



LANEWAY HOUSING SURVEY SUMMARY

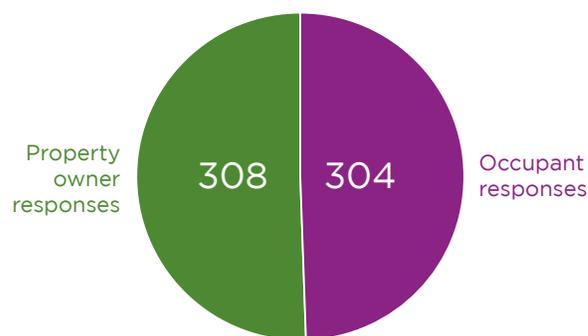
Introduction

As an early implementation action from the Housing Vancouver Strategy 2018-2027 and 3 Year Action Plan 2018-2020, the City of Vancouver launched a Laneway Housing Review and Innovation Challenge to improve the efficiency and affordability of delivering laneway housing options in Vancouver, and to streamline the review processes. As part of this work, it was important to build a clearer picture of the form of laneway houses that are being built in the city, who is living in them, and what they're like as homes.

In order to find out more, the City surveyed both owners of properties with a laneway house and laneway house occupants. The occupant survey sought input on the experience of living in a laneway house. The property owner survey was sent to both owners who decided to build a laneway house on their lot and those who purchased a lot with a laneway house that had been built by a previous owner or developer. The property owner version focused more on learning about the ways laneway houses are being used and the experience of building one. Both versions of the survey asked for details about the laneway houses themselves, how they are used, satisfaction with their features and what could be improved.

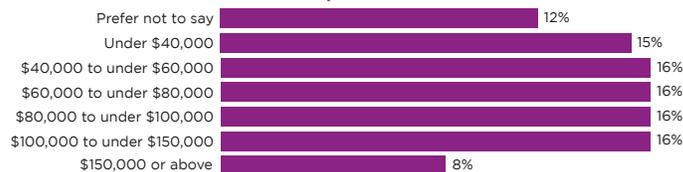
The online survey ran from January 9 to 29, 2018, and hard copy versions were available upon request.

Survey Highlights

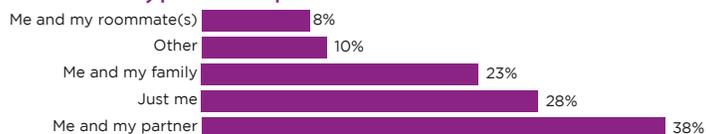


612 Responses Received

Household Income - Occupants

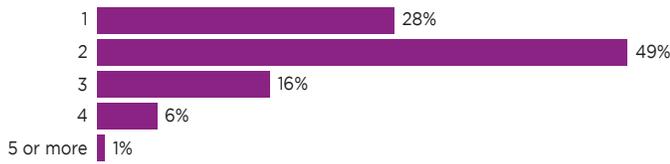


Household Type - Occupants

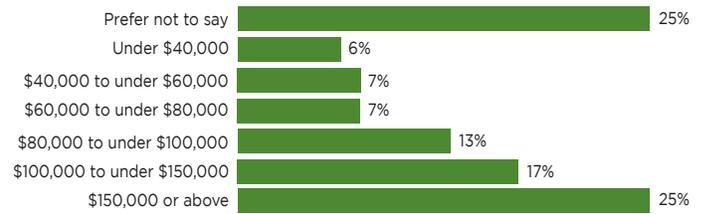


SURVEY OVERVIEW

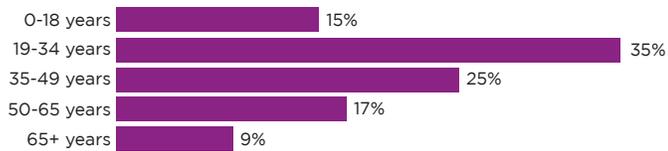
Household Size - Occupants



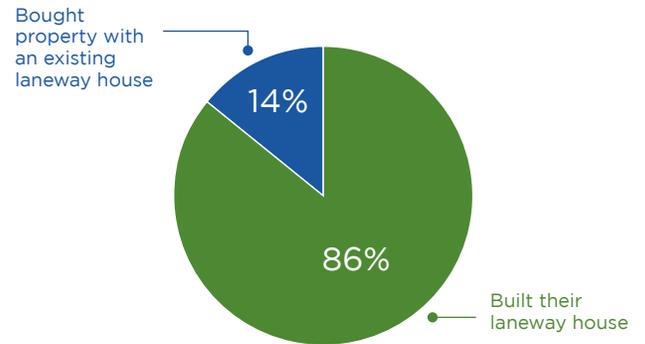
Household Income - Owners



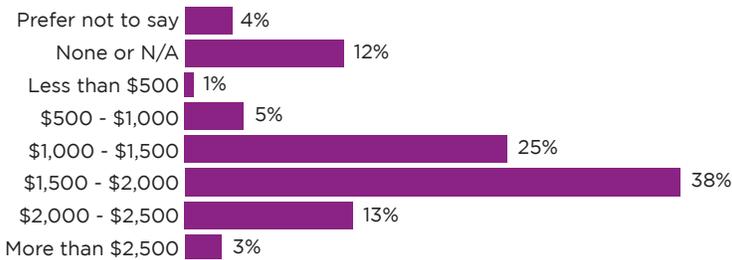
Household Age - Occupants



Built vs Bought - Owners



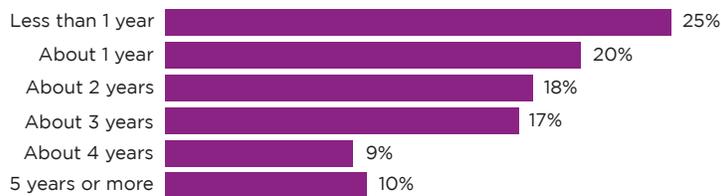
Average Rent - Occupants



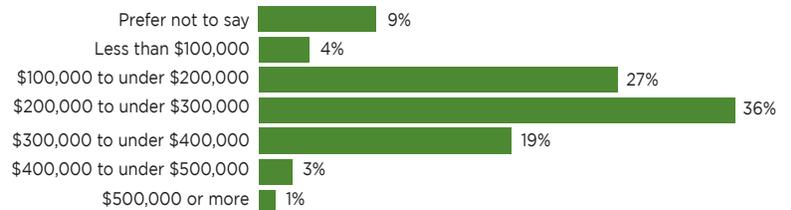
Year Laneway House was Built - Owners



Household Tenure - Occupants



Cost to Build - Owners



SURVEY OVERVIEW

Key Themes & Observations

- Laneway Houses are creating important secondary rental housing stock in Vancouver and enabling more families to live closer together, and most are occupied as full-time homes
- Residents are choosing to live in laneway houses because they are a more affordable detached housing option in the neighbourhoods they want to live in, and they offer housing options in locations that are near their families and friends, jobs, schools, transit and other urban amenities
- Most occupants and owners of properties with laneway houses expressed satisfaction with their laneway houses, but recognized the challenges of designing them with highly functional and livable interior spaces
- Most eligible lots in Vancouver present specific challenges for how a laneway house can be designed to fit. In particular, hydro poles, site slope, trees and service connections are common factors that influence laneway house design
- As reported by property owners that built them, most laneway houses take less than 1.5 years to develop and cost under \$300,000; construction costs for laneway houses built at the same time as a new main house on the property were found to be lower than for laneway houses added to a lot where the main house was retained
- Many occupants reported that more and better-configured floor space, and more storage space in particular, would make living in their laneway house better. Many occupants also noted that a need for more space for their family would factor into a future decision to move to a new home. Less than one-quarter of respondents living in laneway houses identified as a family household, a finding which may be driven by their generally small size
- Many owners also referenced the desire for more space and noted that increasing the allowable size and height of laneway houses would be a key improvement to the program. Owners also expressed frustration with the approvals process, and said that more clarity and flexibility is needed.

