

Housing Affordability Strategy – Secondary Suites

Priorities Committee Meeting
July 9, 2024

Agenda

1 Background

2 Baseline analysis

3 Secondary suite amendments

Background

April 23, 2024 - Council approved the Housing Affordability Strategy

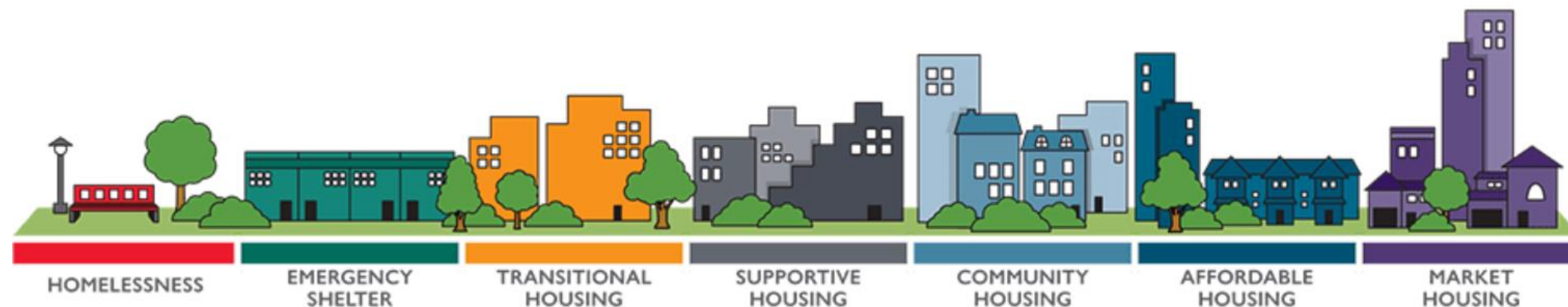
Strategic Direction 1: Increase housing supply and diversity through municipal policies, processes and tools.

Action items:

- 1.1 Increase opportunities for secondary suites and garden suites
- 1.2 Reduce onsite parking requirements for affordable housing forms

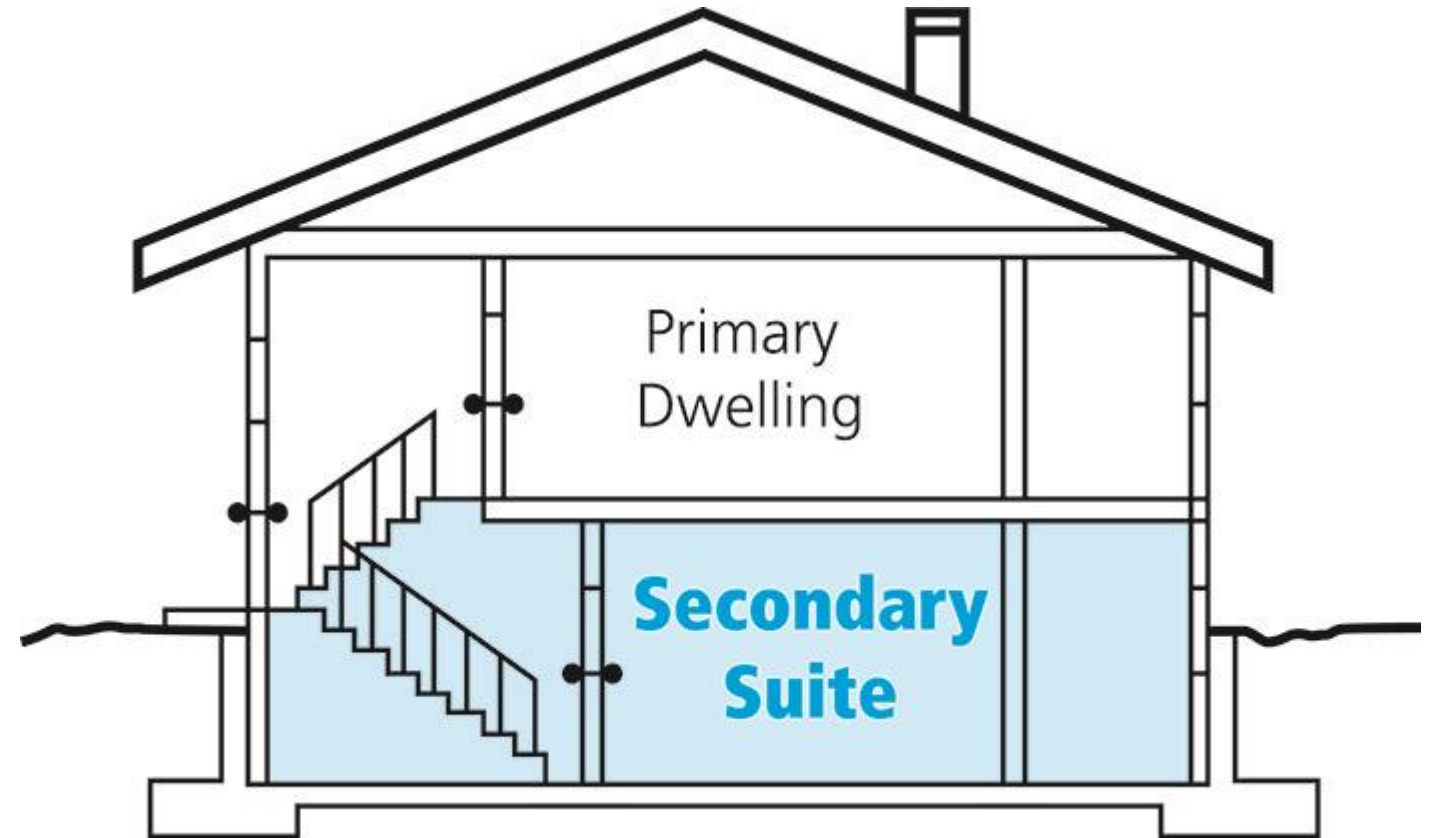
What is housing affordability?

