

EDMONTON INSIGHT COMMUNITY



October 2024 Mixed Topic Survey Results

As of October 2024, more than 20,000 Edmontonians are part of the Edmonton Insight Community. The Edmonton Insight Community is managed by the Corporate Research Unit at the City of Edmonton. Corporate Research Unit advises on plans, executes, and reports on all public opinion and market research for all administrative areas of the City.

Mixed Topic survey is composed of a variety of questions on various topics that help different departments make decisions using public feedback. This document highlights what we heard from the Edmonton Insight Community members on the topics included in the October 2024 Mixed Topic survey.

From **October 8th to October 15th 2024**, 3,606 Edmonton Insight Community members responded to the October 2024 Mixed Topic survey that was sent to them via email. Additionally, 124 respondents accessed the survey through the survey webpage. This report contains results for all respondents. The October 2024 Mixed Topic survey included the following topics:

- **311 Usage**
- **Residential Infill / Missing Middle Housing**
- **Secondary Suites and Backyard Housing**

As it is a non-random online survey, a margin of error is not reported for these results. However, if a probability sample had been used, results for a random sample of 3,730 would be accurate to +1.4 percentage points, 19 times out of 20.

Thank you to all the Edmonton Insight Community members for engaging with us and providing your feedback to help City of Edmonton Council and administration make decisions.

-Corporate Research Unit

Key Insights

311 Usage

55% had contacted/called the City of Edmonton through 311 in the past six months.

- Of those, 56% contacted 311 using a cellphone, followed by those using 311 app (34%).
- The most common purpose of a call to 311 in the past 6 months include 'enquire or register a Bylaw complaint' (36%), followed by 'register road condition complaint or get information on road construction' (26%).

Residential Infill/Missing Middle Housing

- 67% were aware of the concept of missing middle infill housing.
- The most important features for missing middle infill housing are 'Privacy' (88%), followed by 'Spacious layout' (84%) and 'Parking design with availability of covered parking' (74%).
- Almost half of the survey respondents are not interested in living in missing middle infill housing. For those who are interested, the most preferred type of infill housing unit is 2 bedroom unit (23%) and 3 bedroom unit (22%).
- 53% require 2 on-site designated parking stalls for their household.

Secondary Suites and Backyard Housing

- Majority of respondents (92%) are familiar (Extremely + Very + Somewhat) with Secondary Suites and 89% are familiar (Extremely + Very + Somewhat) with Backyard Housing.
- Among the survey respondents, 5% have built 'secondary suites' and 1% have built 'backyard housing' at their home.
- 16% of respondents would consider building backyard housing, 6% a secondary suite, and 11% both to their home. The leading reasons for adding this type of housing include 'to house family needs'(65%), followed by 'to supplement income through long term rental'(60%) and 'to remain in place but downsize(32%).
- The sought after information on building secondary suites / backyard housing include: permitting process and timelines (45%), development process (43%) and regulatory process (42%).

I. 311 Usage

311 is Edmonton's central contact for information on City government and its services. The City of Edmonton wanted to hear from Edmontonians about how they use 311.

Contacting 311

55% contacted/called the City of Edmonton through 311 in the past six months.

- Of those, 56% contacted 311 using a cellphone, followed by those using 311 app (34%) (Figure 1).
- The most common purpose of a call to 311 in the past 6 months include 'enquire or register a Bylaw complaint' (36%), followed by 'To register a complaint regarding road conditions or obtain information about road construction' (26%) and 'To obtain information about a City of Edmonton recreation facility, attraction or leisure program' (21%) (Figure 2).

Figure 1 - How have you contacted the City of Edmonton through 311 in the past six months?

2066 Responses

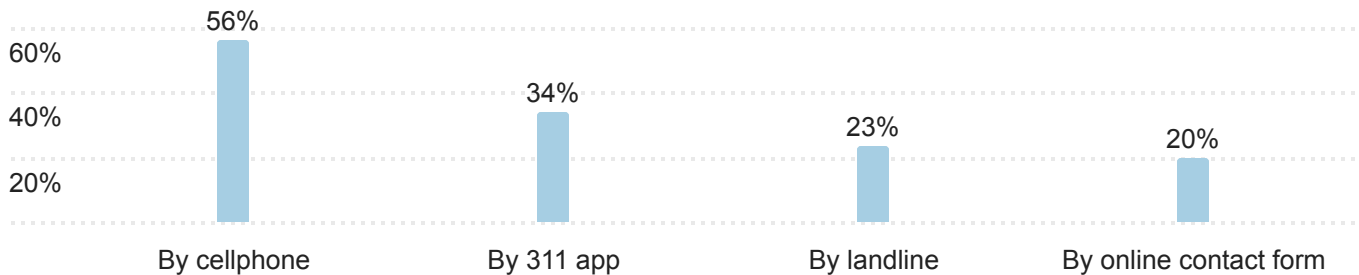
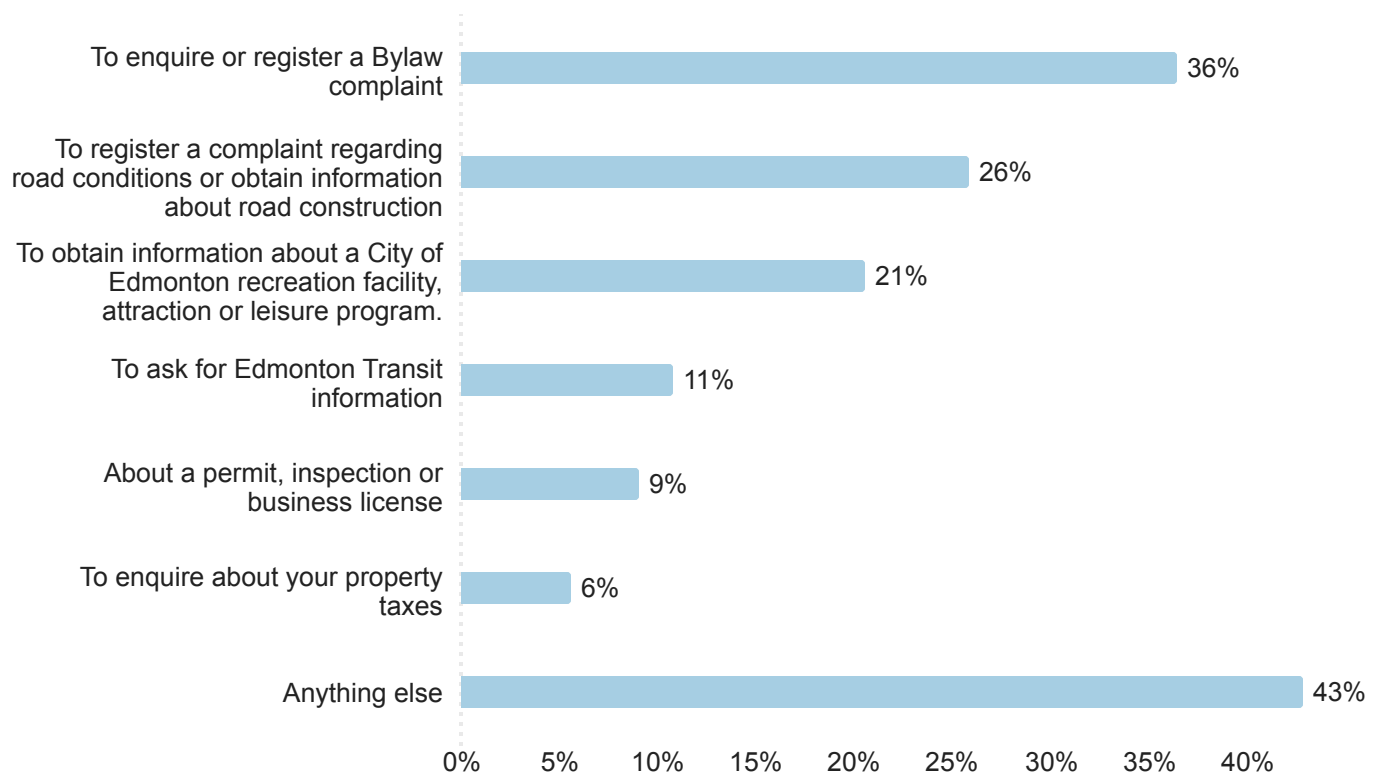


Figure 2 - What was the purpose of your call(s) to 311 in the past six months?

