

THE POTENTIAL USE
OF
MANUFACTURED HOMES
FOR
GRANNY FLATS

A Research Project Completed by:

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June 23, 1983

c Canada Mortgage and Housing Corporation, 1983

Canada Mortgage and Housing Corporation
Société canadienne d'hypothèques et de logement

Canadian Housing Information Centre
Centre canadien de documentation sur
l'habitation

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1. PROJECT OBJECTIVES

The objectives of this project were:

- (a) To develop, test and refine the methodology and survey instrument for use in a study of manufactured homes for Granny Flats in urban, rural-urban and rural areas and,
- (b) To evaluate the potential success of such a study in providing useful information on the attitudes of consumers, regulation and the manufactured home industry.

The consumers are:

- (a) "current" elderly persons, aged 65-80 years,
- (b) "future" elderly persons, aged 35-64 years, and
- (c) "host" families, persons on whose property the unit would be located, aged 20-64 years.

The regulators are local municipal politicians and officials. The Manufactured building industry includes industry officials and builders of mobile homes and prefabricated homes.

2. PROJECT TASKS

The tasks in the project involved are:

- (a) Preparation of separate questionnaires for households (consumers), municipal regulators and manufactured home industry personnel.
- (b) Preparation of a portfolio on Granny Flats in Australia for use with questionnaires.
- (c) Preparation of 4 building styles and 3 floor plans for use with questionnaires.

- (d) Administering and testing the questionnaires on a limited sample of respondents in urban, rural-urban and rural areas.
- (e) Results of pretest.
- (f) Evaluation of pretest questionnaires, design portfolio, styles, floor plans and methodology.
- (g) Provide conclusions on usefulness of questionnaires and associated materials and methodology in providing useful information on
 - (1) broad acceptance of Granny Flat concept by consumers, regulation and manufactured housing industry and on
 - (2) broad acceptance of preassembled home (mobile home) and prefabricated home as a Granny Flat by consumers, regulators and the industry.
- (h) Provide recommendations on the advisability of carrying out a complete study on demand for and preference of manufactured homes as Granny Flats.

3. TASKS DETAILED

A. QUESTIONNAIRES

1. HOUSEHOLD QUESTIONNAIRE

A household questionnaire was developed to assess respondent's

- (a) preferences for different types of housing options for elderly persons and level of acceptance of movable house such as a Granny Flat as a concept and as an option given other housing options.
- (b) Level of, or acceptance of, a Granny Flat and occupants by host families and location on their property and
- (c) preferences of styles and floor plans for Granny Flats.

A Household Survey Pretest Questionnaire is found in Appendix A.

2. MUNICIPAL QUESTIONNAIRE

The Municipal Questionnaire was designed to assess:

- (a) housing options available for elderly,
- (b) whether Granny Flats were reasonable options for elderly in their jurisdiction,
- (c) issues that might have to be dealt with at the local municipal level to have mobile homes and prefab homes used as Granny Flats, and
- (d) preferences of styles and floor plans for Granny Flats.

A Municipal Survey Pretest Questionnaire is found in Appendix B.

3. MANUFACTURED HOME INDUSTRY QUESTIONNAIRE

The Manufacture Home Industry Questionnaire focused on

- (a) the description of current products and manufacturing process and
- (b) Granny Flat production as they related to particular products being currently manufactured and implementation of Granny Flats.

A copy of the Manufactured Home Industry Pretest Questionnaire is found in Appendix C.

B. PORTFOLIO

A portfolio consisting of 9 Granny Flat photos, exteriors and interiors, was produced from 35 mm. colour slides received from Australia. The portfolio was used in the 3 questionnaires to introduce the Granny Flat concept to respondents. A list of major features of Granny Flats was included in the portfolio.

A copy of the portfolio is in Appendix D.

C. STYLES AND FLOOR PLANS

Four different roof styles and 3 floor plans (from Australian examples) were prepared for use in the Household and Municipal Pretest Questionnaires.

A copy of the pretest styles and floor plans are in Appendix E.

D. PRETEST OF QUESTIONNAIRES

The household survey was pretested on 15 urban residents, and 7 rural residents, ranging from 24 years to 76 years old, renters and homeowners.

The municipal survey was pretest on an urban official and a planner and on a rural official and a planner.

The manufactured home industry was pretest on an official of the Canadian Manufactured Home Industry Association, a prefabrication home builder and a mobile home builder. The average time spent per interview was one hour.

E. RESULTS OF PRETEST

1. Household Questionnaire

All persons answered the Granny Flat was large enough for one person and 86% thought it was large enough for two persons. 80% thought room size was adequate. All felt the flat was accessible. 80% thought there would be no isolation. 45% felt the flat was not confining. 65% would live in a Granny Flat.

93% of host families would want a relative and 90% would accept a non-relative, mainly friends.

84% thought the Granny Flat was an attractive option for housing elderly persons.

33% of respondents felt Granny Flats would be accepted in their neighbourhood and 33% felt that they would be accepted by some persons in their neighbourhood. 48% respondents preferred low roof style and 22% preferred mansard roof style. Most respondents felt their first choice of roof style would be acceptable in their neighbourhood.

52% prefer the rectangular floor plan, 13% the square floor plan, 9% the elongated plan and 26% had no particular preference.

52% of respondents preferred to have a Granny Flat in their sideyard, 26% in the backyard and 22% in either location. 65% of respondents could accommodate a Granny Flat on their current property.

2. Municipal Questionnaire

All respondents felt that the Granny Flat was a reasonable option for elderly in their municipalities. Each respondent answer was a "qualified yes". The qualifications related to the issues on implementation that were addressed later in the questionnaire.

In all the issues regarding mobile homes and prefabricated homes used as Granny Flats, no difference between the two types of homes was apparent.

In rural areas mobile homes would not pose any on-site problems. In urban or small towns the prefabricated unit was recommended where lot access was restricted.

The low roof style was preferred by municipal officials for its conventional appearance and thus its ability to fit into most existing neighbourhoods.

In urban areas the general consensus appeared to be that in urban areas the backyard was the first choice because of lot space restrictions. Positioning in backyard should allow for a view of the streets. In rural areas the backyard or sideyard could be used depending on personal preference.

3. Manufactured Building Industry Questionnaire

Industry liked the Granny Flat concept and could see applications to elderly and other groups such as disabled persons. Industry is in favour of this concept because it would assist the industry, especially mobile homes.

Industry felt the design and construction would not be as difficult because present technology, with a few design modifications, would permit Granny Flat production. The industry representatives thought that mobile homes would be more preferable than prefabricated homes because of lower labour costs on site, lower production costs and no extensive retooling involved to change the elongated shape to a rectangular shape. Industry claimed their product was of better quality than traditional "stick-built" homes because of assembly line quality control, CSA standards and National Building Code.

Industry saw difficulties in securing municipal and provincial approval for implementation of Granny Flats, especially the bias against mobile homes by municipalities. They saw few difficulties working with government agencies, especially CMHC. In fact, CMHC would give creditility to the program.

Industry was willing to collaborate in a pilot project. They saw their contribution in design and construction assistance and not in financial assistance. They suggested CMHC provide financial assistance in a pilot project.

F. EVALUATION OF PRETEST

1. Household Questionnaire

The pretest indicated that the following modifications be made to the household questionnaire:

- (a) Deletion of Q. 12 (available housing types) as redundant. Deletion of Q. 25 (room size) as it was a repeat of Q. 23, 24.
- (b) Reduce preferences to 3 in Q. 14 (housing for elderly) because beyond 3 preferences choices by respondents become arbitrary. Expand single family category to 1 storey and 2+ storey. Delete "no preference" column in Q. 14 as it was not used.
- (c) Allow for qualified "yes", "no" in questions such as Q. 23 (large enough), Q. 26 (access).
- (d) Change Q. 102 from dimension to shape of Granny Flat preferred. Respondents found it difficult to estimate size. As well, a question on shape preferred had not been asked.
- (e) Revise Q. 69 to 92 (styles) into chart form. Similar revision for Q. 93 to 101 (floor plans). The response pattern was that all styles (and floor plans) be considered together and that a chart would be better for coding responses.
- (f) Suggestions for a name for Granny Flat unit was moved to the end of questionnaire to allow respondents time to think about it.
- (g) Response categories were created for most of the questions. This will hasten coding and interview time.
- (h) The income category card did not need to be modified.

In summary, the questionnaire did provide the information that was necessary. Getting information of style and floor plan preference was cumbersome but this is rectified with the use of charts.

The final draft of the household questionnaire is in Appendix F.

2. Municipal Questionnaire

The pretest resulted in the following modifications to the municipal questionnaire:

- (a) Q. 17 to 114 (issues to be dealt with) were restructured to combine mobile homes and prefabricated homes in the separate issue questions. Respondents did not see the issues/problems differing between mobile homes and prefab homes. To avoid the negative connotation that the term "mobile home" envisages, the term "preassembled unit" is used in the final questionnaire.

Fire, health, building code regulations, property values, acceptability, restrictive covenants, easements and soil conditions were issues that were added to the final questionnaire.

- (b) Changes to style and floor plan preference questions were made identical to those of the household questionnaire - charts created.

In summary, the municipal questionnaire provided the necessary information to the questions. The restructured questions facilitate the ease of answering the questions.

The final draft of the municipal questionnaire is in Appendix G.

3. Industry Questionnaire

Pretest of the industry questionnaire indicates that the following changes be made to the final questionnaire:

- (a) Section A, which was to establish current product and manufacturing process became redundant when questions in Section B (Granny Flat feasibility and production) were asked. Respondents, when answering Section B, referred to their products using brochures, specifications and so forth.
- (b) For personal interviews with industry spokesmen, Section A questions should be eliminated from the questionnaire.

A copy of the industry questionnaire for personal interviews is in Appendix H. It is suggested that this questionnaire be used in personal interviews of industry spokesmen and manufacturers in Ontario.

- (c) For industry spokesmen and manufacturers outside of Ontario it is suggested that a mail-out questionnaire be sent and Sections A and B be included in the questionnaire plus a description of the Granny Flat concept.

A copy of the mail-out industry questionnaire is in Appendix I.

4. Portfolio

The use of the portfolio in the pretest has indicated that it is an appropriate way to introduce the Granny Flat concept to the respondents. No changes are required.

5. Styles and Floor Plans

The evaluation of the Roof styles and floor plans used in the pretest suggest the following modifications:

- (a) The majority of respondents in the pretest preferred low roof style, low profile designs and not the steeper roof or flat roof. Thus two low roof styles have been selected for use in the final survey.
- (b) Respondents preferred to have a match between house style and floor plans for each style. Thus floor plans have been selected for the final survey that match the two roof styles. The location of furniture has been indicated in the floor plans to assist respondents' visualizing of the plans. Floor plans have been redrawn to reflect the Canadian context, such as entry near the kitchen area, closet near entry. The square and rectangular shape of floor plans reflect two shapes of floor plans being produced by the manufactured home industry. The floor plans are drawn to scale and provisions have been made for wheelchair entry and access to all rooms. There are 500 square feet in each plan.
- (c) Respondents in the pretest preferred to have styles (and floor plans) together for easy comparison. Thus, the styles (and floor plans) are

presented together on one page. The styles and plans are color coded (red, blue, green, yellow) rather than numbered or lettered, to minimize bias in respondents' preference ranking.

The final draft of styles and floor plans are found in Appendix J.

G. CONCLUSIONS

The use of questionnaires with personal interviews in the pretest indicated that it is an appropriate method for providing the detailed demand and preference information required for the study. The interviewers assisted in the development of the questionnaires and methodology for the pretest and were trained in the administration of questionnaires.

There was a genuine interest in the Granny Flat concept for elderly and household, municipal and industry respondents were cooperative in completing the questionnaire. When respondents were told of the purpose of the interview, the interview arranged at a time convenient to them, the one hour required for the interview was not problematic.

The city and township councils are very much in favor of the study. They see the Granny Flat concept as providing a really needed housing option for the elderly. The councils have invited presentations to be made on the study. They have indicated that they are anxious to receive results when a full survey is completed. They have indicated support of their staff in carrying out a complete survey.

The local media have also indicated positive support for such a complete survey.

In summary, there has been involvement and firm support from the local municipalities for the Granny Flat concept and the completion of a full survey. The industry is also supportive of the concept and willing to become involved in the design and production of Granny Flats. Their involvement being primarily staff time.

Further, the three assistant researchers' abilities, involvement and commitment to this project goes beyond normal work requirements. They are not only motivated to complete a full survey and report but they are highly motivated personally to produce reports that would focus on

- (a) the social aspects of Granny Flats and
- (b) the Granny Flat market.

There is a (1) demonstrated involvement and commitment of the local municipalities, the industry, and research personnel.

- (2) broad acceptance of the Granny Flat concept by consumers, regulators and the manufactured housing industry and
- (3) broad acceptance of preassembled and prefabricated homes as Granny Flats.

It is recommended that complete study on the demand for and preference of manufactured homes as Granny Flats be carried out.

H. RECOMMENDATIONS FOR A COMPLETE STUDY

- (1) That the urban part, household survey take place in the City of Waterloo.

Communities in the City to include:

- (a) the downtown residential district,
- (b) an older suburban residential district of middle and lower upper income persons,
- (c) a suburban district of high income persons and
- (d) a newer suburban district of middle income persons.

A sample of two hundred persons should be personally interviewed in the City.

- (2) That the rural-urban part of the household survey take place in North Dorchester Township. Fifty persons would be interviewed in the Township.
- (3) That the rural part of the household survey take place in West Nissouri Township. Fifty persons would be interviewed in the Township.
- (4) That the attached final draft of the household questionnaire be used to interview current, future elderly and hosts. Persons to be interviewed would be drawn from 1982 electoral lists using random numbers. Three call backs at different times of the day will be made to contact the selected person. Substitution of selected persons will not be made.
- (5) That the appropriate City and Township officials and personnel be interviewed using the attached final draft of the Municipal questionnaire. Persons to be interviewed would include council members, clerks, planners, building inspectors, assessment, fire and health officers and non profit housing authorities and organizations.
- (6) That in Ontario the Canadian Manufactured Home Association (CMHA) spokesmen and prefabricated and mobile home builders be personally interviewed using the attached final draft of the Industry questionnaire. That prefabricated and mobile home builders outside Ontario be interviewed using the attached mail out Industry questionnaire.
- (7) That the major report included the main factual and analytical information on
 - (a) the acceptance of the Granny Flat concept by consumers, regulators

manufactured housing industry and sponsoring groups

- (b) the acceptance of preassembled and prefabricated homes as a Granny Flat by consumers, regulators and the industry and
- (c) recommendations on the roles of the actors in carrying out a pilot project.

(8) That the project be conducted between July 3, 1983 and November 30, 1983 according to the following schedule:

- (a) July 3 to July 31: Administration of household, municipal and industry questionnaires.
- (b) August 1 to 15: Questionnaire coding and data entry.
- (c) August 16 to 31: Analysis of data
- (d) September 30: Interim report submitted.
- (e) November 30: Final report submitted

(9) That the information relating to this project be available for publishing by the Contractor.

