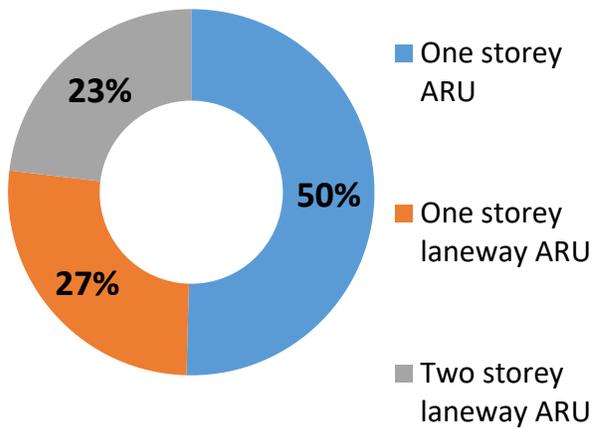**Appendix 3 - Metroquest Survey Results**

Below is a summary of the Metroquest-hosted survey on Additional Residential Units (ARUs) launched on April 5, 2021 and ended on June 14, 2021 for a total of 704 participants. Appendix 4 provides a summary of open-ended comments provided on the Metroquest survey.
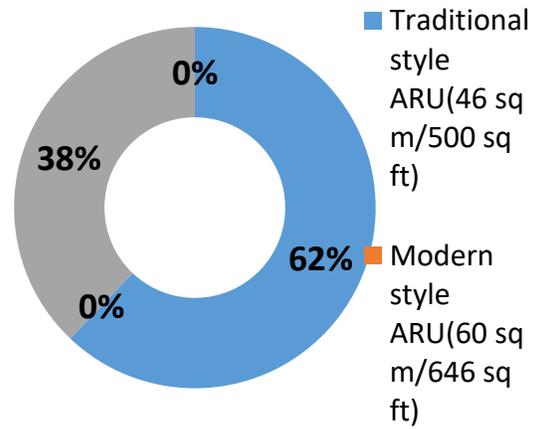
Summary of survey results:
- Majority of respondents (72%) have lived in a second unit at some point in their lives.
- Majority of respondents (57%) would rent a garden suite if it were available.
- The top four considerations when looking for a place to rent (second unit or garden suite) are: Location to services, shopping, work, transit, etc (17%); Price (17%); Size of unit (15%); and, Parking (15%).
- Majority of respondents had preference towards one storey garden suites (53%), no greater than 50 square metres (538 square feet) (38%) and a maximum of two bedrooms (48%).
- Majority of respondents (60%) believe an additional parking space should be required for an ARU. Respondents were in favour (43%) of providing parking exemptions in certain areas of the City.
- Nearly half of respondents would consider retrofitting an existing detached structure as a garden suite or build a new garden suite on their property (44%).
- The top two reasons that respondents would consider constructing an ARU are to provide housing for a relative and/or caregiver.
- Respondents ranked the top five barriers to constructing an ARU are: Zoning regulations (14%); Cost of construction (13%); Confusing or unclear processes (permit, registration, inspections) (13%); Building permit fees (12%); and, Building Code and Fire Code requirements (12%).
- Based on the proposed regulations, respondents ranked the top three provisions of the draft Zoning By-law that would be challenging to comply with: Location or lot size (19%); Distance requirement from principal dwelling to garden suite (16%); and, Setback requirements from lot line (14%).
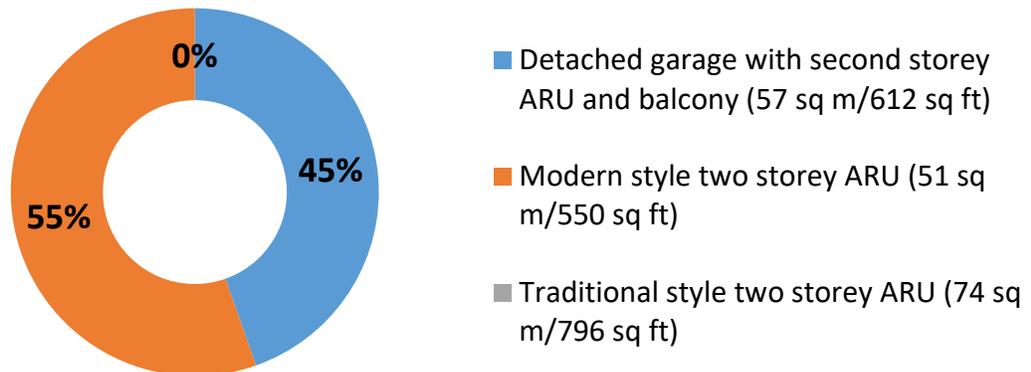
Screen 2 – Visual Preference

Visual Preference - Which is your preferred form of an additional residential unit?