1510 Responses



II. Residential Infill/Missing Middle Housing

Missing Middle infill housing refers to multi-unit housing forms like duplexes, triplexes, row housing and low-rise apartments – bridging the gap between small scale single-family homes and larger scale apartment buildings.

This information will be used to better understand the general factors of consideration for the design and building of missing middle / gentle density infill housing.

Awareness and Preference

- 67% of the survey respondents were aware of the concept of missing middle infill housing (Figure 3).
- There is not a single most preferred architectural style for missing infill housing units. (Figure 4).

Figure 3 - Before today, were you aware of the concept of missing middle infill housing?

3730 Responses

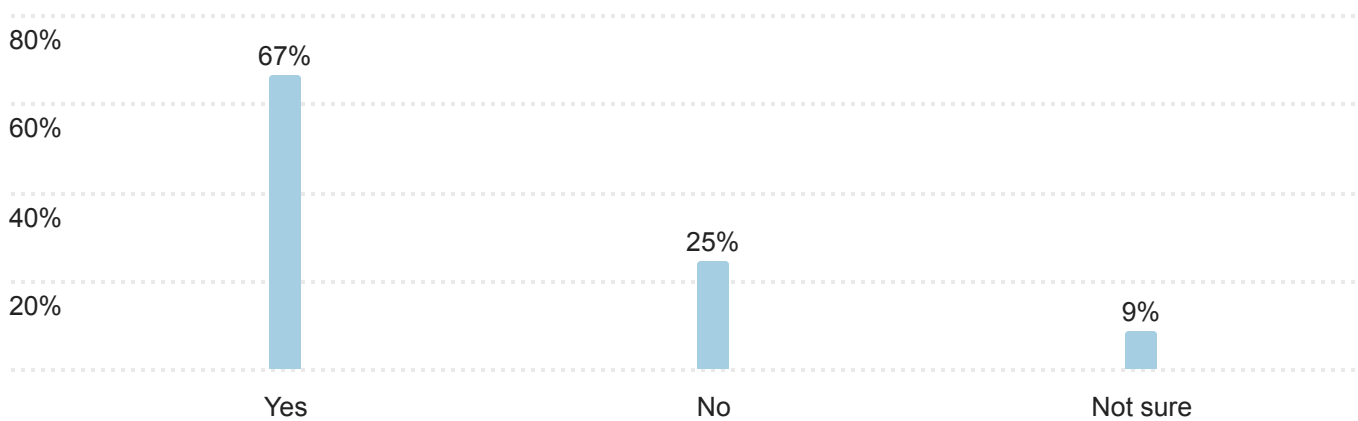
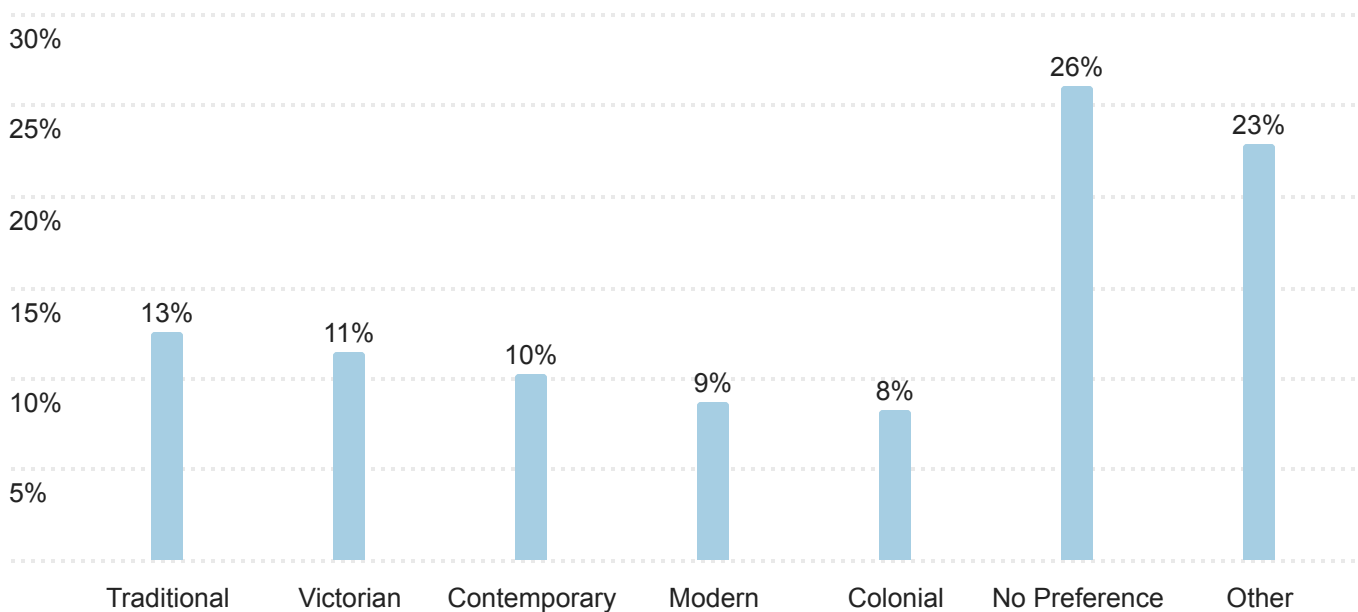


Figure 4 - Which of the following architectural styles do you prefer for missing middle infill housing units?

3730 Responses



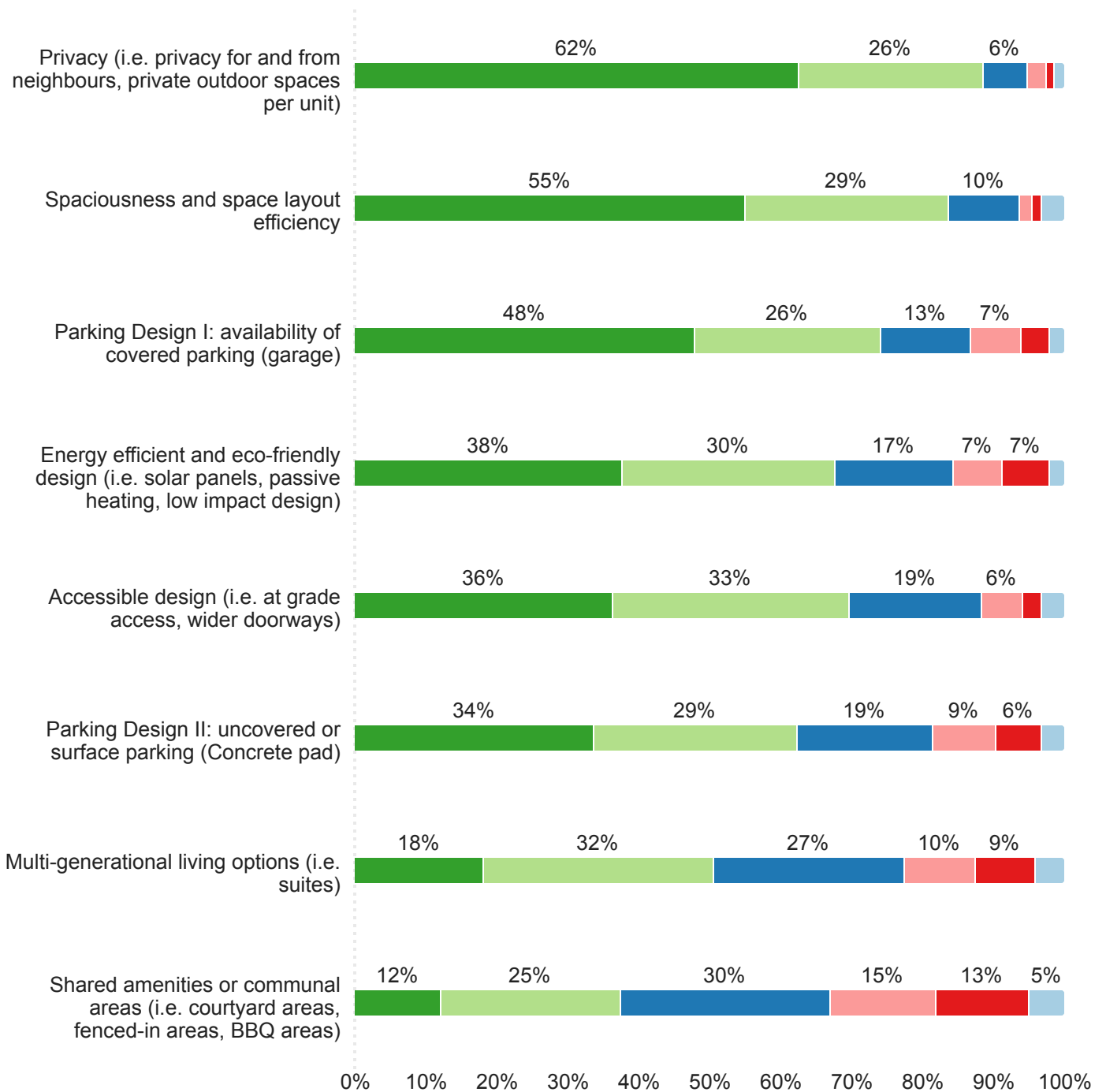
Important Features for Missing Middle Infill Housing

