

Attachment 3

Registered Accessory Apartment Survey Results

March 2015

1. Purpose

The Registered Accessory Apartment Survey was conducted to better understand the characteristics of this form of rental housing as part of the City's Affordable Housing Strategy. This survey was a follow up to an accessory apartment survey that took place in 2004.

The survey obtained updated information on the 2,123 registered accessory apartments within the City that were registered as of December 31, 2013.

2. Method

In November 2014, a notice was mailed out to all registered accessory apartment owners within the City requesting their participation in an online survey taking place from November 24th to December 15th, 2014. There are 2,123 registered accessory apartments within the City; however some individuals own multiple properties with registered accessory apartments. In total 1,987 notices were mailed out and 362 responses were collected, a response rate of 18%.

The survey asked owners 39 questions about their property regarding occupancy, challenges of creating an accessory apartment, parking, rent price, etc.

Not all respondents replied to all questions. Some questions were not applicable to all respondents based on current accessory apartment use. To reflect the different response rates, each chart is followed by the response rate of the related survey question.

3. Summary of Key Findings

- 75% of registered accessory apartments were rented at the time of the survey.
- 9% of respondents have plans to remove the accessory apartment in the future. The majority expect to remove the unit in the medium (6-10 years) to long term (11 year or more).
- 54% of respondents said the apartment was initially created to assist in mortgage payments on the principal residence.
- 24% of respondents created the accessory apartment as an investment property (with both units rented).
- 22% of respondents created the accessory apartment for use by family member(s).
- 70% of properties with a registered accessory apartment are owner occupied. 67% live in the main unit and 3% live in the accessory apartment.
- 47% of people living in the accessory apartment are aged 19-25 and 30% are aged 26-35. Approximately 6% are occupied by families with children aged 0-18 years.

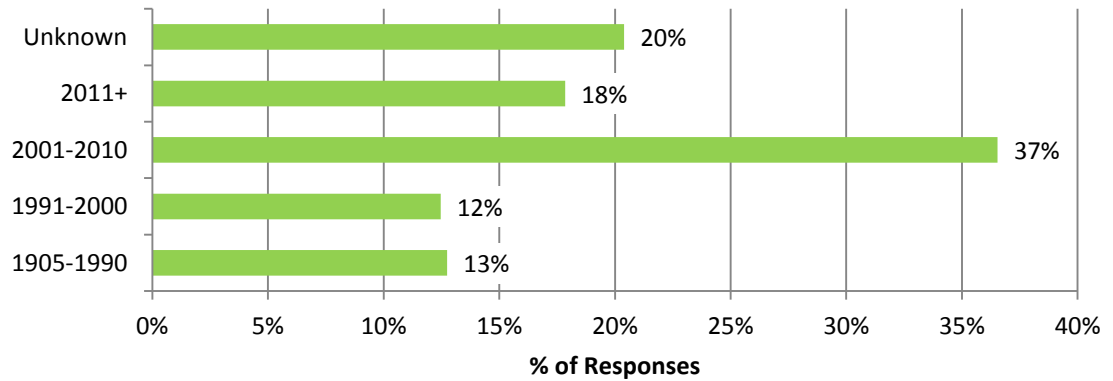
- 95% of registered accessory apartments are located in single-detached dwellings.
- 84% of registered accessory apartments are located in the basement.
- 52% of registered accessory apartments have 1 bedroom and 41% have 2 bedrooms.
- Average rent for a registered accessory apartment is \$859.
- An average of 3.5 parking spaces are provided on properties with registered accessory apartments.
- 77% of residents of registered accessory apartments have a total of 1 vehicle.

Registered Accessory Apartment Survey

Summary of Survey Results

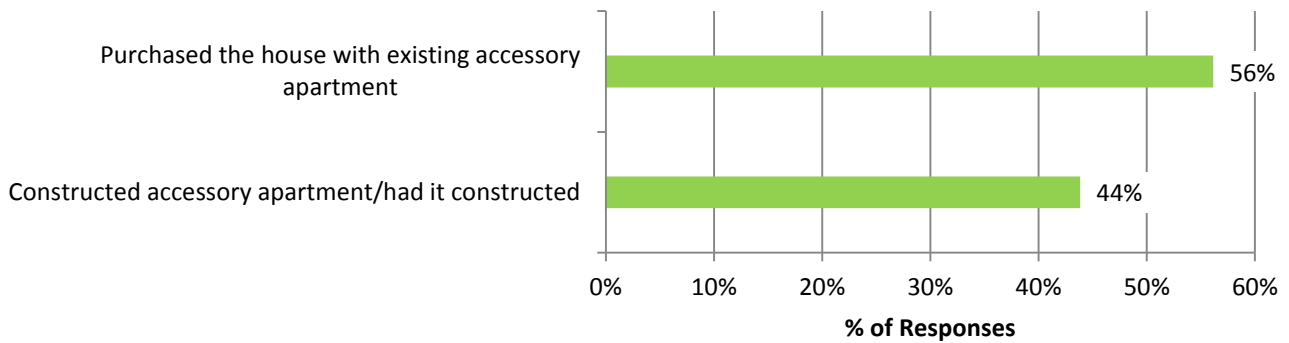


1. What year was the accessory apartment constructed?



* Total number of responses = 353

2. Did you purchase your home with the accessory apartment already constructed or did you construct the unit/have it constructed?



* Total number of responses = 374

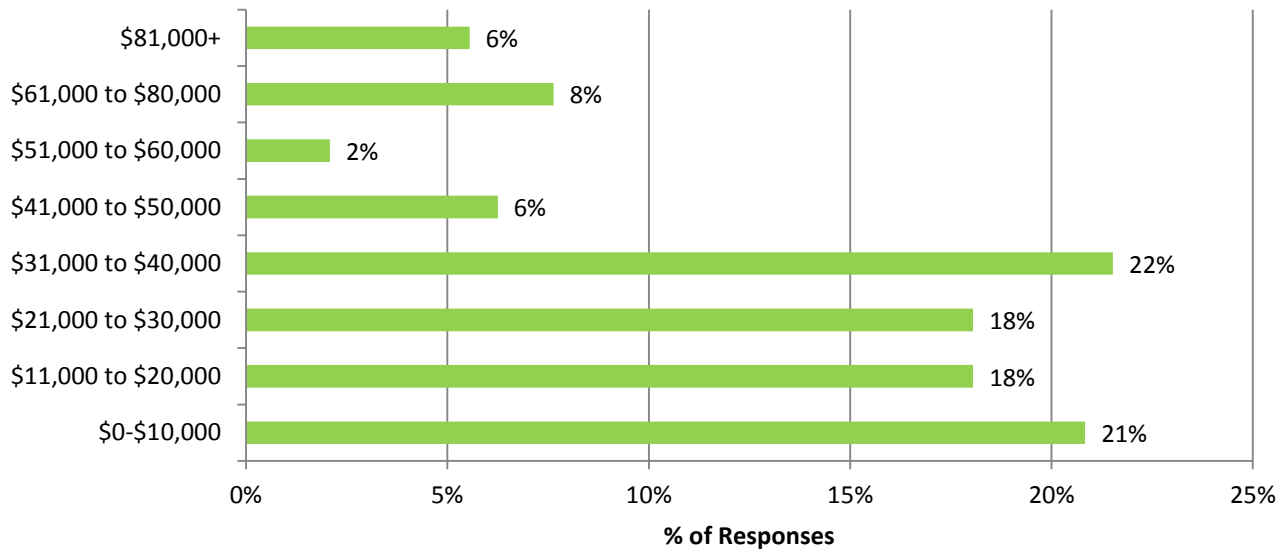
Registered Accessory Apartment Survey

Summary of Survey Results



Only those that responded that they Constructed accessory apartment/had it constructed in question 2, were prompted to answer question 3 & 4.

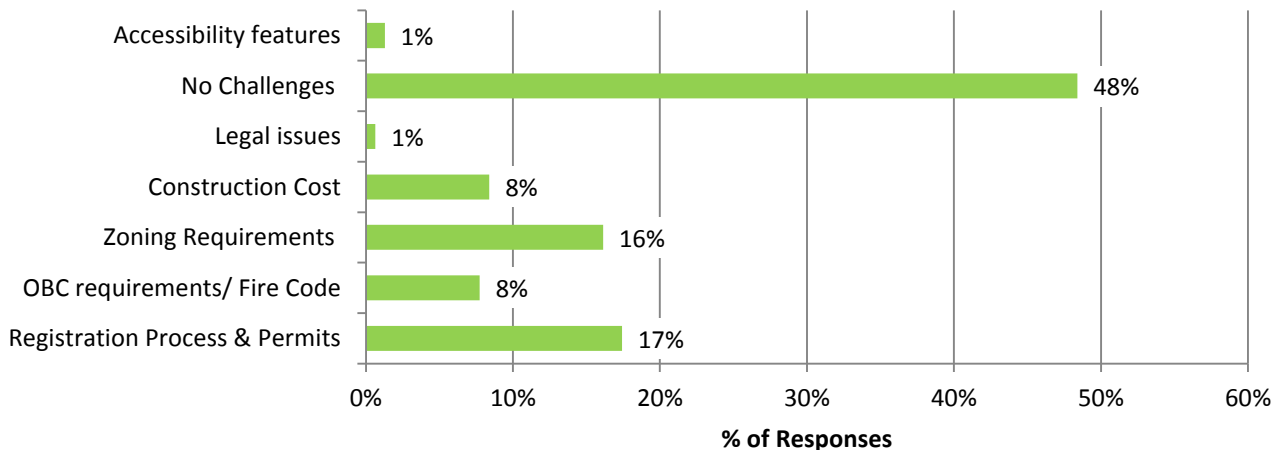
3. What is the estimated total cost of construction for the accessory apartment?



