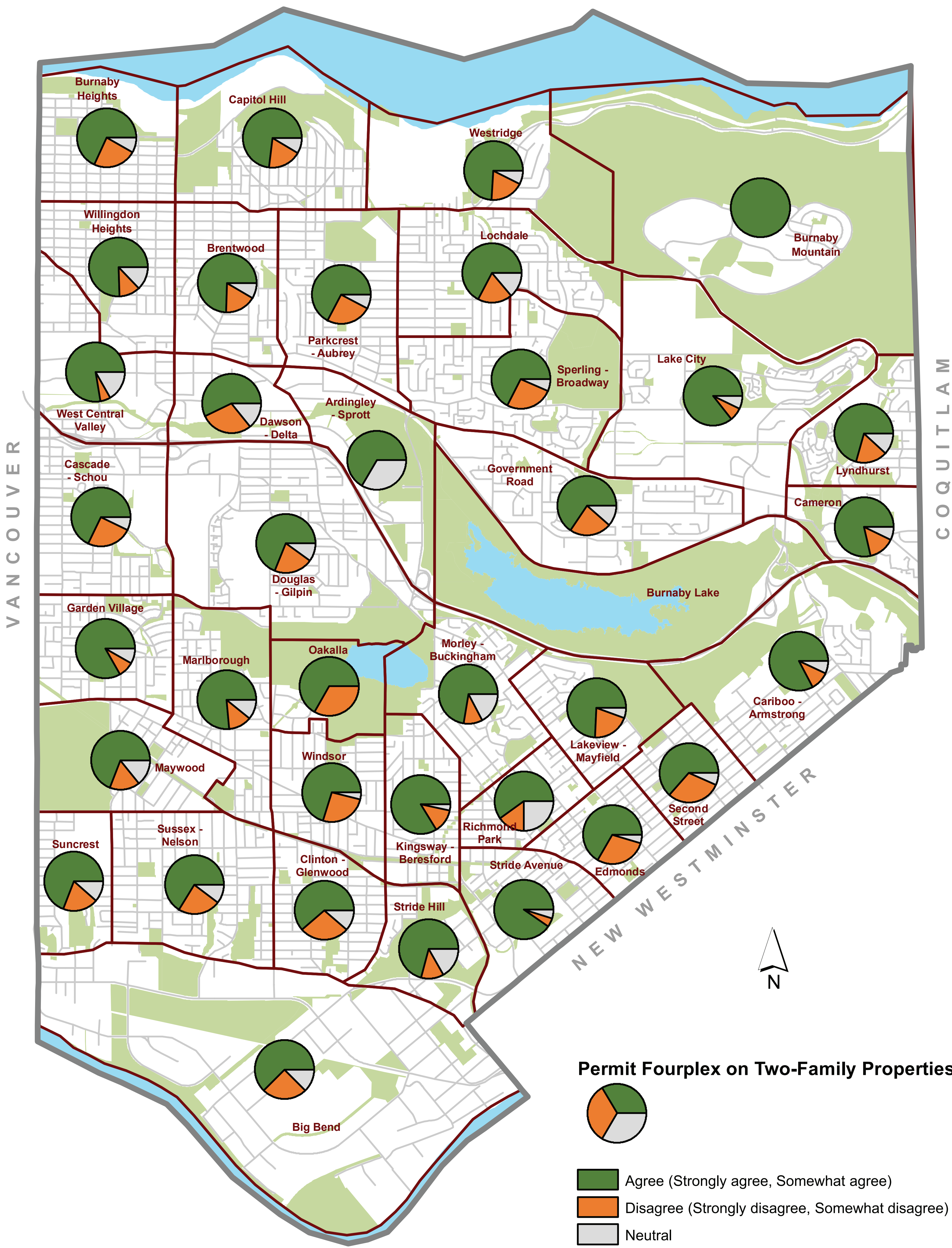


Notes:
1. Neighbourhood boundaries are the City of Burnaby's Planning Study Areas (PSAs)
2. Sample size varies by PSA.

HOUSING CHOICES SURVEY RESULTS

PHASE ONE OPEN HOUSE

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



Notes:
1. Neighbourhood boundaries are the City of Burnaby's Planning Study Areas (PSAs)
2. Sample size varies by PSA.

Tell us what you think

Please place sticky notes with your comments here.

Other ways to get involved

- 1. Place sticky notes with your comments here.
- 2. Visit our website:
Burnaby.ca/HousingChoices or scan the QR code to discuss.
- 3. Email your comments to housingchoices@burnaby.ca
- 4. Mail your written comments to the address below:

Planning and Development Department
Community Planning Division
Attn: Housing Choices
4949 Canada Way
Burnaby, BC V5G 1M2