Survey Methodology

Owners and occupants of laneway houses were invited to fill out the Laneway House survey to help guide future laneway housing policy. Both versions of the survey included a number of open-ended questions that have been coded and summarized in this report. The open-ended responses were initially coded with short descriptions. The descriptions were reviewed by staff and then coded a second time to fit into broader categories. The responses frequently fell into more than one category and were counted in each of the categories that applied. When a broad range of open-ended responses were received, specific examples are provided for reference in the appendices.

Limitations

It is important to note that all questions were optional and that not all of the respondents answered every question. Calculations referenced in the report are based on the total number of responses for each individual question.



LANEWAY HOUSE OCCUPANTS

Who is living in laneway houses?

A range of household types are choosing to live in laneway houses, with the majority being either a single person or couple household. Almost one-quarter of households living in laneway houses identified as a family, and a small proportion as persons living with at least one roommate.

In line with the household type findings, the majority of laneway occupants reported that their household is comprised of one or two persons, with nearly half being two-person households. Less than one-quarter reported that their laneway house is occupied by three or more persons.

Most laneway house occupants (85%) said they rent from a landlord. A small proportion reported that they rent from a family member or friend, or have an arrangement other than a formal rental tenancy. A very small number (3%) of occupants that completed this version of the survey reported that they own the property and live in the laneway house themselves.

Most occupants reported that they have lived in their laneway house for two years or less, and one-quarter as having lived there for less than one year. Approximately one-fifth reported being longer-term residents that have lived in their laneway house for 4 or more years. More than half of occupants indicated an intention to continue to live in their laneway house for at least two more years, and nearly a quarter said they plan to stay indefinitely.

Why are residents choosing to live in a laneway house

The most common reasons occupants reported for choosing to move into their particular laneway house were the desire to live in a detached unit (62%) and that renting a laneway house is a more affordable option than buying a home (44%). More than one-third of respondents cited the fact they chose their laneway house as the rent was affordable to them.

Locational choice was also an important factor, with many respondents reporting that the laneway house gave them an option to live close to work or school and transit, as well as an opportunity to live in a particular neighbourhood in the city. A small proportion of respondents (12%) said they moved into a laneway house to downsize. Nearly one-third of occupants also cited the opportunity to live in a new unit as a reason they chose to move into a laneway house.

How satisfied are residents with the laneway house they live in?

Occupants generally reported greater satisfaction with the living space and kitchen space in their laneway house and less satisfaction with the storage space and private outdoor space. Most occupants were satisfied or very satisfied with the overall size (62% of respondents) and functionality (74% of respondents) of their laneway house.

In regard to more experiential elements of living in their laneway house, a very high proportion of occupants (>80%) reported being satisfied or very satisfied with location, privacy, air quality and safety. Occupants generally reported satisfaction or neutral feelings about affordability, sense of community, parking and noise. Nearly one-quarter of respondents reported dissatisfaction with the affordability of their laneway house.

When asked to comment on the most positive thing about living in a laneway house, the most common theme related to living in a detached unit. Common elements mentioned as part of this included privacy and the opportunity to live in an above-ground unit (as opposed to a basement suite).

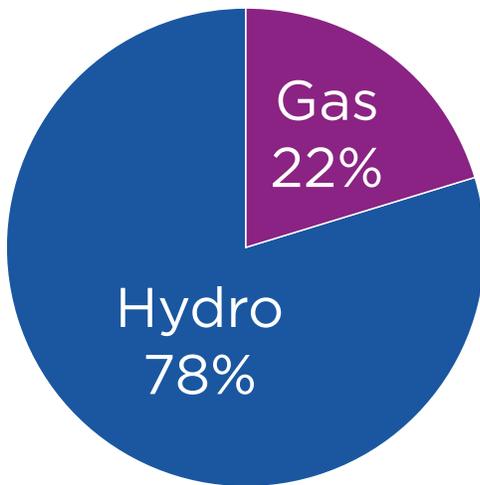
When asked to comment on the least positive element of living in a laneway house, the most common themes were lack of space (including insufficient storage, bike parking and low ceiling height) and cost. A small proportion of comments related to issues associated with living on a laneway, including noise and traffic.

LANEWAY HOUSE OCCUPANTS

What does it cost to live in a laneway house?

Of those respondents that reported paying rent, most said they pay an amount in the range of \$1,000 to \$1,500 (25%) or \$1,500 to \$2,000 (38%) per month. As expected, higher rents were generally reported for larger laneway houses and those with more bedrooms.

22% of respondents reported that they pay for gas, and 78% reported paying for hydro.



Of those paying for gas, about half of respondents said they pay less than \$50 per month. Of those paying for hydro, approximately one-third of respondents reported paying less than \$50 per month, another one-third between \$50 and \$100 per month, and the other one-third as either paying more than \$100 per month or that their bill varies.

Where do laneway house residents park?

80% of laneway house occupants reported having at least one private automobile, but a relatively small proportion (22%) reported that they park their car on-site, either in an enclosed garage or an outdoor surface spot.



Only 5% of occupants of laneway houses with enclosed garages reported that they have use of an enclosed garage for parking. A much higher proportion (34%) of respondents reported that the enclosed garage is used for parking by the main house occupants.

Opportunities for improvement

When asked about what would make living in their laneway house better, the most commonly noted improvement would be to have more space – including more living and storage space overall, as well as better configuration of the floor area. Nearly 40% of respondents expressed dissatisfaction with the amount of storage space in their laneway house.

This theme was reflected in the responses to the question of what reasons would drive a future decision to move out of your laneway house. The top reasons noted related to needing more space for family and storage, as well as a general preference to live in a larger home.

LANEWAY HOUSE PROPERTY OWNERS

Why are property owners choosing to have a laneway house?

Of property owners that responded to the survey, a large majority (86%) were owners that built the laneway house on property they already owned, as opposed to those that purchased a property that already had a laneway house.

More than half (55%) of owners reported that they chose to build a laneway house in order to generate income by creating a rental unit. Almost half (48%) reported building a laneway house to accommodate family, and smaller proportion (20%) said they intended to live in the laneway house themselves. 15% of owners that built their laneway house noted an intent of using it to accommodate guests.

Of the owners that bought a property with an existing laneway house, approximately 60% said the presence of the laneway house was an important factor in their purchase decision.

How are property owners using their laneway houses?

Most (83%) of owners reported that their laneway house is occupied as a home, either by tenants or family members or friends who may or may not pay rent. Nearly half of owners (48%) reported that their laneway house is occupied by tenants who are not family or friends. A small proportion (9%) of owners reported living in their laneway house themselves.

Of the owners reporting that their laneway house is occupied by family or friends, almost 40% noted it was their adult children living in the laneway house and nearly one-quarter by a parent or parents.

Of the owners choosing to live in the laneway house themselves, the most commonly cited reasons were to stay close to family and to downsize. 31% of owners living in laneway houses reported that the main house was rented out to tenants paying rent, and 42% reported that family or friends live in the main house. Several respondents noted a shared-ownership type circumstance.

