

ABSTRACT

As our society ages, one must wonder how the Canadian elderly will be housed in the future. Senior citizens remaining in their family homes are faced with tremendous expense in maintaining their shelter. The number of seniors residing in these family homes creates a situation of underused housing stock in Canada. Institutionalization of Canadian seniors has been an alternative, albeit a costly one. This study provides an examination of the concept of the granny flat. The granny flat is a small, detached, portable unit that is situated on the lot behind the primary residence. The units are intended for the elderly parents of those residing in the primary unit. The granny flat is situated on the lot until the elderly residents pass on or move into another form of housing. The unit is then removed from the lot. These units and granny flat programs have been implemented in Australia with great success. They have been examined in the province of Ontario as an alternative form of housing for the elderly. The problem faced by those wishing to develop granny flats in Ontario is one posed by zoning restrictions.

Based on the literature and interviews with planning professionals and government officials it was determined that zoning presents a significant barrier to the development of granny flats in Ontario. The literature and interviews demonstrated that zoning which regulates the number of units per lot that can be used for human habitation, zoning to control the occupancy of the granny flat units, the requirement of public participation in the rezoning process, and changes to Ontario's Planning Act that determine the process Ontario municipalities must follow when creating zoning by-laws

are all restrictions to the development of granny flats in Ontario municipalities.

Following this examination and analysis, recommendations for reducing the zoning barriers to granny flat development in the new City of Kingston, Ontario are presented.