- One storey ARU: 50%
- One storey laneway ARU: 27%
- Two storey laneway ARU: 23%

Visual Preference - Which is your preferred one storey ARU design?

- Traditional style ARU (46 sq m/500 sq ft): 62%
- Modern style ARU (60 sq m/646 sq ft): 0%
- 0%
- 38%

Visual Preference - Which is your preferred two storey ARU design?

- Detached garage with second storey ARU and balcony (57 sq m/612 sq ft): 45%
- Modern style two storey ARU (51 sq m/550 sq ft): 55%
- Traditional style two storey ARU (74 sq m/796 sq ft): 0%

Screen 3 – Survey

Have you lived in a second unit before?

- Yes: 28%
- No: 72%
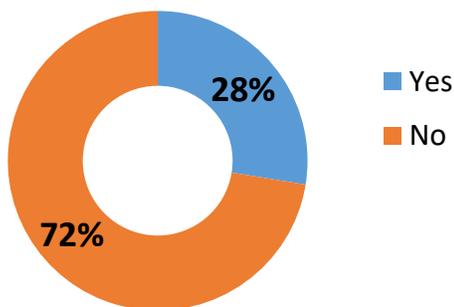
If yes, was the second unit you lived in a legal unit?

- Yes: 11%
- No: 13%
- Unsure: 10%
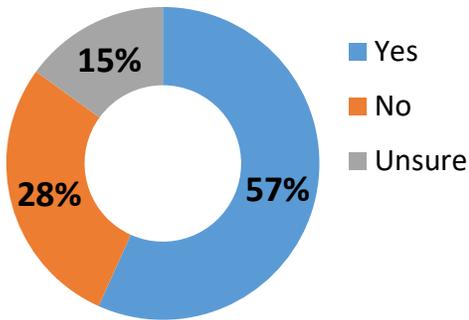- Not applicable: 66%
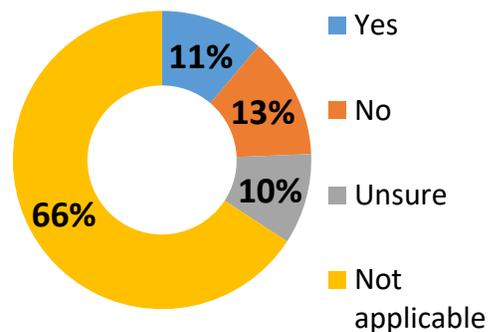
What are some factors you look at when looking for a place to rent, specifically a second unit or ARU? (Select all that apply)
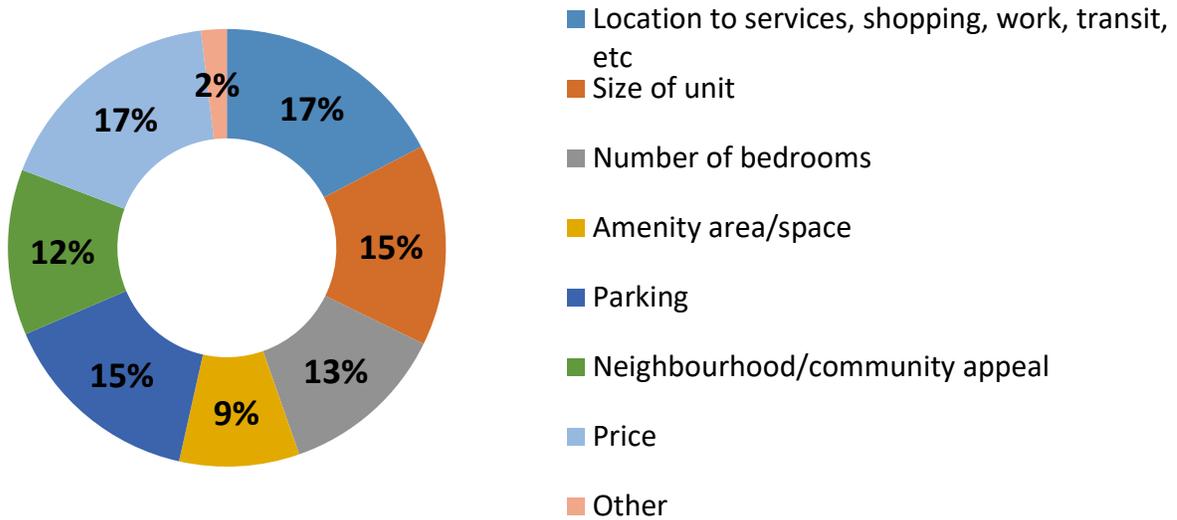
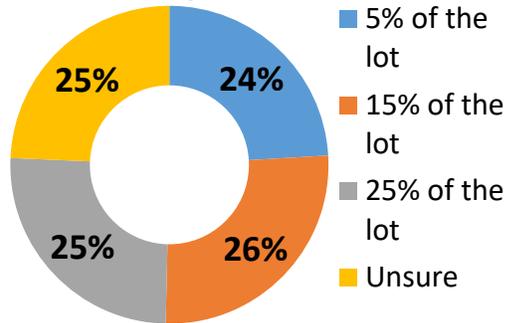- Location to services, shopping, work, transit, etc — 17%
- Size of unit — 15%
- Number of bedrooms — 13%
- Amenity area/space — 9%
- Parking — 15%
- Neighbourhood/community appeal — 12%
- Price — 17%
- Other — 2%