A small proportion (9%) of owners reported that no one lives in their laneway house. When asked how their laneway house gets used, almost 30% of these respondents said for guest accommodation and 17% for a home office or work space. Nearly one-third of owners who reported their laneway house is not currently occupied said construction is not yet fully complete, or that it is current advertised for rent.

Amongst owners that reported the approximate total monthly rent they collect, the majority (64%) said their laneway house rents for somewhere between \$1,000 and 2,000 per month. Less than 20% were reported by owners to rent for more than \$2,000 per month. Comparing rents to the number of bedrooms and square footage illustrated that as expected, larger laneway houses and those with more bedrooms generally rent for higher monthly rates.

How satisfied are property owners with their laneway houses?

A significant majority (88%) of owners that responded indicated being overall very satisfied or satisfied with their laneway house.



When asked about the positive aspects of owning a laneway house, more than half (53%) of owners reported that the opportunity to offer long-term housing for family or friends was a key positive aspect. Half also noted the additional income and opportunity to offer long-term rental housing as a positive. Nearly 40% appreciated having a laneway house that offers flexible space for a variety of uses, and nearly 30% that having a laneway provides accommodation for visiting family and friends.

When asked about the key challenges related to owning a laneway house, almost half of owners (48%) reported there were no notable challenges. Of those that were identified, the most common challenges related to managing repairs and maintenance and landlord duties.

When asked about a potential future property purchase, more than half (55%) of current laneway house owners would consider building another laneway house. 45% indicated that they would buy a property with an existing laneway house. 8% said they would look to buy a property without a laneway house with no intention of building one.

LANEWAY HOUSE PROPERTY OWNERS

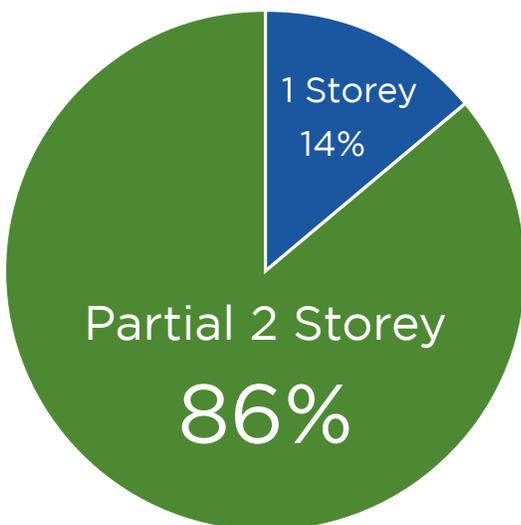
What are the key design considerations and factors for owners building a laneway house?

Most owners (87%) that built a laneway house on their property retained a professional architect, designer or design-build company to design it.

When asked about specific site challenges that impacted the design of their laneway house, nearly one-quarter of respondents that built their laneway house noted that a hydro pole was an influencing factor. 23% noted site slope as a particular challenge; 16% noted trees and 16% that the location of the service connections was an issue. 41% of respondents said there were no particular site challenges associated with building a laneway house on their lot.

Connecting a laneway house to water and sewer services are a major design consideration for laneway houses. When asked whether their laneway house service connections were tied into their main house or into the street, the majority (68%) of owners reported that their laneway house was tied into the street.

Laneway houses can be one storey buildings or they may have a partial second storey. This choice has particular implications for the way a laneway house can be designed and configured on a lot. The large majority (86%) of owners that responded to the survey reported that their laneway house has a partial second storey.



When asked about the factors that they considered when deciding to build either a one or two storey laneway house on their property, owners most commonly reported that their decision was based on general design preference, interior layout, a standard design offered by their designer, or the implications for back yard space.

When asked whether specific City regulations or guidelines posed a particular challenge for the design of their laneway house, the most commonly noted issues related to the City's restrictions on laneway house size and height, and the overall complexity and difficulty of interpreting the regulations. In response to an open-ended question regarding other challenges related to building a laneway house, the most common responses noted the need for a clearer, more flexible and more streamlined approvals process as well as a desire for more permissive size and height regulations.

What is the laneway house design and development process like for owners?

While most owners reported being satisfied with their final laneway house as built, as well as the design and construction process, only 22% reported satisfaction with the permitting process.

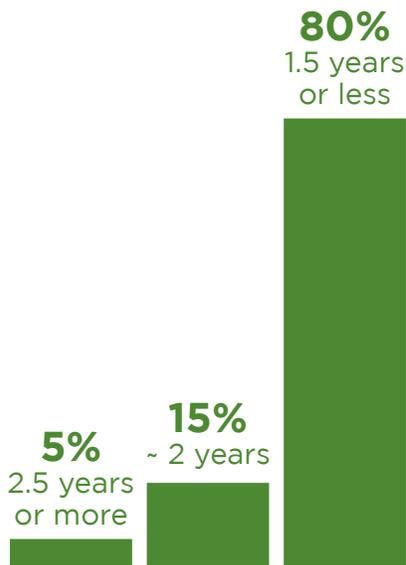
When asked about what was positive or easy about building a laneway house, the most common themes related to good experiences working with builders and/or designers, and that the final product was worth the challenges associated with the process.

When asked how the experience of building a laneway house could have been improved, the most common responses centred on the need for the City to streamline the approvals process and ensure clarity, as well as a desire for more flexibility in the regulations, particularly in relation to the size limitations.

LANEWAY HOUSE PROPERTY OWNERS

How long does it take a property owner to build a laneway house and what does it cost?

When asked how long it took from when they applied for a permit to when their laneway house was completed, most owners (80%) reported a total time of 1.5 years or less. About 15% reported that it took about 2 years, and about 5% said it took about 2.5 years or more.



The approximate total costs of designing and building a laneway house reported by respondents indicates that most (64%) laneway houses cost somewhere between \$100,000 and \$300,000. Nearly 20% were reported to cost between \$300,000 and \$400,000, and less than 4% as costing more than \$400,000.

Building a laneway house as part of the redevelopment of an entire lot (ie. when a new main house is built as well) is expected to create certain efficiencies that may mean construction costs are lower than in cases where a laneway house is added to a lot where the main house is retained. Comparing the costs reported by owners on the basis of whether or not the main house on their property was built at the same time showed evidence of this. 47% of laneway houses built at the same time as the main house were said to cost under \$200,000, whereas only 20% of those added to a lot with an existing main house cost under \$200,000. Of those laneway houses added to a lot with an existing house, 74% cost between \$200,000 and \$400,000, compared to only 31% of those built with a new house.

Opportunities for improvement

When asked about ways the Laneway House Program could be improved, the most common themes amongst the responses related to increasing allowable size and height, streamlining and clarifying the approval process, creating more flexibility in the regulations, addressing parking issues by allowing more configurations including carports, and reducing associated costs. A small proportion of owners (10%) said laneway houses should be made available for ownership independent of the main house through stratification or subdivision.



APPENDIX A - SURVEY RESULTS (OCCUPANTS)

The following summarizes the responses received for the laneway housing survey aimed at occupants. All percentages are calculated based on the total answers received for each individual question. For open-ended questions with a broad range of responses example quotes are provided for the top three answers.