Average cost of construction= \$35,263

*Total number of responses = 144

4. Did you have any major challenges in trying to create the accessory apartment? What were they?



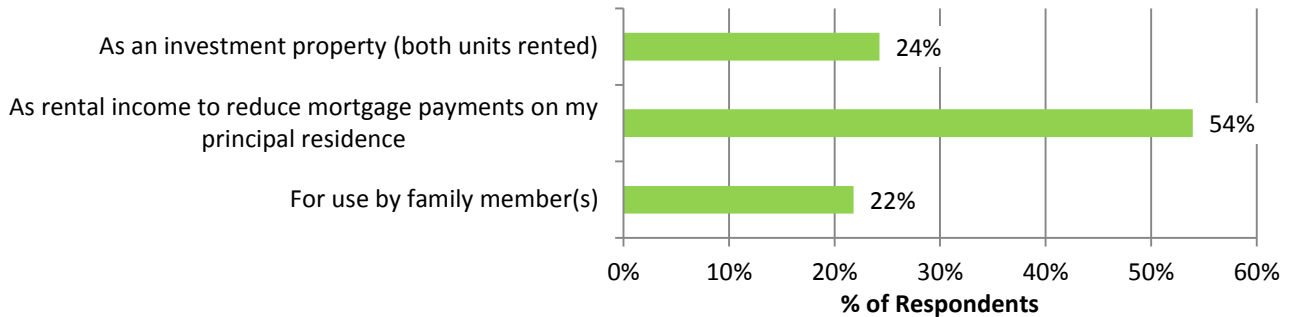
*Total number of responses = 144

Registered Accessory Apartment Survey

Summary of Survey Results

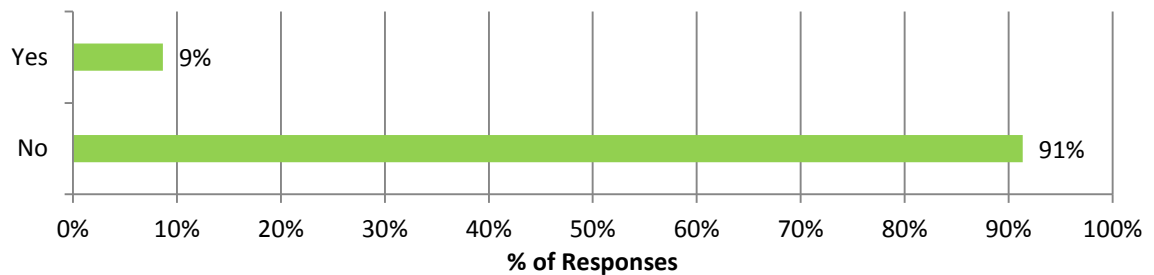


5. For what purpose did you create the accessory apartment or purchase a home with an accessory apartment?



*Total number of responses = 368

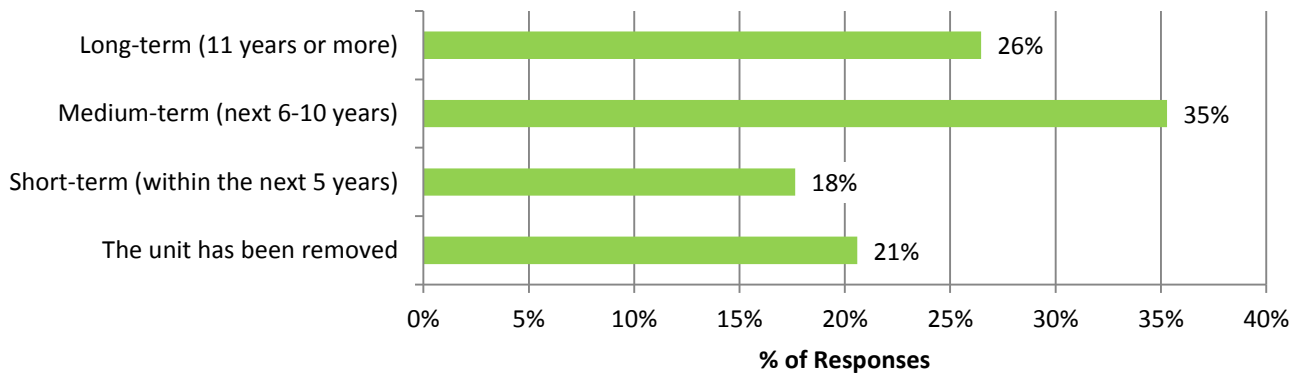
6. Do you have any future plans to remove the accessory apartment and convert the house back to a single dwelling unit?



*Total number of responses = 371

Only those that responded yes to question 6, were prompted to answer question 7.