Based on the proposed regulations above, which would be challenging for you to comply with? (Select all that apply)
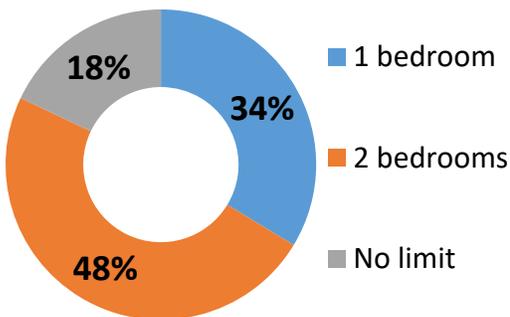

- Location or lot size — 19%
- Height — 7%
- Parking — 14%
- Setback requirements from lot line — 14%
- Housing type (only permitted in single-detached, semi-detached or townhouse lots) — 9%
- Distance requirement from principal dwelling to ARU — 16%
- Located within the floodplain — 4%
- Servicing requirements (private servicing) — 11%
- Other — 6%
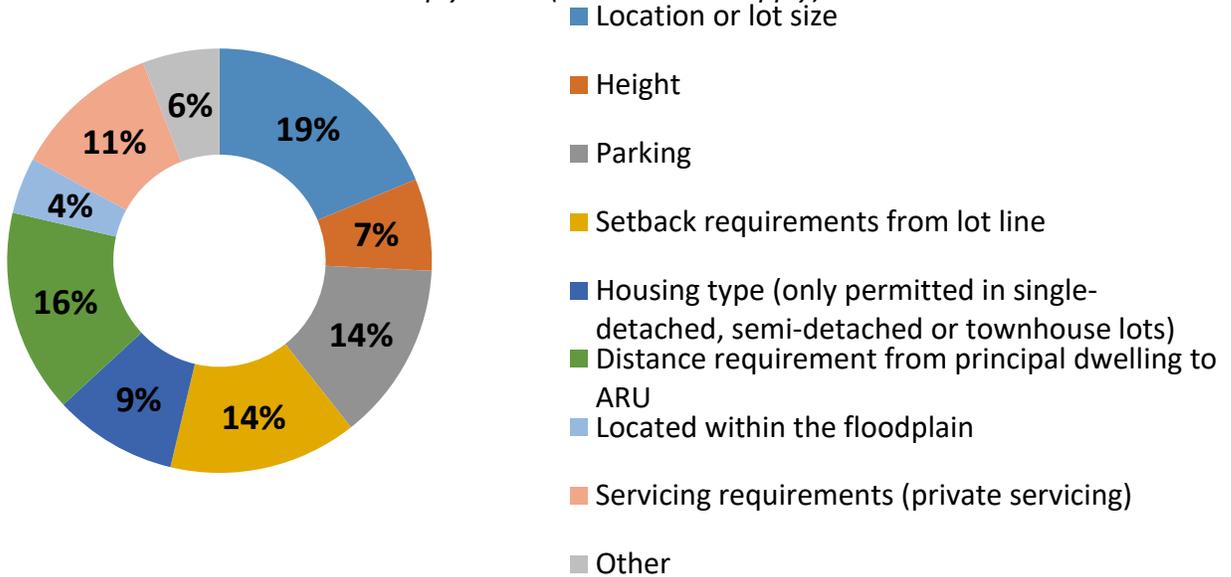
Would you rent an ARU (unit that is detached from the principal dwelling)?