- Housing affordability is a measure of the ability for homeowners and renters to keep pace with the rising cost of housing.
- Housing affordability can be improved by increasing the supply or diversity of market housing and providing opportunities that may result in affordable rental units and mortgage support such as secondary suites.



What is a secondary suite?

An additional dwelling unit that is located within another dwelling



Why secondary suites?

•Affordable rental

Mortgage booster

Mortgage qualifier

Gentle integration of density and diversity

Provides options for extended family households

Housing targets

2024 – 2030

Target 3: 35 new market rental garden suite and secondary suite units (combined) annually.



10 units per year

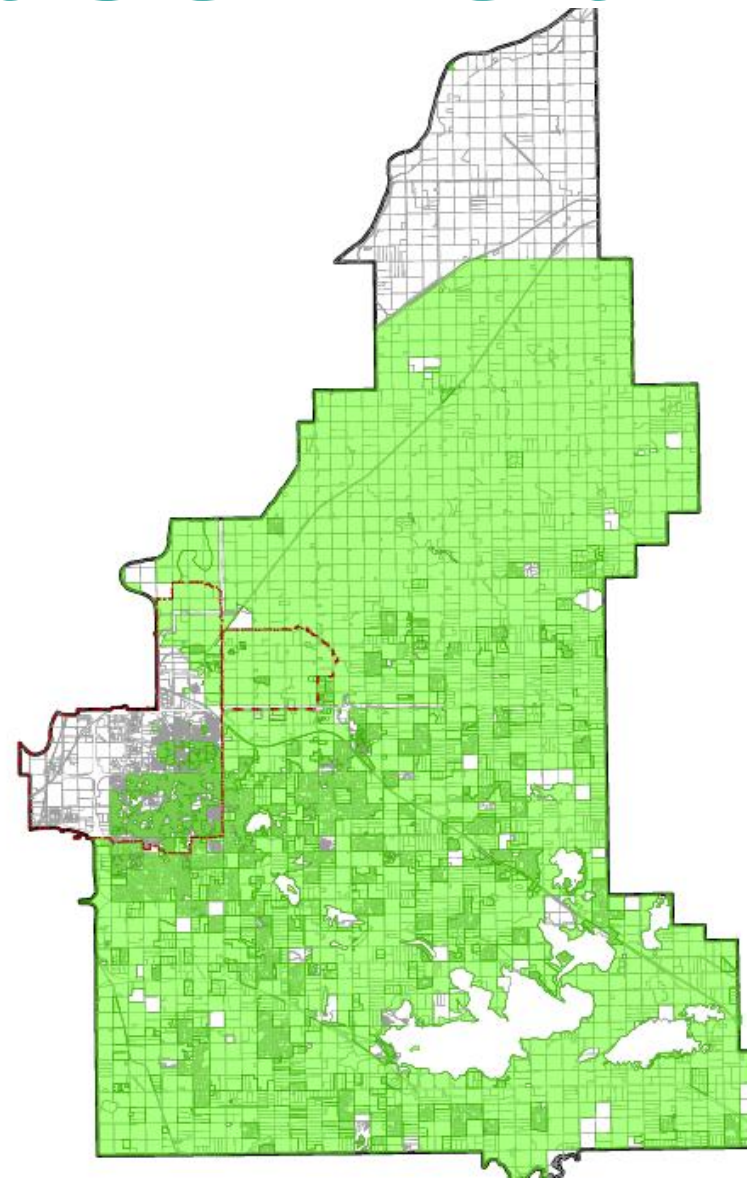
Baseline analysis



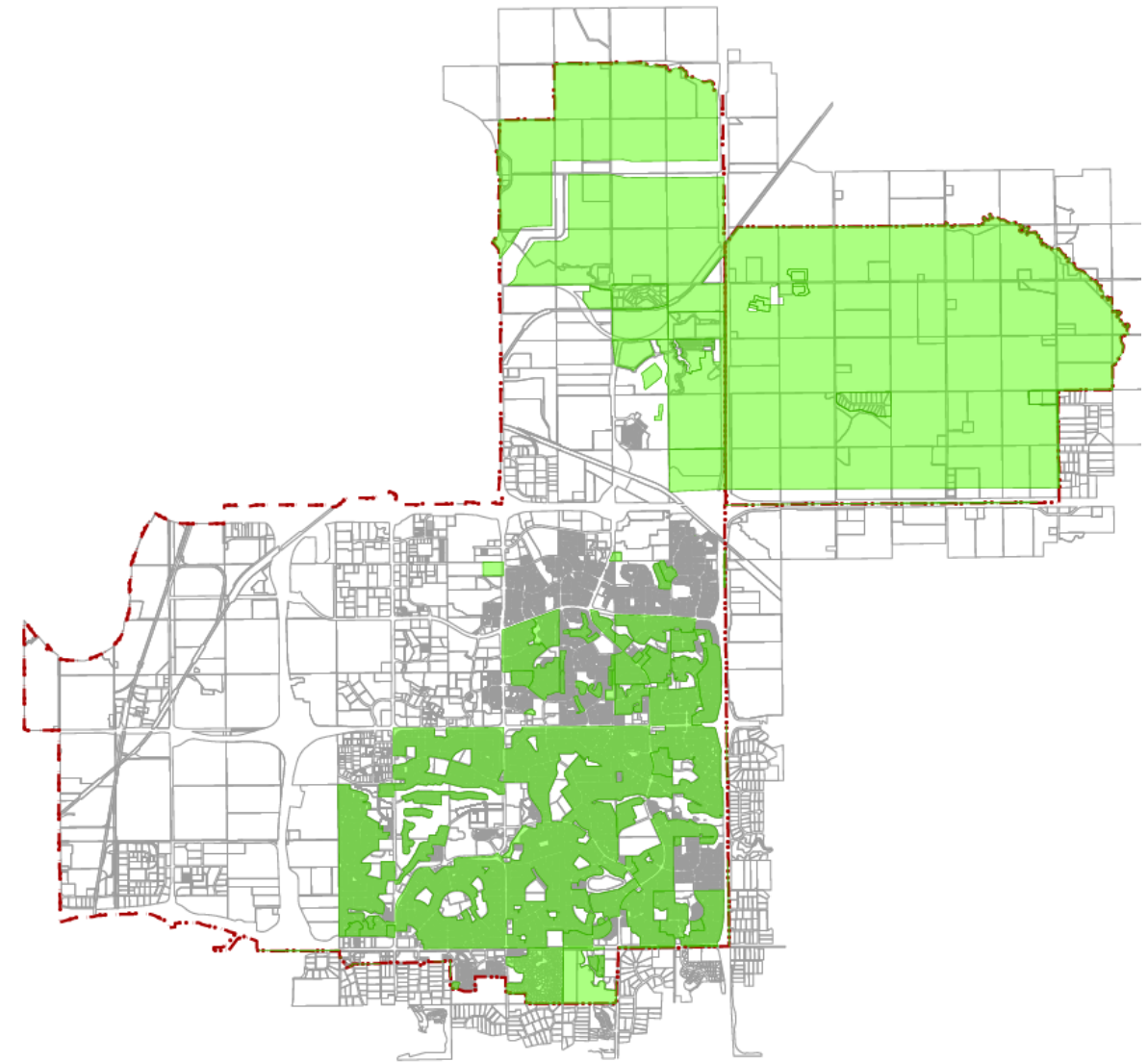
Baseline analysis



Secondary suites are currently considered



Overall



Urban Service Area

Baseline analysis

- Approximately **1%** of eligible homes in Strathcona County have pursued the development of a secondary suite
- Large Alberta municipalities who have pursued red tape reduction measures related to secondary suites have been able to achieve close to **5%** uptake from eligible landowners



Barriers

- Financial considerations
- Building code requirements
- Retrofits suitability
- Personal preference
- **Land Use Bylaw Regulation**