The most important features for missing middle infill housing are **'Privacy'** (88%), followed by **'Spacious layout'** (84%) and **'Parking design with availability of covered parking'** (74%) (Figure 5).

Figure 5 - According to you, how important are the following feature(s) for missing middle infill housing?

3730 Responses

- Very important
- Somewhat important
- Neutral
- Not very important
- Not at all important
- No Opinion



Missing Middle Infill Housing Requirements

- Almost half of the survey respondents (48%) are not interested in living in missing middle infill housing. For those who are interested, the most preferred type of infill housing unit is 2 bedroom unit (23%) and 3 bedroom unit (22%) (Figure 6).
- More than half survey respondents (52%) think that \$999 or less is a reasonable rent for a 1 bedroom missing middle infill housing unit, followed by \$1,000-\$1,499 for 2 bedroom unit (44%) and \$1,500-\$1,999 for 3 bedroom unit (44%) (Figure 7).
- 53% survey respondents require 2 on-site designated parking stalls for their household (Figure 8).

Figure 6 - What type of missing middle infill housing unit most interests you to live in?

3730 Responses

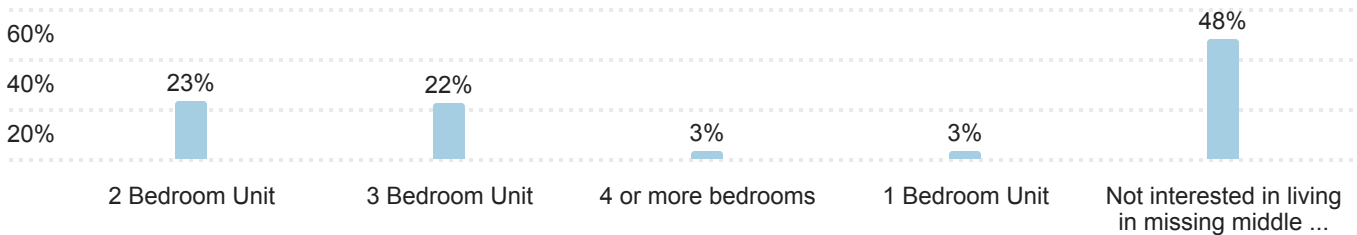


Figure 7 - Within your neighbourhood, and based on the unit type you selected, what do you think is a reasonable monthly rental amount for a missing middle infill housing unit?

3730 Responses

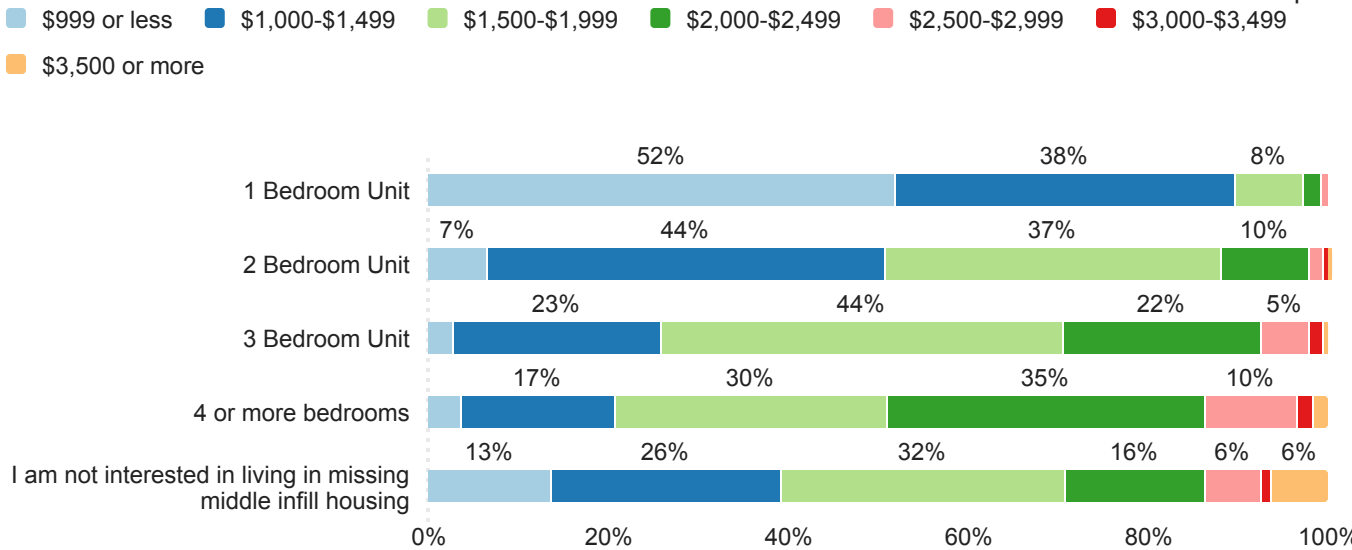


Figure 8 - How many on-site designated parking stalls do you require for your household?

3730 Responses



III. Secondary Suites and Backyard Housing

The City is looking to better understand general awareness and interest in housing types like secondary suites and backyard housing.

- A secondary suite is a separate dwelling located within a single-detached, semi-detached or row house with its own living, cooking, sleeping and sanitary facilities.
- Backyard housing is self contained dwellings located in the rear yard of a residential property and can be single-detached, semi-detached or multi-unit. (Also called garden suite, garage suite, carriage house, or laneway home.)

This information will be used to better identify how to break down barriers to developing these types of housing.

Housing Affordability in Edmonton

- 51% agree that Edmonton is an affordable city for homeownership, and 27% agree that rents in Edmonton are affordable (Figure 9).
- 53% think that overall, Edmonton is affordable to live in (Figure 10).

Figure 8 - How much do you agree or disagree with the following statements?