- Yes — 57%
- No — 28%
- Unsure — 15%

What should the maximum percentage of lot coverage be for ARUs?

- 5% of the lot — 24%
- 15% of the lot — 26%
- 25% of the lot — 25%
- Unsure — 25%

What should the maximum number of bedrooms be?

- 1 bedroom — 34%
- 2 bedrooms — 48%
- No limit — 18%

What should the minimum distance between the Principal Dwelling and ARU be?

- 4 metres (13 feet) — 24%
- 7 metres (23 feet) — 35%
- Unsure — 29%
- Other — 12%
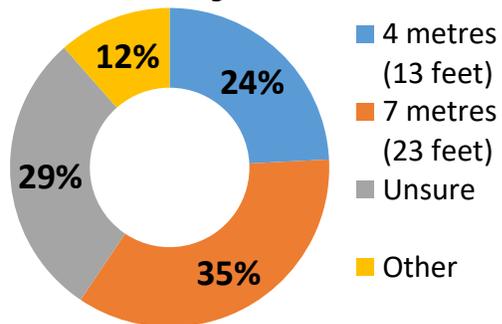
What should the maximum height of ARUs be restricted to?

- One storey — 53%
- Two storeys — 18%
- Equal to/less than the height of the principal dwelling — 29%
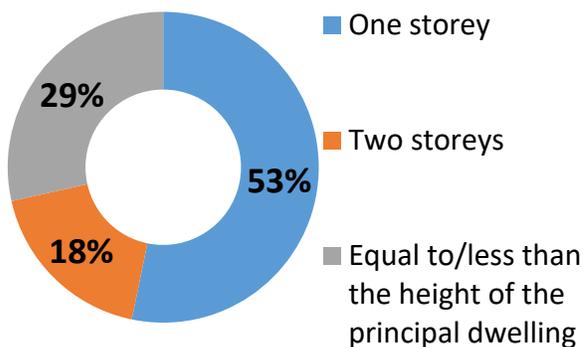
Should the Zoning By-law restrict the location of windows, balconies, rooftop patios, etc. in two storey ARUs overlooking adjoining properties in the consideration of privacy?

- Yes — 74%
- No — 16%
- Unsure — 10%
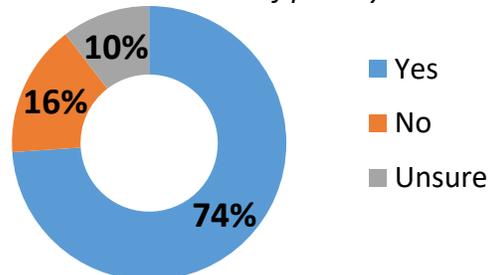
Should the City permit existing accessory structures to be converted to an ARU regardless of size and location on the lot even if they may not meet Zoning requirements?
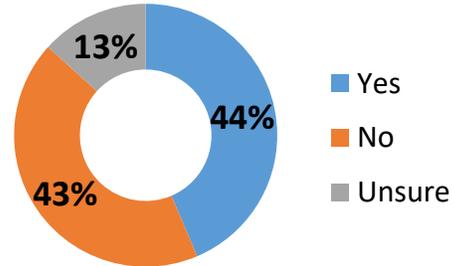
- Yes — 31%
- No — 56%
- Unsure — 13%
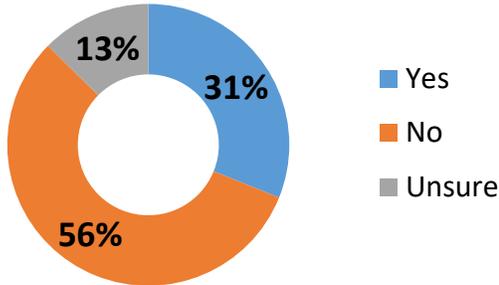
Should additional parking be required for an ARU?

- Yes — 60%
- No — 40%
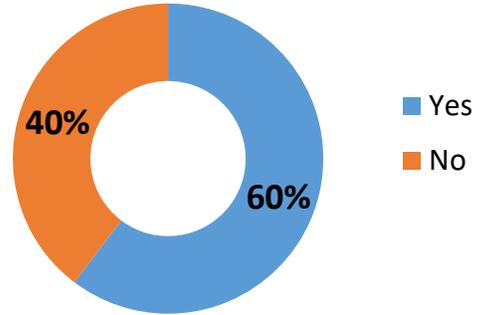
Should there be areas of the City where no additional parking is required?

