

## Secondary Suite Benefits: to tenants, the community and the City

### Benefits to **TENANTS** include:

- ✓ **Affordable housing:** Secondary Suites expand the supply of lower cost rental housing, providing the opportunity for renters to live in a lower density residential neighbourhood
- ✓ **Ground-oriented housing:** Basement units, the most common type of secondary suite, provide the greatest ease of entry and often include a yard
- ✓ **Proximity to services:** Detached housing neighbourhoods generally have easy access to schools, shopping, recreation centres and other services

### Benefits to the **COMMUNITY** and the **CITY** include:

- ✓ **Expansion of lower cost rental housing without the need for government subsidies:** Municipalities frequently participate in affordable housing programs that require matching funds, land donations, or other contributions. An additional way to increase the affordable housing stock and to take some pressure off subsidized housing is to promote secondary suites as a legitimate alternative
- ✓ **Low impact densification:** Secondary suites increase the rental housing stock without significantly changing the built form of detached housing neighbourhoods. They add the efficient use of existing housing stock, land, and municipal services; make use of underutilized infrastructure in neighbourhoods that have undergone population declines; and can help to develop more transit-supportive communities
- ✓ **Proximity to services:** Detached housing neighbourhoods generally have easy access to schools, shopping, recreation centres and other services
- ✓ **Complete communities:** Diversity of housing types enables citizens from a wide range of economic levels and age groups to live within the neighbourhood
- ✓ **Promotes Smart Development:** Secondary suites increase density within established communities. As a result, pressure to build new developments at the community's edge is reduced. By reducing peripheral development, natural and agricultural lands remain intact for recreational purposes, habitat protection, and agricultural economies
- ✓ **Design and character issues:** Secondary suites allow municipalities to increase density and meet housing needs without drastically altering the character of the neighbourhood

Source: [Secondary Suites: A Guide for Local Governments](#), BC Government