(10) That the following budget is required to carry out the work of project:

(a) Personnel

2 Undergraduate Assistants at \$220/week (for 17 weeks)	\$ 7,480
1 Graduate Assistant at \$260/week (for 9 weeks)	2,340
Benefits (8%)	<u>790</u>
Total	\$ 10,610

(b) Transportation (gasoline)

3 persons x 20 days x \$15	990
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(c) Subsistence

2 persons x 20 days x \$20	800
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(d) Supplies

Graphic supplies, materials	600
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(e) Questionnaires

400

(f) Data entry

300

(g) Computer time

400

(h) Typing and reports reproduction

<u>900</u>

Total	<u><u>\$ 15,000</u></u>
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11. That the schedule of payment be:

- (a) On signing of the Letter of Agreement, the Contractor receives the amount of \$5,000 for preparation and reproduction of survey instruments.
- (b) On completion of surveys and preliminary analysis, the amount of \$5,000.
- (c) On submission to the Corporation of the interim report, on September 30, the amount of \$3,000.
- (d) On submission to the Corporation of the final report, on November 30, the amount of \$2,000.

APPENDIX A

PRETEST - HOUSEHOLD QUESTIONNAIRE AND INCOME CARD

Respondent Screening and Interview Appointment Sheet

Hello, I'm _____ from the School of Planning at the University of Waterloo. We are doing a survey on housing that is needed by elderly people in this community. I selected your name at random from the City/Township voter lists. We want to talk to the following types of people (a) who own their own home and were born between 1903 and 1963 and (b) who rent their home or are lodgers and were born between 1903 and 1948. Are you one of these persons?

1 _____ yes

2 _____ no

(If no) why? (Probe)

(If yes) I would like to set up a time that I could come to talk to you. Your participation is voluntary. All your answers are confidential. When could I come to talk to you?

Name: _____

Address: _____

Phone: _____

Date: _____

Time: _____

1. Name _____
2. Address _____
- 2a. Neighborhood _____
3. Phone _____
4. Month _____
5. Day _____
6. Interview Time _____ start
_____ end
- 6a. Interviewer _____
- 6b. I. D. _____

Hello, I'm _____ from the University of Waterloo.

May I come in? (INTERVIEWER INSTRUCTIONS ARE IN BRACKETS. DO NOT READ THESE.) (INTERVIEW RECCRDS:)

7. Sex 1 _____ male
2 _____ female
8. Do you 1 _____ own this home (includes condominiums) (GO TO Q. 10)
2 _____ rent this home (includes cooperatives) (GO TO Q. 10)
3 _____ lodger (roomer, boarder)
9. (IF LODGER) What is your relationship to the owner/renter of home?
1 _____ son/daughter
2 _____ aunt/uncle
3 _____ cousin
4 _____ parent/in law
5 _____ grandparent/in law
6 _____ other relative
7 _____ non relative
10. What year were you born _____?

10a. What is your present marital status? Are you:

1 _____ single, never married (go to Q.11)

2 _____ married

3 _____ widowed

4 _____ separated/divorced

10b. Do you have any children?

1 _____ yes

2 _____ no

10c. (If yes) how many?

_____ (number)

11. INTERVIEWER: ASSESS TYPE OF RESPONDENT AND CHECK ()
RESPONDENT TYPE.

1 _____ if born between 1949 and 1963, and homeowner, ask
sections B and C (host households)
(GO TO Q.47, SECTION B)

2 _____ if born between 1919 and 1948, and renter or lodger,
ask sections A and C (future elderly)
(GO TO Q.12)

3 _____ if born between 1919 and 1948, and homeowner, ask
sections A, B, and C (future Elderly/host household)
(GO TO Q.12)

4 _____ if, born between 1903 and 1918, and renter, lodger
or homeowner ask sections A and C (current elderly)
(GO TO Q.12)

Section A: Housing Preferences (for OWNER, RENTER OR LODGER BORN
BETWEEN 1903 AND 1948)

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

12. Looking at the categories on this sheet, could you tell me which of these housing types are available to people in City/Township?

(INTERVIEWER ONLY MARKS WITH () THE ONES THE RESPONDENT MENTIONS)

1. _____ single detached houses
2. _____ Double houses/semi-detached (side by side)
3. _____ Duplex (one above the other)
4. _____ row houses (three or more joined together)
5. _____ houses attached to non-residential building
(eg. store)
6. _____ less than 5 storey apartment buildings (triplex, quadrplex)
7. _____ 5 + storey apartment buildings
8. _____ mobile homes (transported on their own chassis)
9. _____ movable dwellings (travel trailer, railroad car, houseboat)
10. _____ other _____, _____

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

13. Looking at the categories on this sheet, could you tell me which of these housing types are available specifically for elderly people (65-80) in City/Township?
people (65-80) in City/Township?

(INTERVIEWER MARKS WITH () THE ONES THE RESPONDENT MENTIONED)

- 1 _____ homes for aged (medical care on call)
- 2 _____ nursing homes (24 hour nursing staff)
- 3 _____ rooming houses (no meals provided)
- 4 _____ boarding houses (meals provided)
- 5 _____ foster care homes
- 6 _____ ground level or walk up senior citizen apartments
- 7 _____ senior citizen apartments with elevator
- 8 _____ other _____, _____
- 9 _____ none

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

14. On this sheet are some of the housing you mentioned and some you did not. Could you please rank in the spaces on the right hand side the type you prefer most for elderly persons as 1, the one you prefer second most as 2, third most as 3, fourth most as 4, and fifth most as 5 and so on. Why have you chosen 1st, 2nd, 3rd, 4th, 5th?

(INTERVIEWER: WRITE REASONS IN APPROPRIATE Q15 TO Q19.)

	Down town	Sub urban	Rural	No Preference
single detached house				
double house (side by side)				
duplex (one above the other)				
row house (three or more joined together)				
house attached to non-residential building (eg. store)				
room in a house				
less than 5 store apartment building (triplex, quadruplex)				
5 + storey apartment building				
mobile home (transported on its own chassis)				
movable dwelling (travel trailer)				
home for aged (medical care on call)				
nursing home (24 hr. nursing staff)				
rooming house (no meals provided)				
boarding houses (meals provided)				
foster care homes				
ground level or walk-up senior citizen apartment				
senior citizens apartments with elevator				
other _____				

15. Why was _____ your first choice?
16. Why was _____ your second choice?
17. Why was _____ your third choice?
18. Why was _____ your fourth choice?
19. Why was _____ your fifth choice?

I would now like to show and explain to you a new housing concept for elderly people and ask you a few questions about it.

(INTERVIEWER THEN SHOWS RESPONDENT THE GRANNY FLAT PORTFOLIO THAT SHOWS EXTERIORS AND INTERIORS OF GRANNY FLATS AND EXPLAIN THIS HOUSING CONCEPT (SIZE, COST, ETC.)

23. Is it large enough for one person?

1 _____ yes (GO TO Q.23a)

2 _____ no (GO TO Q.23b)

23a. Why have you said yes?

23b. Why have you said no?

24. Is it large enough for two persons?

1 _____ yes (GO TO Q.24a)

2 _____ no (GO TO Q.24b)

24a. Why have you said yes?

24b. Why have you said no?

25. Are the room sizes adequate?

1 _____ yes (GO TO Q.25a)

2 _____ no (GO TO Q.25b)

25a. Why have you said yes?

25b. Why have you said no?

26. Is walking access into the granny flat easy?

1 _____ yes (GO TO Q.26a)

2 _____ no (GO TO Q.26b)

26a. Why have you said yes?

26b. Why have you said no?

27. Would you feel physically isolated living in a granny flat, compared to where you are now living? (OR IF RESPONDENT IS UNDER 65, THEN ASK:) compared to where you planned to live when you are retired?

1 _____ yes (GO TO Q.27a)

2 _____ no (GO TO Q.27b)

27a. Why have you said yes?

27b. Why have you said no?

28. Would you find it confining living in a granny flat?

1 _____ yes (GO TO Q.28a)

2 _____ no (GO TO Q.28b.)

28a. Why have you said yes?

28b. Why have you said no?

29. Are there other comments you would like to make about the granny flat?

30. In a general sense, would you (when you are an) elderly person, live in a movable house such as a granny flat if they were available?

1 _____ yes

2 _____ no

31. If yes, why? _____

32. If no, why not? _____

33. If no, what would have to be done for you to live in a movable house such as a granny flat?

34. Is there anyone's lot in City/Township where you would want to have your granny flat located?

1 _____ yes

2 _____ no (GO TO Q.37)

35. (If yes) what is this person's relationship to you?

1 _____ son

2 _____ daughter

3 _____ cousin

4 _____ Brother

5 _____ Sister

6 _____ father/mother

7 _____ aunt/uncle

8 _____ other relative (please specify) _____

9 _____ non relative (please specify) _____

36. For what reason(s) would you like to have it on this persons lot?

{GC TO Q.38}

37. (If no) Why would you not want to live in City/Township?

{GC TO Q.41}

38. For how long would you like to live in a granny flat?

1 _____ short term (1 year)

2 _____ medium term (2-4 years)

3 _____ long term (5 + years)

4 _____ don't know

39. Would you live in it

1 _____ year round?

2 _____ seasonally?

40. Under what circumstances would you move out from the granny flat?

41. What name would you call this type of housing?

42. Why would you chose this name?
43. Taking into account what you now know about granny flats, and that you said earlier you preferred _____ most Q14. Would you find granny flats an attractive option?
- 1 _____ yes (GO TO Q.44)
- 2 _____ no (GO TO Q.45)
44. (If yes) why would you find it an attractive option?
45. (If no) why would you not find it an attractive option?

SECTION B BELOW IS ONLY FOR HOMEOWNERS WHO WERE BORN BETWEEN 1919 AND 1963. FOR ALL OTHER RESPONDENTS GO TO Q.69.)

Section B: Host Households (FOR HOMEOWNERS ONLY, BORN BETWEEN 1919 AND 1963)

(FOR THOSE THAT HAVE NOT YET SEEN THE PORTFOLLIO) (BORN BETWEEN 1949 AND 1963 AND HOMEOWNERS)

I WOULD NOW LIKE TO SHOW AND EXPLAIN TO YOU A NEW HOUSING CONCEPT IN CANADA FOR ELDERLY PEOPLE, AND ASK YOU A FEW QUESTIONS ABOUT IT.

(INTERVIEWER SHOWS GRANNY FLAT PORTFOLIO TO THOSE RESPONDENTS WHO HAVE NOT YET SEEN IT AND EXPLAINS THE CONCEPT.)

46. Is the design attractive to have on your property?
- 1 _____ yes
- 2 _____ no
47. Is the size appropriate for one or 2 persons?
- 1 _____ yes
- 2 _____ no

48. Is the cost acceptable?

1 _____ yes

2 _____ no

49. Is it physically possible to locate a granny flat on your lot?

1 _____ yes

2 _____ no

50. What other concerns or comments do you have about the granny flat?

51. In summary, given the above, would you consider having a granny flat located on your lot?

1 _____ yes (GO TO Q.52)

2 _____ no (GO TO Q.53)

52. (If yes) why?

53. (If no) why not?

54. (If no) what would have to be done to make it acceptable to you?

(GO TO Q.62)

55. Would you consider having a relative living in a granny flat?

1 _____ yes

2 _____ no

56. Who would that be? What is their relationship to you?

1 _____ grandparents/in law

2 _____ parents/in law

3 _____ brother/sister

4 _____ aunt/uncle

5 _____ cousin

6 _____ other relative (please specify) _____

57. Where is that person living now?

_____ city
 _____ province
 _____ other locations

58. In what type of accomodation? (SHOW CARD USED IN Q.14)

_____ type

59. Would you have someone other than a relative living in a granny flat?

1 _____ yes

2 _____ no (GO TO Q.63)

60. Who?

1 _____ neighbour

2 _____ friend

3 _____ stranger

4 _____ other (specify) _____

61. Where is that person living now?

_____ city
 _____ province
 _____ other locations

62. In what type of accomodation? (SHOW CARD USED IN Q.14.)

_____ type

63. What ONE type of housing is most common in your neighborhood? (SHOW CARD USED IN Q.14)

_____ type

63a. About how old are the houses in your neighborhood?

_____ years

64. Generally speaking, would your neighbors accept a granny flat in this neighbourhood?

1 _____ yes (GO TO Q.65)

2 _____ no (GO TO Q.66)

3 _____ some might (GO TO Q.65)

4 _____ some won't (GO TO Q.66)

65. (If yes) why do you think they would?

(GO TO Q.69)

66. (If no) why do you think they would not?

67. (If no) what changes would have to take place in the neighborhood to have the granny flat accepted in this neighborhood?

68. (If no) What changes would have to take place in the neighbors to have the granny flat accepted in this neighborhood?

Section C: Style and Layouts (FOR ALL RESPONDENTS)

I WOULD NOW LIKE TO SHOW YOU 4 STYLES OF GRANNY FLATS AND ASK YOU A FEW QUESTIONS ABOUT EACH STYLE.

(INTERVIEWER HANDS RESPONDENT 4 STYLES OF GRANNY FLATS)
(NUMBERS 1 TO 4)

69. What style do you prefer most?

_____ (number)

_____ no preference for any style (GO TO Q.69a)

69a. Why don't you prefer any style?

(GO TO Q.93)

70. Why most preferable?

71. Do you think this style would be acceptable in your neighborhood?

1 _____ yes (GO TO Q.72)

2 _____ no (GO TO Q.73)

72. (If yes) why?

(GO TO Q.75)

73. (If no) why not?

74. (If no) what do you think would have to be done to make it acceptable in your neighborhood?

75. What style do you prefer second most?

_____ (number)

76. Why?

77. Do you think this style would be acceptable in your neighborhood?

1 _____ yes (GO TO Q.78)

2 _____ no (GO TO Q.79)

78. (If yes) why?

(GO TO Q.81)

79. (If no) why not?

80. (If no) what do you think would have to be done to make it acceptable in your neighborhood?

81. What style do you prefer third most?

_____ (number)

82. Why?

83. Do you think this style would be acceptable in your neighborhood?

1 _____ yes (GO TO Q.84)

2 _____ no (GO TO Q.85)

84. (If yes) why?

(GO TO Q.87)

85. (If no) why not?

86. (If no) what do you think would have to be done to make it acceptable in your neighborhood?

87. What style do you prefer fourth most?

_____ (number)

88. Why?

89. Do you think this style would be acceptable in your neighborhood?

1 _____ yes (GO TO Q.90)

2 _____ no (GO TO Q.91)

90. (If yes) why?

(GO TO Q.93)

91. (If no) why not?

92. (If no) what do you think would have to be done to make it acceptable in your neighborhood?

I WOULD NOW LIKE TO SHOW YOU 3 FLOOR PLANS FOR GRANNY FLATS AND ASK YOU A FEW QUESTIONS ABOUT EACH FLOOR PLAN.

(INTERVIEWER SHOWS RESPONDENT 3 FLOOR PLANS (NUMBERED 1 TO 3))

93. Which floor plan do you prefer most?

_____ (number)

_____ no preference for any floor plan (GO TO Q.93a)

- 93a. Why don't you prefer any floor plan?

(GO TO Q.102)

94. Why?

95. What changes could be made to the floor plan to make it more acceptable to you?

96. Which floor plan do you prefer second most?

_____ (number)

97. Why?

98. What changes could be made to the floor plan to make it more acceptable to you?

99. Which floor plan do you prefer third most?

_____ (number)

100. Why?

101. What changes could be made to the floor plan to make it more acceptable to you?
102. What size (dimensions) of granny flat would you like?
_____ ft long by _____ ft wide
_____ no particular preference
103. Would you like to have the granny flat in your sideyard if it would be possible to fit one in there?
1 _____ yes
2 _____ no
104. (If no) why not?
105. Would you like to have the granny flat in the backyard if it would be possible to fit one in there?
1 _____ yes
2 _____ no
106. (If no) why not?
- 106a. Would you prefer to have a granny flat in:
1 _____ sideyard?
2 _____ backyard?
3 _____ either location?
4 _____ other (specify) _____
107. Would you mind if a neighbor had a granny flat?
1 _____ yes (GO TO Q. 108)
2 _____ no (GO TO Q. 109)
108. (If yes) why?
109. (If no) why not?

