

SPC on Planning and Urban Development

2019 October 02

Secondary Suite Process Reform Phase 2 – Semi-detached Dwellings PUD2019-1203





Purpose of Report

Conclude the *Secondary Suite Process Reform*:

- Respond to Council direction and combines into one report
- Council Direction #1: allow Secondary Suites in Semi-detached Dwellings in the Land Use Bylaw
- Council Direction #2: revise Parking Areas Map for relaxations



Council Direction #1

2019 April 29 Council adopted the recommendation of the SPC on PUD, 2019 April 03:

That Council:

1. Adopt Option #2 as the strategy to legalize Secondary Suites in Semi-detached Dwellings;
2. Direct Administration to work with the City Bylaw department and City Inspection department to ensure that citizen housing is not compromised in the interim situation until a bylaw is established; and
3. Direct Administration to report back to the SPC on Planning and Urban Development by the end of Q4 2019, with the required Land Use Bylaw and policy amendments to support Option #2 as described in this report.

Council Direction #2

2019 January 14 with respect to PUD2018-1323 the following Motion Arising to be adopted, in part:

That Council:

2. Direct Administration to work with area Councillors to revise the Map of the Policy to Guide Discretion for Secondary Suites and Backyard Suites to better reflect mobility criteria and return with a revised map to Council as soon as possible.

Direction #1 – Suites in Semis

- Suite in semi not allowed except in R-CG district
- Current process is redesignation and Public Hearing (i.e. R-C2 to R-CG)
- 17,306 buildings
- 169 communities
- 64% in R-C2
- Top 5 communities with semi-detached buildings

Community	Number of buildings
Beddington Heights	486
Bowness	451
Killarney/Glengarry	425
Dover	386
Mount Pleasant	364

Direction #1 – Suites in Semis

- Secondary Suite definition
 - Amend to allow a suite within a semi
- Location of entrance
 - Amend to allow side entrance on Contextual Semi
- Parking

District	Use	Parcel width	Parking for semi	Parking for suite	Total parking
R-C2	Contextual Semi + Suite	N/A	2 per dwelling unit	1 per suite	6
R-C2	Semi + Suite	W > 9m	1 per dwelling unit	1 per suite	4
R-C2	Semi + Suite	W < 9m	2 per dwelling unit	1 per suite	6

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Direction #1 – Suites in Semis

Outcomes:

- Parcels retain existing land use district
- Semi or suite not being added to any districts
- Redesignation no longer required (i.e. R-C2 to R-CG) to either legalize existing suites or develop new suites in a semi
- Suite may proceed directly to building permit if Land Use Bylaw rules are met

Direction #1 – Suites in Semis

Enforcement

- Development Inspectors have been delaying Bylaw enforcement action pending Council's decision on the proposed Bylaw amendments
- Building Permits for a limited scope of work to address safety issues such as egress windows continue to be issued