Total responses (partial and complete) = 304

1. Does your laneway house have one or two levels?

Response	Percent	Count
2	94.1%	286
1	5.9%	18

2. What is the approximate square footage of your laneway house?

Response	Percent	Count
600 - 800 sq. ft	42.6%	129
400 - 600 sq. ft.	33.7%	102
800 - 1000 sq. ft.	19.1%	58
Less than 400 sq. ft.	2.6%	8
More than 1000 sq. ft.	2.0%	6

3. How many bedrooms does your laneway house have?

Response	Percent	Count
2	46.2%	140
1	24.8%	75
1 plus a den	15.8%	48
2 plus a den	5.6%	17
Studio (no separate bedroom)	4.0%	12
3	2.6%	8
4 or more	0.7%	2
3 plus a den	0.3%	1

4. How many bathrooms does your laneway house have?

Response	Percent	Count
1	47.2%	143
1.5	29.4%	89
2	22.1%	67
3 or more	1.0%	3
2.5	0.3%	1

5. What type of private outdoor space do you have? (Please select all that apply)

Response	Percent	Count
Balcony	50.8%	154
Shared outdoor space with the main house	50.5%	153
Patio	42.2%	128
Not applicable - no private outdoor space	6.9%	21
Studio (no separate bedroom)	4.0%	12

6. If you have private outdoor space, how do you use it? (Please select all that apply)

Response	Percent	Count
Outdoor living space	51.5%	156
BBQ	40.9%	124
Storage	21.8%	66
Don't use it	13.5%	41
Children's play area	11.2%	34
Not applicable - don't have outdoor space	10.2%	31

7. How is your laneway house heated?

Response	Percent	Count
Hydro (electricity)	79.9%	242
Gas	20.1%	61

8. If your laneway house has an enclosed garage, how is it used? (Please select all that apply)

Response	Percent	Count
Parking for main house occupants	34.3%	104
Not applicable - no enclosed parking	32.3%	98
Storage	29.4%	89
Other (please explain)	13.9%	42
Parking for laneway house occupants	5.0%	15

8. If your laneway house has an enclosed garage, how is it used? (open-ended responses)

Response	Percent	Count
Additional living space - ownership unclear	5.9%	18
Storage - not for LWH occupant	3.3%	10
Landlord use - purpose unclear	0.7%	2
Workshop	0.7%	2

9. How many cars are owned by the laneway house occupants in total?

Response	Percent	Count
1	58.7%	178
None	19.5%	59
2	19.5%	59
4 or more	1.7%	5
3	0.7%	2

10. Where do the laneway house occupants park their car(s)? (Please select all that apply)

Response	Percent	Count
On the street	59.7%	181
In an outdoor surface parking spot on site	18.5%	56
Not applicable - no cars	16.5%	50

On the lane	15.2%	46
In the enclosed garage	3.6%	11
Other (please explain)	3.6%	11

10. Where do the laneway house occupants park their car(s)? (open-ended responses)

Response	Percent	Count
Pay for parking off site	0.7%	2

11. Approximately how long have you lived in this laneway house?

Response	Percent	Count
Less than 1 year	24.9%	73
About 1 year	20.5%	60
About 2 years	18.1%	53
About 3 years	17.4%	51
5 years or more	9.9%	29
About 4 years	9.2%	27

12. What are the main reasons you chose to move into this particular laneway house?

Response	Percent	Count
To live in a detached unit	62.1%	182
More affordable than buying a place	44.4%	130
To live in this particular neighbourhood	36.9%	108
To be close to work / school	36.2%	106
To be close to transit (bus routes, Skytrain, Canada Line)	35.5%	104
The rent was affordable for my household	35.5%	104
To live in a new unit	32.1%	94
To be close to family / friends	22.9%	67
To be close to amenities and services	22.2%	65
Access to private outdoor space	19.1%	56

Family own the property	16.4%	48
Other (please explain)	15.7%	46
To downsize	11.6%	34

12. What are the main reasons you chose to move into this particular laneway house? (open-ended responses)

Response	Percent	Count
I'm allowed pets	2.4%	7
It was available in limited rental market	2.4%	7
The layout of the specific unit rented	1.0%	3

13. How long do you plan to live in this laneway house?

Response	Percent	Count
Indefinitely	24.0%	70
Don't know	21.9%	64
2 - 4 years	21.2%	62
1 - 2 years	16.1%	47
5 years or more	11.3%	33
Less than 1 year	5.5%	16

14. If you think you will move out of this laneway house in the near future, what would the reasons be?

Response	Percent	Count
Not applicable - not planning to move	30.1%	88
Need more space for our family	26.7%	78
Moving out of Vancouver	25.0%	73
Need more space for storage	22.9%	67
The rent is too expensive	22.3%	65
Other (please explain)	21.9%	64
Would prefer to live in a larger home (the laneway house feels too small)	21.2%	62

14. If you think you will move out of this laneway house in the near future, what would the reasons be? (open-ended responses)

Response	Percent	Count
Bought a property	7.2%	21
Specific complaint about unit (noise, parking, security, etc.)	4.5%	13
Possible change in ownership/price	2.4%	7
Change in personal life (move to assisted living, move in with partner, etc.)	2.1%	6

15. How satisfied or dissatisfied you are with each of the following features of your laneway house?

Response	Very Satisfied		Satisfied		Neutral		Dissatisfied		Very Dissatisfied		Don't know / not applicable		Total Responses
	#	%	#	%	#	%	#	%	#	%	#	%	
Living Space	100	34.2%	110	37.7%	42	14.4%	28	9.6%	12	4.1%	0	0.0%	292
Kitchen Space	98	33.6%	107	36.6%	43	14.7%	32	11.0%	11	3.8%	1	0.3%	292
Storage Space	55	18.8%	65	22.3%	56	19.2%	66	22.6%	49	16.8%	1	0.3%	292
Landscaping	81	27.8%	91	31.3%	68	23.4%	22	7.6%	10	3.4%	19	6.5%	291
Private Outdoor Space	61	20.9%	89	30.5%	67	22.9%	41	14.0%	16	5.5%	18	6.2%	292
Overall Size	59	20.2%	122	41.8%	49	16.8%	42	14.4%	19	6.5%	1	0.3%	292
Overall Functionality	89	30.5%	128	43.8%	45	15.4%	18	6.2%	11	3.8%	1	0.3%	292

16. Please share any comments you have about the items above (Question 15)?

Response	Percent	Count	Example
Comments about garage use (don't require it, convert it to living space, etc.)	16.1%	23	"No storage in home. Would be great if the garage space was incorporated into the house space."
Comments about size, height or roof angle	10.5%	15	"Laneway houses shouldn't have slanted roofs. It makes the space so much less functional."
Comments about functionality/layout	8.4%	12	"as I age the two story configuration is less desirable due to concern for falls."
Comments about quality/design (larger windows, mold, etc.)	5.6%	8	
Comments about storage, including bike parking	4.9%	7	
Comments about affordability, including utility costs	3.5%	5	
Comments about outdoor space/landscaping	3.5%	5	
Provide more parking	2.1%	3	