7. What is the expected timeframe for removal of the accessory apartment?

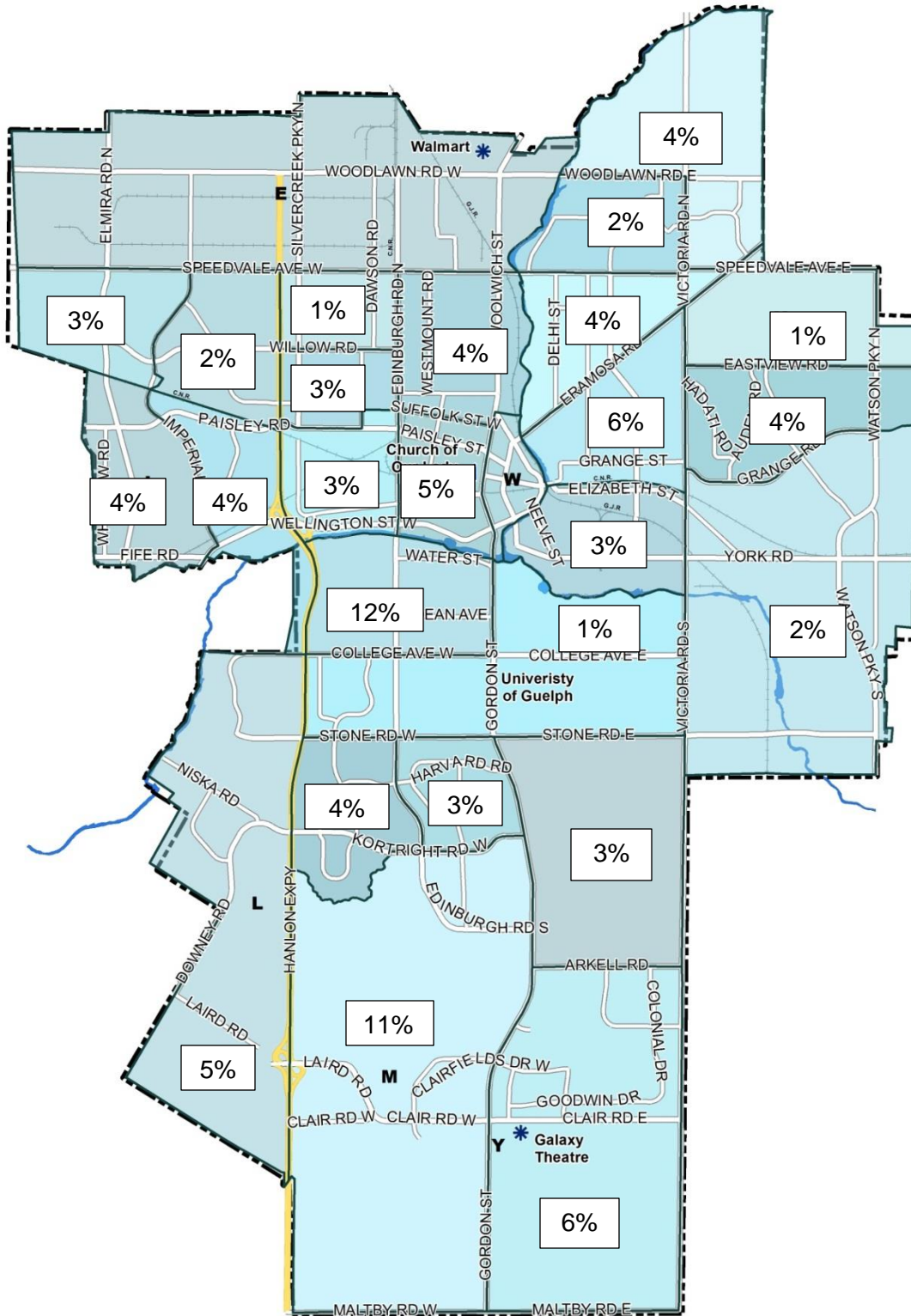


*Total number of responses = 34

Registered Accessory Apartment Survey

Summary of Survey Results

8. Where in Guelph is your accessory apartment located?



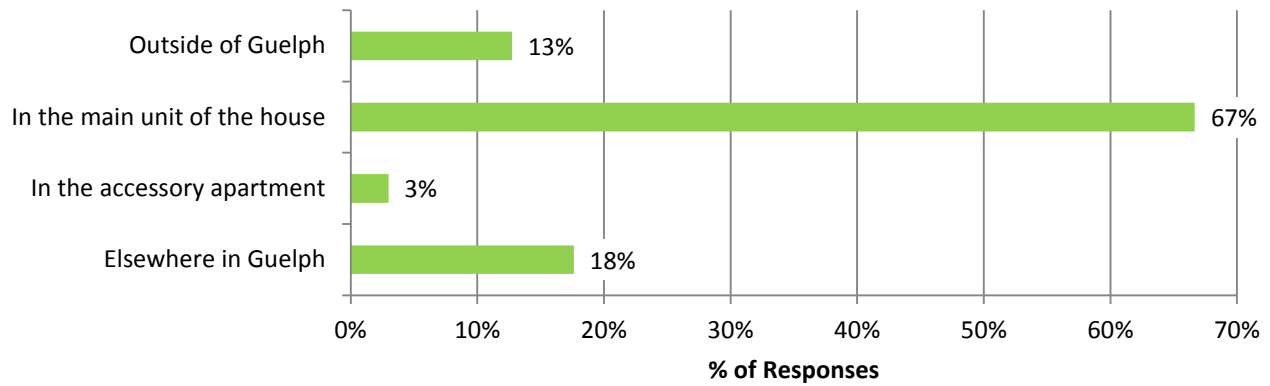
*Total number of responses = 359

Registered Accessory Apartment Survey

Summary of Survey Results

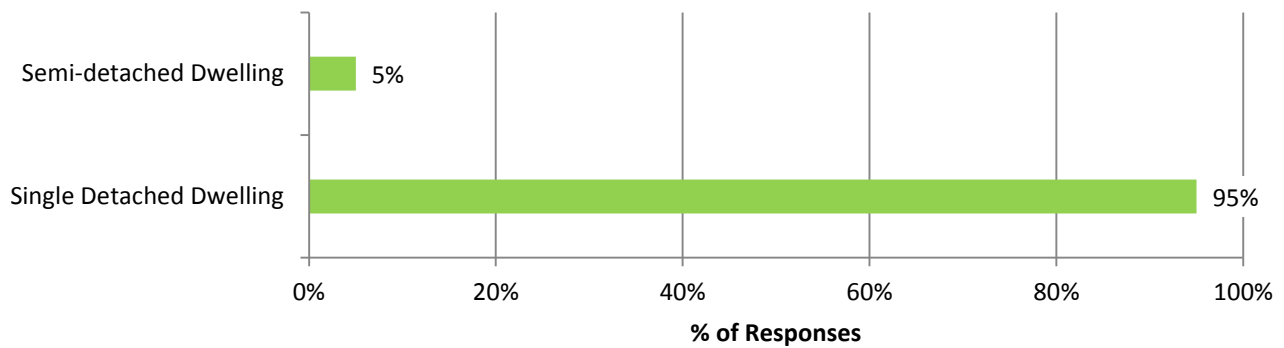


9. As the owner of the property, you live:



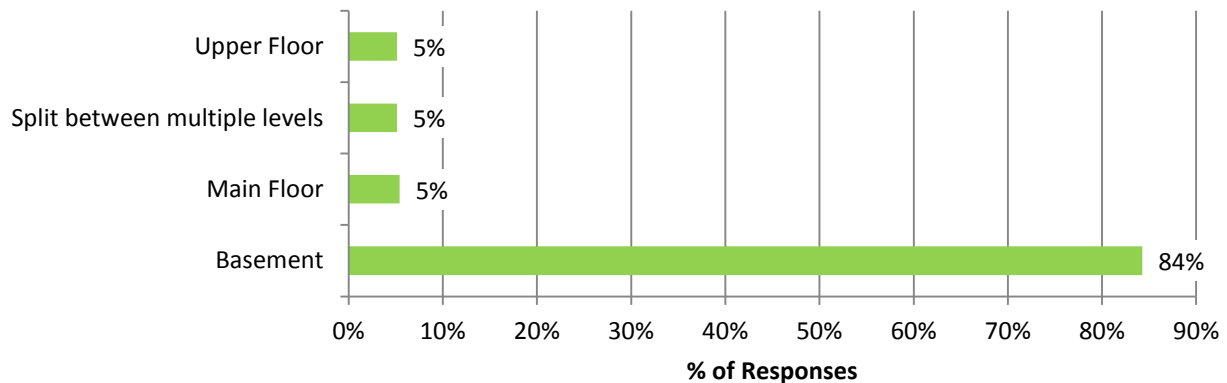
*Total number of responses = 370

10. The accessory apartment is located within a...



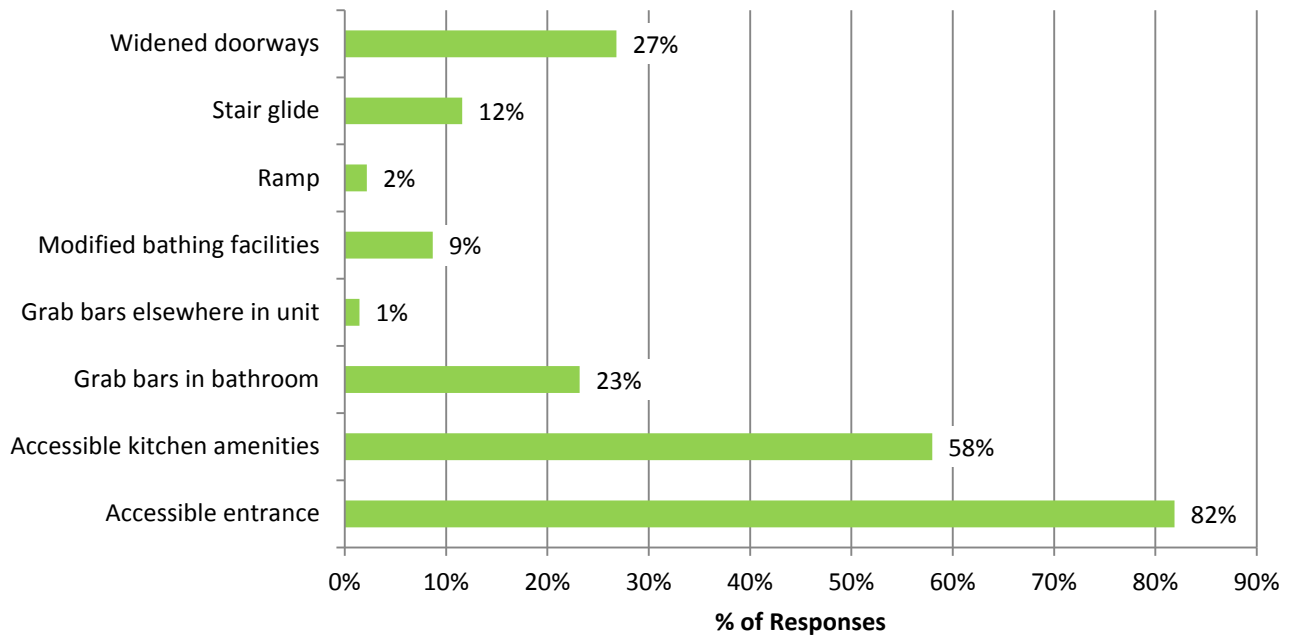
*Total number of responses = 363

11. On what level of the home is the accessory apartment located?



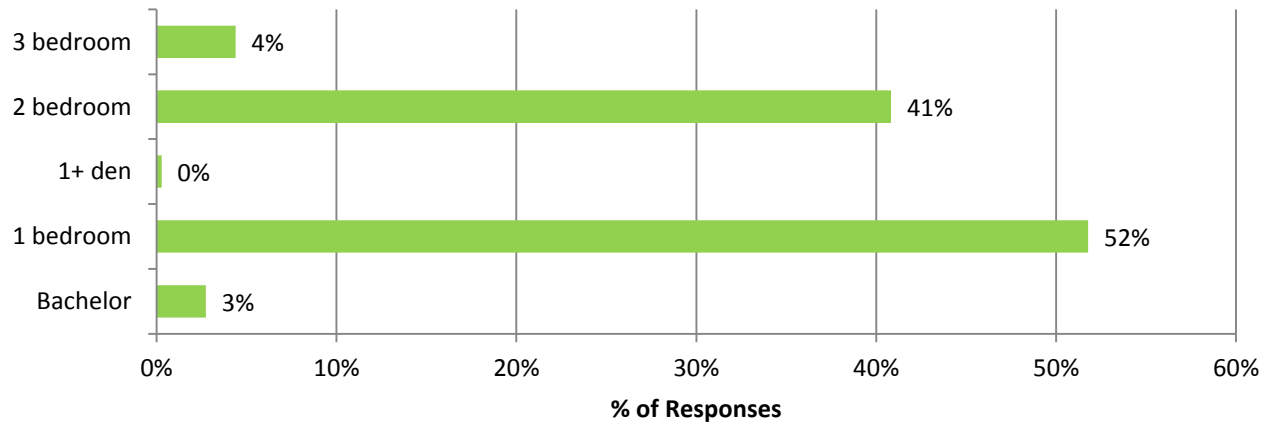
*Total number of responses = 369

12. Does the accessory apartment have any of the following accessibility features?



*Total number of responses = 138

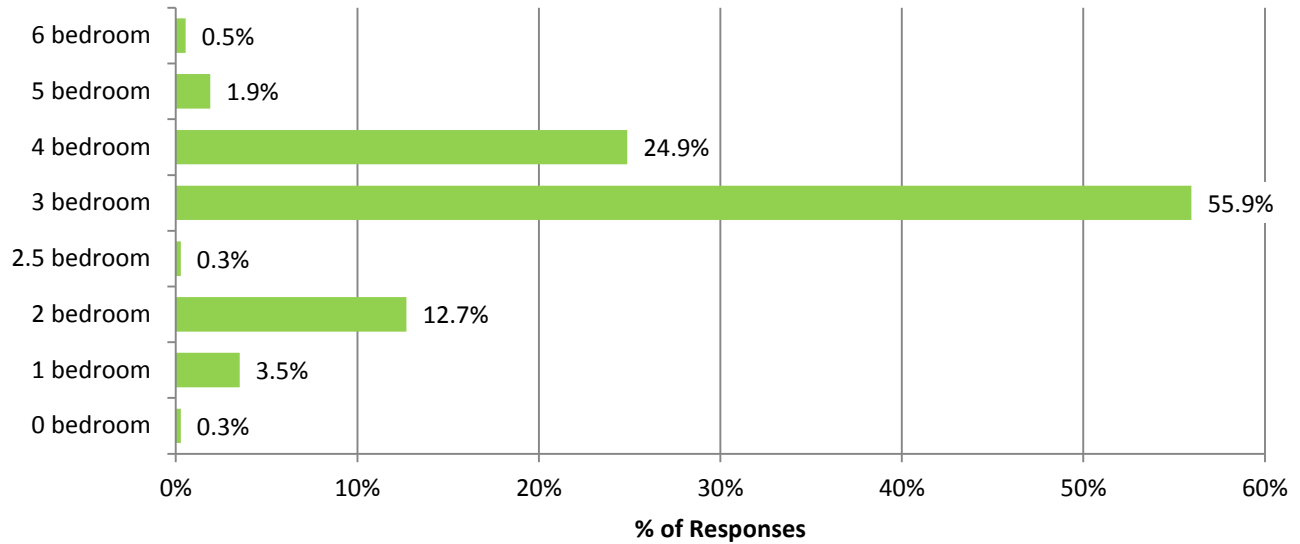
13. How many bedrooms are in the accessory apartment?