109a. What type of housing are you presently living in?
(SHOW CARD USED IN Q.14)

_____ type

109b. What is the size of your dwelling unit?

_____ ft. by _____ ft.

109c. How satisfied are you with where you
are now living? Please choose the number that best describes the way you feel.

(INTERVIEWER READS THE SCALE TO THE RESPONDENT)

1	2	3	4
very unsatisfied	somewhat unsatisfied	somewhat satisfied	very satisfied

_____ number (Record)

109d. Why do you say that?

THIS COMPLETES THE INTERVIEW ON GRANNY FLATS. I WOULD NOW LIKE
TO ASK A FEW MORE QUESTIONS BEFORE WE FINISH.

110. What ethnic or cultural group did you or your ancestor
belong to on your father's side on coming to Canada?

- 1 ___ English
- 2 ___ French
- 3 ___ German
- 4 ___ Irish
- 5 ___ Italian
- 6 ___ Jewish
- 7 ___ Native Indian - Band
- 8 ___ Native Indian - Non Band
- 9 ___ Netherlands
- 10 ___ Norwegian
- 11 ___ Polish
- 12 ___ Scottish
- 13 ___ Ukrainian
- 14 ___ Other (specify) _____

110a. What is your present ethnic or cultural group?

- 1 ☐ English
- 2 ☐ French
- 3 ☐ German
- 4 ☐ Irish
- 5 ☐ Italian
- 6 ☐ Jewish
- 7 ☐ Native Indian - Band
- 8 ☐ Native Indian - Non Band
- 9 ☐ Netherlands
- 10 ☐ Norwegian
- 11 ☐ Polish
- 12 ☐ Scottish
- 13 ☐ Ukrainian
- 14 ☐ Other (specify) _____

110b. Apart from the main house, is there a separate housing unit on the property?

_____ yes

_____ no

110c. (If yes) what is it?

110d. Who is living in it?

(Household is defined as persons who occupy a private dwelling. A private dwelling is separate living quarters with a private entrance. Private entrance is where one does not have to pass through someone else's living quarters.)

111. How many people are living in your home with you?

_____ (persons)

111a. Who are they? What is their relationship to you?

111b. How old are they?

111c. What is their marital status?

Relationship	Sex	Age	Marital Status (if approp)	
			1-single 3-widowed	2-married 4-div/sep
Spouse				
Scn				
Daughter				

111d. Please tell me the occupation of the main wage-earner in your household.

_____ occupation

RESPONDENT IS HANDED A CARD WITH INCOME CATEGORIES.

112. Looking at this card, please tell me the number that indicates total monthly family income - all members and before deductions?

_____ (number)

113. Number of vehicles in your household?

_____ (number)

114. Do you own and drive a vehicle?

1 _____ yes

2 _____ no

Thank you for your assistance

APPENDIX B

PRETEST - MUNICIPAL QUESTIONNAIRE

Revised Pretest Draft

Granny Flats MUNICIPAL Survey

1. Name _____
2. Address _____

3. Telephone _____
4. Position _____
5. Date _____
6. Interview time _____ start
_____ end
- 6a. Interviewer _____
- 6b. I.D. _____

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

7. Looking at the categories on this sheet, could you tell me which of these housing types are available to people in City/Township?

(INTERVIEWER ONLY MARKS WITH () THE ONES THE RESPONDENT MENTIONS)

1. _____ single detached houses
2. _____ Double houses/semi-detached (side by side)
3. _____ Duplex (one above the other)
4. _____ row houses (three or more joined together)
5. _____ houses attached to non-residential building
(eg. store)
6. _____ less than 5 storey apartment buildings (triplex,
quadplex)
7. _____ 5 + storey apartment buildings
8. _____ mobile homes (transported on their own chassis)
9. _____ movable dwellings (travel trailer, railroad car,
houseboat)
10. _____ other _____, _____

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

8. Looking at the categories on this card, could you tell me which of these housing types are available specifically for elderly people (65-80) in City/Township?
people (65-80) in City/Township?

(INTERVIEWER MARKS WITH () THE ONES THE RESPONDENT MENTIONS)

- 1 _____ homes for aged (medical care on call)
- 2 _____ nursing homes (24 hour nursing staff)
- 3 _____ rooming houses (no meals provided)
- 4 _____ boarding houses (meals provided)
- 5 _____ foster care homes
- 6 _____ ground level or walk up senior citizen apartments
- 7 _____ senior citizen apartments with elevator
- 8 _____ other _____, _____
- 9 _____ none

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

9. On this sheet are some of the housing you mentioned and some you did not. Could you please rank in the spaces on the right hand side the type you prefer most for elderly persons as 1, the one you prefer second most as 2, third most as 3, fourth most as 4, and fifth most as 5 and so on. Why have you chosen 1st, 2nd, 3rd, 4th, 5th?

(INTERVIEWER: WRITE REASONS IN APPROPRIATE Q15 TO Q19.)

	Down town	Sub urban	Rural	No Preference
single detached house				
double house (side by side)				
duplex (one above the other)				
row house (three or more joined together)				
house attached to non-residential building (eg. store)				
room in a house				
less than 5 store apartment building (triplex, quadruplex)				
5 + storey apartment building				
mobile home (transported on its own chassis)				
movable dwelling (travel trailer)				
home for aged (medical care on call)				
nursing home (24 hr. nursing staff)				
rooming house (no meals provided)				
boarding houses (meals provided)				
foster care homes				
ground level or walk-up senior citizen apartment				
senior citizens apartments with elevator				
other (specify) _____				

10. Why was _____ your first choice?
11. Why was _____ your second choice?
12. Why was _____ your third choice?
13. Why was _____ your fourth choice?
13. Why was _____ your fifth choice?

(INTERVIEWER HANDS RESPONDENT A CARD WITH CATEGORIES BELOW)

15. About what percentage of elderly would you estimate live in each type of housing in City/Township?

percent

- 1 _____ single detached house
- 2 _____ double house (side by side)
- 3 _____ duplex (one above other)
- 4 _____ row house (three or more joined together)
- 5 _____ house attached to non-residential building
(eg. store)
- 6 _____ room in a house
- 7 _____ less than 5 storey apartment building
(triplex, quadrplex)
- 8 _____ 5 + storey apartment building
- 9 _____ mobile home (transported on its own chassis)
- 10 _____ movable dwelling (travel trailer)
- 11 _____ home for aged (medical care on call)
- 12 _____ nursing home (24 hr. nursing staff)
- 13 _____ rooming house (no meals provided)
- 14 _____ boarding house (meals provided)
- 15 _____ foster care homes
- 16 _____ ground level or walkup senior citizen
apartment
- 17 _____ senior citizens apartment with elevator
- 18 _____ other (specify) _____

(INTERVIEWER PRESENTS GRANNY FLAT PORTFOLIO AND EXPLAINS HOUSING CONCEPT.)

16. Are granny flats a reasonable option for elderly in City/Township?

1 _____ yes

2 _____ no

I WOULD NOW LIKE TO FIND OUT IF MODIFIED MOBILE HOMES AND/OR MODIFIED SMALL PREFAB HOUSES COULD BE USED AS GRANNY FLATS IN CITY/TOWNSHIP.

I AM NOW GOING TO LIST A NUMBER OF ISSUES, THAT MIGHT HAVE TO BE DEALT WITH IF SUCH TYPES WERE USED AS GRANNY FLATS AND GRANNY FLATS WERE TO BE CONSIDERED AS A POSSIBLE AND REAL OPTION FOR ELDERLY IN CITY/TOWNSHIP.

(FOR MOBILE HOMES)

17. Would zoning by-laws be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q.19)

18. (If yes) what would have to be done?

19. (If no) why not?

(GO TO Q.20)

23. As far as zoning bylaw issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

24. Why do you say this?

(FOR PREFAB UNITS)

20. Would zoning by-laws be an issue for small prefab houses?

1 _____ yes

2 _____ no (GO TO Q.22)

21. (If yes) what would have to be done?

22. (If no) why not?

25. Would occupancy by-laws be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q. 27)

26. (If yes) what would have to be done?

27. (If no) why not?

(GO TO Q.29)

31. As far as occupancy bylaws issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

32. Why do you say this?

33. Would servicing be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q.35)

34. (If yes) what would have to be done?

35. (If no) why not?

(GO TO Q.37)

28. Would occupancy by-laws be an issue for small pre-fab houses?

1 _____ yes

2 _____ no (GO TO Q.30)

29. (If yes) what would have to be done?

30. (If no) why not?

36. Would servicing be an issue for small pre-fab houses?

1 _____ yes

2 _____ no (GO TO Q.38)

37. (If yes) what would have to be done?

38. (If no) why not?

39. As far as servicing issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

40. Why do you say this?

41. Would parking by-laws be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q.43)

42. (If yes) what would have to be done?

43. (If no) why not?

(GO TO Q.44)

47. As far as parking issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

48. Why do you say this?

44. Would parking by-laws be an issue for small pre-fab houses?

1 _____ yes

2 _____ no (GO TO Q.46)

45. (If yes) what would have to be done?

46. (If no) why not?

49. Would lot requirements be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q.51)

50. (If yes) what would have to be done?

51. (If no) why not?

(GO TO Q.52)

55. As far as lot requirements issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

56. Why do you say this?

57. Would type of construction be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q.59)

58. (If yes) what would have to be done?

59. (If no) why not?

(GO TO Q.60)

52. Would lot requirements be an issue for small pre-fab houses?

1 _____ yes

2 _____ no (GO TO Q.54)

53. (If yes) what would have to be done?

54. (If no) why not?

60. Would type of construction be an issue for small pre-fab houses?

1 _____ yes

2 _____ no (GO TO Q.62)

61. (If yes) what would have to be done?

62. (If no) why not?

63. As far as type or construction issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

64. Why do you say this?

65. Would taxation be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q.67)

66. (If yes) what would have to be done?

68. Would taxation be an issue for small pre-fab houses?

1 _____ yes

2 _____ no (GO TO Q.70)

69. (If yes) what would have to be done?

67. (If no) why not?

70. (If no) why not?

(GO TO Q.68)

71. As far as taxation issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

72. Why do you say this?

73. Would financing be
an issue for mobile
homes?

1 _____ yes

2 _____ no (GO TO Q.75)

74. (If yes) what would have
to be done?

75. (If no) why not?

(GO TO Q.76)

79. As far as financing issues are concerned, which type of
unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

80. Why do you say this?

81. Would administration be
an issue for mobile
homes?

1 _____ yes

2 _____ no (GO TO Q.83)

82. (If yes) what would have
to be done?

83. (If no) why not?

(GO TO Q.84)

76. Would financing be
an issue for small pre-
fab houses?

1 _____ yes

2 _____ no (GO TO Q.78)

77. (If yes) what would have
to be done?

78. (If no) why not?

84. Would administration be
an issue for small pre-
fab houses?

1 _____ yes

2 _____ no (GO TO Q.86)

85. (If yes) what would have
to be done?

86. (If no) why not?

87. As far as administration issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

88. Why do you say this?

89. Would regulation be an issue for mobile homes?

1 _____ yes

2 _____ no (GO TO Q.91)

90. (If yes) what would have to be done?

91. (If no) why not?

(GO TO Q.92)

95. As far as regulation issues are concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

96. Why do you say this?

97. What other issue is there for mobile homes?

92. Would regulation be an issue for small prefab houses?

1 _____ yes

2 _____ no (GO TO Q.94)

93. (If yes) what would have to be done?

94. (If no) why not?

99. What other issue is there for small prefab homes?

98. What would have to be done? 100. What would have to be done?

(GO TO Q.99)

101. As far as _____ issue is concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

102. Why do you say this?

103. What other issue is there for mobile homes?

105. What other issue is there for small prefab homes?

104. What would have to be done? 106. What would have to be done?

107. As far as _____ issue is concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

108. Why do you say this?

109. What other issue is there for mobile homes?

111. What other issue is there for small prefab homes?

110. What would have to be done? 112. What would have to be done?

113. As far as _____ issue is concerned, which type of unit would you prefer as a granny flat in City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

114. Why do you say this?

114a. Given all the issues you have discussed about modified granny flats and prefab houses as granny flats, which one would you prefer to have as granny flat in your City/Township?

1 _____ mobile home

2 _____ prefab home

3 _____ either one

4 _____ neither one

114b. Why do you say this?

I WOULD NOW LIKE TO SHOW YOU 4 STYLES OF GRANNY FLATS. PLEASE CHOSE THE ONE YOU PREFER MCST, SECOND MOST, AND SO ON. I WOULD LIKE TO ASK YOU A FEW QUESTIONS ABOUT EACH STYLE.

(INTERVIEWER SHOWS RESPONDENT 4 STYLES OF GRANNY FLATS)

115. What style do you prefer most?

_____ (color)

115a. Why don't you prefer any style?

(GO TO Q.139)

116. Why most preferable?

117. Do you think this style would be acceptable in your City/Township?

1 _____ yes (GO TO Q.118)

2 _____ no (GO TO Q.119)

118. (If yes) why?

(GO TO Q.121)

119. (If no) why not?

120. (If no) what do you think would have to be done to make it acceptable?

121. What style do you prefer second most?

_____ (color)

122. Why?

123. Do you think this style would be acceptable in your City/Township?

1 _____ yes (GO TO Q.124)

2 _____ no (GO TO Q.125)

124. (If yes) why?

(GO TO Q.127)

125. (If no) why not?

126. (If no) what do you think would have to be done to make it acceptable?
127. What style do you prefer third most?
_____ (color)
128. Why?
129. Do you think this style would be acceptable in your City/Township?
- 1 _____ yes (GO TO Q.130)
- 2 _____ no (GO TO Q.131)
130. (If yes) why?
- (GO TO Q.133)
131. (If no) why not?
132. (If no) what do you think would have to be done to make it acceptable?
133. What style do you prefer forth most?
_____ (color)
134. Why?
135. Do you think this style would be acceptable in your City/Township?
- 1 _____ yes (GO TO Q.136)
- 2 _____ no (GO TO Q.137)
136. (If yes) why?

(GO TO Q.139)

137. (If no) why not?

138. (If no) what do you think would have to be done to make it acceptable?

I WOULD NOW LIKE TO SHOW YOU 3 FLOOR PLANS FOR GRANNY FLATS.
PLEASE CHOSE THE ONE YOU PREFER MOST, SECOND MOST AND SO ON.
I WOULD LIKE TO ASK YOU A FEW QUESTIONS ABOUT EACH FLOOR PLAN.

(INTERVIEWER SHOWS RESPONDENT 3 FLOOR PLANS)

139. Which floor plan do you prefer most?

_____ (color)

_____ no preference for any floor plan (GO TO Q.139a)

139a. Why don't you prefer any floor plan?

(GO TO Q.148)

140. why?

141. What changes could be made to the floor plan to make it more acceptable to you?

142. Which floor plan do you prefer second most?

_____ (color)

143. why?