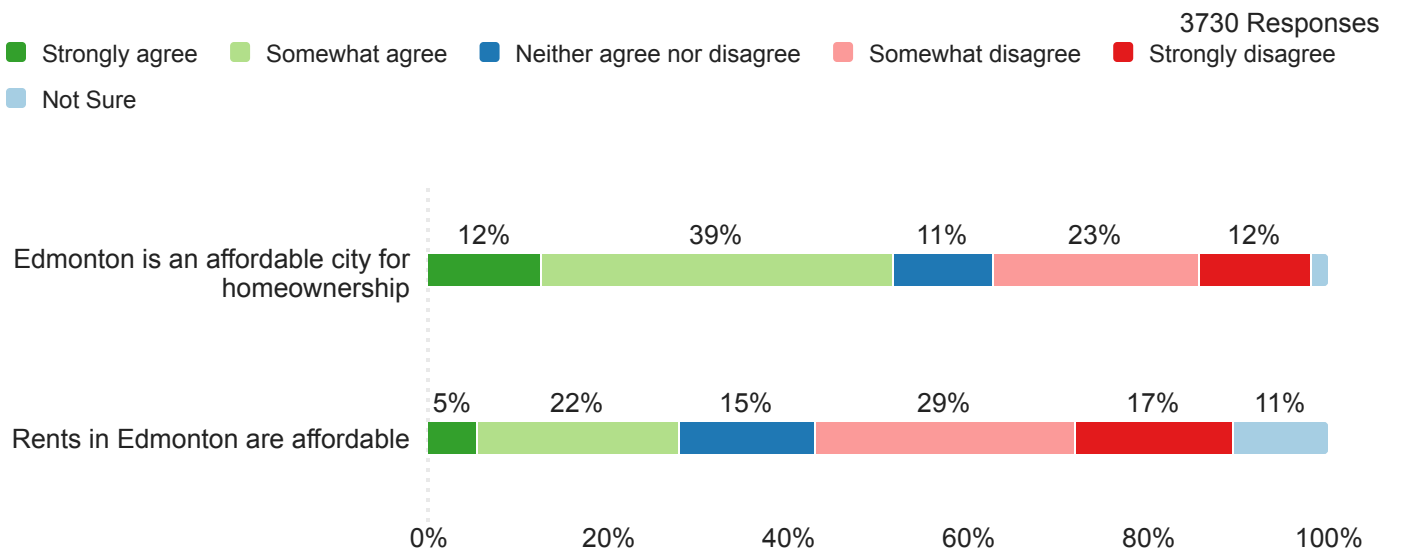
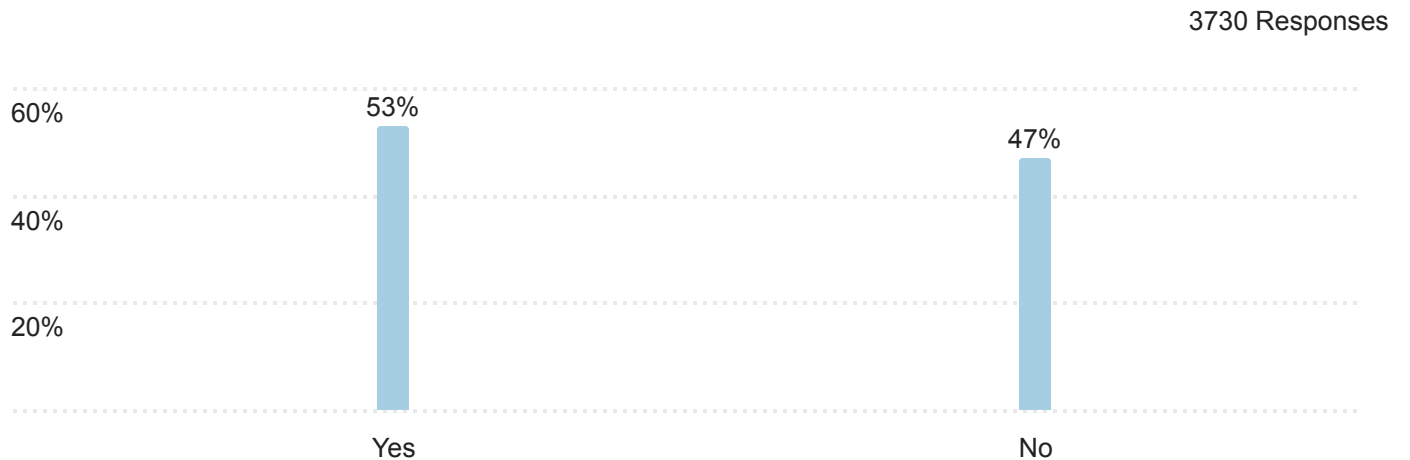


Figure 10 - Overall, do you think housing in Edmonton is affordable to live in?



Familiarity with Secondary Suites and Backyard Housing

- Majority of the respondents (92%) are familiar (Extremely + Very + Somewhat) with Secondary Suites (Figure 11).
- 8 in 10 respondents (82%) are familiar (Extremely + Very + Somewhat) with Backyard Housing (Figure 12).

Figure 11 - How familiar are you with secondary suites?

3730 Responses

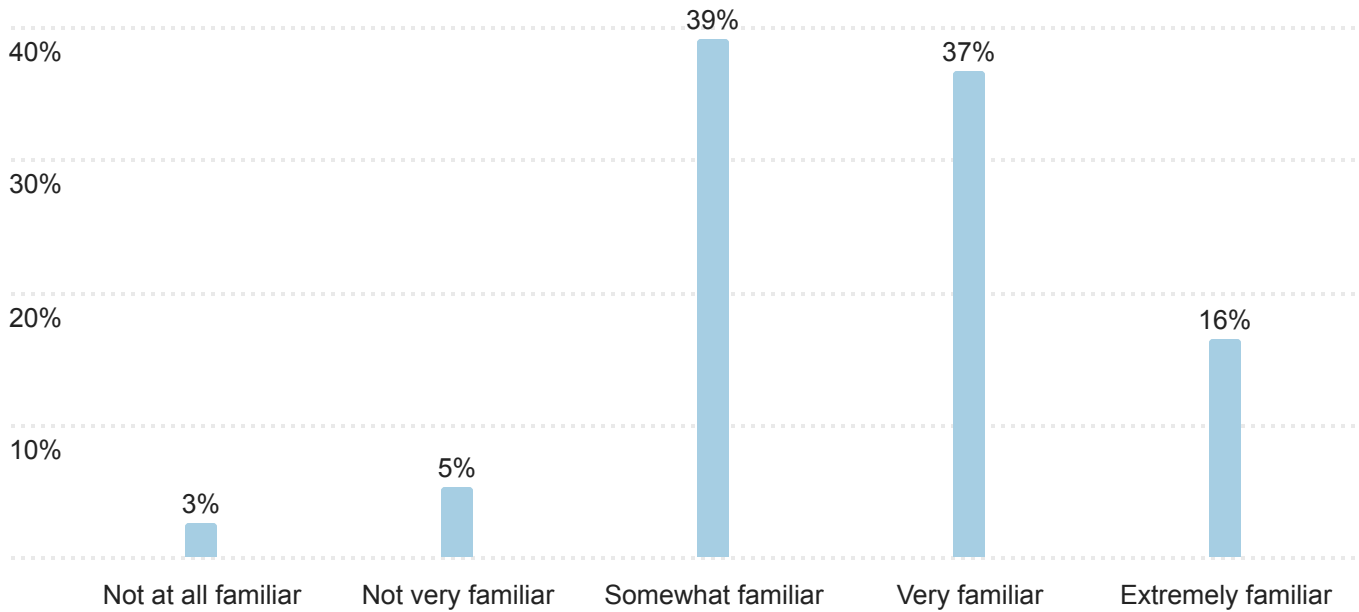
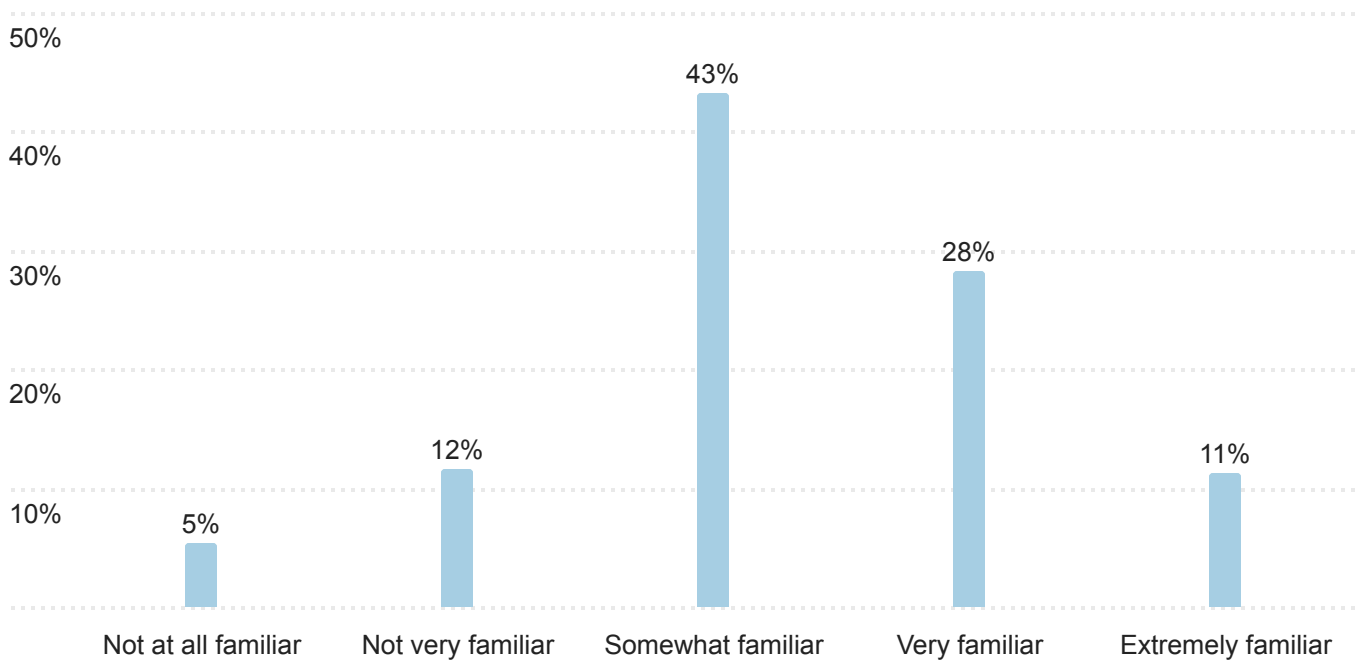