Average number of bedrooms in the accessory apartment= 1.5

*Total number of responses = 365

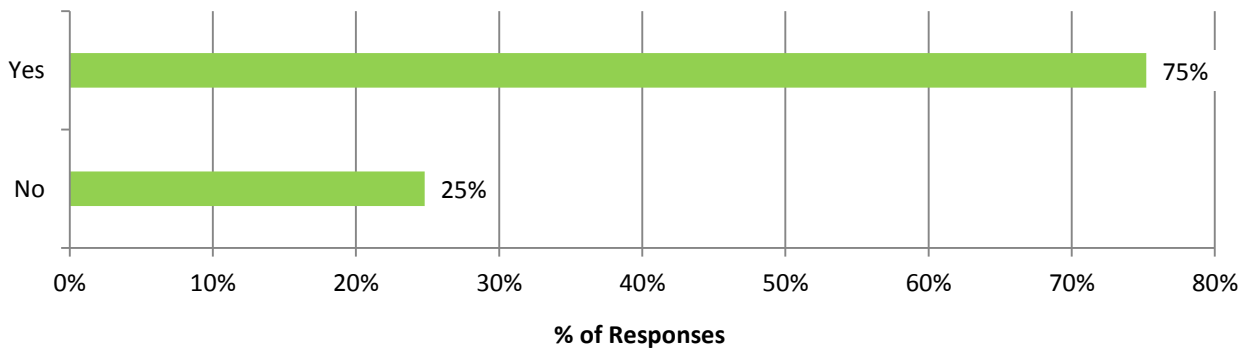
14. How many bedrooms are in the main unit of the house?



Average number of bedrooms in the main unit= 3

*Total number of responses = 370

15. Is the accessory apartment currently rented?



*Total number of responses = 372

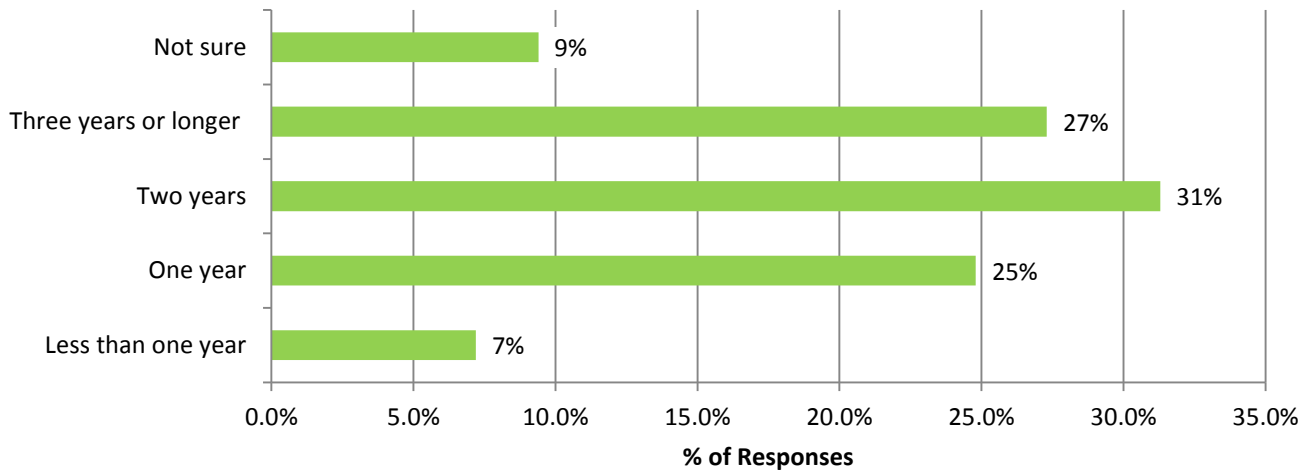
Registered Accessory Apartment Survey

Summary of Survey Results



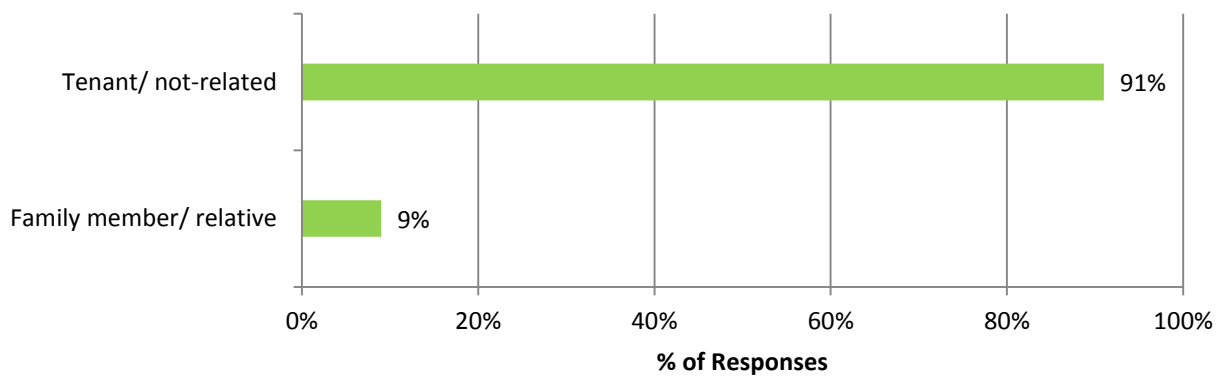
Only those that responded yes to question 15, were prompted to answer questions 16-23.

16. What is the average length of stay for occupants of the accessory apartment?



*Total number of responses =279

17. What is your relationship with the occupants of the accessory apartment?



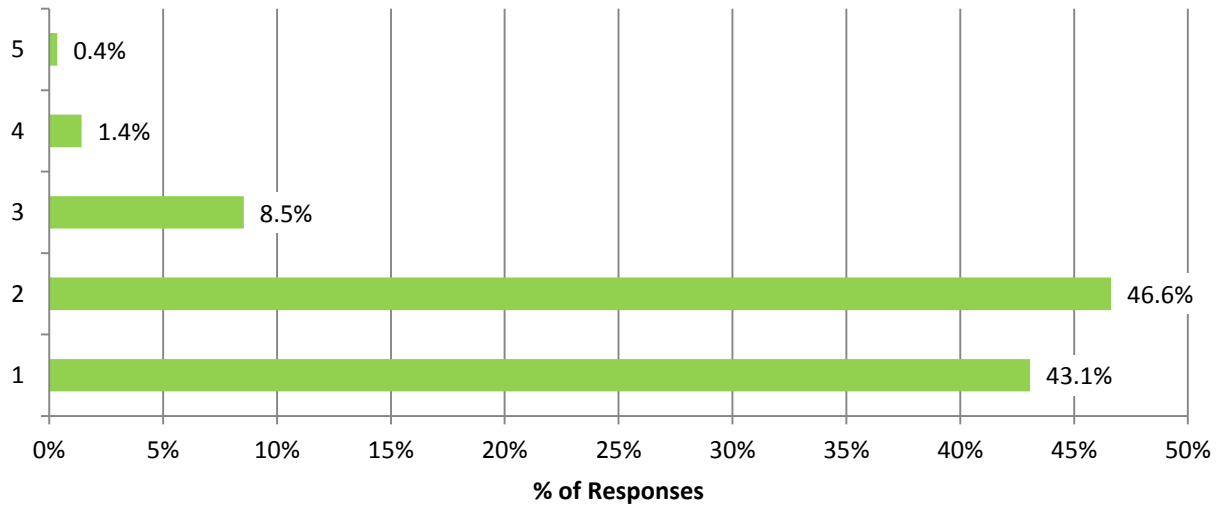
*Total number of responses = 281

Registered Accessory Apartment Survey

Summary of Survey Results

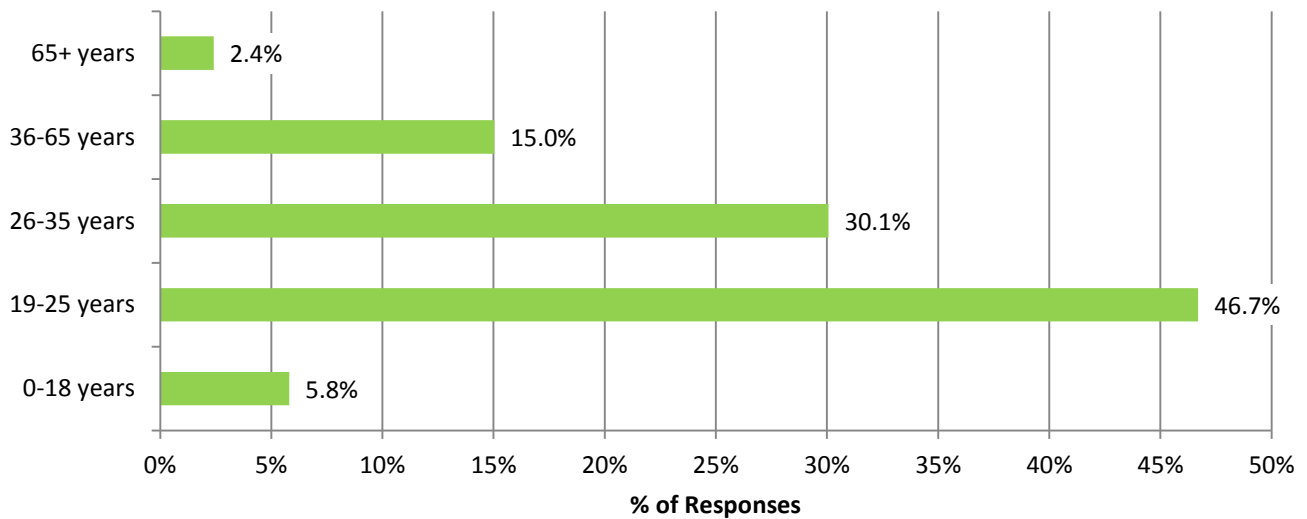


18. What is the total number of people (including children) that reside in the accessory apartment?



Average number of people that reside in accessory apartment= 1.7
*Total number of responses = 281

19. What are the approximate ages of the residents of the accessory apartment?

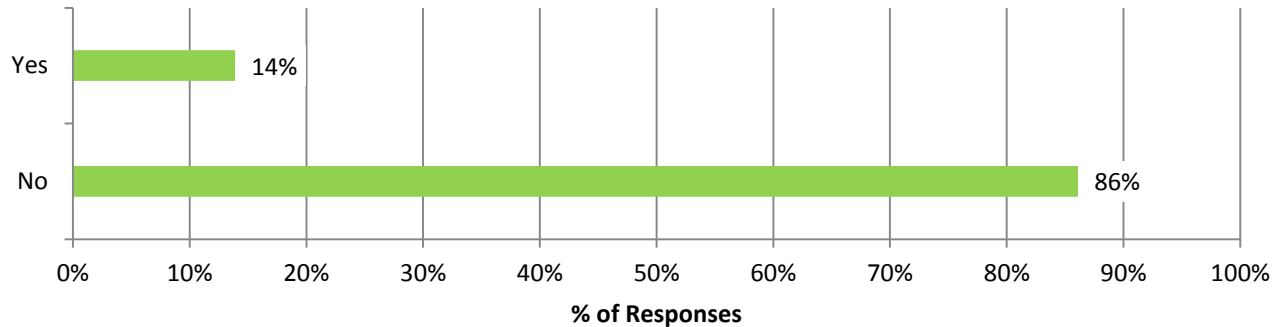


*Total number of responses = 282

Registered Accessory Apartment Survey

Summary of Survey Results

20. Does the tenant of the accessory apartment assist the occupant of the main unit with any activities of daily living (e.g. personal care, cooking, etc.) and/or home maintenance responsibilities (e.g. cleaning, yard work, etc.)?