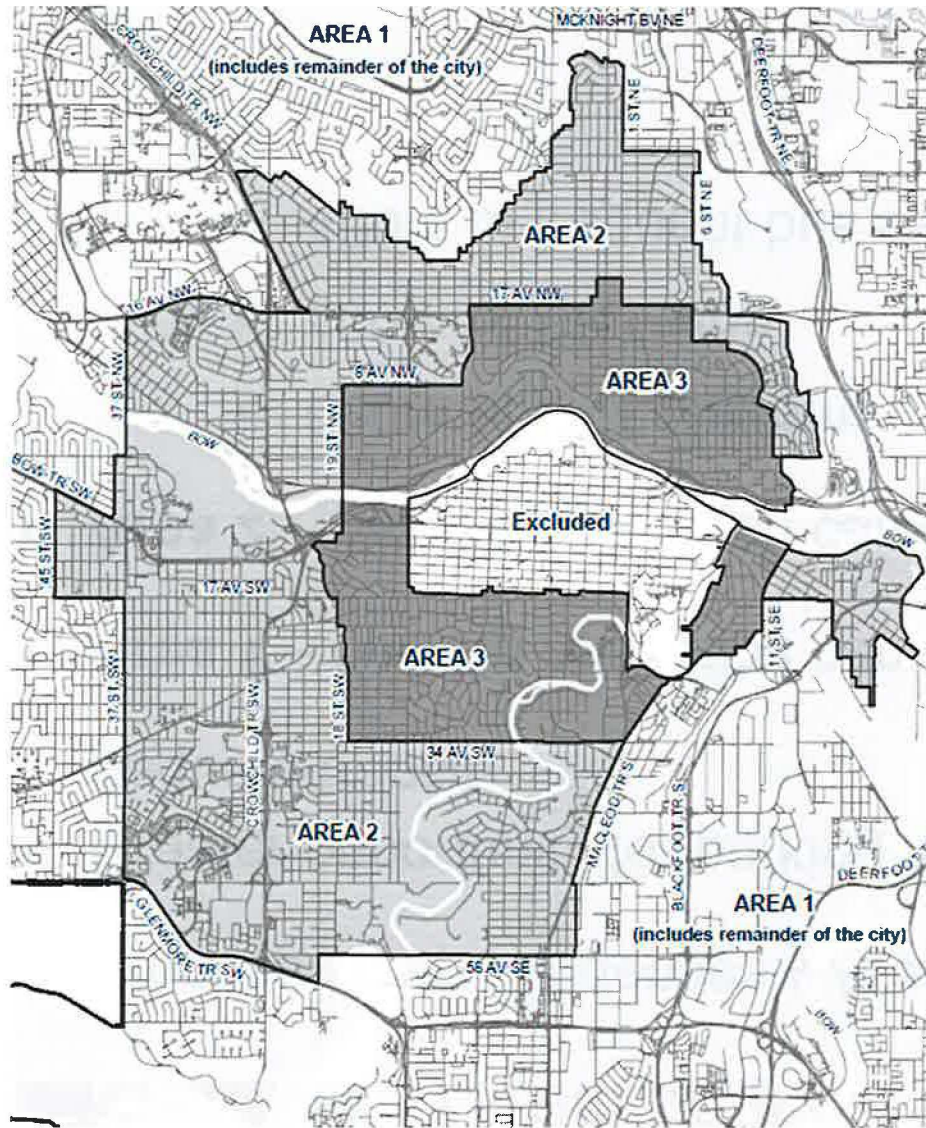
Direction #2 – Parking Areas Map

- *Policy to Guide Discretion for Secondary Suites and Backyard Suites* approved in March 2018
- *Policy* applies to Secondary Suites and Backyard Suites in all land use districts in all building forms
- Parking Areas Map and policy added January 2019 to support decisions on parking relaxations
- Council directed the map be amended to better reflect city-wide mobility options