144. What changes could be made to the floor plan to make it more acceptable to you?

145. Which floor plan do you prefer third most?

_____ (color)

146. Why?

147. What changes could be made to the floor plan to make it more acceptable to you?

148. Would granny flats be best located on:

- 1 _____ Sideyard
- 2 _____ Backyard
- 3 _____ Either one
- 4 _____ Other (specify) _____

149. Would you prefer to have it

- 1 _____ at the building line
- 2 _____ back from the building line

150. What do you think is the minimum size of lot on which a granny flat could be placed?

_____ ft. wide by _____ ft. long

151. What name would you call this type of housing?
called?

152. Why would you prefer this name?

Thank you for your assistance.

APPENDIX C

PRETEST - INDUSTRY QUESTIONNAIRE

Pretest Draft

MANUFACTURED HOME INDUSTRY Survey

1. Name _____
2. Address _____

3. Telephone _____
4. Company/organization _____
- 4a. Position _____
5. Date _____
6. Interview time _____ start
_____ end
7. Interviewer _____
8. I.D. _____

Section A: I WOULD NOW LIKE TO EXPLAIN THE GRANNY FLAT CONCEPT
AND ITS PURPOSE. (SHOW PORTFOLIO AND EXPLAIN CONCEPT)

9. What products do you presently manufacture?
10. What is the size of the manufactured home market in Ontario
in terms of dollars?
11. What percent of this market does your company capture?
12. What is the range of the retail values of the units you
manufacture?

13. Is a customer currently given a cost discount for purchasing more than one unit?
- 1 _____ yes
- 2 _____ no
14. (If yes) How many units required for discount?
15. (If yes) What discount?
16. What controls or regulations are you currently faced with in the construction of a manufactured home?
- 1 _____ building code
- 2 _____ fire regulations
- 3 _____ health regulations
- 4 _____ safety regulations
- 5 _____ other (specify) _____
17. Do you transport the unit to the site?
- 1 _____ yes
- 2 _____ no
18. (If yes) What is the cost of transportation?
- _____ dollars
- 18a. (If yes) What is your delivery radius?
- _____ miles
19. What lot preparation are necessary for different locations?
20. Who normally undertakes this preparation?
21. What is the cost range of site preparation?

22. Who is responsible for on site assembly or installation?
23. What are the costs of servicing and installation/and or assembly?
24. In what physical condition does the installation crew leave the lot?
25. Is your company insured for any loss or damage incurred during transportation or installation of the unit?
26. What guarantees or warranties do your units carry?
27. Is there a choice of exterior stylings available?
- 27a. Are these facades interchangeable?
28. What materials are used for exterior covering?
29. Do you offer a choice of roof styles?
- 29a. What shape of unit is preferred by the consumer?
- 1 _____ square
- 2 _____ rectangular
- 3 _____ elongated
- 4 _____ other (specify) _____

30. What major appliances and/or fixtures are included in the unit?
31. What variety of styles and types of windows are available?
32. What percent of your sales are directed specifically at the elderly/disabled?
 _____ percent
33. Could your units be easily modified for occupation by the elderly or the disabled?
 1 _____ yes
 2 _____ no

Section B: I WOULD NOW LIKE TO ASK YOU SOME QUESTIONS SPECIFICALLY REGARDING THE GRANNY FLAT CONCEPT.

34. Which of the following housing types would you like to see used as a Granny Flat?
 1 _____ preassembled
 2 _____ prefabricated
 3 _____ either
 4 _____ neither
 5 _____ other (specify) _____
- 34a. Can prefabricated homes be practically and easily disassembled after having been used on a particular site?
 1 _____ yes
 2 _____ no
35. What changes would have to be made to your manufacturing process to produce the type of granny flat (movable unit) I have described?

36. (If changes required) What is the cost to incorporate the above changes?
37. (If changes required) How many units would have to be sold to recoup your retooling costs?
38. Is the present technology capable of producing such a unit at a reasonable cost?
- 1 _____ yes
- 2 _____ no
39. In your opinion is there a viable existing or potential market for the granny flat (movable unit) type of housing?
- 1 _____ yes
- 2 _____ no
40. Could you manufacture these units with interchangeable facades so as to make the unit compatible with the neighborhood it would be located in?
- 1 _____ yes
- 2 _____ no
41. In your opinion are these units of adequate area for one or two people?
- 1 _____ yes
- 2 _____ no
42. Would it be possible to change the interior walls so as to alter the size and configuration of the interior living spaces?
- 1 _____ yes
- 2 _____ no
43. What type(s) of foundation would you recommend for this type of housing keeping in mind that it is a movable unit?

44. Do you foresee any problems in servicing one of these units?
- 1 _____ yes
- 2 _____ no
45. Could one of these units be adequately insulated?
- 1 _____ yes
- 2 _____ no
46. What is your opinion about working with a government agency or ministry on this type of housing?
47. (If you have had problems) How would you overcome these problems to implement this type of housing?
48. Would you be interested in participating in a pilot project?
- 1 _____ yes
- 2 _____ no
49. (If yes) What form would your participation take?
50. What type of advertising and marketing approach would you take in implementing this type of housing?
51. What would you call this type of housing unit?

Thank you for your cooperation.

APPENDIX D

GRANNY FLAT PORTFOLIO

	Location		
	Down town	Sub urban	Rural
single detached house - one storey			
single detached - two + storey			
double house (side by side)			
duplex (one above the other)			
row house (three or more joined together)			
house attached to non-residential building (eg. store)			
room in a house			
less than 5 store apartment building (triplex, quadrplex) (walk-up)			
5 + storey apartment building (elevator)			
mobile home (transported on its own chassis)			
movable dwelling (travel trailer)			
home for aged (medical care on call)			
nursing home (24 hr. nursing staff)			
rooming house (no meals provided)			
boarding houses (meals provided)			
foster care homes			
ground level or walk-up senior citizen apartment			
senior citizens apartments with elevator			
other _____			

- for elderly persons
 - 1 or 2 persons
 - located on sponsors property
 - relative or other person
 - separate from main house
 - moveable
 - size: approx. 20 ft. by 30 ft.
 - (like 2 car garage)
 - rented from: municipality, non-profit organization
 - rent = 25% of person's income
 - rent subsidies available
 - has livingroom, kitchen, bedroom, bathroom
 - furnishing optional
 - insulated and heated
 - connected to services of main house
 - separate meters optional
 - foundation: wood piles, blocks
- | | |
|----|----------------|
| 1. | \$ 399 or less |
| 2. | 400 - 799 |
| 3. | 800 - 1,199 |
| 4. | 1,200 - 1,599 |
| 5. | 1,600 - 1,999 |
| 6. | 2,000 - 2,399 |
| 7. | 2,400 - 2,799 |
| 8. | 2,800 - 3,199 |
| 9. | 3,200 and over |

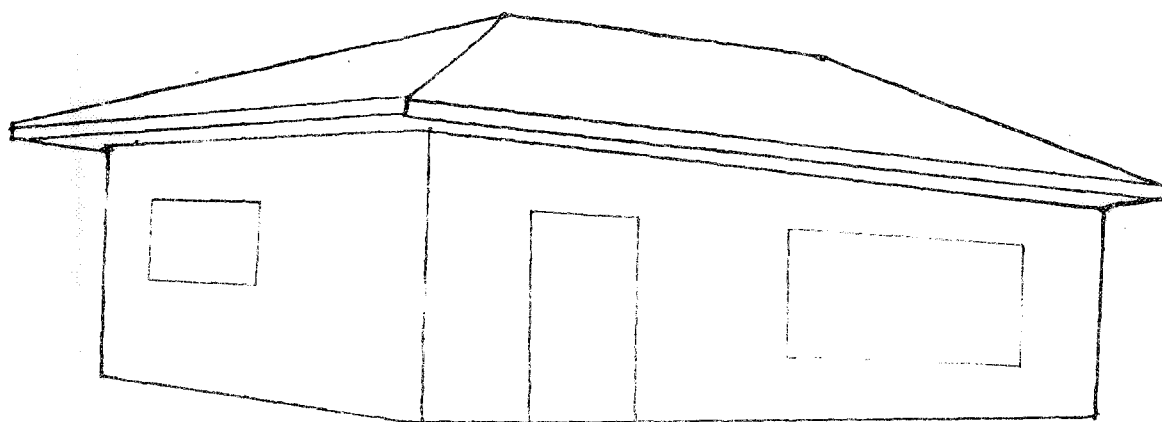
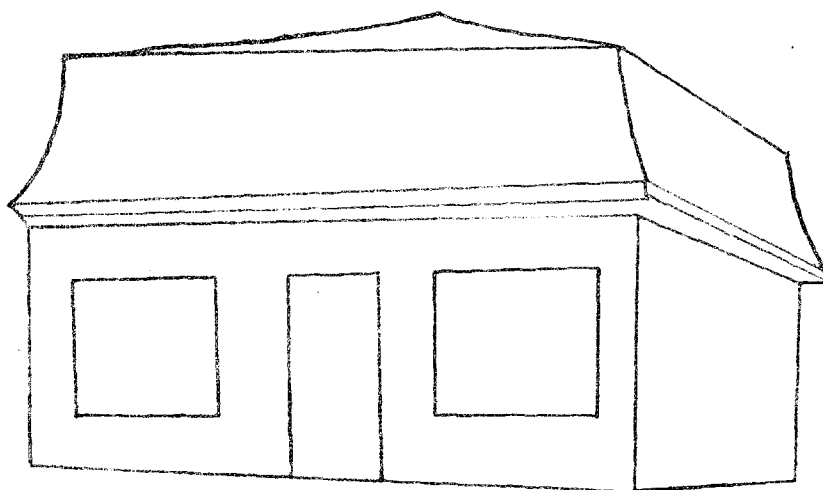


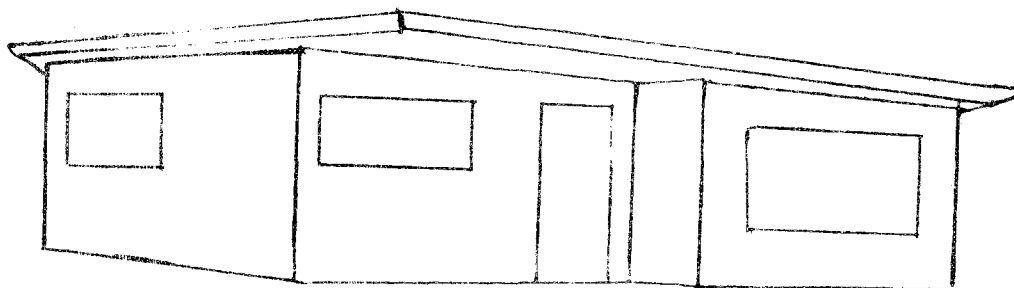
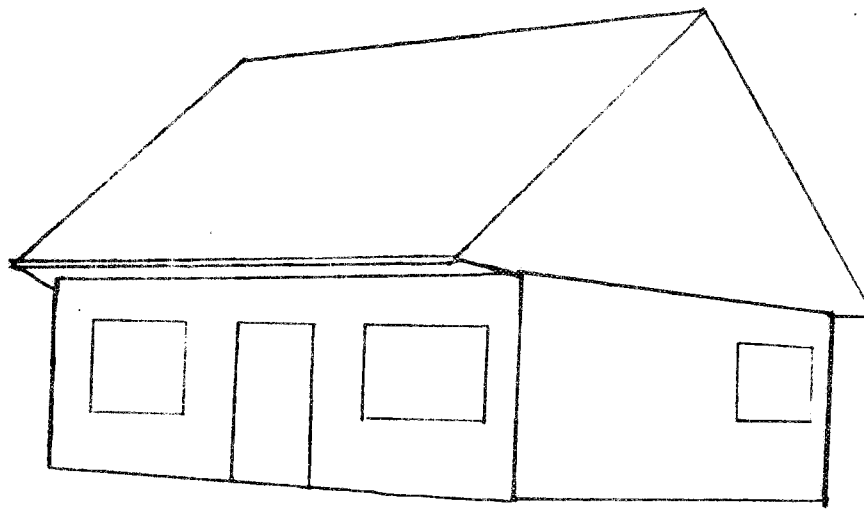