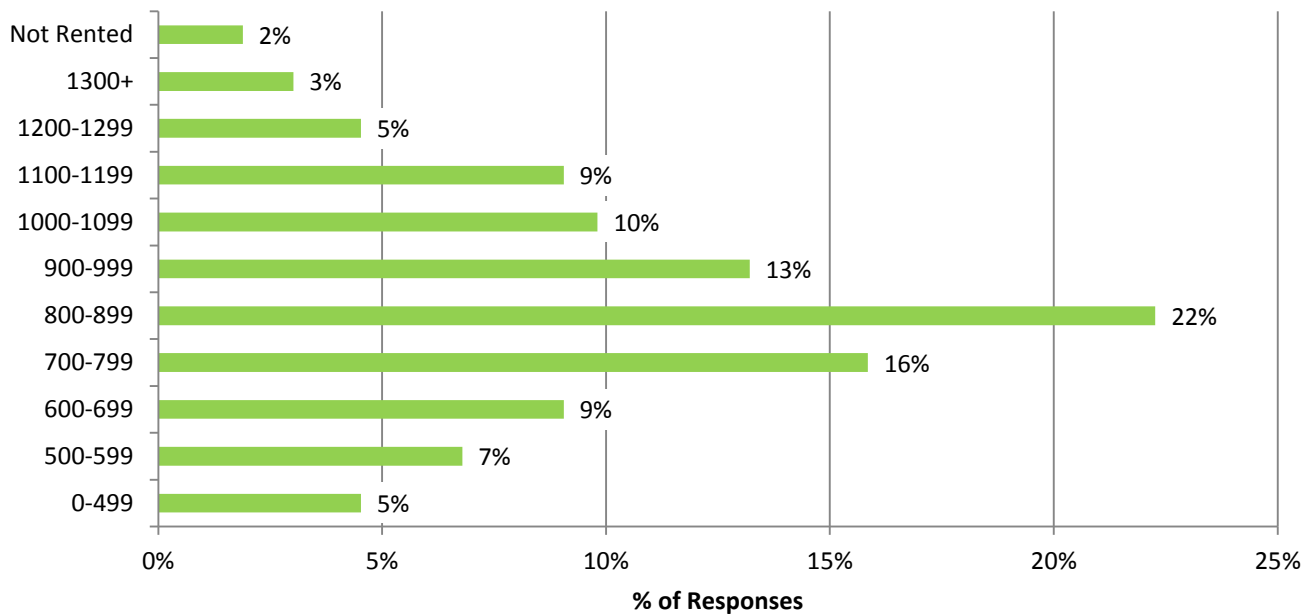


Common forms of assistance included:

- take out garbage
- snow shovelling
- yard maintenance
- child care
- home maintenance
- watches house when owners are away

*Total number of responses = 263

21. What is the amount of rent charged per month for the Accessory Apartment?



Average rent of an Accessory Apartment = \$859

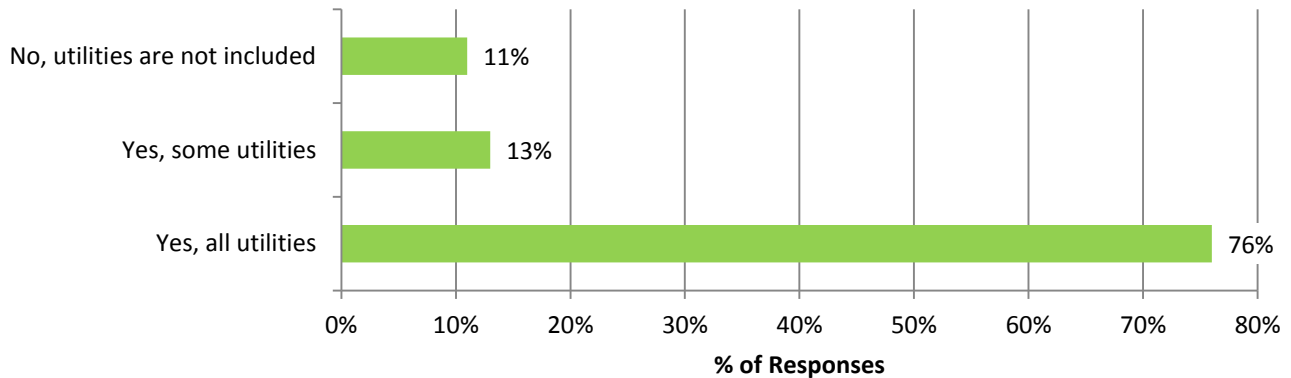
*Total number of responses = 265

Registered Accessory Apartment Survey

Summary of Survey Results



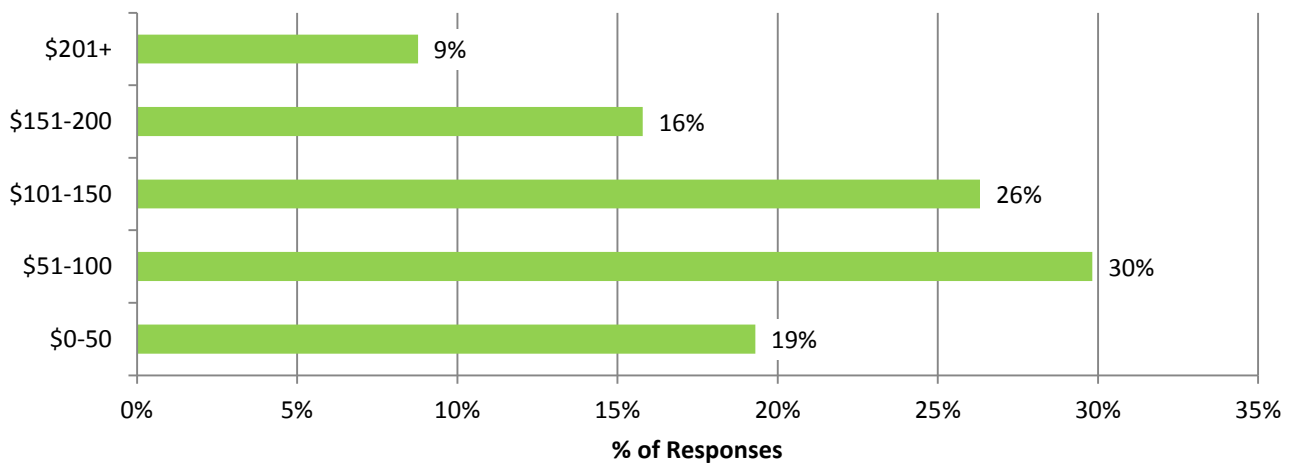
22. Are utilities included in rent?



*Total number of responses = 281

Only those that responded no and yes, some utilities in question 22, were prompted to answer question 23.