- Yes — 43%
- No — 34%
- Unsure — 23%
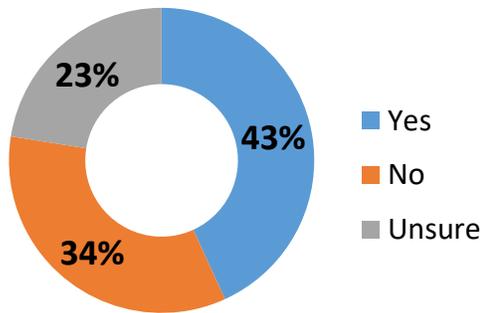
Would you consider retrofitting an existing detached structure as an ARU or building a new ARU on your property if you were allowed?

- Yes — 44%
- No — 43%
- Unsure — 13%

What should the maximum unit size be for additional residential units (ARUs)?
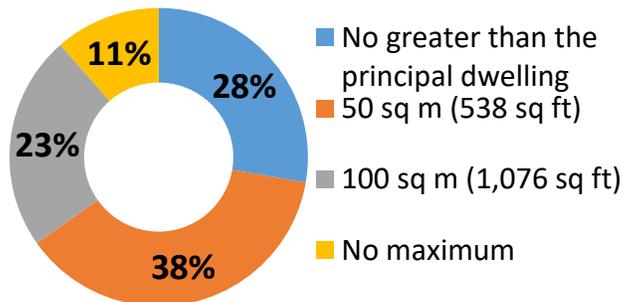
- No greater than the principal dwelling — 28%
- 50 sq m (538 sq ft) — 38%
- 100 sq m (1,076 sq ft) — 23%
- No maximum — 11%

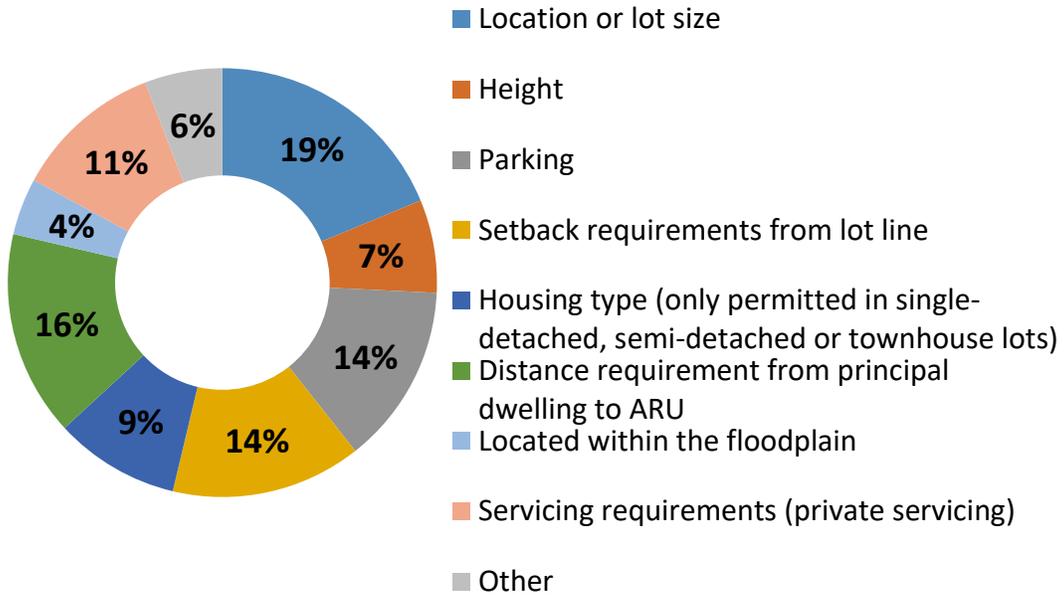*Based on the proposed regulations above, which would be challenging for you to comply with? (Select all that apply)*

Legend:
- Location or lot size
- Height
- Parking
- Setback requirements from lot line
- Housing type (only permitted in single-detached, semi-detached or townhouse lots)
- Distance requirement from principal dwelling to ARU
- Located within the floodplain
- Servicing requirements (private servicing)
- Other

Pie chart values: 19%, 7%, 14%, 14%, 9%, 16%, 4%, 11%, 6%

Screen 4 – Priority Ranking

What are the reasons to construct an ARU?

Provide housing for a relative	Provide housing for a caregiver	Earn extra income	Other	Increase the value of your property
243	243	241	241	237