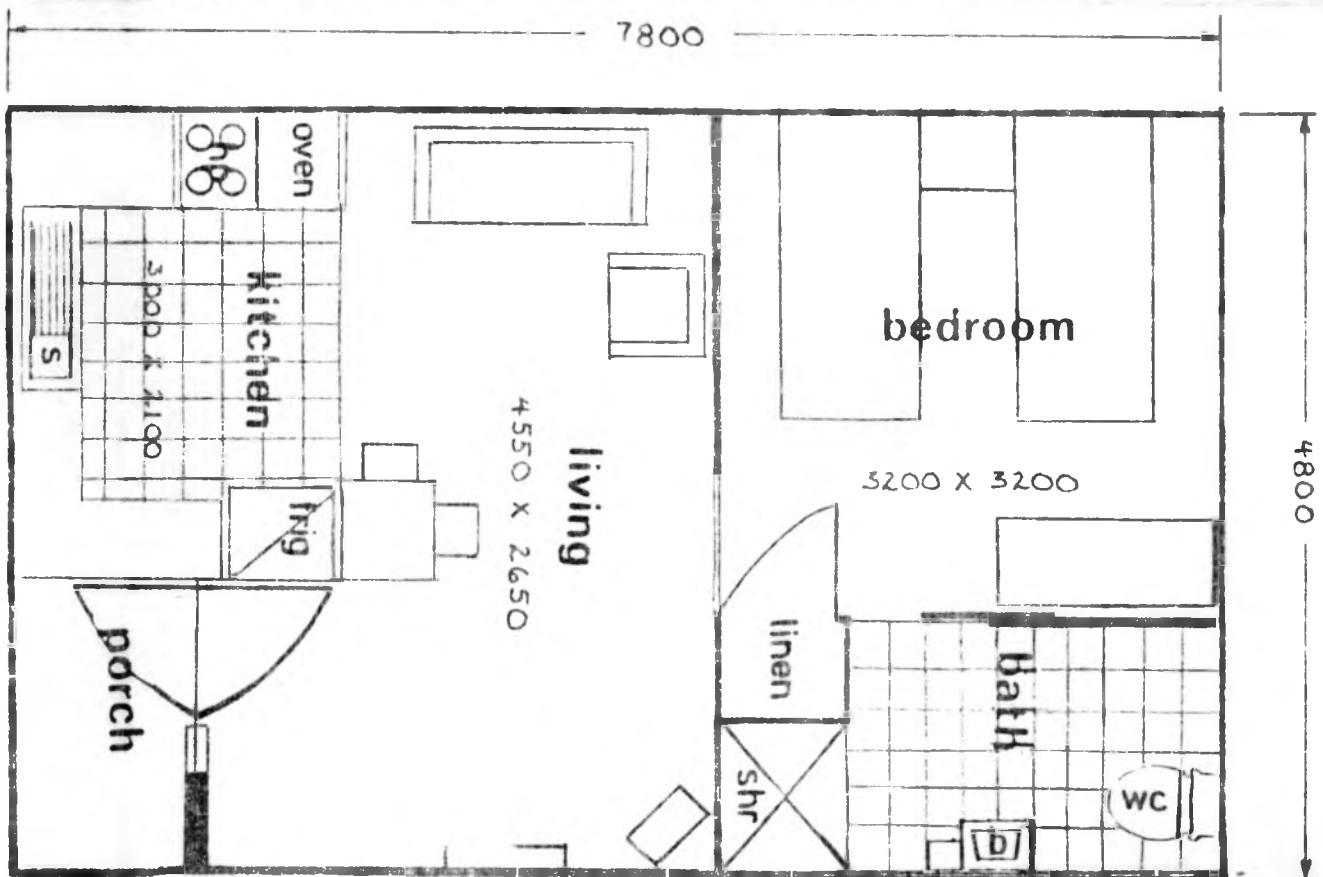
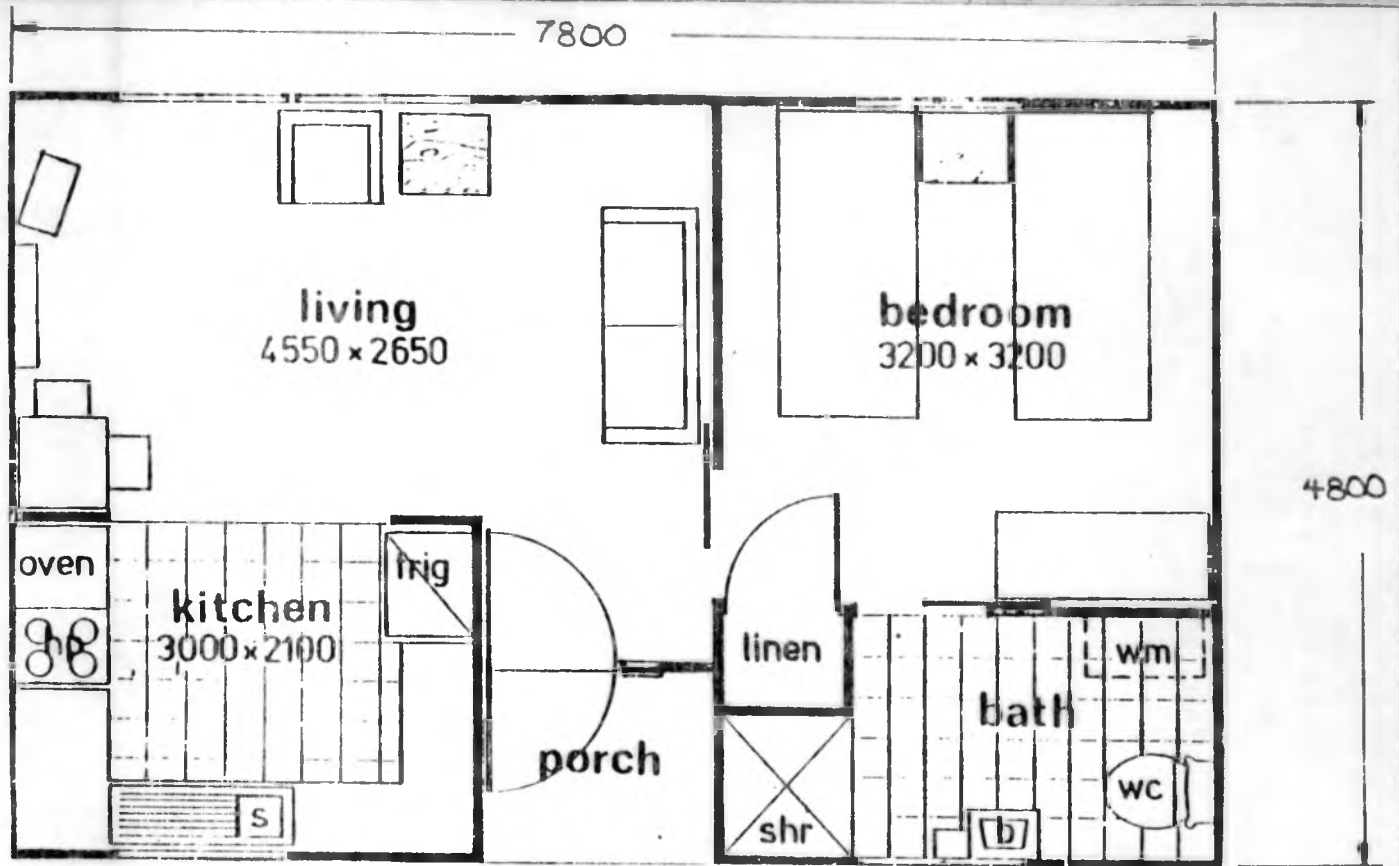


APPENDIX E

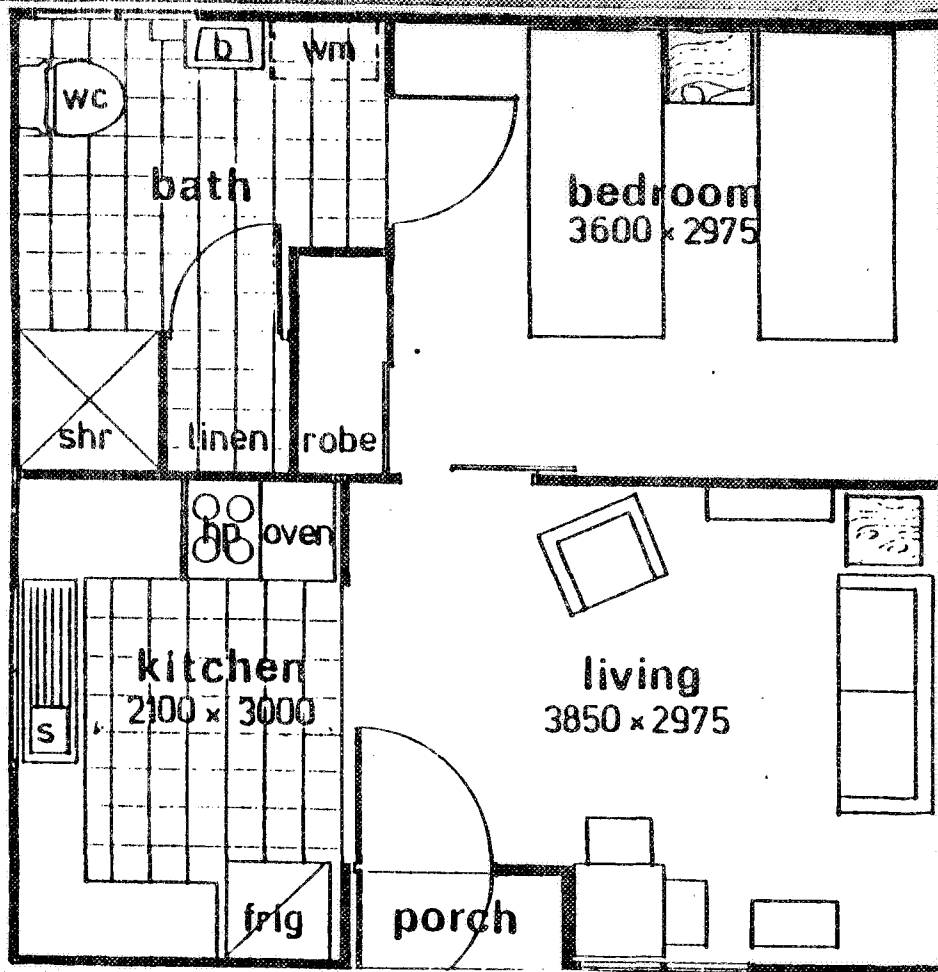
PRETEST - STYLES AND FLOOR PLANS







150 x 6000



APPENDIX F

FINAL DRAFT - HOUSEHOLD QUESTIONNAIRE

Respondent Screening and Interview Appointment Sheet

Hello, I'm _____ from the School of Planning, University of Waterloo. We want to find out what housing is needed by elderly people in this community. We have the support of the City/Township council on this project. I selected your name at random from the City/Township voter lists. We want to talk to the following types of people (a) who own their own home and were born between 1903 and 1963 and (b) who rent their home or are lodgers and were born between 1903 and 1948.

1. Are you one of these persons? _____

1 _____ yes

2 _____ no Thank you for your time.

2. Could I come to talk to you?

1 _____ yes

2 _____ no

3. (If no) Why not? (Probe)

4. When could I come to talk to you? All your answers are confidential.

Name: _____

Address: _____

Phone: _____

Date: _____

Time: _____

1. Name _____
2. Address _____
3. Polling Station _____
4. Phone _____
5. Month _____
6. Day _____
7. Interview Time _____ start
_____ end
8. Interviewer _____
9. I.D. _____

Hello, I'm _____ from the University of Waterloo.

May I come in? (INTERVIEWER INSTRUCTIONS ARE IN BRACKETS. DO NOT READ THESE.) (INTERVIEW RECORDS:)

10. Sex 1 _____ male
2 _____ female
11. Do you 1 _____ own this home (includes condominiums) _____
(GO TO Q.13)
2 _____ rent this home (includes cooperatives) (GO TO Q.13)
3 _____ lodger (roomer, boarder)
4 _____ other (specify) _____
12. (IF LODGER) What is your relationship to the owner/renter
of home?
1 _____ son/daughter _____
2 _____ aunt/uncle
3 _____ cousin
4 _____ parent/in law
5 _____ grandparent/in law
6 _____ other relative
7 _____ non relative

13. What year were you born _____? --- ---
14. What is your present marital status? Are you: ---
- 1 _____ single, never married (GO TO Q.17) ---
- 2 _____ married
- 3 _____ widowed
- 4 _____ separated/divorced
15. Do you have any children? ---
- 1 _____ yes ---
- 2 _____ no
15. (If yes) how many? ---
- _____ (number) ---
17. INTERVIEWER: ASSESS TYPE OF RESPONDENT AND CHECK ()
- RESPONDENT TYPE.
- 1 _____ if born between 1949 and 1963, and homeowner, ask ---
- sections B and C (host households)
- (GO TO Q.49, SECTION B)
- 2 _____ if born between 1919 and 1948, and renter or lodger, ---
- ask sections A and C (future elderly)
- (GO TO Q.18)
- 3 _____ if born between 1919 and 1948, and homeowner, ask ---
- sections A, B, and C (future Elderly/host household)
- (GO TO Q.18)
- 4 _____ if, born between 1903 and 1918, and renter, lodger ---
- or homeowner ask sections A and C (current elderly)
- (GO TO Q.18)

Section A: Housing Preferences (for OWNER, RENTER OR LODGER BORN
BETWEEN 1903 AND 1948)

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

18. Looking at the categories on this sheet, could you tell me which of these housing types you are aware of that exist specifically for elderly people (65-80) in City/Township?

(INTERVIEWER MARKS WITH () THE ONES THE RESPONDENT MENTIONS)

- | | | |
|---|---|-----|
| 1 | _____ homes for aged (medical care on call) | --- |
| 2 | _____ nursing homes (24 hour nursing staff) | --- |
| 3 | _____ rooming houses (no meals provided) | --- |
| 4 | _____ boarding houses (meals provided) | --- |
| 5 | _____ foster care homes | --- |
| 6 | _____ ground level or walk up senior citizen apartments | --- |
| 7 | _____ senior citizen apartments with elevator | --- |
| 8 | _____ other _____, _____ | --- |
| 9 | _____ none | --- |

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

19. On this sheet are a number of housing types that are available. Could you rank them in order of preference 1, 2, 3, as a form of housing for the elderly. Assuming they are looking for housing, are over 65, in fairly good health and mobile. Why have you chosen 1st, 2nd, 3rd?

(INTERVIEWER: WRITE REASONS IN APPROPRIATE Q20 TO Q22.)

	Location		
	Down town	Sub urban	Rural
single detached house - one storey			
single detached - two + storey			
double house (side by side)			
duplex (one above the other)			
row house (three or more joined together)			
house attached to non-residential building (eg. store)			
room in a house			
less than 5 storey apartment building (triplex, quadrplex) (walk-up)			
5 + storey apartment building (elevator)			
mobile home (transported on its own chassis)			
movable dwelling (travel trailer)			
home for aged (medical care on call)			
nursing home (24 hr. nursing staff)			
rooming house (no meals provided)			
boarding houses (meals provided)			
foster care homes			
ground level or walk-up senior citizen apartment			
senior citizens apartments with elevator			
other _____			

20. Why was _____ your first choice? _____

21. Why was _____ your second choice? _____

22. Why was _____ your third choice? _____

I would now like to show and explain to you a new housing concept in Canada for elderly people and ask you a few questions about it.

(INTERVIEWER THEN SHOWS RESPONDENT THE GRANNY FLAT PORTFOLIO THAT SHOWS EXTERIORS AND INTERIORS OF GRANNY FLATS AND EXPLAIN THIS HOUSING CONCEPT (SIZE, COST, ETC.)

23. Is it large enough for one person? _____

1 _____ yes (GO TO Q.23a)

2 _____ yes, but (GO TO Q.23b)

3 _____ no (GO TO Q.23c)

4 _____ no, but (GO TO Q.23d)

5 _____ don't know (GO TO Q.24)

23a. Why have you said yes?

1 _____ appears to be enough room _____

2 _____ has everything you need _____

3 _____ when older you don't need as much room _____

4 _____ because it has access to outside space _____

5 _____ other (specify) _____

(GO TO Q.24)

23b. Yes, but why?

- 1 _____ but not if you're entertaining _____
- 2 _____ unless you're used to alot of space _____
- 3 _____ other (specify) _____
- (GO TO Q.24)

23c. Why have you said no?

- 1 _____ bedroom needs to be bigger _____
- 2 _____ kitchen needs to be bigger _____
- 3 _____ bathroom needs to be bigger _____
- 4 _____ lacks personal private space _____
- 5 _____ lacks personal storage space _____
- 6 _____ lacks other storagge space _____
- 7 _____ other (specify) _____
- (GO TO Q.24)

23d. No but why?

24. Is it large enough for two persons?

- 1 _____ yes (GO TO Q.24a) _____
- 2 _____ yes, but (GO TO Q.24b)
- 3 _____ no (GO TO Q.25)
- 4 _____ no, but (GO TO Q.25a)
- 5 _____ don't know (GO TO Q.26)

24a. Why have you said yes?

- 1 _____ appears to be enough room _____
 - 2 _____ has everything you need _____
 - 3 _____ when older you don't need as much room _____
 - 4 _____ because it has access to outside space _____
 - 5 _____ other (specify) _____
- (GO TO Q.26)

24b. Yes, but why?

- 1 _____ but not if you're entertaining _____
 - 2 _____ unless you're used to alot of space _____
 - 3 _____ other (specify) _____
- (GO TO Q.26)

25. Why have you said no?

- 1 _____ bedroom needs to be bigger _____
 - 2 _____ kitchen needs to be bigger _____
 - 3 _____ bathroom needs to be bigger _____
 - 4 _____ lacks personal private space _____
 - 5 _____ lacks personnal storage space _____
 - 6 _____ lacks other storage space _____
 - 7 _____ other (specify) _____
- (GO TO Q.26)

25a. No but why?

26. Is entry into the granny flat easy?

- 1 _____ yes (GO TO Q.26a) _____
- 2 _____ yes, but (GO TO Q.26b) _____
- 3 _____ no (GO TO Q.26c) _____
- 4 _____ don't know (GO TO Q.27) _____

26a. Why have you said yes?

1 _____ because there is a ramp _____

2 _____ because the doors are wide enough _____

3 _____ because there is a railing _____

4 _____ other (specify) _____

(GO TO Q.27)

26b. Yes but why?

1 _____ if there is a ramp _____

2 _____ if there are two railings _____

3 _____ other (specify) _____

(GO TO Q.27)

26c. Why have you said no?

27. Would you feel physically isolated living in a granny flat, compared to where you are now living? (OR IF RESPONDENT IS UNDER 65, THEN ASK:) compared to where you planned to live when you are retired?