23. How much do you estimate utilities cost per month in addition to rent?

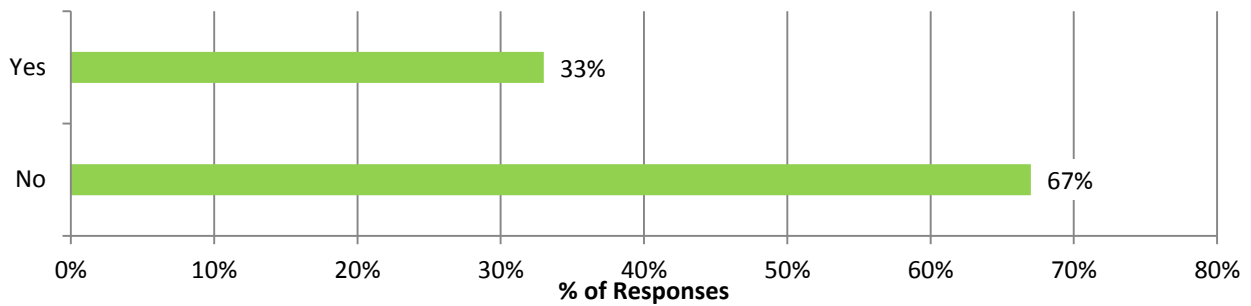


*Total number of responses = 57

Registered Accessory Apartment Survey

Summary of Survey Results

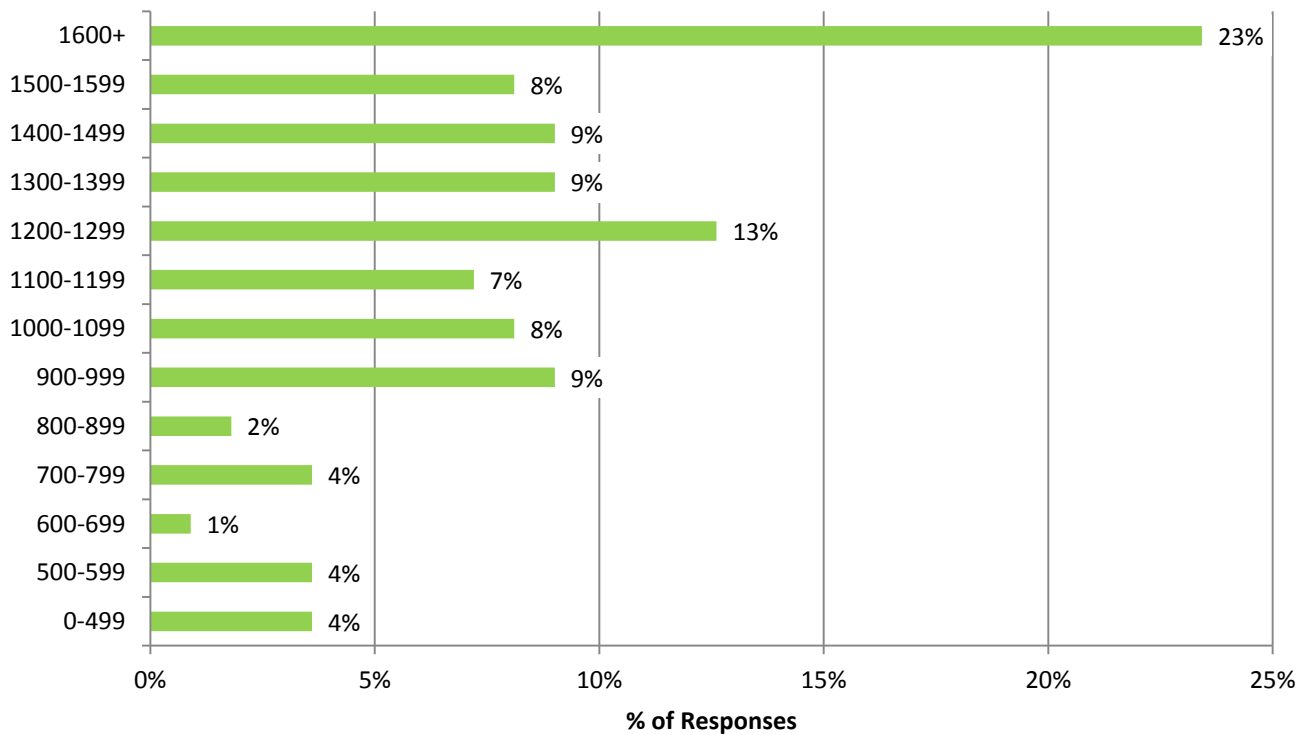
24. Is the main unit currently rented?



*Total number of responses = 371

Only those that responded yes to question 24, responded to questions 25-31.

25. What is the amount of rent charged per month for the main unit?



Average rent for the main unit= \$1300

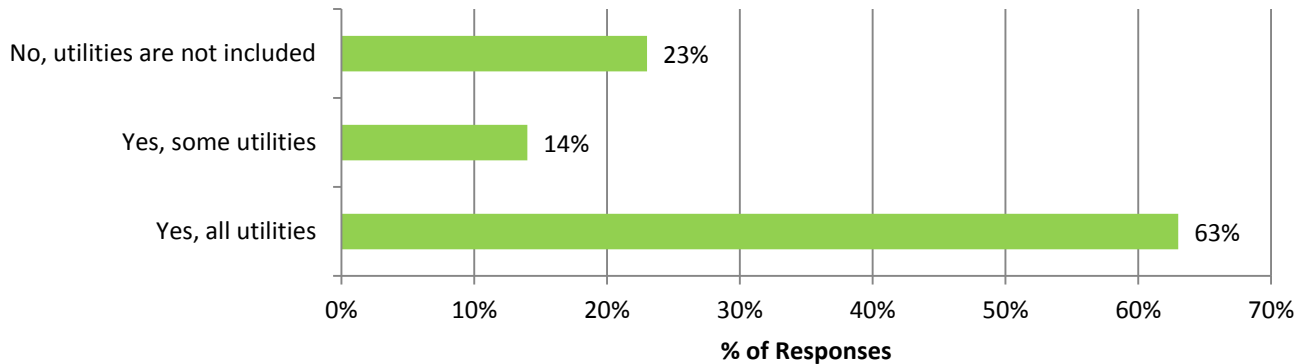
*Total number of responses = 111

Registered Accessory Apartment Survey

Summary of Survey Results

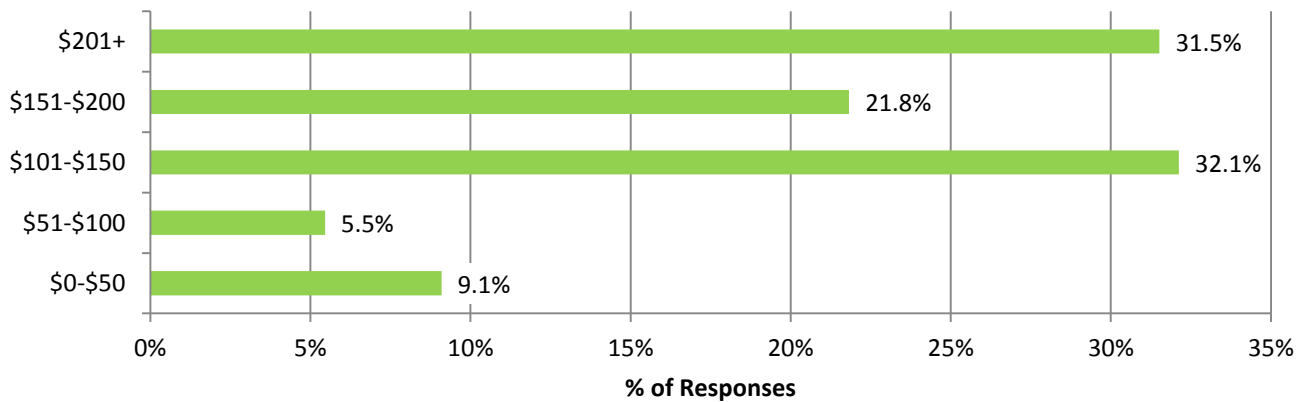


26. Are utilities included in rent? (Main Unit)



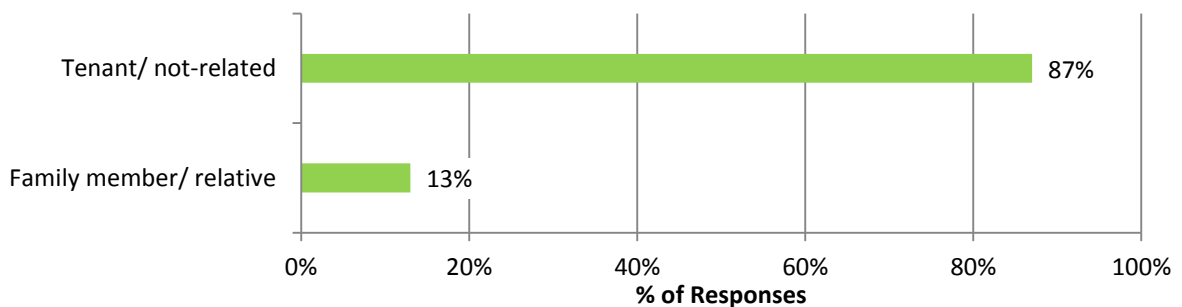
*Total number of responses = 124

27. If utilities are not included in the rent price, on average how much do you estimate utilities cost per month for the main unit?



*Total number of responses = 165

28. What is your relationship with the occupants of the main unit?



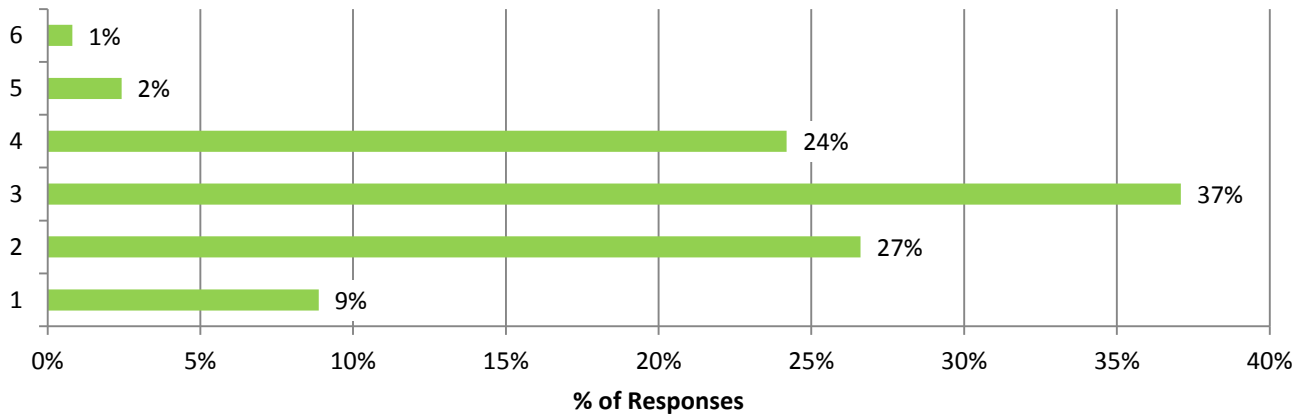
*Total number of responses = 124

Registered Accessory Apartment Survey

Summary of Survey Results



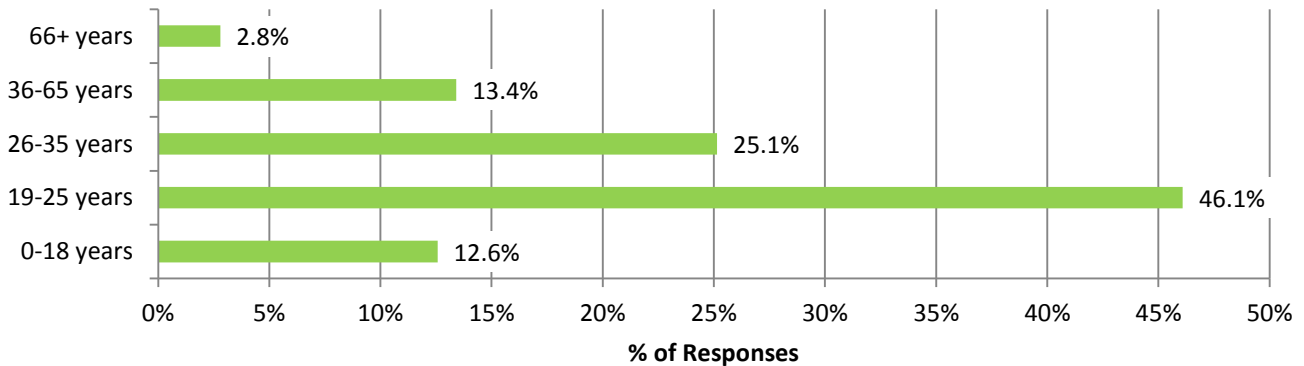
29. What is the total number of people (including children) that reside in the main unit of the house?