Figure 12 - How familiar are you with backyard housing?

3730 Responses



Experience building Secondary Suites and Backyard Housing

Among the survey respondents, 5% have built 'secondary suites' and 1% have built 'backyard housing' at their home. And among those who have built a secondary suite or a backyard housing unit (n=242):

- 46% had a good (Good + Excellent) experience building a backyard housing unit (n=41) (Figure 13).
- 44% had a good (Good + Excellent) experience building a secondary suite (n=212) (Figure 13).
- Nearly one third (29%) did not experience any challenges while building a secondary suite or backyard housing. For others, the biggest challenge experienced was permitting process (20%) (Figure 14).

Figure 13 - How would you rate your experience building the following

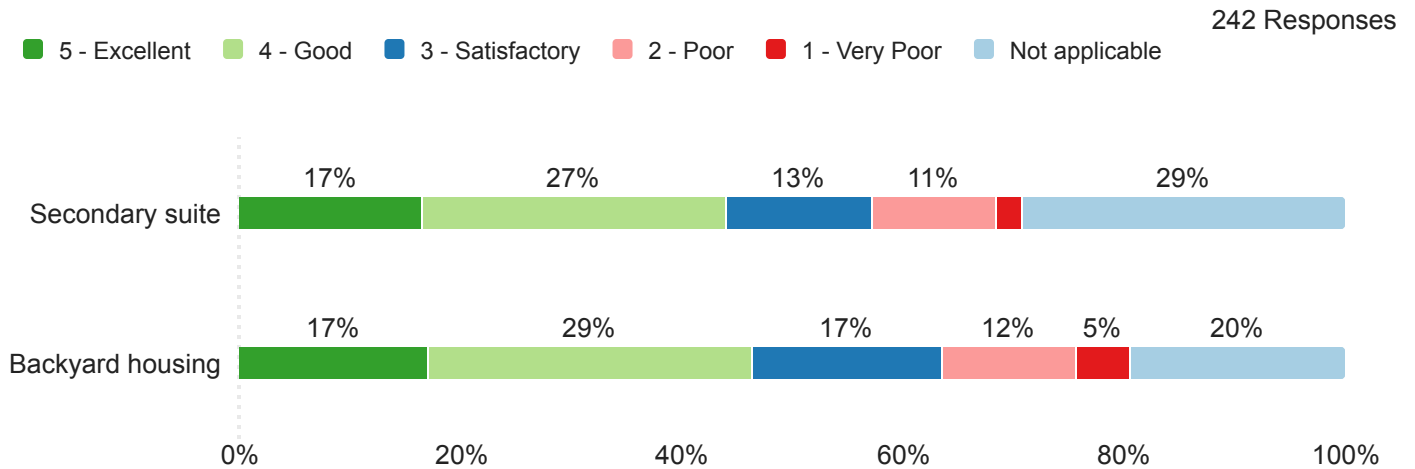
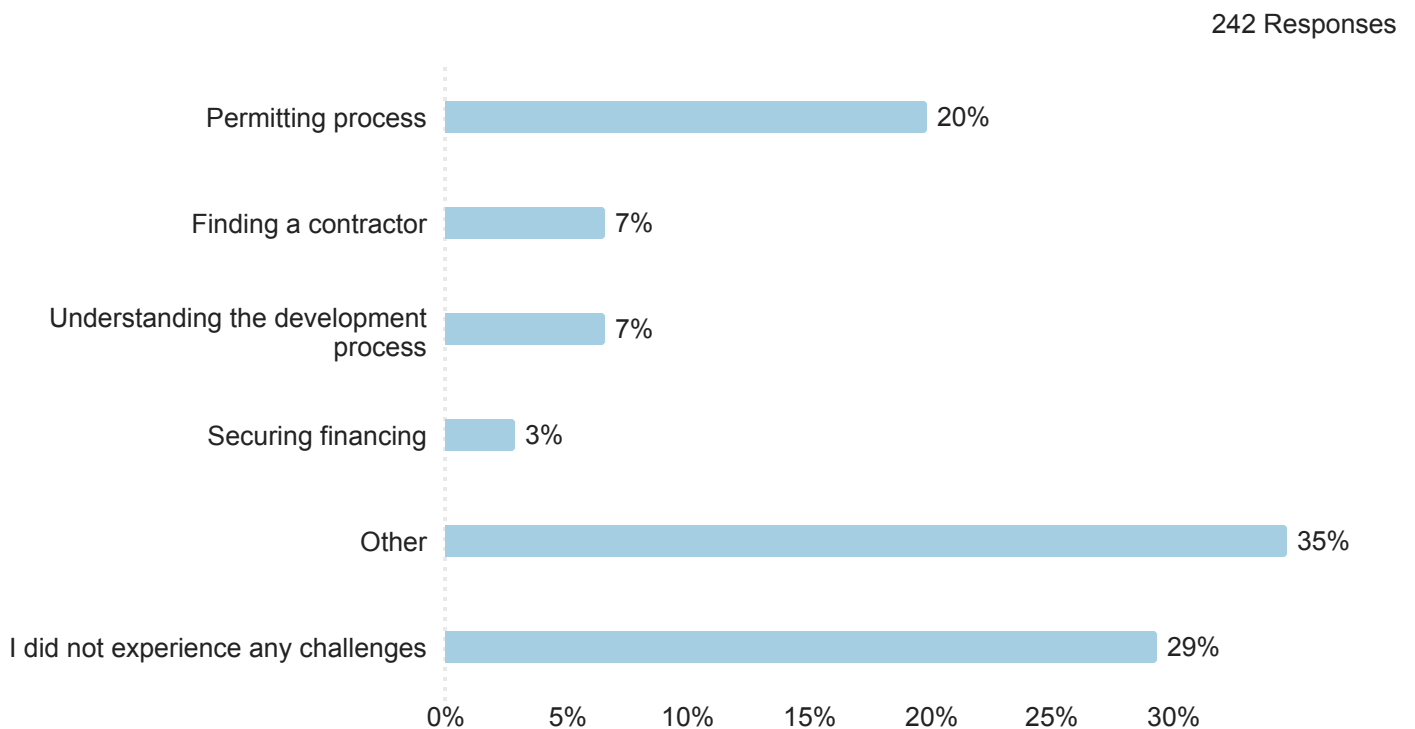


Figure 14 - Were there any challenges you experienced while building secondary suites / backyard housing?