1 _____ yes (GO TO Q.28) _____

2 _____ no (GO TO Q.29)

3 _____ don't know (GO TO Q.30)

28. Why have you said yes?

1 _____ if health was poor _____

2 _____ a single person needs more companionship _____

3 _____ have to go out of unit to visit _____

4 _____ other (specify) _____

(GO TO Q.30)

29. Why have you said no?

1 _____ close to family

2 _____ nice to have independence

3 _____ I like to live alone

4 _____ access to outdoors

5 _____ as long as its close to the main house

6 _____ as longg as its close to road/street

7 _____ other (specify) _____

30. Would you find it physically confining living in a granny flat?

1 _____ yes (GO TO Q.31)

2 _____ no (GO TO Q.32)

3 _____ don't know (GO TO Q.33)

31. Why have you said yes?

1 _____ accustomed to large indoor living space

2 _____ accustomed to having more people nearby

3 _____ other (specify) _____

(GO TO Q.33)

32. Why have you said no?

1 _____ elderly need less space

2 _____ just like a house

3 _____ because you can go outside easily

4 _____ have lived in small house

5 _____ other (specify) _____

33. Are there other comments you would like to make about the granny flat?

- 1 _____ want option for interior decorating
- 2 _____ more closet, storage space
- 3 _____ need mutual agreement between host and elderly
- 4 _____ need good relationship between host and elderly
- 5 _____ need good understanding of responsibility between host/elderly
- 6 _____ need room for flowers, garden
- 7 _____ granny flat shouldn't make lot crowded
- 8 _____ should have 2 exits
- 9 _____ needs regular porch
- 10 _____ needs patio/deck
- 11 _____ needs more, larger windows
- 12 _____ how is it taxed
- 13 _____ is support for person in granny flat deductible from personal income tax
- 14 _____ other (specify) _____

34. In a general sense, would you (when you are an) elderly person, live in a movable house such as a granny flat if they were available?

- 1 _____ yes (GO TO Q.35)
- 2 _____ no (GO TO Q.36)
- 3 _____ don't know (GO TO Q.38)

35. If yes, why?

- 1 _____ less expensive housing
 - 2 _____ save money living in one
 - 3 _____ preferable over apartment
 - 4 _____ wouldn't have to leave present environment
 - 5 _____ near family
 - 6 _____ independent but people near
 - 7 _____ privacy
 - 8 _____ big enough for one person
 - 9 _____ looks pleasant/good
 - 10 _____ other (specify) _____
- (GO TO Q.38)

36. If no, why not?

- 1 _____ don't want to babysit children
- 2 _____ relatives wouldn't want it
- 3 _____ don't want to impose on relatives
- 4 _____ prefer to have paid help than relatives
- 5 _____ rather live in seniors apartment
- 6 _____ not big enough for two persons
- 7 _____ no independence
- 8 _____ too isolated
- 9 _____ declining health
- 10 _____ other (specify) _____

37. If no, what would have to be done for you to live in a movable house such as a granny flat?

- 1 _____ more storage area
- 2 _____ add porch/deck
- 3 _____ nothing (GO TO Q.46)
- 4 _____ other (specify) _____

38. Assuming you'd be living by yourself. How much rent, per month would you be willing to pay?

_____ dollars

39. Is there anyone's lot in City/Township where you would want to have your granny flat located?

1 _____ yes

2 _____ no (GO TO Q.42)

3 _____ don't know (GO TO Q.43)

40. (If yes) what is this person's relationship to you?

1 _____ son

2 _____ daughter

3 _____ cousin

4 _____ Brother

5 _____ Sister

6 _____ father/mother

7 _____ aunt/uncle

8 _____ other relative (please specify) _____

9 _____ non relative (please specify) _____

10 _____ can't think of anyone specific

11 _____ want to be on own lot/property

12 _____ other (specify) _____

41. For what reason(s) would you like to have it on this persons lot?

1 _____ like to be with family

2 _____ family ownership of lot/property

3 _____ like neighbors

4 _____ close to work activities

5 _____ sharing of maintenance costs

6 _____ other (specify) _____

(GO TO Q.43)

42. (If no) Why would you not want to live in a granny flat in City/Township?

- 1 _____ lack of host family
- 2 _____ wouldn't want to ask someone to be a host
- 3 _____ relative's lots not large enough for granny flat
- 4 _____ other (specify) _____

(GO TO Q.46)

43. For how long would you like to live in a granny flat?

- 1 _____ short term (1 year)
- 2 _____ medium term (2-4 years)
- 3 _____ long term (5 + years) (as long as possible)
- 4 _____ don't know

44. Under what circumstances would you move out from the granny flat?

- 1 _____ declining health
- 2 _____ problems with host
- 3 _____ not being able to look after themselves
- 4 _____ host sells property
- 5 _____ might change mind about its attractiveness
- 6 _____ other (specify) _____

45. Would you live in it

- 1 _____ year round?
- 2 _____ seasonally?

46. In question 19 you preferred _____ (mention the 3 preferences) as a form of housing for the elderly. Taking into account what you now know about granny flats would you find granny flats a good alternative form of housing for the elderly.

- 1 _____ yes (GO TO Q.47)
- 2 _____ no (GO TO Q.48)

47. (If yes) why would you find it a good alternative?

- 1 _____ less maintenance
- 2 _____ less costly than house
- 3 _____ attractive
- 4 _____ mobility
- 5 _____ independence
- 6 _____ privacy
- 7 _____ one ground storey
- 8 _____ other (specify) _____

48. (If no) why would you not find it a good alternative?

- 1 _____ lack of independence
- 2 _____ couldn't envision anyone's lot to place unit on
- 3 _____ other (specify) _____

SECTION B BELOW IS ONLY FOR HOMEOWNERS WHO WERE BORN BETWEEN 1919 AND 1963. FOR ALL OTHER RESPONDENTS GO TO Q-69.)

Section B: Host Households (FOR HOMEOWNERS ONLY, BORN BETWEEN 1919 AND 1963)

(FOR THOSE THAT HAVE NOT YET SEEN THE PORTFOLLIO) (BORN BETWEEN 1949 AND 1963 AND HOMEOWNERS)

I WOULD NOW LIKE TO SHOW AND EXPLAIN TO YOU A NEW HOUSING CONCEPT IN CANADA FOR ELDERLY PEOPLE, AND ASK YOU A FEW QUESTIONS ABOUT IT.

(INTERVIEWER SHOWS GRANNY FLAT PORTFOLIO TO THOSE RESPONDENTS WHO HAVE NOT YET SEEN IT AND EXPLAINS THE CONCEPT.)

49. Is the design attractive to have on your property?

- 1 _____ yes
- 2 _____ no
- 3 _____ don't know

49a. Is the size appropriate for one or 2 persons?

- 1 _____ yes
- 2 _____ no
- 3 _____ don't know

49b. Is it physically possible to locate a granny flat on your lot?

1 _____ yes

2 _____ no

3 _____ don't know

50. What other concerns or comments do you have about the granny flat?

1 _____ taxation, how would it work

2 _____ how would the neighbors feel

3 _____ take up too much backyard

4 _____ responsibilities of homeowner for unit

5 _____ potential nuisance (in rural area)

6 _____ necessary to adhere to municipal bylaws

7 _____ concerned about quality of unit

8 _____ stigma of being placed in backyard

9 _____ concerned about altering landscape

10 _____ backyard too low, drainage problems

11 _____ easements

12 _____ curtailment of enjoyment of property

13 _____ increasing the dependence of the elderly

14 _____ other (specify) _____

51. In summary, given the above, would you consider having a granny flat located on your lot?

- 1 ----- yes (GO TO Q-52)
- 2 ----- no (GO TO Q-53)
- 3 ----- don't know (GO TO Q-55)

52. (If yes) why?

- 1 ----- convenient
- 2 ----- economical
- 3 ----- lot is large enough
- 4 ----- like to have parents in backyard
- 5 ----- concept is a viable alternative
- 6 ----- other (specify) -----

53. (If no) why not?

- 1 ----- lot too small
- 2 ----- didn't like concept
- 3 ----- social aspect of two different and separate life styles
- 4 ----- curtail life style and enjoyment of property by host
- 5 ----- inconvenient, nuisance
- 6 ----- could accommodate seniors in own home
- 7 ----- other (specify) -----

54. (If no) what would have to be done to make it acceptable to you?

- 1 ----- increase size of lot
- 2 ----- against concept not design
- 3 ----- other (specify) -----

(GO TO Q.63)

55. Would you consider having a relative living in a granny flat?

- 1 ----- yes
- 2 ----- no (GO TO Q-59)
- 3 ----- don't know (GO TO Q-59)

56. Who would that be? What is their relationship to you?

- 1 _____ grandparents/in law
- 2 _____ parents/in law
- 3 _____ brother/sister
- 4 _____ aunt/uncle
- 5 _____ cousin
- 6 _____ other relative (please specify) _____
- 7 _____ don't know

57. Where is that person living now?

- _____ city
- _____ province
- _____ other locations

58. In what type of accomodation? (SHOW CARD USED IN Q.19)

_____ type

59. Would you have someone other than a relative living in a granny flat?

- 1 _____ yes
- 2 _____ no (GO TO Q.63)
- 3 _____ don't know (GO TO Q.63)

60. Who?

- 1 _____ neighbour
- 2 _____ friend
- 3 _____ anyone
- 4 _____ other (specify) _____

61. Where is that person living now?

- _____ city
- _____ province
- _____ other locations

62. In what type of accomodation? (SHOW CARD USED IN Q.19.)

_____ type

63. What ONE type of housing is most common in your neighborhood? (SHOW CARD USED IN Q.19)

_____ type

63a. About how old are the houses in your neighborhood?

_____ years

64. Generally speaking, would your neighbors accept a granny flat in this neighbourhood?

1 _____ yes (GO TO Q.65)

2 _____ no (GO TO Q.66)

3 _____ some might/some won't (GO TO Q.65)

4 _____ don't know (GO TO Q.69)

65. (If yes) why do you think they would?

1 _____ attractive

2 _____ fit in neighborhood

3 _____ prevents elderly from going to a nursing home

4 _____ other (specify) _____

(GO TO Q.69)

66. (If no) why do you think they would not?

1 _____ past experience with building additions

2 _____ devalue the property

3 _____ neighborhood very "house proud" - demand conformity

4 _____ not think unit's attractive

5 _____ restricts view

6 _____ not like extended families

7 _____ lot too small

8 _____ recreational facilities in backyard

9 _____ gardens take up space

10 _____ wants lots well defined

11 _____ other (specify) _____

67. (If no) what changes would have to take place in the neighborhood to have the granny flat accepted in this neighborhood?

- 1 ----- need larger lots
- 2 ----- nothing could be done
- 3 ----- change the zoning
- 4 ----- need for more open space
- 5 ----- upgrading of services
- 6 ----- other (specify) -----

68. (If no) What changes would have to take place in the neighbors to have the granny flat accepted in this neighborhood?

- 1 ----- change in attitude
- 2 ----- other (specify) -----

Section C: Style and Layouts (FOR ALL RESPONDENTS)

I WOULD NOW LIKE TO SHOW YOU 4 STYLES OF GRANNY FLATS AND ASK YOU A FEW QUESTIONS ABOUT EACH STYLE.

(INTERVIEWER HANDS RESPONDENT 4 STYLES OF GRANNY FLATS)

69. Please rank the styles in order of preference

- (Red) -----
- (Blue) -----
- (Green) -----
- (Yellow) -----
- 5 ----- no preference -----

(GO TO Q. 69a)

69a. Why don't you prefer any style?

(GO TO Q. 72)

70. What do you like most about the styles? Which ones?

	RD	BL	GR	YL
gives an appearance of extra space				
looks like a complete house				
looks unique				
blends in with neighborhood				
similar to host house				
low profile				
peaked roof, no snow buildup				
attractive				
looks permanent				
like floor length windows				
gets away from "box" appearance				
other (specify) _____				
other (specify) _____				
other (specify) _____				

71. What don't you like about the styles? Which ones?

	RD	BL	GR	YL
doesn't look like a real house				
doesn't blend in with neighborhood				
looks too much like a box				
too low and flat				
too high a profile				
looks too temporary				
windows too small				
wouldn't fit in, high population densities				
other (specify) _____				
other (specify) _____				
other (specify) _____				

I WOULD NOW LIKE TO SHOW YOU 4 FLOOR PLANS FOR GRANNY FLATS AND ASK YOU A FEW QUESTIONS ABOUT EACH FLOOR PLAN.

(INTERVIEWER SHOWS RESPONDENT 4 FLOOR PLANS)

72. Please rank the floor plans in order of preference.

_____ (Red)	---
_____ (Blue)	---
_____ (Green)	---
_____ (Yellow)	---
5 _____ no preference	---

(GO TO Q. 73a)

73a. Why don't you prefer any floor plan?

(GO TO Q. 76)

74. What do you like most about the floor plan? Which ones?

	RD	BL	GR	YL
direct room access from entry way				
closets for coats in entry way				
kitchen close to entry way				
bath room close to entry way				
like larger living room				
likes porch centralized				
other (specify) _____				
other (specify) _____				
other (specify) _____				

75. What don't you like about the floor plans? Which ones?

	RD	BL	GR	YL
too much traffic flow through rooms				
no entry hallway				
kitchen too open				
bathroom not accessible to all rooms				
want larger bedroom				
too confining				
needs additional sitting room				
eatin area in kitchen				
need for a porch/deck				
no room for guests				
need for privacy between bedroom and L.R.				
need more storage space				
need front hall closet				
other (specify) _____				
other (specify) _____				
other (specify) _____				

76. What shape(s) of granny flat would you like?

- 1 _____ square
- 2 _____ rectangular
- 3 _____ elongated
- 4 _____ no particular preference

77. If it were physically possible would you place a granny flat in your sideyard?

- 1 _____ yes
- 2 _____ no
- 3 _____ I don't know

78. If it were physically possible would you place a granny flat in your backyard?
- 1 _____ yes
 - 2 _____ no
 - 3 _____ I don't know
79. Would you prefer to have a granny flat in:
- 1 _____ sideyard?
 - 2 _____ backyard?
 - 3 _____ either location?
 - 4 _____ other (specify) _____
80. Why do you prefer (Q.79) location for the granny flat?
- 1 _____ closer to street
 - 1 _____ closer to services
 - 1 _____ less snow to remove
 - 1 _____ increased visibility
 - 1 _____ psychological benefits
 - 1 _____ allow for maximum use of yard space
 - 1 _____ further from neighbor
 - 1 _____ obstructs less
 - 1 _____ away from noise of street
 - 1 _____ accessible to fire trucks
 - 1 _____ other (specify) _____
81. Would you mind if a neighbor had a granny flat?
- 1 _____ yes (GO TO Q.82)
 - 2 _____ no (GO TO Q.83)
 - 3 _____ don't know (GO TO Q.84)

82. (If yes) why?

1 _____ wouldn't fit in to neighborhood

2 _____ obstruct view

3 _____ devalue property

4 _____ other (specify) _____

83. (If no) why not?

1 _____ serves a need

1 _____ wouldn't devalue property

1 _____ neighbor's business, not mine

1 _____ healthy environment for young

1 _____ quiet, not a nuisance

1 _____ wouldn't interfere with own property

7 _____ other (specify) _____

84. What type of housing are you presently living in?
(SHOW CARD USED IN Q. 19)

_____ type

85. What is the size of your dwelling unit?

a _____ ft. by _____ ft.

b _____ square footage

c _____ number of floors (excludes basement)

86. How satisfied are you with where you
are now living? Please choose the number that best des-
cribes the way you feel.