17. And how satisfied or dissatisfied are you with these aspects of living in your laneway house?

Response	Very Satisfied		Satisfied		Neutral		Dissatisfied		Very Dissatisfied		Don't know / not applicable		Total Responses
	#	%	#	%	#	%	#	%	#	%	#	%	
Privacy	138	47.4%	106	36.4%	28	9.6%	10	3.4%	9	3.1%	0	0.0%	291
Location	153	52.4%	107	36.6%	23	7.9%	5	1.7%	4	1.4%	0	0.0%	292
Sense of Community	76	26.1%	88	30.2%	74	25.4%	29	10.0%	17	5.8%	7	2.4%	291
Air Quality	104	35.7%	136	46.7%	32	11.0%	10	3.4%	6	2.1%	3	1.0%	291
Affordability	53	18.2%	93	31.8%	71	24.3%	46	15.8%	24	8.2%	5	1.7%	292
Parking	58	19.9%	99	34.0%	64	22.0%	28	9.6%	19	6.5%	23	7.9%	291
Safety	112	38.6%	130	44.8%	31	10.7%	8	2.8%	8	2.8%	1	0.3%	290
Laneway Noise	53	18.2%	111	38.1%	80	27.5%	28	9.6%	18	6.2%	1	0.3%	291
Other Noise	54	18.6%	94	32.3%	58	19.9%	29	10.0%	22	7.6%	34	11.7%	291

18. Please share any comments you have about the items above (Question 17)?

Response	Percent	Count	Example
Comments about the lane (public realm, garbage, noise, etc.)	18.8%	21	"garbage days are noisy and smelly"
Comments about affordability, including utility costs	6.3%	7	"Half my net income goes to rent -- and I'm paying a very reasonable rent. And I'm making a very good wage. If I had to move from my laneway house, I don't think I'd be able to afford to rent in Vancouver which is insane for someone making more than \$50,000/year."
Comments about design, layout, orientation, etc.	5.4%	6	"the requirement to have big windows facing the laneway makes no sense"
Comments about noise (laneway, construction, etc.)	5.4%	6	
Would like more space (storage, use of garage, etc.)	4.5%	5	
Comments about air quality	2.7%	3	
Comments about privacy	2.7%	3	
Comments about parking	1.8%	2	
Would like more outdoor space/better landscaping	1.8%	2	

19. What would you say is the most positive thing about living in a laneway house?: Briefly, tell us about your overall experience living in a laneway house.

Response	Percent	Count	Example
Having a detached unit (privacy, own laundry, not a basement suite, etc.)	73.9%	207	"Privacy, better than basement and living in detached place gives you a sense of livable place."
Having an affordable place to live	10.7%	30	"We have our own little house without having to come up with \$1 million+."
The look and feel of the unit (comfortable, feels like home, natural light, etc.)	10.4%	29	"I like small, functional space that is open and new. Having 1.5 bathrooms and laundry right here."
Location and sense of community	9.3%	26	
Living close to family	5.4%	15	
Having a good relationship with landlord/main house neighbours	3.6%	10	
Having access to outdoor space	3.6%	10	

20. What would you say is the least positive thing about living in a laneway house?: Briefly, tell us about your overall experience living in a laneway house.

Response	Percent	Count	Example
Not having enough space (storage, bike parking, low ceilings etc.)	45.8%	119	"limited house size. i have tons of room on this property.. why not a basement and larger footprint"
The cost (rent, utilities, etc.)	19.2%	50	"Rent - we pay \$1800 (no utilities included) for 550sq ft."
Issues with living next to the lane (public realm, traffic, safety, etc.)	9.6%	25	"I don't like having my windows so close to the alley without having a fence or protection."
The design (functionality, low ceilings, etc.)	9.2%	24	
Noise (from laneway, construction, etc.)	5.4%	14	
The quality (insulation, air quality, etc.)	5.4%	14	
Lack of privacy	5.0%	13	
Conflict with use of the garage (not having access, noise from main house occupants, etc.)	4.2%	11	
Limited access to parking	4.2%	11	
Lack of access to outdoor space	3.8%	10	
Not having the option to purchase one	2.7%	7	
Difficulty with wayfinding (Canada Post, visitor access, etc.)	1.9%	5	
Not being allowed to have pets	0.8%	2	
The location	0.8%	2	

21. What would make living in your laneway house better?: Briefly, please tell us about your overall experience living in a laneway house.

Response	Percent	Count	Example
More space (storage, bike parking, low ceilings etc.)	41.1%	106	"allow the laneway house height to be increased to allow full height walls for more storage space."
More affordable	11.2%	29	"Lower monthly rental fee or utilities included in current monthly rental fee"
Having access to the garage	10.5%	27	"If we were able to use the garage as living space. It would be a perfect size."
Better quality (heating, insulation, sound-proofing, etc.)	9.3%	24	
A specific design feature (bathtub, basement, better appliances, etc.)	8.1%	21	
More/better parking	7.4%	19	
Access to outdoor space	7.0%	18	
Improvements related to lane (public realm, security, garbage pick up, etc.)	6.6%	17	
A more functional layout	4.7%	12	
The option to own a laneway house (strata titled)	4.7%	12	
A different location/better sense of community	2.7%	7	
Better wayfinding (postal service, addressing, etc.)	1.9%	5	
More privacy	1.9%	5	
Improvements related to use (pet friendly, rental security, etc.)	1.2%	3	
Less regulations	1.2%	3	

22. What neighbourhood is your laneway house in?

Response	Percent	Count	Example
Renfrew-Collingwood	11.6%	33	
Hastings-Sunrise	10.5%	30	
Kensington-Cedar Cottage	10.5%	30	
Sunset	8.1%	23	
Killarney	7.7%	22	
Dunbar-Southlands	6.7%	19	
Victoria-Fraserview	6.7%	19	

Riley Park	4.9%	14	
Kerrisdale	4.6%	13	
Mount Pleasant	4.6%	13	
Oakridge	4.2%	12	
Grandview-Woodland	3.9%	11	
West Point Grey	3.5%	10	
South Cambie	2.5%	7	
Kitsilano	2.1%	6	
Not sure	2.1%	6	
Arbutus Ridge	1.8%	5	
Shaughnessy	1.8%	5	
Fairview	1.4%	4	
Marpole	1.1%	3	

23. How would you describe your household? (Please select all that apply)

Response	Percent	Count
Me and my partner	38.2%	109
Just me	27.7%	79
Me and my family	22.8%	65
Other (please describe)	9.8%	28
Me and my roommate(s)	8.1%	23

23. How would you describe your household? (open-ended responses)

Response	Percent	Count
Single parent and child(ren)	3.2%	9
With a pet(s)	2.5%	7
Other	0.7%	2
Baby on the way	0.4%	1
Partner's child	0.4%	1

Part-time with children	0.4%	1
Part-time with partner's child	0.4%	1

24. How many people live in your laneway house in total (including yourself)?

Response	Percent	Count
2	49.5%	141
1	27.7%	79
3	16.1%	46
4	5.6%	16
6 or more	0.7%	2
5	0.4%	1

25. How many people of each age category live in your laneway house (including yourself)?

Response	0		1		2		3		4		5 or more		Total Responses
	%	#	%	#	%	#	%	#	%	#	%	#	
0-18	76.7%	214	15.8%	44	7.2%	20	0.0%	0	0.4%	1	0.0%	0	279
19-34	57.5%	161	14.3%	40	25.4%	71	2.9%	8	0.0%	0	0.0%	0	280
35-49	63.3%	178	20.3%	57	16.0%	45	0.4%	1	0.0%	0	0.0%	0	281
50-65	73.8%	208	17.0%	48	9.2%	26	0.0%	0	0.0%	0	0.0%	0	282
65+	86.4%	242	9.6%	27	3.6%	10	0.0%	0	0.4%	1	0.0%	0	280