Secondary suite amendments



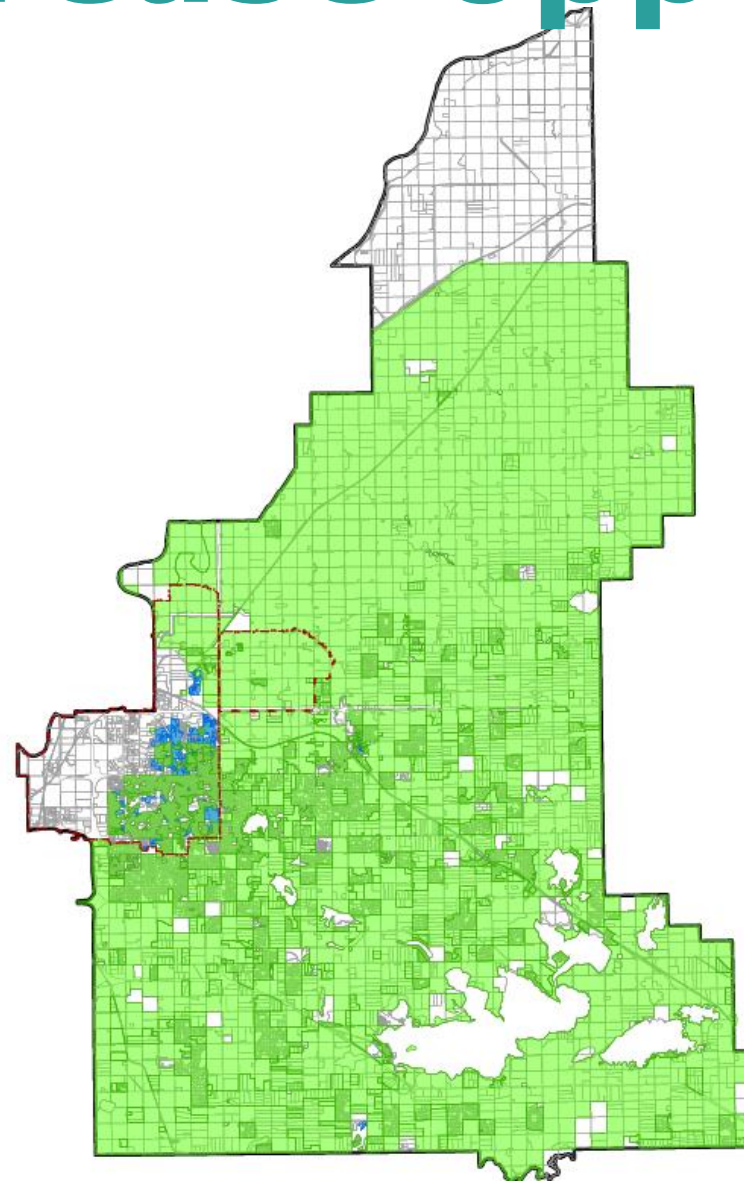
Increase opportunity