What was the biggest challenge you experienced?



Considerations for building Secondary Suites or Backyard Housing

- 16% of respondents would consider building backyard housing, 6% a secondary suite, and 11% both to their home (Figure 15).
- The leading reasons for adding this type of housing include 'to house family needs'(65%), followed by 'to supplement income through long term rental'(60%) and 'to remain in place but downsize(32%) (Figure 16).

Figure 15 - Would you ever consider adding any of the two to your home?

3730 Responses

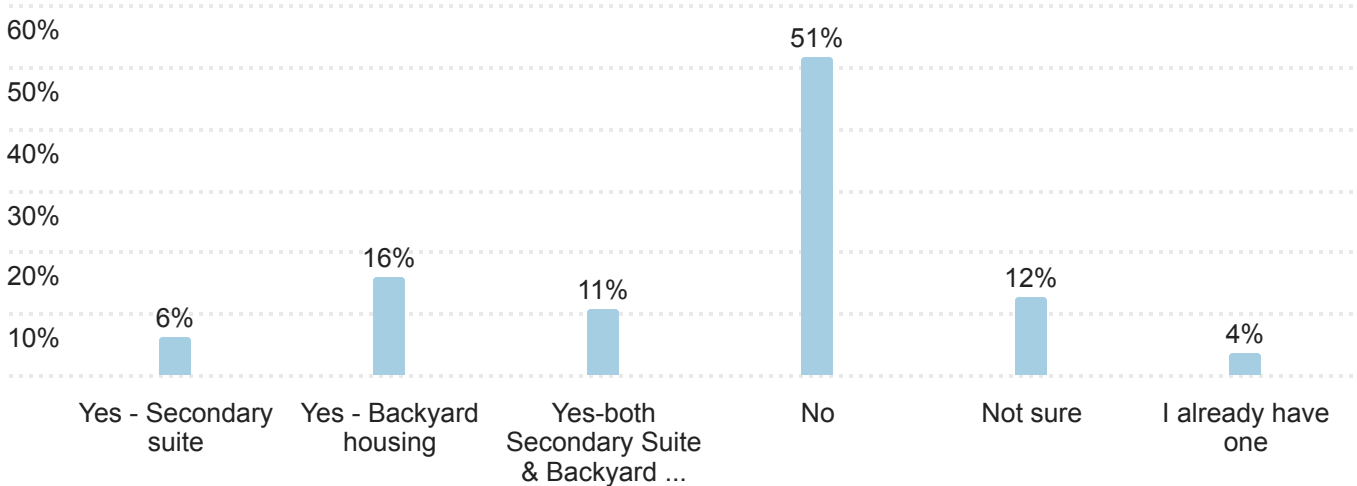
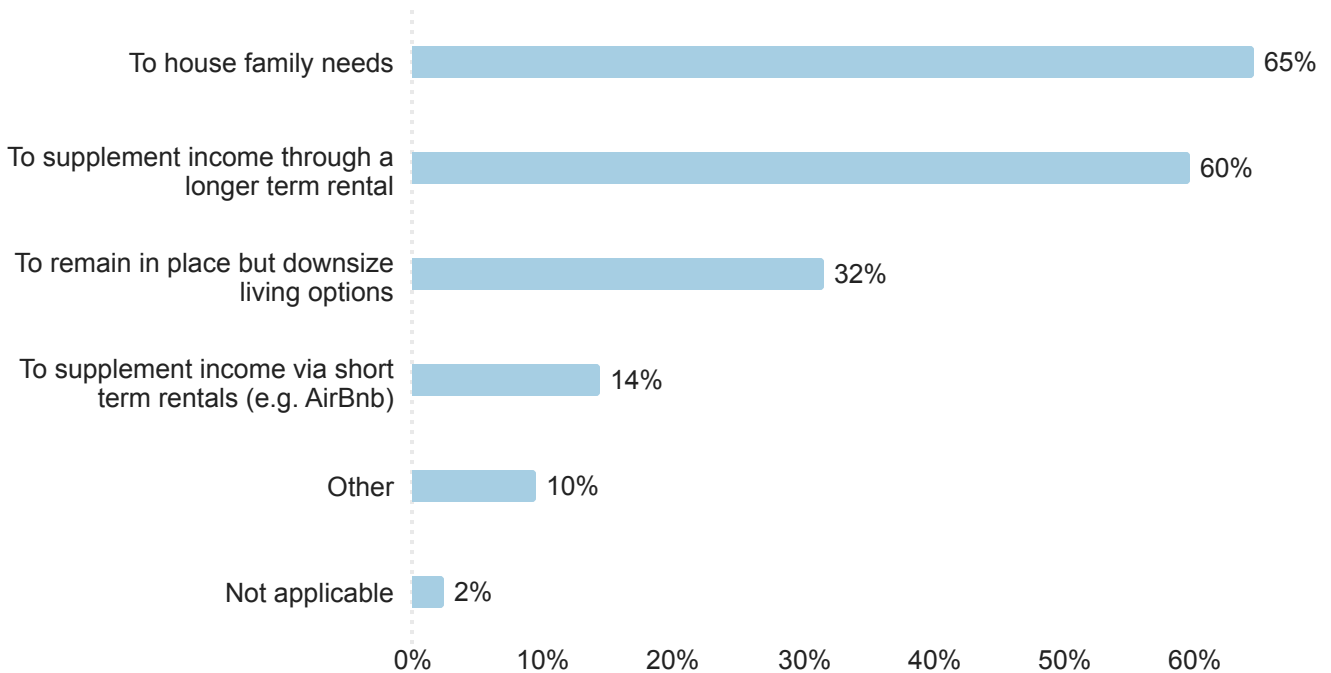


Figure 16 - Why did you (or why would you) consider adding this type of housing?

1380 Responses



Challenges with building Secondary Suites and Backyard Housing

- For those who would never consider adding a secondary suite/backyard housing to their house, prevailing reasons include 'overall cost' (26%), followed by 'complex development process' (19%) (Figure 17).
- The sought after information on building secondary suites / backyard housing include: permitting process and timelines (45%), development process (43%) and regulatory process (42%) (Figure 18).

Figure 17 - What might stop you from adding a secondary suite or backyard housing to your house?