26. What type of arrangement best describes your living situation?

Response	Percent	Count
I'm renting from a landlord	77.2%	220
I'm renting from family or friends (possibly at a reduced rate)	7.4%	21
Family or friends own the laneway house and I have an arrangement other than renting	7.4%	21
Other (please describe)	5.3%	15
I own the property and live in the laneway house while family or friends live in the main house	2.5%	7
I own the property and live in the laneway house and rent out the main house	0.4%	1

26. What type of arrangement best describes your living situation? (open-ended responses)

Response	Percent	Count
Co-ownership	2.5%	7
Other	0.7%	2
Live in LWH during renovation	0.4%	1
Rent through property manager	0.4%	1

27. If you pay rent, how much do you pay monthly to live in the laneway house?

Response	Percent	Count
\$1,500 - \$2,000	38.2%	109
\$1,000 - \$1,500	24.9%	71
\$2,000 - \$2,500	13.0%	37
None / Not applicable	12.3%	35
\$500 - \$1,000	4.6%	13
Prefer not to say	3.5%	10
More than \$2,500	2.8%	8
Less than \$500	0.7%	2

28. Do you pay for hydro and gas? If yes, how much do you pay monthly?

Response	Percent	Count
Hydro	78.2%	223
Gas	22.1%	63
Don't pay for hydro or gas	12.3%	35
Prefer not to say	9.5%	27

28. Do you pay for hydro and gas? If yes, how much do you pay monthly? (Gas)

Response	Percent	Count
Less than \$50	47.3%	26
\$50 or more	36.4%	20
Varies	7.3%	4

28. Do you pay for hydro and gas? If yes, how much do you pay monthly? (Hydro)

Response	Percent	Count
More than \$50 but less than \$100	31.3%	63
\$50 or less	30.8%	62
\$100 or more	28.4%	57
Varies	7.5%	15

29. Do you identify as...

Response	Percent	Count
Female	53.0%	151
Male	37.9%	108
Prefer not to say	7.4%	21
None of the above, I identify as:	1.1%	3
Transgender	0.7%	2

29. Do you identify as... (open-ended responses)

Response	Percent	Count
Gender fluid	0.4%	1
LGBTQAPP	0.4%	1
one male, one female	0.4%	1

30. Which of the following best describes your total annual household income before taxes?

Response	Percent	Count
\$40,000 to under \$60,000	16.1%	46
\$60,000 to under \$80,000	16.1%	46
\$100,000 to under \$150,000	16.1%	46
\$80,000 to under \$100,000	15.8%	45
Under \$40,000	15.4%	44
Prefer not to say	11.9%	34
\$150,000 or above	8.4%	24

Which of the following best describes your total annual household income before taxes?

Response	Percent	Count
\$40,000 to under \$60,000	16.1%	46
\$60,000 to under \$80,000	16.1%	46
\$100,000 to under \$150,000	16.1%	46
\$80,000 to under \$100,000	15.8%	45
Under \$40,000	15.4%	44
Prefer not to say	11.9%	34
\$150,000 or above	8.4%	24

APPENDIX B - SURVEY RESULTS (OWNERS)

The following summarizes the responses received for the laneway housing survey aimed at property owners. All percentages are calculated based on the total answers received for each individual question. For open-ended questions with a broad range of responses example quotes are provided for the top three answers.

1. Did you build your laneway house, or was it already built when you acquired the property?

Response	Percent	Count
I built the laneway house	86.5%	268
A previous owner built the laneway house	13.5%	42

2. What neighbourhood is your laneway house in?

Response	Percent	Count
Renfrew-Collingwood	10.8%	33
Dunbar-Southlands	9.5%	29
Hastings-Sunrise	8.9%	27
Sunset	7.5%	23
Kensington-Cedar Cottage	6.9%	21
Riley Park	6.9%	21
Victoria-Fraserview	6.9%	21
Kitsilano	5.9%	18
Grandview-Woodland	5.2%	16
Killarney	5.2%	16
Mount Pleasant	5.2%	16
South Cambie	3.9%	12
West Point Grey	3.9%	12
Not sure	3.6%	11
Kerrisdale	2.6%	8
Arbutus Ridge	2.0%	6

Marpole	2.0%	6
Oakridge	2.0%	6
Fairview	0.7%	2
Strathcona	0.3%	1

3. What year was your laneway house built?

Response	Percent	Count
2017	17.5%	54
2014	15.2%	47
2013	14.2%	44
2015	13.6%	42
2016	12.9%	40
2012	7.4%	23
2010	5.2%	16
2011	5.2%	16
2018	4.9%	15
2009	2.6%	8
Not sure	1.3%	4

4. What year was the main house on the property built?

Response	Percent	Count
1950 or earlier	32.7%	100
2015	10.5%	32
2017	9.2%	28
2013	6.2%	19
2016	6.2%	19
2014	5.9%	18
2012	4.9%	15
2018	2.6%	8

2011	2.0%	6
1994	1.3%	4
2009	1.3%	4
2010	1.3%	4
1953	1.0%	3
1956	1.0%	3
1957	1.0%	3
1964	1.0%	3
1992	1.0%	3
2005	1.0%	3
Not sure	1.0%	3
1952	0.7%	2
1980	0.7%	2
1995	0.7%	2
2000	0.7%	2
2007	0.7%	2
1954	0.3%	1
1955	0.3%	1

5. What is the approximate square footage of your laneway house?

Response	Percent	Count
600 - 800 sq. ft.	40.1%	124
400 - 600 sq. ft.	34.0%	105
800 - 1,000 sq. ft.	21.7%	67
Less than 400 sq. ft.	2.6%	8
More than 1,000 sq.ft.	1.6%	5

6. How many bedrooms does your laneway house have?

Response	Percent	Count
2	36.7%	113
1	32.8%	101
1 plus a den	14.3%	44
2 plus a den	8.4%	26
3	4.2%	13
Studio (no separate bedroom)	3.6%	11

7. How many bathrooms are there in your laneway house?

Response	Percent	Count
1	47.6%	146
1.5	29.0%	89
2	22.8%	70
2.5	0.7%	2

8. How is your laneway house heated?

Response	Percent	Count
Hydro (electricity)	68.3%	211
Gas	31.7%	98

9. How many storeys does your laneway house have?

Response	Percent	Count
2 storeys	85.8%	265
1 storey	14.2%	44

10. How many people live in the laneway house currently?

Response	Percent	Count
2	42.5%	128
1	33.6%	101
None	9.6%	29
3	9.3%	28
4	4.0%	12
5	1.0%	3

11. Who lives in the laneway house? (Please select the answer that best describes the current use)

Response	Percent	Count
Tenant(s) who pay rent	47.9%	145
Family member(s) or friend(s) who don't pay rent	23.4%	71
Family member(s) or friend(s) who pay rent (possibly at a reduced rate)	11.2%	34
I live in the laneway house myself	8.9%	27
No one lives in the laneway house	8.6%	26

12. How much monthly rent do the tenants in your laneway house pay?

Response	Percent	Count
\$1,000 - \$1,500	32.2%	55
\$1,500 - \$2,000	31.6%	54
\$2,000 - \$2,500	14.0%	24
\$500 - \$1,000	8.2%	14
Prefer not to say	7.0%	12
More than \$2,500	3.5%	6
None / not applicable	2.3%	4
Less than \$500	1.2%	2

13. Approximately how long have the tenants lived in the laneway house?

Response	Percent	Count
Less than 1 year	31.6%	54
About 2 years	22.8%	39
About 1 year	22.2%	38
About 3 years	9.4%	16
5 years or more	8.2%	14
About 4 years	5.8%	10

14. Have you had more than one set of different tenants rent your laneway house?

Response	Percent	Count
No, only one set of tenants	61.8%	107
Yes (please specify on average, how long they have stayed in months)	38.2%	66

14. Yes (please specify on average, how long they have stayed in months): Have you had more than one set of different tenants rent your laneway house?