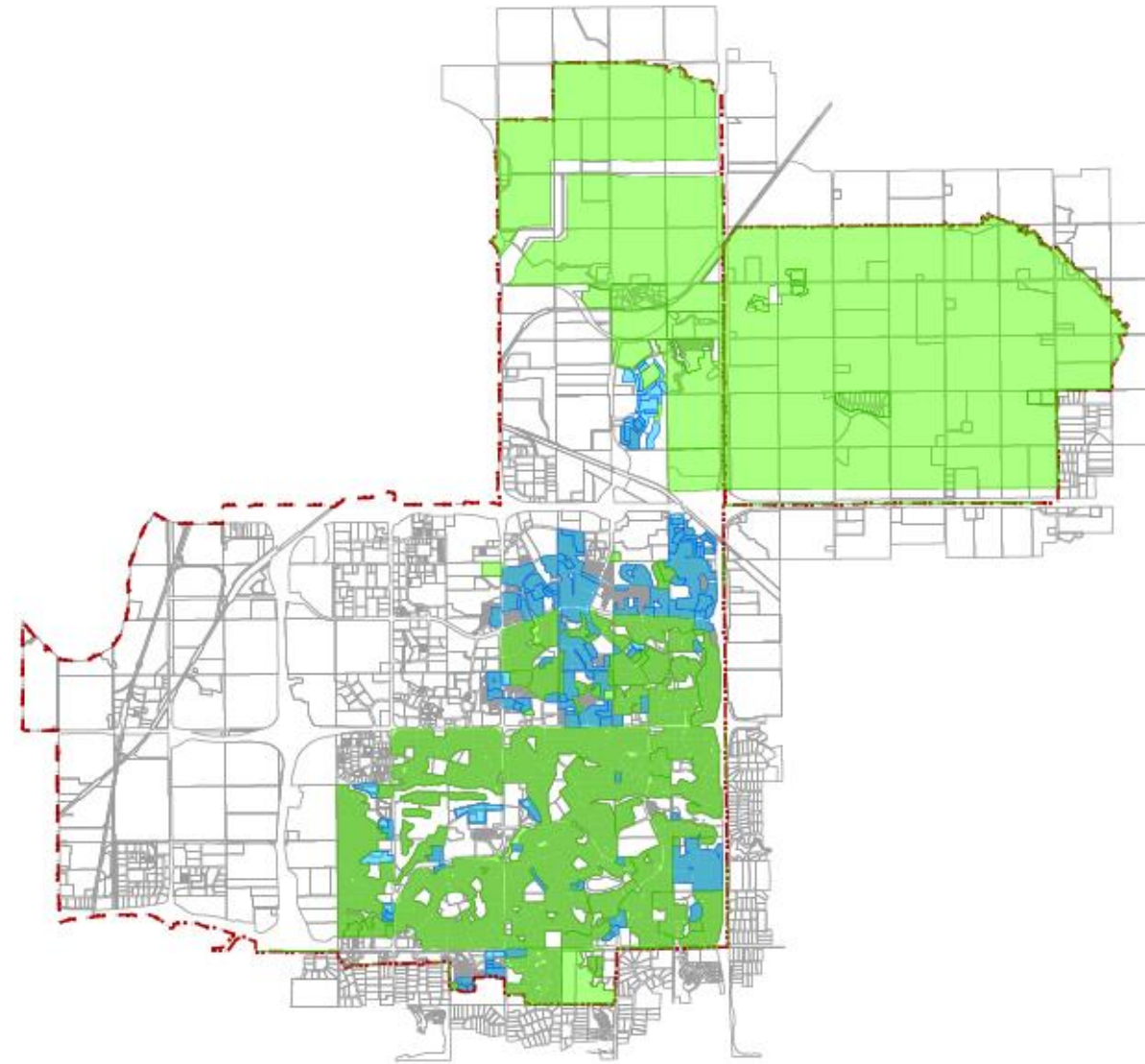
Secondary suites are currently considered