Average number of people that reside in the main unit of the house= 2.9

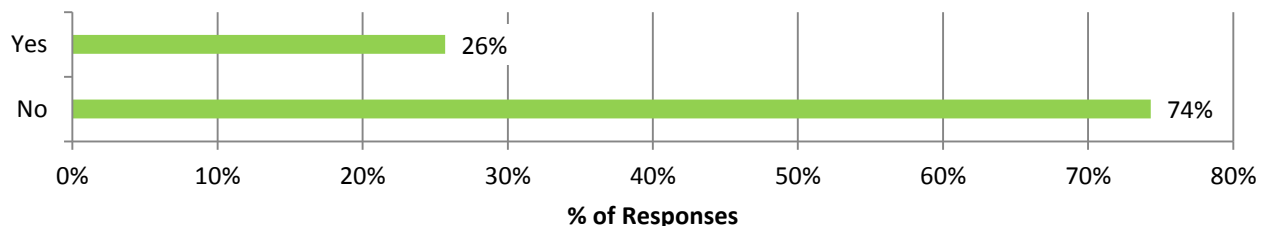
*Total number of responses = 124

30. What are the approximate ages of the residents of the main unit?



*Total number of responses = 128

31. Does the tenant of the main unit assist the occupant of the accessory apartment with any activities of daily living (e.g. personal care, cooking, etc.) and/or home maintenance responsibilities (e.g. cleaning, yard work, etc.)?



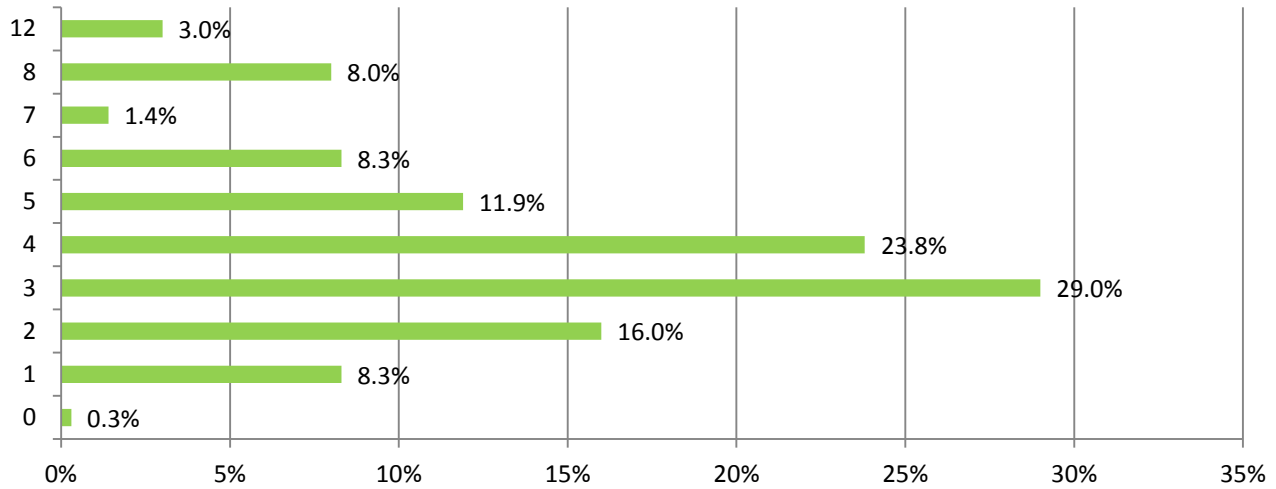
*Total number of responses = 109

Registered Accessory Apartment Survey

Summary of Survey Results

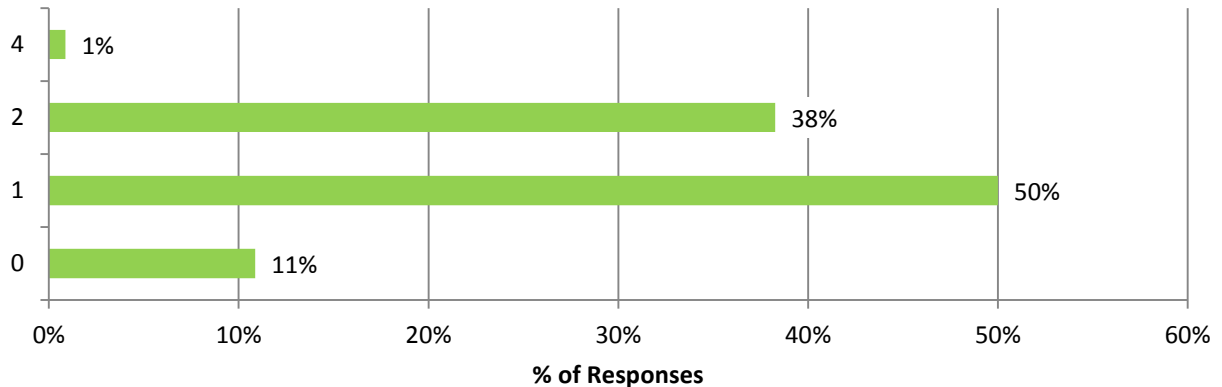


32. How many parking spaces are provided on your property?



Average number of parking spaces provided= 3.5
*Total number of responses = 362

33. How many of these parking spaces are located in the garage or carport?

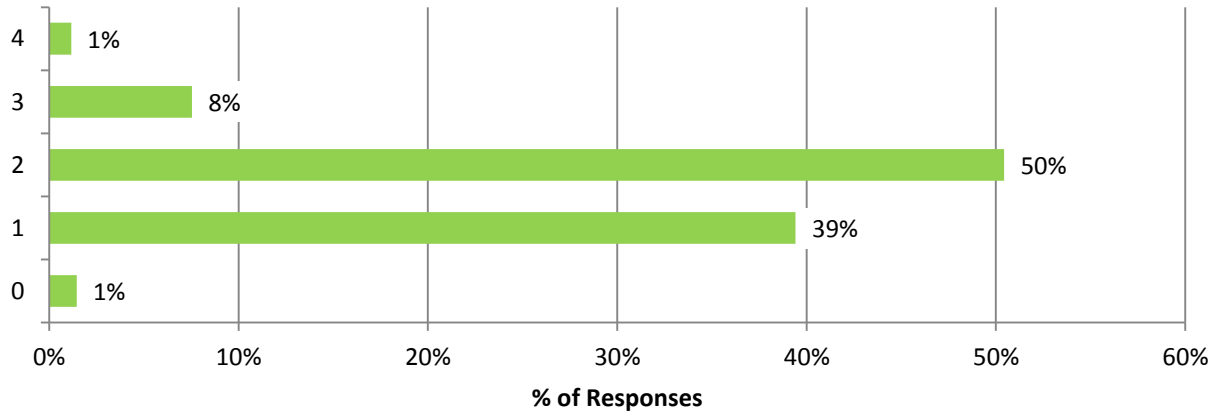


*Total number of responses = 230

Registered Accessory Apartment Survey

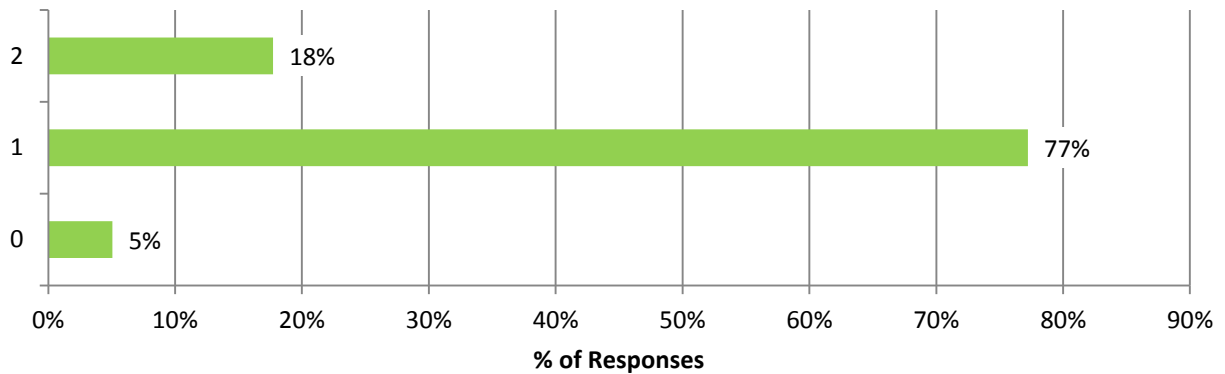
Summary of Survey Results

34. How many vehicles do residents of the *main unit* of the house have?



Average number of vehicles (main unit)= 1.7
*Total number of responses = 345

35. How many vehicles do the residents of the *accessory apartment* have?

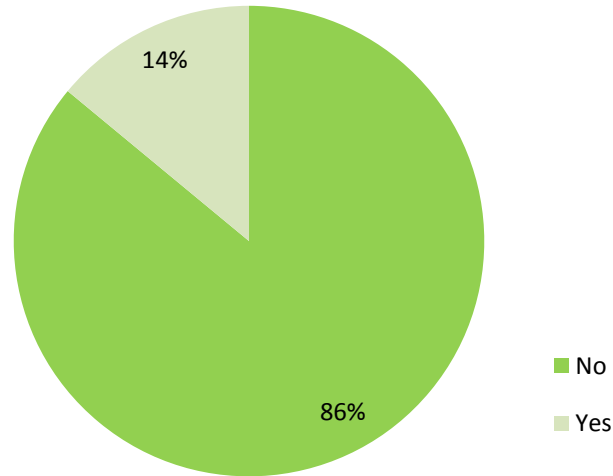


Average number of vehicles (accessory apartment)= 1.1
*Total number of responses = 254