1919 Responses

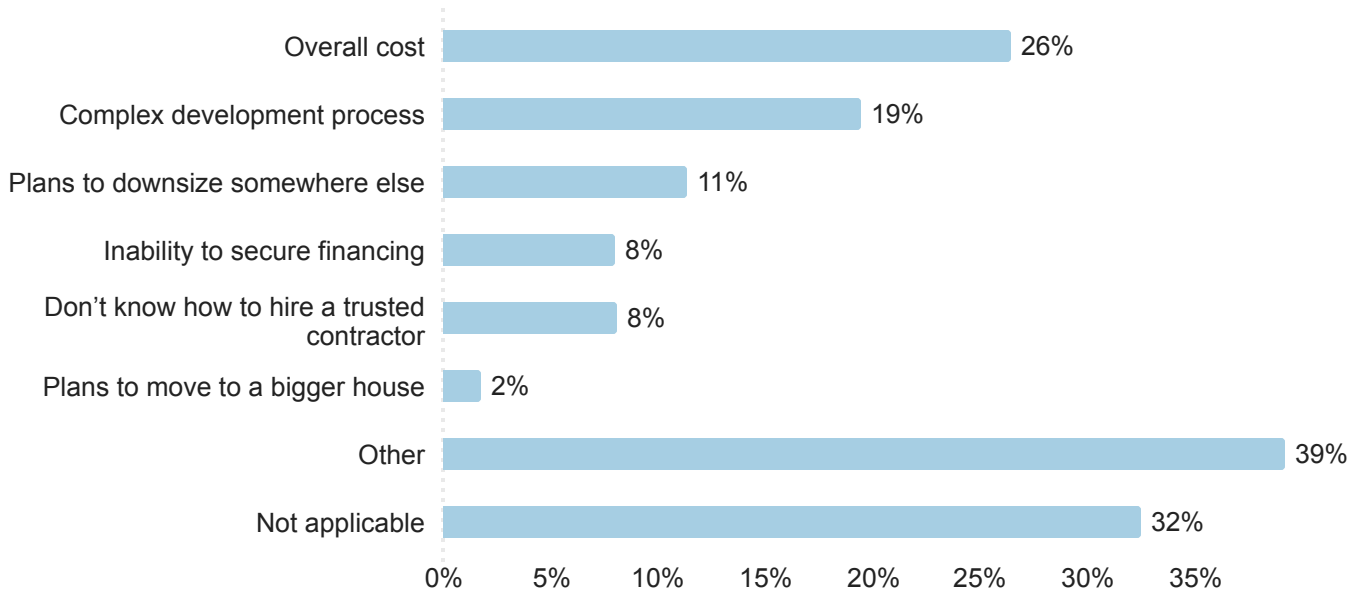
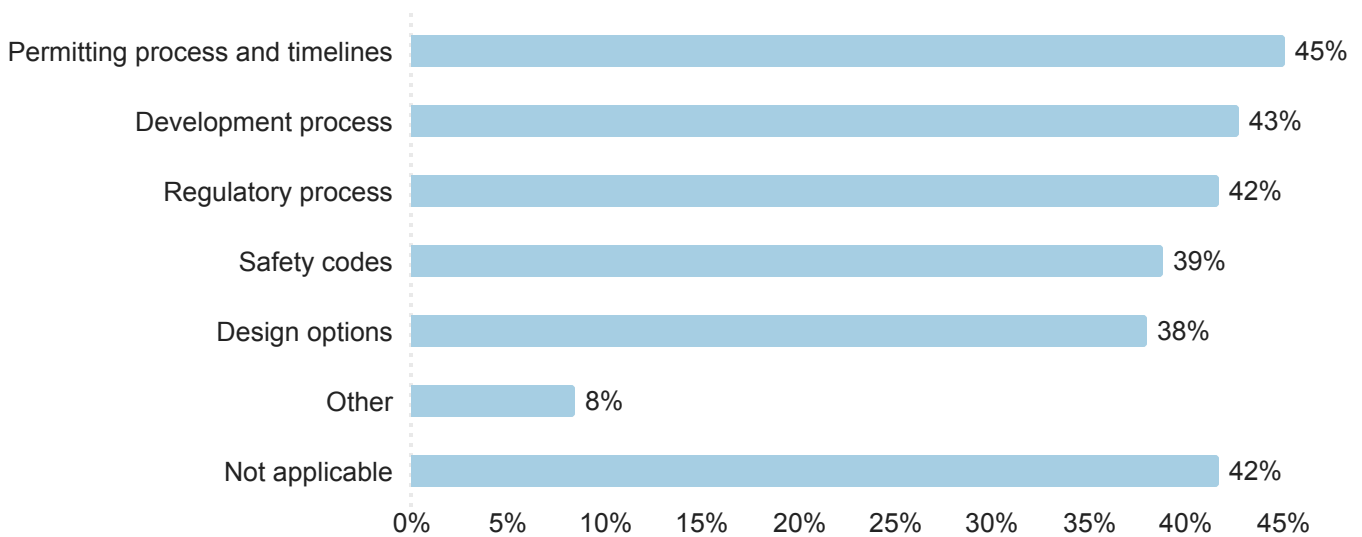


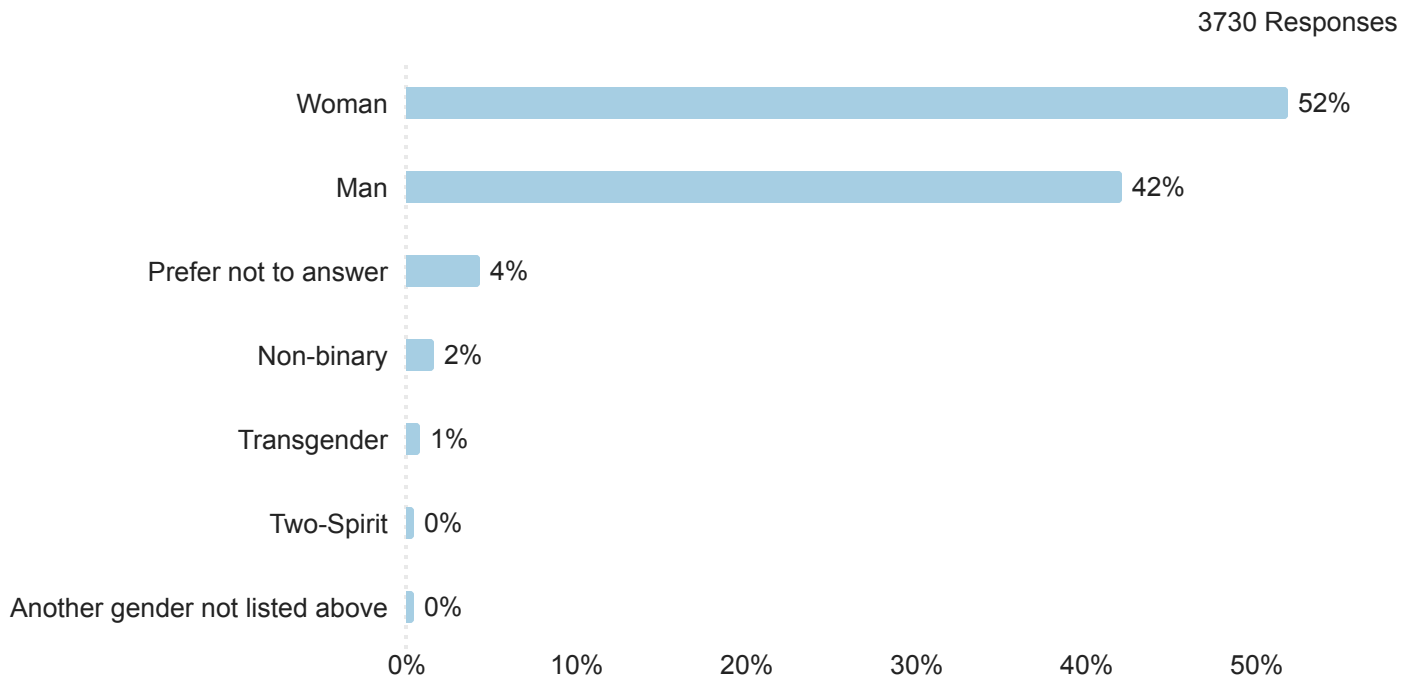
Figure 18 - What kind of information on building secondary suites or backyard housing would be helpful for you?