Secondary suites are proposed to be considered

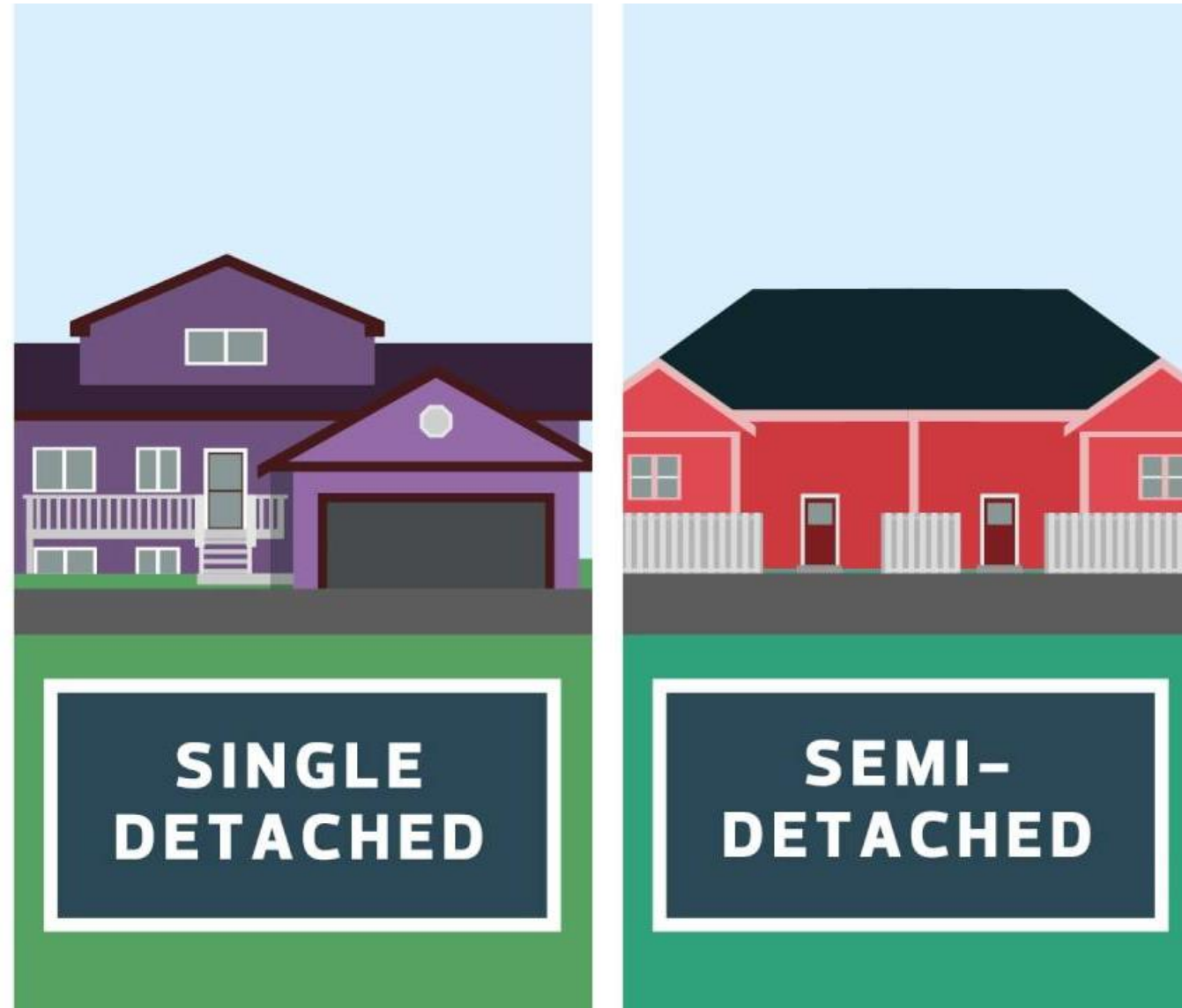


Overall



Urban Service Area

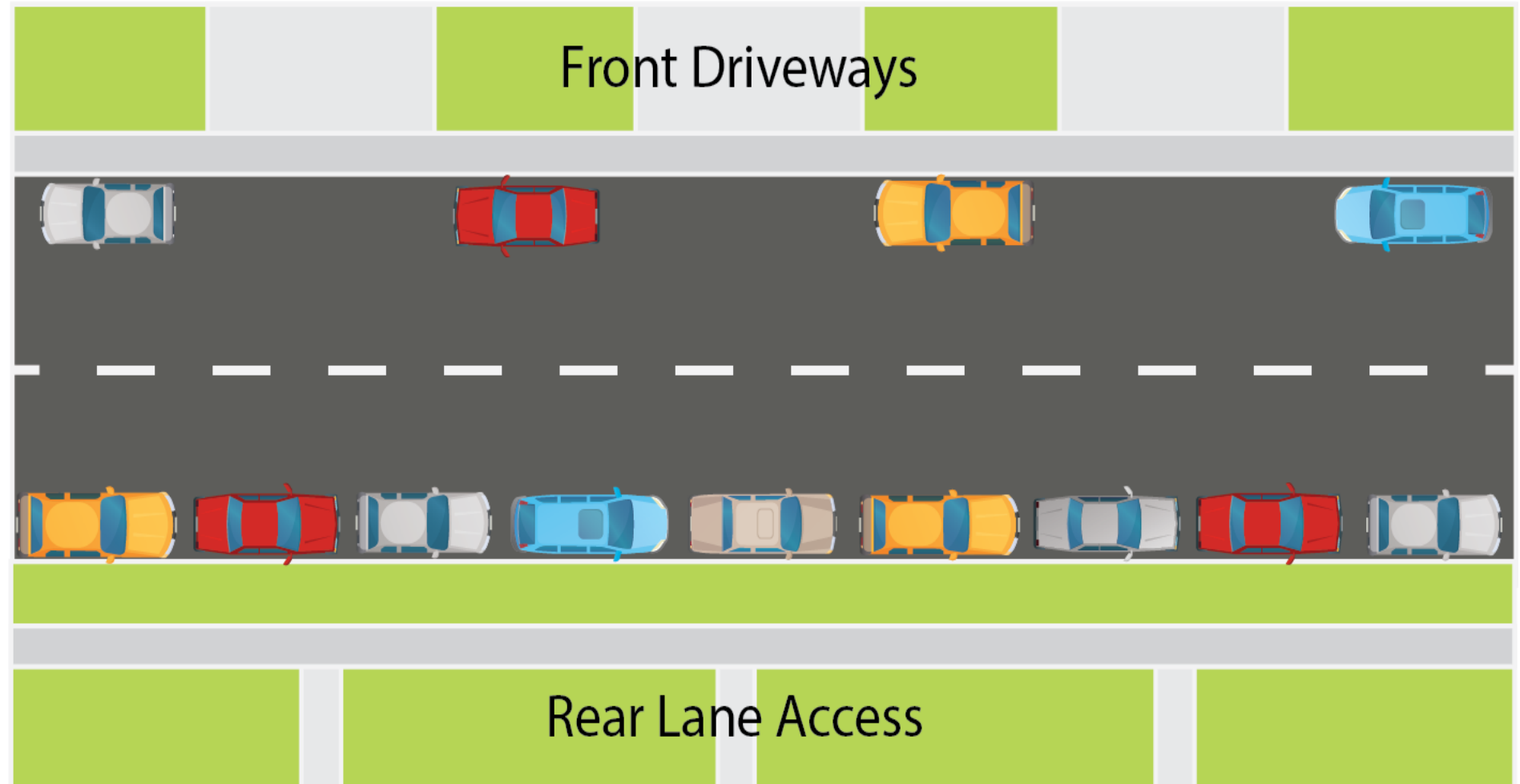
Increase opportunity



Reduce barriers

An additional on-site parking space for a secondary suite is not required where:

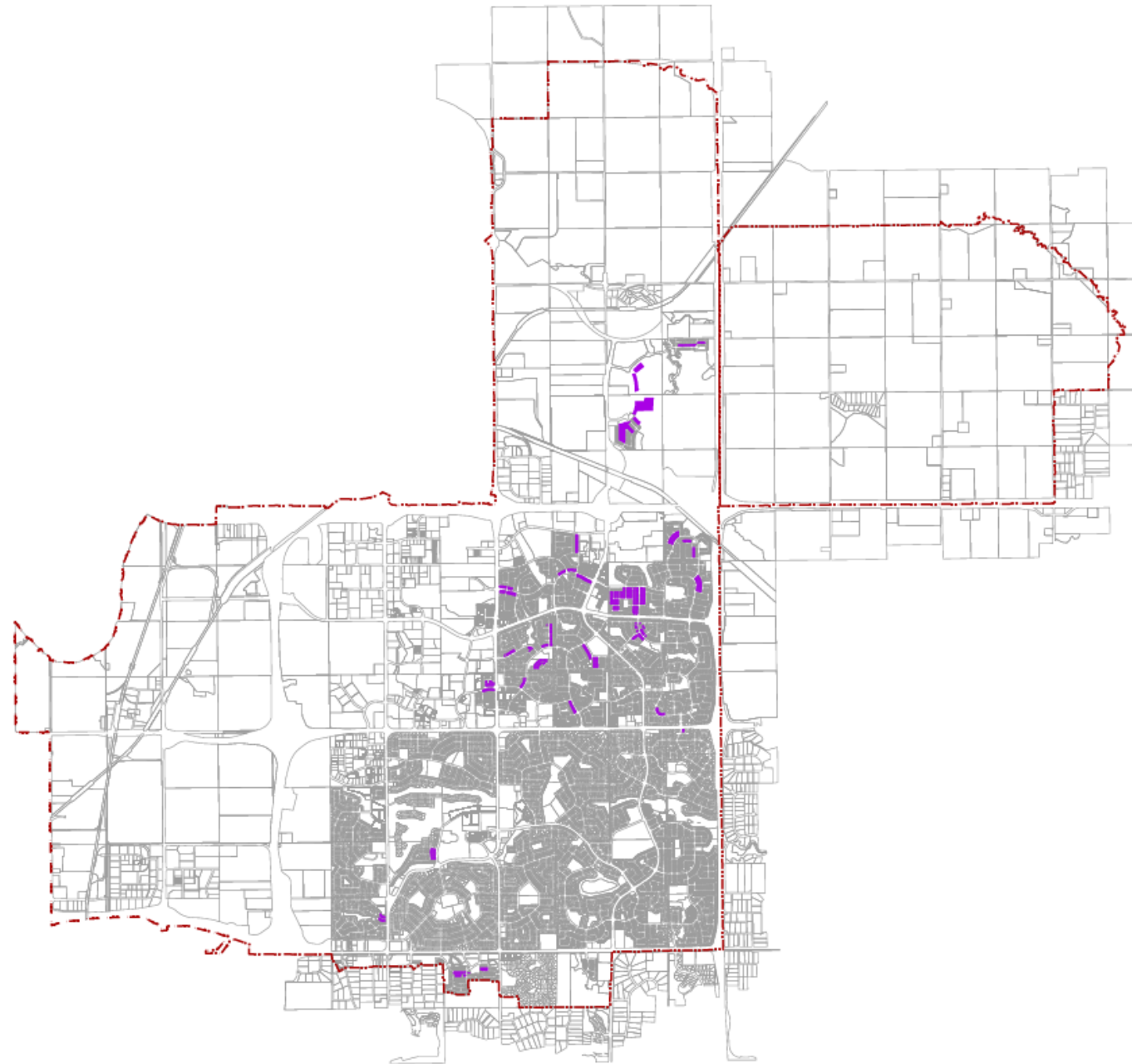
- a) there are a minimum of two (2) on-site parking spaces on the lot;
- b) access to the principal dwelling is provided from a lane; and
- c) on-street parking is authorized on a road that is adjacent to the lot.



Reduce barriers



Lane Access Areas



Conclusion

- Anticipate that these proposed amendments paired with upcoming Housing Affordability Strategy action items will meet or exceed our housing targets for suites. Continuance of the existing 1% uptake is anticipated.
- Monitoring will continue over the course of the six-year Housing Affordability Strategy.
- Due to the remaining barriers for retrofits of this type of housing, it is anticipated that the majority of secondary suite development will be located in new builds.

Next steps

Return to Council in October 2024 for a public hearing and Council decision on proposed amendments to the Land Use Bylaw related to expanding opportunities and reduced barriers for secondary suites within single dwellings and semi-detached dwellings.

Thank you