Response	Percent	Count
Less than 1 year	28.6%	18
About 1 year	28.6%	18
About 2 years	20.6%	13
About 1.5 years	14.3%	9
About 4 years	3.2%	2
About 5 years	3.2%	2
About 3 years	1.6%	1

15. If the laneway house is occupied by friends or family, what is their relation to you?

Response	Percent	Count
They're my adult children	38.6%	39
They're my parent(s)	22.8%	23
They're other family	22.8%	23

They're friends	9.9%	10
Prefer not to say	5.9%	6

16. What were your reasons for choosing to live in the laneway house?

Response	Percent	Count
Close to family	39.1%	9
Downsizing	26.1%	6
Additional income	17.4%	4
Privacy	17.4%	4
Affordability	4.3%	1
Ground level	4.3%	1
Location	4.3%	1
More space	4.3%	1
New unit	4.3%	1
No other housing type available	4.3%	1

17. Who lives in the main house on the property?

Response	Percent	Count
Tenants who pay rent	30.8%	8
Family members or friends who don't pay rent	26.9%	7
Other (please describe)	26.9%	7
Family members or friends who pay rent at a reduced rate	15.4%	4

17. Who lives in the main house on the property? (open-ended responses)

Response	Percent	Count
Family (co-ownership)	11.5%	3
Myself	7.7%	2

18. How does your laneway house get used?

Response	Percent	Count
Other (please describe)	75.0%	18
As guest accommodation	29.2%	7
As a home office or work space	16.7%	4

18. How does your laneway house get used? (open-ended responses)

Response	Percent	Count
Under construction	50.0%	12
Short-term rental/family	4.2%	1

19. Why did you decide to build a laneway house on your property? (Please select all that apply)

Response	Percent	Count
To generate income / create a rental unit	55.5%	131
To accommodate family	47.9%	113
To live in myself / with my family	19.5%	46
To accommodate guests	15.3%	36
Other (please describe)	14.8%	35

19. Why did you decide to build a laneway house on your property? (open-ended responses)

Response	Percent	Count
The previous owner built it	2.5%	6
To have additional space	1.7%	4
To have a place for retirement	1.3%	3
To increase the value of the property	0.8%	2
To help add density to the city	0.8%	2
Other	0.4%	1
To have somewhere to live during main house renovations	0.4%	1
To mitigate flooding issue	0.4%	1
To provide accomodation for a care attendant	0.4%	1

20. When you built the laneway house, did you hire someone to design it for you?

Response	Percent	Count
Yes, an architect	45.5%	107
Yes, a designer	31.1%	73
Other (please describe)	18.7%	44
No, designed it myself	6.4%	15
Other (please describe)	14.8%	35

20. When you built the laneway house, did you hire someone to design it for you?

Response	Percent	Count
A builder specializing in laneway houses did the design work	4.7%	11
A builder/general contractor did the design work	3.4%	8
Myself and architect	2.1%	5

21. Water and sewer connections are a major design consideration for every laneway house. Are the water and sewer connections for you laneway house tied into the main house or directly into the street?

Response	Percent	Count
Tied into the street	67.5%	158
Tied into the main house	32.5%	76

22. What site challenges, if any, influenced the design of your laneway house?

Response	Percent	Count
No site challenges	40.7%	96
Location of hydro pole	23.7%	56
Slope of the site	23.3%	55
Location of tree(s) in the rear yard	16.1%	38
Location of site services	15.7%	37
Other (please describe)	13.1%	31

22. What site challenges, if any, influenced the design of your laneway house? Other

Response	Percent	Count
The size restrictions/constraints of the lot size	2.1%	5
Being located on the lane and the configuration of the lane	1.7%	4
Building around existing site constraints (a tree in a neighbour's yard, Hydro pole, etc.)	1.3%	3
Servicing requirements (upgraded electrical, stormwater management, etc)	0.8%	2
Angle of sun	0.4%	1
Required removal of chimney	0.4%	1
High groundwater level	0.4%	1
Neighbour	0.4%	1
Lack of privacy	0.4%	1
Having space for parking	0.4%	1

23. What factors influenced your choice to either include a second storey or not?

Response	Percent	Count
Design preference	40.0%	94
Interior layout	33.2%	78
Standard design offered by designer/architect included a second storey	32.3%	76
Back yard space	26.0%	61
Other (please describe)	19.1%	45
Accessibility	9.8%	23
Expense to build	9.4%	22

23. What factors influenced your choice to either include a second storey or not? Other

Response	Percent	Count
To maximize allowable sq. footage and increase revenue	3.4%	8
Restrictive regulations prevented me from building a second storey	3.0%	7
The 2nd floor would be too small/not functional	1.3%	3
To accommodate car parking a second storey was necessary	1.3%	3

To have a better view	0.9%	2
Lot size meant 2 stories were necessary	0.4%	1
To match main building design	0.4%	1
To increase privacy	0.4%	1
Didn't want a sloped roof	0.4%	1

24. Did any specific regulations or guidelines pose a particular design challenge for your laneway house?

Response	Percent	Count	Example
Size and height restrictions	28.9%	41	"allow more sq.ft and height to have a decent room size and room height"
The regulations and messaging in general	16.2%	23	"The changing regulations at the city during construction."
Comments around garage and parking (not wanting to provide it, allowing larger garages, etc.)	12.7%	18	"The necessity, at the time, of including garage. We don't own a car so don't use our street parking space. Also, enormous waste of space."
Specific regulations (window trim, door widths, etc)	11.3%	16	
Landscape requirements were not viable	7.7%	11	
Permit process and cost	7.0%	10	
Tree retention requirement	5.6%	8	
Required distance from main house/setbacks	4.2%	6	
Existing site constraints (elevation, Hydro poles, etc.)	2.8%	4	
Slope of roof requirement	2.8%	4	
Energy efficiency requirements	1.4%	2	

25. Are there any other challenges you experienced building a laneway house that you want to tell us about?

Response	Percent	Count	Example
Need for a more streamlined and clear approval process	37.1%	46	"It took longer to get approval from City on laneway house than mainhouse, therefore adding construction cost"
The size and height permitted are too restrictive	9.7%	12	"Increase the floor space. Laneways are being built way too small."
The regulations should be more flexible	8.9%	11	"By not having flexibility to make lwh more livable, with adequate room size & storage space for tenant - and - also having enough space for larger one car garage would make me reconsider building the lwh when we built our house on a 33' lot."

Comments about parking (wanting a carport, 2 car garage, not being able to build one, etc.)	6.5%	8	
Tree retention and landscaping policies	6.5%	8	
Problems with servicing (tying into main house boiler, separate water connections, etc.)	5.6%	7	
Comments about specific regulations (2nd bedroom not permitted, bathroom on main level, etc.)	4.8%	6	
High costs (to build LWH, of permits, utilities, etc.)	4.8%	6	
More outreach to neighbours	4.0%	5	
Comments about use and taxation	3.2%	4	
Need improvements in lane (garbage pick up, public realm, lighting, etc.)	2.4%	3	
Comments about setback requirements	1.6%	2	
Existing site constraints (Hydro pole, drainage, etc.)	1.6%	2	
The LWH was very expensive to build	1.6%	2	

26. How long did it take from the time you (or your architect or designer) applied for a permit to when the laneway house was completed?