(INTERVIEWER READS THE SCALE TO THE RESPONDENT)

1	2	3	4
-----	-----	-----	-----
very	somewhat	somewhat	very
unsatisfied	unsatisfied	satisfied	satisfied

_____ number (Record)

87. Why do you say that?

- 1 ----- area of lot
- 1 ----- area of house
- 1 ----- location
- 1 ----- neighbors
- 1 ----- age of house
- 1 ----- security
- 1 ----- maintenance
- 1 ----- landscaping
- 1 ----- independence
- 1 ----- family
- 1 ----- companionship
- 1 ----- mix of age groups
- 1 ----- other (specify) -----

THIS COMPLETES THE INTERVIEW ON GRANNY FLATS. I WOULD NOW LIKE TO ASK A FEW MORE QUESTIONS BEFORE WE FINISH.

88. What ethnic or cultural group did you or your ancestor belong to on your father's side on coming to Canada?

- 2 --- English
- 3 --- French
- 4 --- German
- 5 --- Irish
- 6 --- Italian
- 7 --- Jewish
- 8 --- Native Indian - Band
- 9 --- Native Indian - Non Band
- 10 --- Netherlands
- 11 --- Norwegian
- 12 --- Polish
- 13 --- Scottish
- 14 --- Ukrainian
- 15 --- Other (specify) -----

89. What is your present ethnic or cultural group?

- 1 --- Canadian
- 2 --- English
- 3 --- French
- 4 --- German
- 5 --- Irish
- 6 --- Italian
- 7 --- Jewish
- 8 --- Native Indian - Band
- 9 --- Native Indian - Non Band
- 10 --- Netherlands
- 11 --- Norwegian
- 12 --- Polish
- 13 --- Scottish
- 14 --- Ukrainian
- 15 --- Other (specify) -----

90. Apart from the main house, is there a separate housing unit on the property?

----- yes (GO TO Q.91)

----- no (GO TO Q.93)

91. (If yes) what is it?

92. Who is living in it?

(Household is defined as persons who occupy a private dwelling. A private dwelling is separate living quarters with a private entrance. Private entrance is where one does not have to pass through someone else's living quarters.)

93. How many people are living in your household with you?

----- (persons)

94. Who are they? What is their relationship to you?

95. How old are they?

96. What is their marital status?

Relationship	Sex	Age	Marital Status (if approp)		
			1-single	2-married	5-common law
			3-widowed	4-div/sep	

97. Please tell me the occupation of the main wage-earner in your household.

_____ occupation

RESPONDENT IS HANDED A CARD WITH INCOME CATEGORIES.

98. Looking at this card, please tell me the number that indicates total monthly family income - all members and before deductions?

_____ (number)

99. How many vehicles are there in your household?

_____ (number)

100. Do you own and drive a vehicle?

1 _____ yes

2 _____ no

101. Now that you have had time to consider the granny flat housing concept what name would you call this type of housing?

102. Why would you choose this name?

Thank you for your cooperation

APPENDIX G

FINAL DRAFT - MUNICIPAL QUESTIONNAIRE

Final Draft

Granny Flats MUNICIPAL Survey

1. 10/10/84 11:00 AM

1. Name _____
2. Address _____

3. Telephone _____
4. Company/organization _____
- 4a. Position _____
5. Date _____
6. Interview time _____ start
_____ end
7. Interviewer _____
8. I.D. _____

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

9. Looking at the categories on this sheet, could you tell me which of these housing types you are aware of that exist specifically for elderly people (65-80) in City/Township?

(INTERVIEWER MARKS WITH () THE ONES THE RESPONDENT MENTIONS)

- 1 _____ homes for aged (medical care on call)
- 2 _____ nursing homes (24 hour nursing staff)
- 3 _____ rooming houses (no meals provided)
- 4 _____ boarding houses (meals provided)
- 5 _____ foster care homes
- 6 _____ ground level or walk up senior citizen apartments
- 7 _____ senior citizen apartments with elevator
- 8 _____ other _____, _____
- 9 _____ none

(INTERVIEWER SHOWS RESPONDENT CATEGORIES BELOW)

10. On this sheet are a list of a number of housing types that are available. Could you rank them in order of preference 1, 2, 3, as a form of housing for the elderly. Assuming they are looking for housing, are over 65, in fairly good health and mobile. Why have you chosen 1st, 2nd, 3rd?

(INTERVIEWER: WRITE REASONS IN APPROPRIATE Q11 TO Q13.)

	Location		
	Down town	Sub urban	Rural
single detached house - one storey			
single detached - two + storey			
double house (side by side)			
duplex (one above the other)			
row house (three or more joined together)			
house attached to non-residential building (eg. store)			
room in a house			
less than 5 store apartment building (triplex, quadriplex) (walk-up)			
5 + storey apartment building (elevator)			
mobile home (transported on its own chassis)			
movable dwelling (travel trailer)			
home for aged (medical care on call)			
nursing home (24 hr. nursing staff)			
rooming house (no meals provided)			
boarding houses (meals provided)			
foster care homes			
ground level or walk-up senior citizen apartment			
senior citizens apartments with elevator			
other _____, _____			

11. Why was _____ your first choice?
12. Why was _____ your second choice?
13. Why was _____ your third choice?
14. About what percentage of elderly would you estimate live in each type of housing in City/Township?

percent

- 1 _____ single detached house
- 2 _____ double house (side by side)
- 3 _____ duplex (one above other)
- 4 _____ row house (three or more joined together)
- 5 _____ house attached to non-residential building
(eg. store)
- 6 _____ room in a house
- 7 _____ less than 5 storey apartment building
(triplex, quadrplex)
- 8 _____ 5 + storey apartment building
- 9 _____ mobile home (transported on its own chassis)
- 10 _____ movable dwelling (travel trailer)
- 11 _____ home for aged (medical care on call)
- 12 _____ nursing home (24 hr. nursing staff)
- 13 _____ rooming house (no meals provided)
- 14 _____ boarding house (meals provided)
- 15 _____ foster care homes
- 16 _____ ground level or walkup senior citizen
apartment
- 17 _____ senior citizens apartment with elevator
- 18 _____ other (specify) _____

(INTERVIEWER PRESENTS GRANNY FLAT PORTFOLIO AND EXPLAINS HOUSING CONCEPT.)

15. Are granny flats a reasonable option for elderly in City/Township?
- 1 _____ yes
 - 2 _____ no
 - 3 _____ maybe
16. Why have you said this?

I WOULD NOW LIKE TO FIND OUT IF PRE-ASSEMBLED HOMES AND/OR HOMES ASSEMBLED ON SITE FROM PRE-FABRICATED PANELS COULD BE USED AS GRANNY FLATS IN CITY/TOWNSHIP?

I AM NOW GOING TO LIST A NUMBER OF ISSUES, THAT MIGHT HAVE TO BE DEALT WITH IF SUCH TYPES WERE USED AS GRANNY FLATS AND IF GRANNY FLATS WERE TO BE CONSIDERED AS A POSSIBLE AND REAL OPTION FOR ELDERLY IN CITY/TOWNSHIP.

17. Would you prefer to see a preassembled unit or a pre-fabricated unit used as a granny flat in City/Township?
 - 1 ----- pre-assembled
 - 2 ----- pre-fabricated
 - 3 ----- either
18. Why have you made this choice?
19. Would zoning by-laws be an issue for the preassembled or prefabricated units used as a granny flat?
 - 1 ----- yes (GO TO Q.20)
 - 2 ----- no (GO TO Q.21)
 - 3 ----- don't know
20. (If yes) what would have to be done?
21. (If no) why not?
22. Would occupancy by-laws be an issue for the preassembled or prefabricated units used as a granny flat?
 - 1 ----- yes (GO TO Q. 23)
 - 2 ----- no (GO TO Q. 24)
 - 3 ----- don't know
23. (If yes) what would have to be done?
24. (If no) why not?

25. Would servicing be an issue for the preassembled or prefabricated units used as a granny flat?
- 1 ----- yes (GO TO Q.26)
- 2 ----- no (GO TO Q.27)
- 3 ----- don't know
26. (If yes) what would have to be done?
27. (If no) why not?
28. Would parking be an issue for the preassembled or prefabricated units used as a granny flat?
- 1 ----- yes (GO TO Q.29)
- 2 ----- no (GO TO Q.30)
- 3 ----- don't know
29. (If yes) what would have to be done?
30. (If no) why not?
31. Would lot requirements be an issue for the preassembled or prefabricated units used as a granny flat?
- 1 ----- yes (GO TO Q.32)
- 2 ----- no (GO TO Q.33)
- 3 ----- don't know
32. (If yes) what would have to be done?
33. (If no) why not?

34. Would property taxation be an issue for the preassembled or prefabricated units used as a granny flat?

1 _____ yes (GO TO Q.35)

2 _____ no (GO TO Q.36)

3 _____ don't know

35. (If yes) what would have to be done?

36. (If no) why not?

37. Would fire regulation be an issue for the preassembled or prefabricated units used as a granny flat?

1 _____ yes (GO TO Q.38)

2 _____ no (GO TO Q.39)

3 _____ don't know

38. (If yes) what would have to be done?

39. (If no) why not?

40. Would health regulation be an issue for the preassembled or prefabricated units used as a granny flat?

1 _____ yes (GO TO Q.41)

2 _____ no (GO TO Q.42)

3 _____ don't know

41. (If yes) what would have to be done?

42. (If no) why not?

43. Would building code regulation be an issue for the preassembled or prefabricated units used as a granny flat?
- 1 _____ yes (GO TO Q.44)
- 2 _____ no (GO TO Q.45)
- 3 _____ don't know
44. (If yes) what would have to be done?
45. (If no) why not?
46. Would municipal financing be an issue for the preassembled or prefabricated units used a granny flat?
- 1 _____ yes (GO TO Q.47)
- 2 _____ no (GO TO Q.48)
- 3 _____ don't know
47. (If yes) what would have to be done?
48. (If no) why not?
49. Would administration by the municipality be an issue for the preassembled or prefabricated units used as a granny flat?
- 1 _____ yes (GO TO Q.50)
- 2 _____ no (GO TO Q.51)
- 3 _____ don't know
50. (If yes) what would have to be done?
51. (If no) why not?

52. What other issues do you think would be raised in regards to using preassembled or prefabricated units as granny flats?

- 1 _____ property value - host
- 2 _____ property value - neighbor
- 3 _____ acceptability
- 4 _____ restrictive covenants on deeds
- 5 _____ easements
- 6 _____ which zones should granny flats be permitted in
- 7 _____ soil conditions
- 8 _____ other (specify) _____

53. Given all the issues you have discussed about preassembled and prefabricated units used as granny flats, which one would you prefer to have as a granny flat in your City/Township?

- 1 _____ preassembled home
- 2 _____ prefab home
- 3 _____ either one
- 4 _____ neither one

53a. Why do you say this?

I WOULD NOW LIKE TO SHOW YOU 4 STYLES OF GRANNY FLATS. PLEASE CHOSE THE ONE YOU PREFER MOST, SECOND MOST, AND SO ON. I WOULD LIKE TO ASK YOU A FEW QUESTIONS ABOUT EACH STYLE.

(INTERVIEWER SHOWS RESPONDENT 4 STYLES OF GRANNY FLATS)

54. Please rank the styles in order of preference

- _____ (Red)
- _____ (Blue)
- _____ (Green)
- _____ (Yellow)
- 5 _____ no preference (GO TO Q.55)

55. Why don't you prefer any style?

(GO TO Q.58)

56. What do you like most about the styles? Which ones?

	RD	BL	GR	YL
gives an appearance of extra space				
looks like a complete house				
looks unique				
blends in with neighborhood				
similar to host house				
low profile				
peaked roof, no snow buildup				
attractive				
looks permanent				
like floor length windows				
gets away from "box" appearance				
other (specify) _____				
other (specify) _____				
other (specify) _____				

57. What don't you like about the styles? Which ones?

	RD	BL	GR	YL
doesn't look like a real house				
doesn't blend in with neighborhood				
looks too much like a box				
too low and flat				
too high a profile				
looks too temporary				
windows too small				
wouldn't fit in, high population densities				
other (specify) _____				
other (specify) _____				
other (specify) _____				

I WOULD NOW LIKE TO SHOW YOU 4 FLOOR PLANS FOR GRANNY FLATS.
PLEASE CHOOSE THE ONE YOU PREFER MOST, SECOND MOST AND SO ON.
I WOULD LIKE TO ASK YOU A FEW QUESTIONS ABOUT EACH FLOOR PLAN.

(INTERVIEWER SHOWS RESPONDENT 4 FLOOR PLANS)

58. Please rank the floor plans in order of preference.

_____ (Red)

_____ (Blue)

_____ (Green)

_____ (Yellow)

5 _____ no preference

(GO TO Q.59)

59. Why don't you prefer any floor plan?

(GO TO Q.62)

60. What do you like most about the floor plan? Which ones?

	RD	BL	GR	YL
direct room access from entry way				
closets for coats in entry way				
kitchen close to entry way				
bath room close to entry way				
like larger living room				
likes porch centralized				
other (specify) _____				
other (specify) _____				
other (specify) _____				

61. What don't you like about the floor plans? Which ones?

	RD	BL	GR	YL
too much traffic flow through rooms				
no entry hallway				
kitchen too open				
bathroom not accessible to all rooms				
want larger bedroom				
too confining				
needs additional sitting room				
eatin area in kitchen				
need for a porch/deck				
no room for guests				
need for privacy between bedroom and L.R.				
need more storage space				
need front hall closet				
other (specify) _____				
other (specify) _____				
other (specify) _____				

62. Would granny flats be best located on:

- 1 _____ Sideyard
- 2 _____ Backyard
- 3 _____ Either one
- 4 _____ Other (specify) _____

63. Why have you chosen that particular location?

64. Would you prefer to have it
1 _____ at the building line
2 _____ back from the building line
65. What do you think is the minimum size of lot on which a
granny flat could be placed?
_____ ft. wide by _____ ft. long
66. What name would you call this type of housing?
67. Why would you prefer this name?

Thank you for your assistance.

APPENDIX H

FINAL DRAFT - INDUSTRY QUESTIONNAIRE
- PERSONAL INTERVIEW

Final Draft

MANUFACTURED HOME INDUSTRY Survey

1. Name _____
2. Address _____

3. Telephone _____
4. Company/organization _____
- 4a. Position _____
5. Date _____
6. Interview time _____ start
_____ end
7. Interviewer _____
8. I.D. _____

I WOULD NOW LIKE TO EXPLAIN THE GRANNY FLAT CONCEPT AND ITS PURPOSE.
(SHOW PORTFOLIO AND EXPLAIN CONCEPT.)
I WOULD NOW LIKE TO ASK YOU SOME QUESTIONS SPECIFICALLY REGARDING
THE GRANNY FLAT CONCEPT.