Registered Accessory Apartment Survey

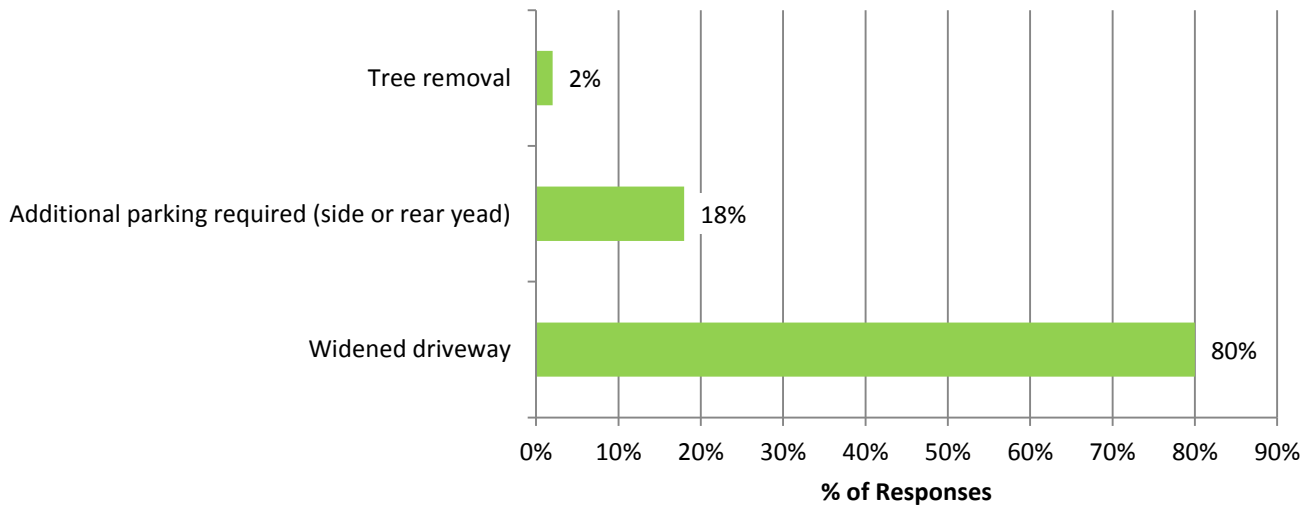
Summary of Survey Results

36. Were changes to the driveway/parking area required to accommodate a parking space for the accessory apartment?



*Total number of responses = 360

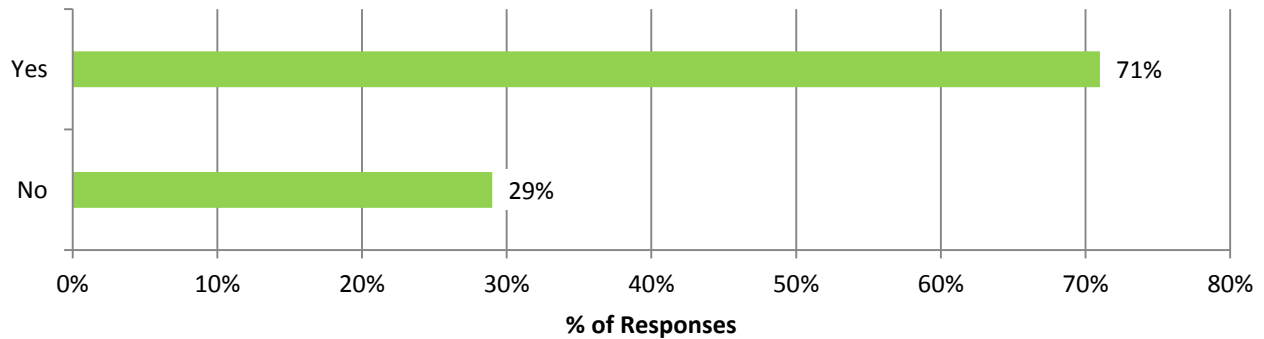
Comments:



Registered Accessory Apartment Survey

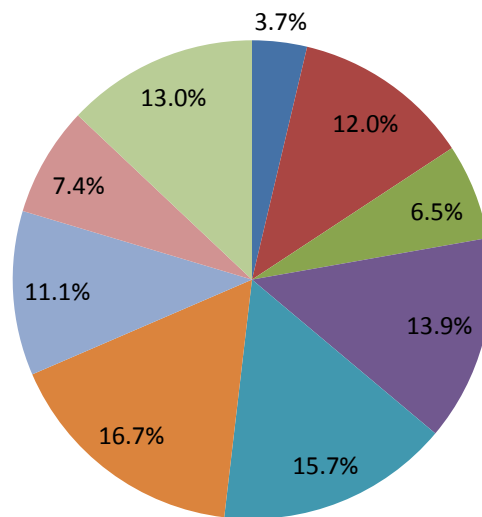
Summary of Survey Results

37. Do you think the current parking regulation of three parking spaces is an appropriate standard?



*Total number of responses = 349

Comments:



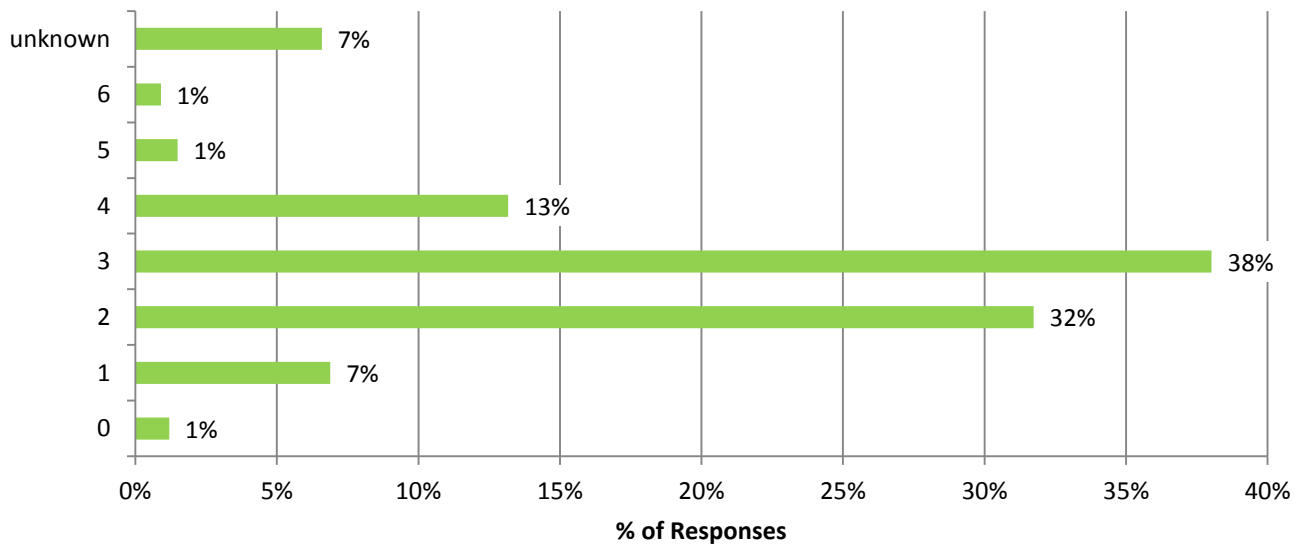
- Reduced requirement for downtown/ 3 is not always possible in downtown
- 2 parking spaces are adequate/ 1 per unit
- 3 parking spaces is adequate
- 4 parking spaces is ideal
- Depends on individual property/ # of tenants/ needs of family/ some flexibility
- Requirement is too high
- Requirement not high enough
- City need to allow more parking spaces/ Zoning/ City should have less control over parking
- I don't know/ misunderstood the question/ no opinion

Registered Accessory Apartment Survey

Summary of Survey Results

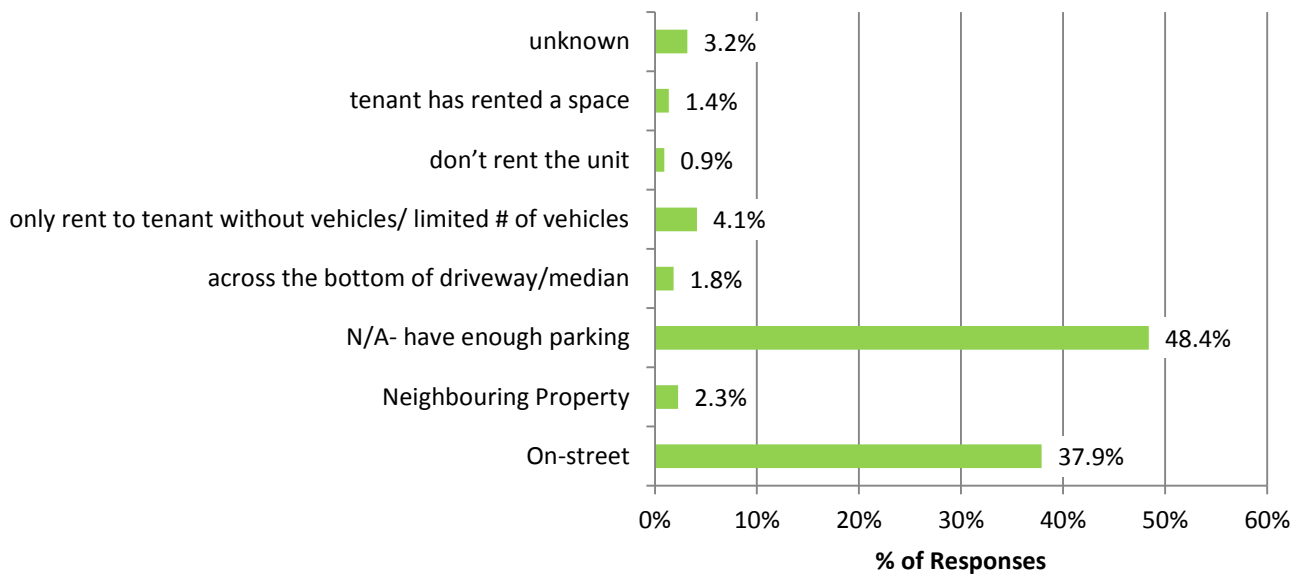


38. How many parking spaces are required to meet the needs of the occupants of both units?



*Total number of responses = 334

39. If there are not enough parking spaces on the property, where do the extra vehicles park?



*Total number of responses = 219