

Secondary Suite Process Reform Phase 2 – Semi-detached Dwellings

Purpose

To inform Calgary Planning Commission on proposed changes to Secondary Suites that will be presented to the SPC on Planning and Urban Development on October 04, 2019.

Any comments from Commission will be included as an attachment in the report to Council.

Background

Council direction #1

On April 29, 2019 Council adopted PUD2019-0336, *Improving Secondary Suite Safety in Semi-detached Dwellings*. This report scoped out options for legalizing suites in semis. The current process for legalizing a suite in a semi requires a land use redesignation, typically to the R-CG district. Council adopted Administration's recommended option of amending the Land Use Bylaw to legalize suites in semis. This approach is like what was done in 2018 with suites in single-detached dwellings by amending the Bylaw to remove the land use redesignation process for legalizing a suite (i.e. R-C1 to R-C1s).

Council direction #2

The *Policy to Guide Discretion for Secondary Suites and Backyard Suites* is used by the Development Authority to assist with decision making for suites where a development permit is required. The *Policy* contains the Parking Areas Map which identifies geographic areas where the Development Authority may consider a relaxation of the required parking for either a suite or backyard suite.

The Parking Areas Map was taken from the multi-residential section of the Bylaw as it is a current method for reducing the required parking for multi-residential development for areas that are generally considered inner-city.

On January 14, 2019 Council adopted PUD2018-1323, *Backyard Suite Design and Standards*. This report was focused on backyard suites, however Council noted the limitations of the Parking Areas Map as it does not reflect the access to frequent transit that is available city-wide and directed Administration to amend the map in the *Policy* to better reflect these mobility options.

Council direction #1 - Land Use Bylaw amendments summary

Topic	Existing Rule	Proposed Amendment
<i>Secondary Suites in Semi-detached Dwellings</i>	The definition of Secondary Suite does not allow it to be within a Semi-detached Dwelling except in the R-CG district.	Secondary Suites would be allowed within Semi-detached Dwellings in all districts where both uses are listed.
<i>Location of entrance</i>	A Contextual Semi-detached Dwelling is not allowed to have an exterior entrance on the side of the building unless the entrance is on the street side of a corner parcel.	A Contextual Semi-detached Dwelling not located on a corner parcel would be allowed to have a side entrance that provides access to a Secondary Suite.

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<i>Parking for Secondary Suites in Semi-detached Dwellings</i>	<p>A Contextual Semi-detached Dwelling with 2 Secondary Suites requires 6 parking stalls</p> <p>A Semi-detached Dwelling with 2 Secondary Suites on a parcel less than 9.0 metres wide or has a parcel area of less than 270.0 square metres requires 6 parking stalls.</p>	A contextual Semi-detached Dwelling or Semi-detached Dwelling, with 2 Secondary Suites, would be required to provide 4 parking stalls on site.
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Council direction #2 - Policy to Guide Discretion for Secondary Suites and Backyard Suites amendments summary

Existing Parking Areas Map

	Centre City	Area 1	Area 2	Area 3
Policy	Relaxation can always be considered	No opportunity for relaxation	Relaxation can be considered if suite is within: 600m of LRT 400m of MAX 150m of frequent bus service	Relaxation can always be considered

Proposed Parking Areas Map

	Area 1	Area 2
Description	Amalgamation of Center City and Area 3 from existing map	Remainder of city
Policy	Relaxation can always be considered	Relaxation can be considered if suite is within: 600m of LRT 400m of BRT 400m of frequent bus service

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