9. Could your units be easily modified for occupation by the
elderly or the disabled?
1 _____ yes
2 _____ no
10. Which of the following housing types would you like to see
used as a Granny Flat?
1 _____ preassembled
2 _____ prefabricated
3 _____ either
4 _____ neither
5 _____ other (specify) _____
11. Can prefabricated homes be practically and easily disassembled
after having been used on a particular site?
1 _____ yes
2 _____ no

12. What changes would have to be made to your manufacturing process to produce the type of granny flat (movable unit) I have described?
13. (If changes required) What is the cost to incorporate the above changes?
14. (If changes required) How many units would have to be sold to recoup your retooling costs?
15. Is the present technology capable of producing such a unit at a reasonable cost?
- 1 _____ yes
- 2 _____ no
16. In your opinion is there a viable existing or potential market for the granny flat (movable unit) type of housing?
- 1 _____ yes
- 2 _____ no
17. Could you manufacture these units with interchangeable facades so as to make the unit compatible with the neighborhood it would be located in?
- 1 _____ yes
- 2 _____ no
18. In your opinion are these units of adequate area for one or two people?
- 1 _____ yes
- 2 _____ no
19. Would it be possible to change the interior walls so as to alter the size and configuration of the interior living spaces?
- 1 _____ yes
- 2 _____ no

20. What type(s) of foundation would you recommend for this type of housing keeping in mind that it is a movable unit?
21. Do you foresee any problems in servicing one of these units?
- 1 _____ yes
- 2 _____ no
22. Could one of these units be adequately insulated?
- 1 _____ yes
- 2 _____ no
23. What is your opinion about working with a government agency or ministry on this type of housing?
24. (If you have had problems) How would you overcome these problems to implement this type of housing?
25. Would you be interested in participating in a pilot project?
- 1 _____ yes
- 2 _____ no
26. (If yes) What form would your participation take?
27. What type of advertising and marketing approach would you take in implementing this type of housing?
28. What would you call this type of housing unit?

Thank you for your cooperation.

APPENDIX I

MAIL OUT INDUSTRY QUESTIONNAIRE

Survey to Determine the Market for Manufactured Homes
as Granny Flats

1. Name _____
2. Address _____
3. City _____
4. Province _____
5. Telephone _____
6. Company/organization _____
7. Your Position _____
8. Date _____

The Granny Flat Concept

Granny flats (movable units) have been used in Australia for past 10 years as housing for pensioned people who are still fairly independent, mobile and in fairly good health. They are for 1 or 2 persons and located on relative's or other persons property. The unit is separate from the main house, movable and about 500 sq. ft. (about the size of a 2 car garage). The units are rented, say from a municipality, a housing authority or a non-profit organization. The rent is about 25% of person's income and rent subsidies are available in Australia. The unit has a livingroom, kitchen, bedroom and bathroom and is insulated. Furnishings are optional. The unit is connected to the services of the main house and separate meters are optional. Foundations are wood piles, blocks. The capital cost is about \$20,000. Capital financing comes from public or private sources. This describes the features of granny flats as found in Australia.

Last Spring I (Professor Mike Lazarowich, School of Urban and Regional Planning, University of Waterloo, Waterloo, Ontario) did a feasibility study on granny flats for Canada. After taking a broad and general look at zoning bylaws, occupancy bylaws, official plans, legislation, financing and so forth in Ontario and Canada we concluded that avenues are open for use of granny flats for elderly persons in Canada. We got financial support for this feasibility study from Canada Mortgage and Housing Corporation (CMHC) in Ottawa.

Once it was established that granny flats were feasible in Canada, the next step was to see what the demand for them would be. This is what we are starting to do now. This survey has financial support from CMHC. We are gathering information from 3 groups:

- A. We are interviewing a sample of urban, rural-urban and rural consumers to find out (1) how many persons would live in such a unit (2) what style of unit and floor plans they would prefer (3) how many persons would have such a unit on their property and (4) their ideas on what they like/dislike about the units and what suggestions they have about the units.
- B. We are interviewing municipal officials - planning board members, administrators, planners, building inspectors, health, fire inspectors and housing authorities to get their ideas as to what the problems might be in implementing such units and ways problems can be overcome.
- C. We are interviewing manufactured building industry spokesmen from the Canadian Manufactured Homes Association and builders

of manufactured homes across Canada to see if and how their units could be modified to produce the types of units that people in the household interviews said they preferred in terms of style and floorplans. We have the support of the Canadian Manufactured Homes Association in this survey. The analysis and report should be finished by end of October 1983.

If this demand study shows there is a demand - that people would live in them and have them on their property and at the municipal level they could be allowed, the next step would be to organize a pilot project. In the pilot project a number of these units would be built and tried out as housing for elderly persons.

I think the idea of "granny flats" has a lot going for it as an option for people who don't need to go into old folks homes or nursing homes. People who are fairly independent, mobile and healthy and would like to live in their community around their family, friends and neighbors.

I look for your support in this demand study. Please answer the questions below as completely as possible. It is very important that I have your ideas, and that they are included in the demand report to CMHC. All your answers will be confidential. Thank you for your cooperation.

PLEASE RETURN THE COMPLETED SURVEY WITHIN ONE WEEK SO THAT IT CAN BE INCLUDED IN THE REPORT.

9. What products do you presently manufacture?
10. What is the size of the manufactured home market in your Province in terms of dollars?
11. What percent of this market does your company capture?
12. What is the range of the retail values of the units you manufacture?
13. Is a customer currently given a cost discount for purchasing more than one unit?
- 1 ____ yes
- 2 ____ no
14. (If yes) How many units required for discount?
15. (If yes) What discount?
16. What controls or regulations are you currently faced with in the construction of a manufactured home?
- 1 ____ building code
- 2 ____ fire regulations
- 3 ____ health regulations
- 4 ____ safety regulations
- 5 ____ other (specify) _____
17. Do you transport the unit to the site?
- 1 ____ yes
- 2 ____ no

18. (If yes) What is the cost of transportation?
_____ dollars
- 18a. (If yes) What is your delivery radius?
_____ miles
19. What lot preparation are necessary for different locations?
20. Who normally undertakes this preparation?
21. What is the cost range of site preparation?
22. Who is responsible for on site assembly or installation?
23. What are the costs of servicing and installation/and or assembly?
24. In what physical condition does the installation crew leave the lot?
25. Is your company insured for any loss or damage incurred during transportation or installation of the unit?
_____ yes
_____ no
26. What guarantees or warranties do your units carry?
27. Is there a choice of exterior stylings available?
_____ yes
_____ no

27a. Are these facades interchangeable?

_____ yes

_____ no

28. What materials are used for exterior covering?

29. Do you offer a choice of roof styles?

_____ yes

_____ no

29a. What shape of unit is preferred by the consumer?

1 _____ square

2 _____ rectangular

3 _____ elongated

4 _____ other (specify) _____

30. What major appliances and/or fixtures are included in the unit?

31. What variety of styles and types of windows are available?

32. What percent of your sales are directed specifically at the elderly/disabled?

_____ percent

33. Could your units be easily modified for occupation by the elderly or the disabled?

1 _____ yes

2 _____ no

I WOULD NOW LIKE TO HAVE YOU ANSWER SOME QUESTIONS SPECIFICALLY RELATED TO THE GRANNY FLAT CONCEPT.

34. Which of the following housing types would you like to see used as a Granny Flat?

1 _____ preassembled

2 _____ prefabricated

3 _____ either

4 _____ neither

5 _____ other (specify) _____

34a. Can prefabricated homes be practically and easily disassembled after having been used on a particular site?

1 _____ yes

2 _____ no

35. What changes would have to be made to your manufacturing process to produce the type of granny flat (movable unit) I have described?

36. (If changes required) What is the cost to incorporate the above changes?

37. (If changes required) How many units would have to be sold to recoup your retooling costs?

38. Is the present technology capable of producing such a unit at a reasonable cost?

1 _____ yes

2 _____ no

39. In your opinion is there a viable existing or potential market for the granny flat (movable unit) type of housing?

1 _____ yes

2 _____ no

40. Could you manufacture these units with interchangeable facades so as to make the unit compatible with the neighborhood it would be located in?
- 1 _____ yes
- 2 _____ no
41. In your opinion are these units of adequate area (about 500 sq. ft.) for one or two people?
- 1 _____ yes
- 2 _____ no
42. Would it be possible to change the interior walls so as to alter the size and configuration of the interior living spaces?
- 1 _____ yes
- 2 _____ no
43. What type(s) of foundation would you recommend for this type of housing keeping in mind that it is a movable unit?
44. Do you foresee any problems in servicing one of these units?
- 1 _____ yes
- 2 _____ no
45. Could one of these units be adequately insulated?
- 1 _____ yes
- 2 _____ no
46. What is your opinion about working with a government agency or ministry on this type of housing?
47. (If you have had problems) How would you overcome these problems to implement this type of housing?
48. Would you be interested in participating in a pilot project?
- 1 _____ yes
- 2 _____ no

49. (If yes) What form would your participation take?
50. What type of advertising and marketing approach would you take in implementing this type of housing?
51. What would you call this type of housing unit?

Thank you again for your cooperation. Would you like to receive a summary of this demand survey? (in November, 1983)

_____ yes

_____ no

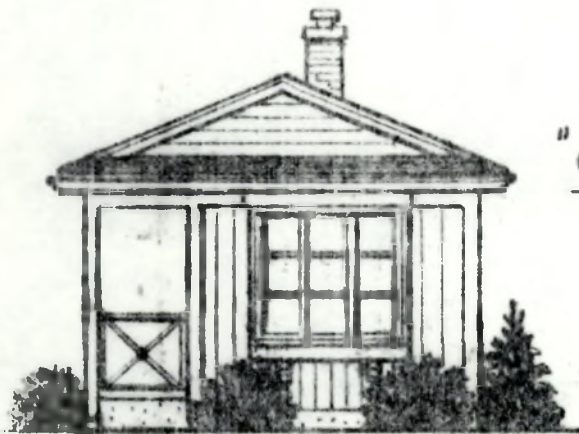
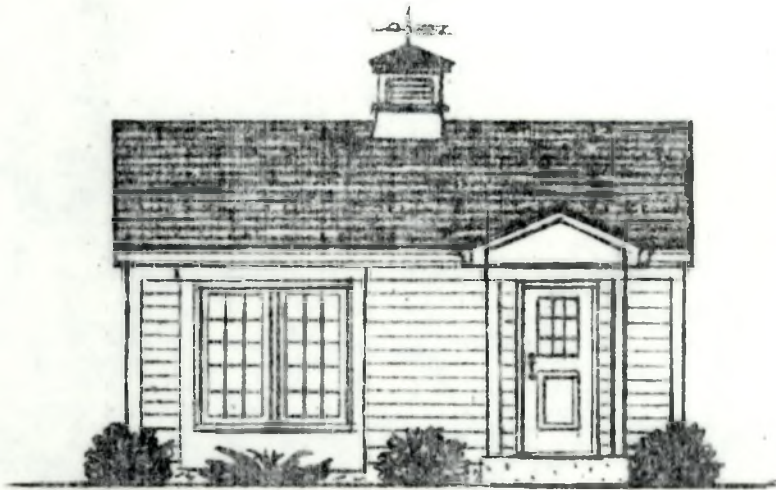
Please return the completed survey (in enclosed stamped envelope) to:

Professor Mike Lazarowich
School of Urban and Regional Planning,
University of Waterloo,
Waterloo, Ontario N2L 3G1

WITHIN ONE WEEK SO THAT IT CAN BE INCLUDED IN THE ANALYSIS AND REPORT.

APPENDIX J

FINAL DRAFT - SYLES AND FLOOR PLANS

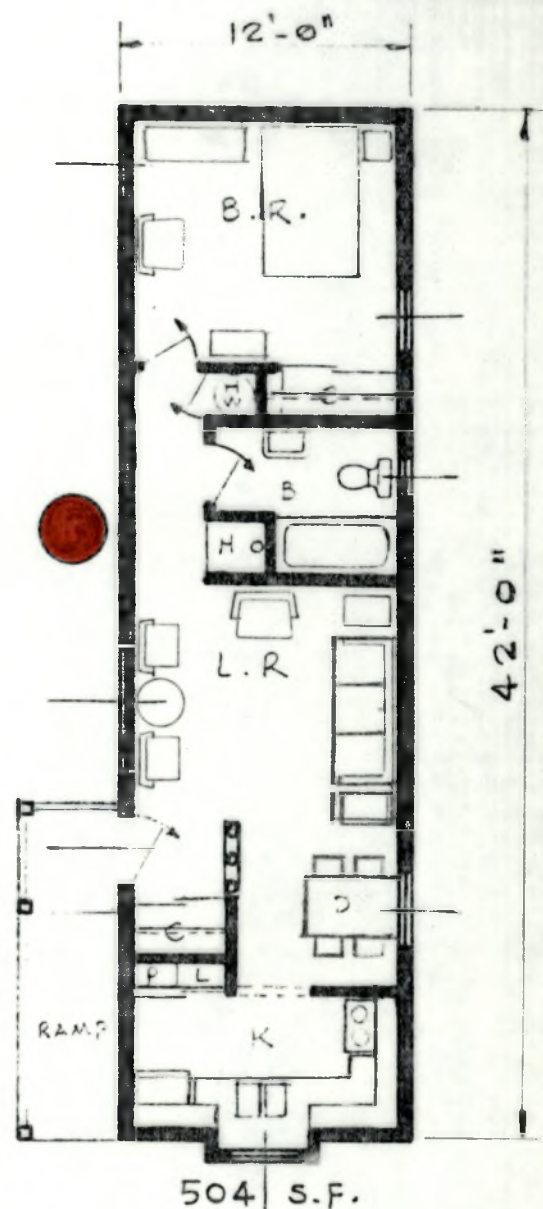
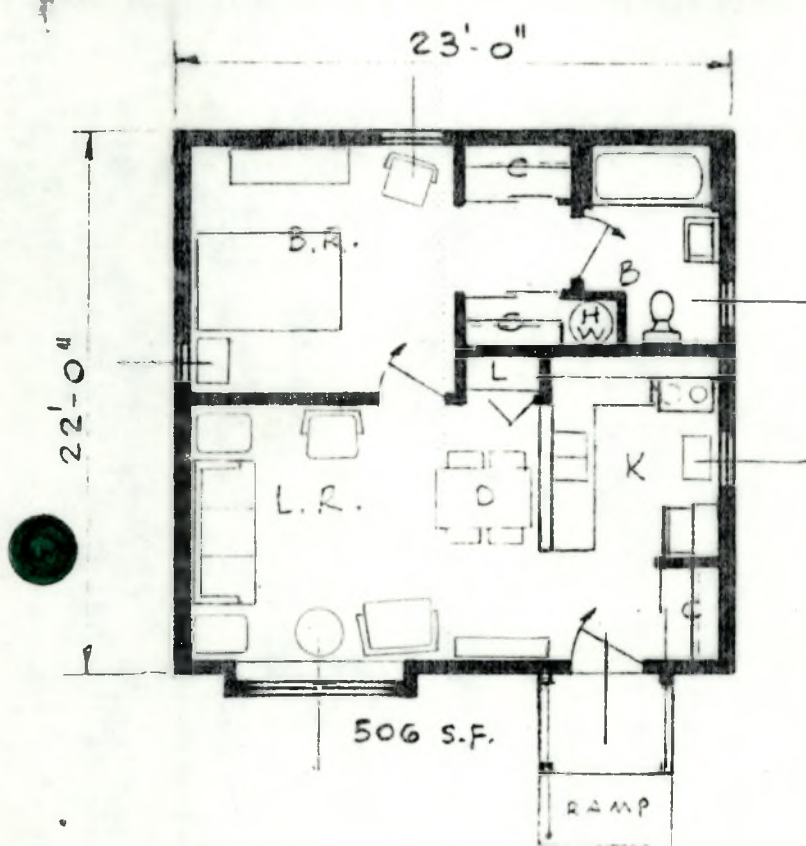


"GRANNY FLATS"

ELEVATIONS

$\frac{1}{8}" = 1'-0"$





"GRANNY FLATS"

FLOOR PLANS
 $\frac{1}{8}" = 1'-0"$