Response	Percent	Count
About 1 year	31.3%	73
Less than 1 year	24.9%	58
About 1.5 years	23.6%	55
About 2 years	15.0%	35
About 2.5 years	2.6%	6
3 years or more	2.6%	6

27. What was the approximate total cost to design and construct your laneway house?

Response	Percent	Count
\$200,000 to under \$300,000	36.5%	85
\$100,000 to under \$200,000	27.5%	64
\$300,000 to under \$400,000	19.3%	45
Prefer not to say	9.0%	21

Less than \$100,000	3.9%	9
\$400,000 to under \$500,000	2.6%	6
\$500,000 or more	1.3%	3

28. Overall, how satisfied were you with:

Response	Very Satisfied		Satisfied		Neutral		Dissatisfied		Very Dissatisfied		Don't know / not applicable		Total Responses
	#	%	#	%	#	%	#	%	#	%	#	%	
The final laneway house as built	89	38.2%	97	41.6%	21	9.0%	9	3.9%	5	2.1%	12	5.2%	233
The design process	66	28.3%	91	39.1%	33	14.2%	21	9.0%	4	1.7%	18	7.7%	233
The permitting process	13	5.6%	38	16.3%	57	24.5%	51	21.9%	57	24.5%	17	7.3%	233
The construction process	47	20.2%	94	40.3%	44	18.9%	26	11.2%	6	2.6%	16	6.9%	233

29. What was positive or easy about your experience building a laneway house?

Response	Percent	Count	Example
Good construction experience (builder, process, easy, etc.)	45.4%	64	"Our architectural designer was very good, specialized in LWH work and was helpful and managed most of the paperwork."
The final product/design	15.6%	22	"The final result, we love living in this very efficient and well designed space. It is all the space we need"
Appreciate the benefits of having a LWH (ability to downsize, additional income, etc.)	9.2%	13	"Extra home to accommodate a growing family"
Convenient to build together with main house	5.0%	7	
City staff were helpful	2.8%	4	

30. How could the experience of building a laneway house have been better?

Response	Percent	Count	Example
More streamlined and clear approval process	55.6%	79	"Less waiting time for permits and city services like sewer and water"
More flexibility/relaxation of regulations	18.3%	26	"More flexibility in rules surrounding design"
Allowing a larger laneway home to be built	14.8%	21	"City should look at the lot size and permit to build bigger with parking spot"

Reduce costs (fees, taxation, etc.)	7.7%	11	
A better experience with the builder	7.0%	10	
More flexible tree retention/landscaping regulations	4.9%	7	
Allow for parking garage	1.4%	2	
Combine permits for LWH and main house	1.4%	2	
Coordinate construction (roofs to be built on-site, services to lane when building main house, etc.)	1.4%	2	
More outreach with neighbours	1.4%	2	

31. How important was it to you to buy a property with a laneway house?

Response	Percent	Count
Important	34.4%	11
Very Important	25.0%	8
Unimportant	21.9%	7
Neutral	18.8%	6

32. Overall, how satisfied are you with owning your laneway house?

Response	Percent	Count
Very Satisfied	50.8%	123
Satisfied	37.2%	90
Neutral	7.9%	19
Dissatisfied	2.9%	7
Very Dissatisfied	1.2%	3

33. What have you found to be the positives of owning a laneway house?

Response	Percent	Count
Opportunity to offer long-term housing for family or friends	52.7%	127
Additional income	50.6%	122
Opportunity to offer long-term rental housing	49.4%	119
Flexible space for a variety of uses	38.2%	92

Accommodation for visiting family and friends	29.5%	71
Space for a home office or work area	14.1%	34
Other (please describe)	11.6%	28
None	0.8%	2

33. What have you found to be the positives of owning a laneway house? (open-ended responses)

Response	Percent	Count
Having additional living space (for myself, tenant, retirement, etc.)	5.4%	13
The economic benefit	1.7%	4
It's the right size	1.7%	4
Allows me to be close to family	1.2%	3
It's accessible	0.4%	1
Providing more housing for the city	0.4%	1
It's a new building	0.4%	1
Great relationship with neighbours	0.4%	1

34. What have you found to be the challenges of owning a laneway house?

Response	Percent	Count
None	48.1%	116
Other (please describe)	21.6%	52
Managing repairs and maintenance	19.1%	46
Being a landlord	17.4%	42
Finding long-term tenants	14.5%	35

34. What have you found to be the challenges of owning a laneway house?

Response	Percent	Count
Living in a small space with little storage	5.4%	13
Costs (taxes, utilities, etc.)	3.3%	8
Finding good tenants	1.7%	4

The City/process	1.2%	3
Having enough parking	0.8%	2
Garbage collection	0.8%	2
Maintenance	0.8%	2
Relationship with neighbours	0.8%	2
The quality of the laneway house	0.8%	2
Traffic in lane	0.8%	2
Keeping rent affordable	0.4%	1
Losing privacy	0.4%	1

35. If you were to purchase another property in Vancouver that is eligible for a laneway house, would you consider... (please select all that apply)

Response	Percent	Count
Building a laneway house	55.8%	134
Buying property with an existing laneway house	45.0%	108
Don't know / not applicable - I'm not planning on purchasing another property	31.7%	76
Buying property without a laneway house (with no intention of building one)	8.3%	20

36. Do you have any recommendations to improve the laneway house program?

Response	Percent	Count	Example
Increase permitted size and height	30.9%	42	"increase the maximum allowable living space and height for the laneway house."
Have a more streamlined and clear approval process	27.2%	37	"If not already in place, provide training for city staff involved in approval/design process so that conflicting requirements are reduced. Reduce permit wait times."
Comments about parking (allow carports, larger garages, relax requirements, etc.)	14.0%	19	"Building a cover car port or garage should be allowed without effective living space."
More flexibility/relaxation of regulations	14.0%	19	
Reduce costs (fees, taxes, etc.)	11.8%	16	
Allow the units to be Strata Titled or subdividable	9.6%	13	
Comments about specific regulations (number of sprinklers, slope of ceiling, etc.)	5.1%	7	
Allow basements	4.4%	6	
Encourage more laneway houses with better designs	3.7%	5	

Don't allow short term rentals	1.5%	2	
Don't restrict use	1.5%	2	
Limit number of laneway houses (one per block, don't allow)	1.5%	2	
More consultation around LWH program with public	1.5%	2	
Have more builder accountability	0.7%	1	

37. Do you identify as...

Response	Percent	Count
Male	53.1%	128
Female	39.0%	94
Prefer not to say	5.8%	14
None of the above, I identify as:	1.7%	4
Transgender	0.4%	1

38. Which age group do you fall into?

Response	Percent	Count
50 - 65	44.0%	106
35 - 49	29.0%	70
65+	20.3%	49
19 - 34	3.3%	8
Prefer not to say	2.9%	7
0 - 18	0.4%	1

39. Which of the following best describes your total annual household income before taxes?

Response	Percent	Count
\$150,000 or above	24.9%	60
Prefer not to say	24.9%	60
\$100,000 to under \$150,000	17.0%	41
\$80,000 to under \$100,000	12.9%	31

\$40,000 to under \$60,000	7.5%	18
\$60,000 to under \$80,000	6.6%	16
Under \$40,000	6.2%	15