3730 Responses

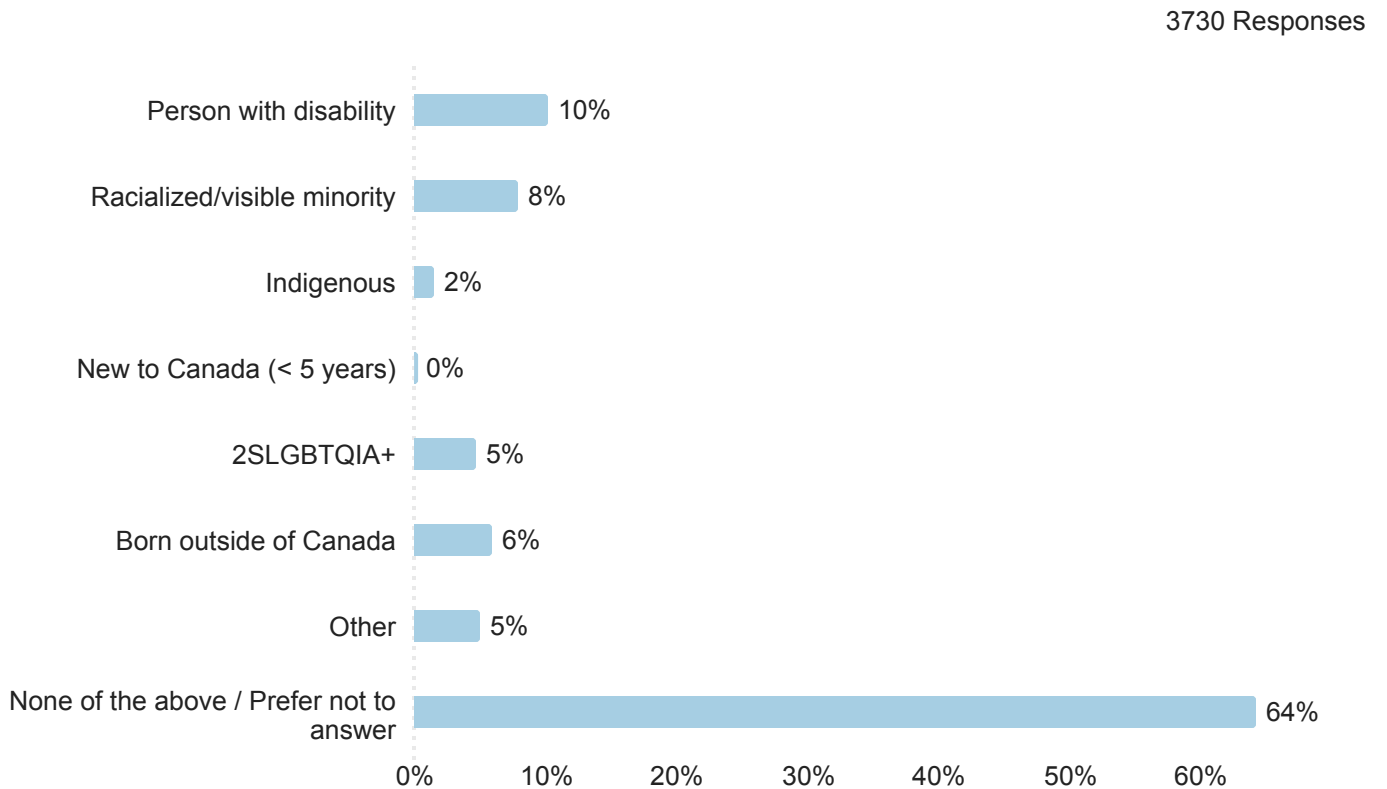


Profile of Survey Respondents:

Gender

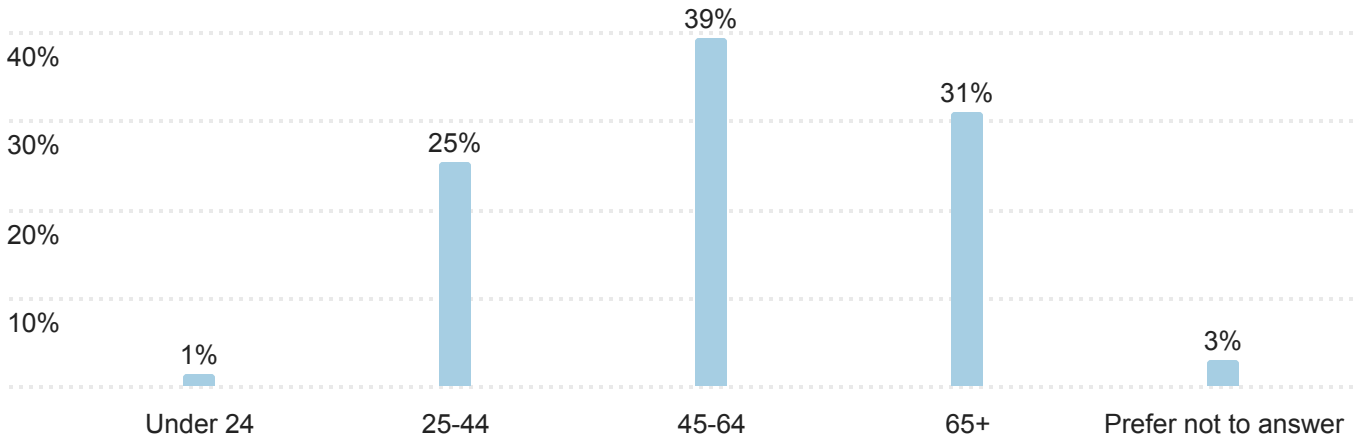


Identity



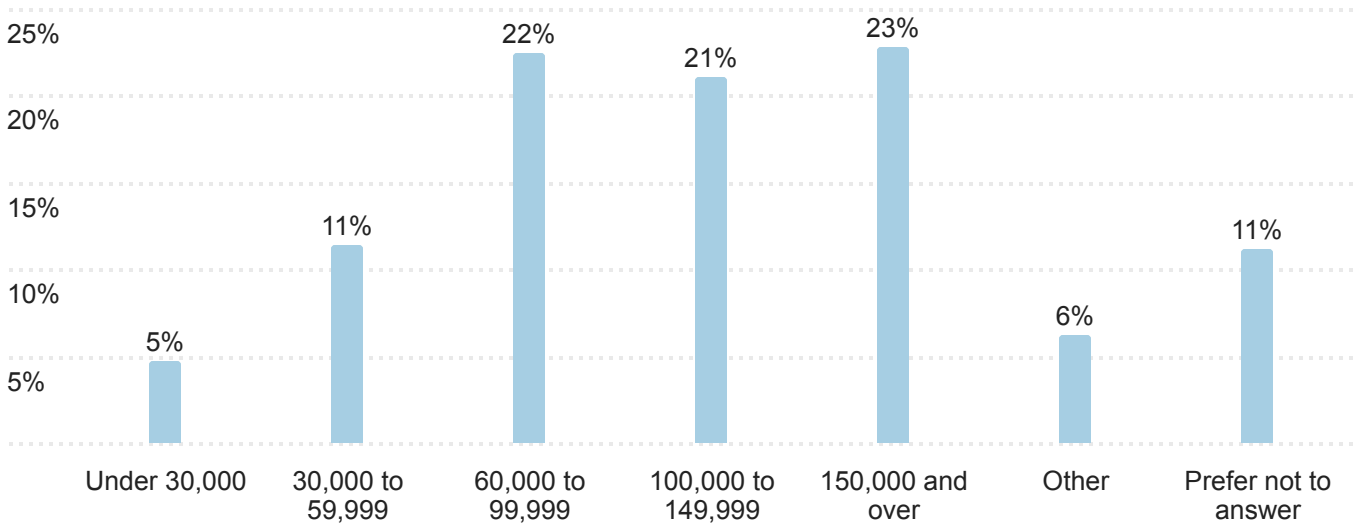
Age

3730 Responses



Household Income

3730 Responses



Household with children

3730 Responses