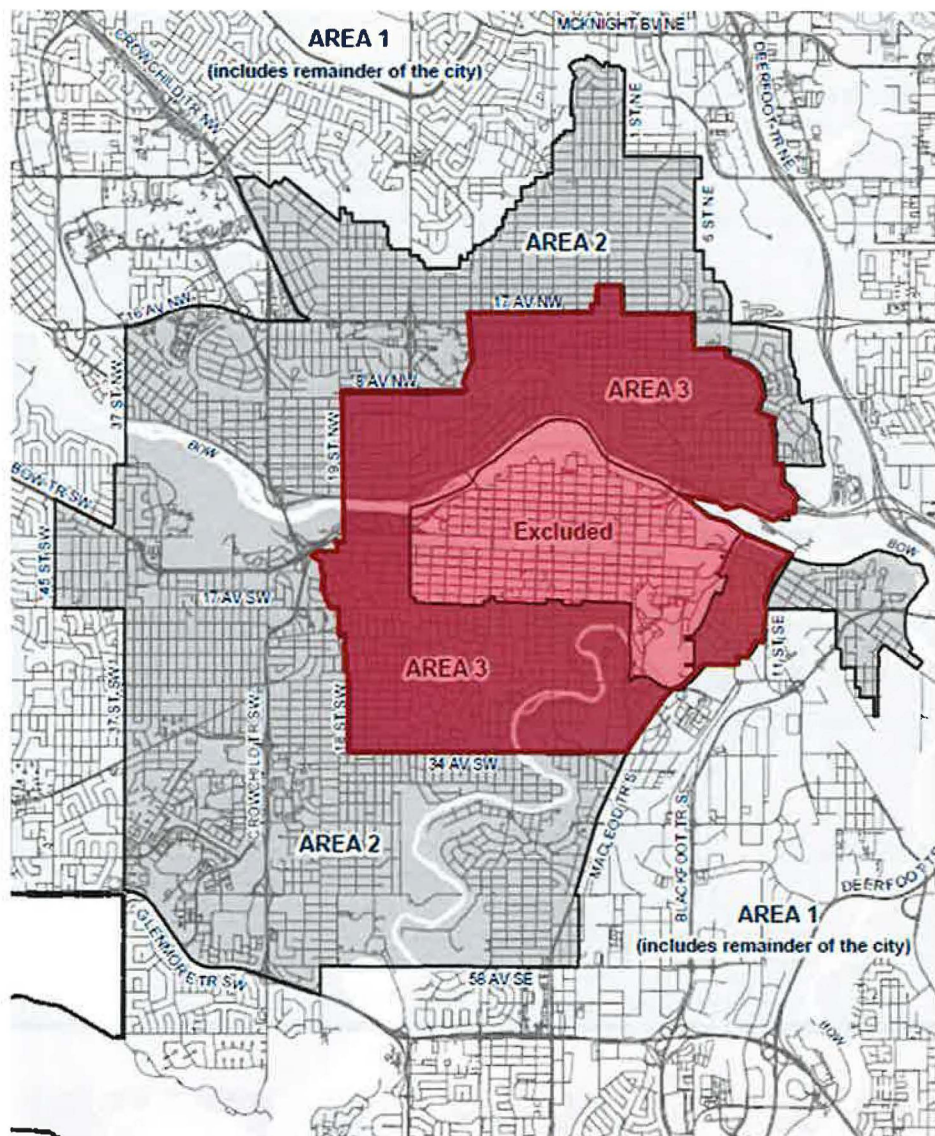
Direction #2 – Parking Areas Map

- Proposed map condenses 4 Areas into 2 Areas
- Greater opportunity for parking relaxation based on proximity to frequent transit
- **Area 1** – parking relaxation can always be considered
- **Area 2** – parking relaxation can be considered if suite is within:
 - 600m of LRT platform
 - 400m of BRT stop
 - 400m of frequent bus service

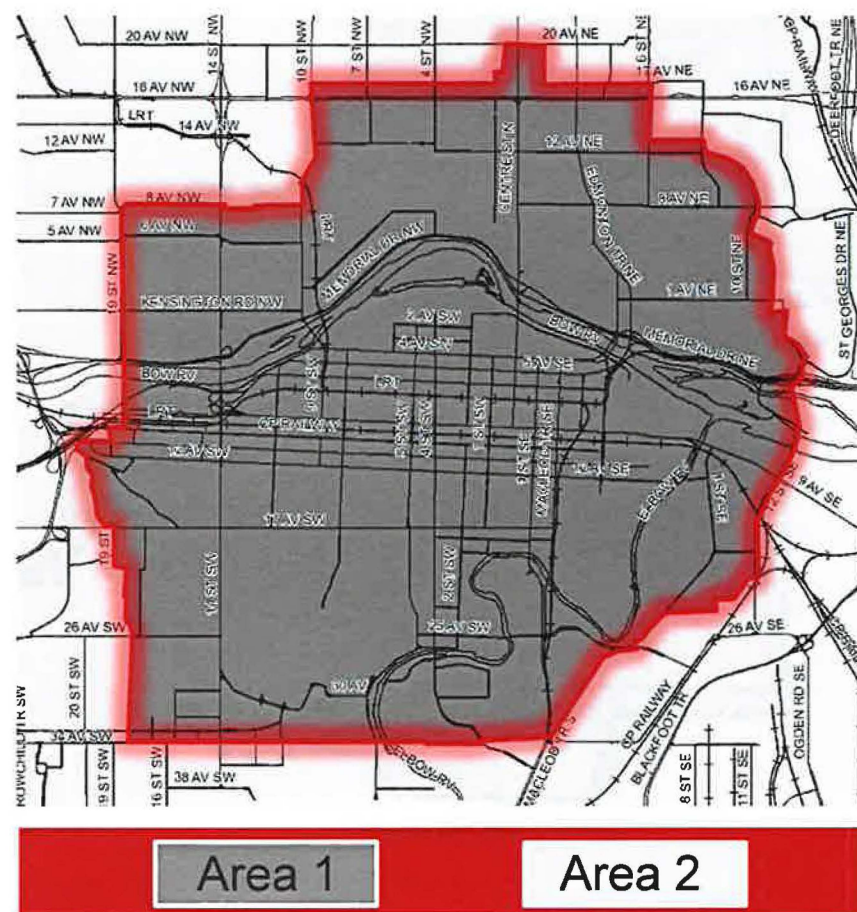
Parking Areas Map



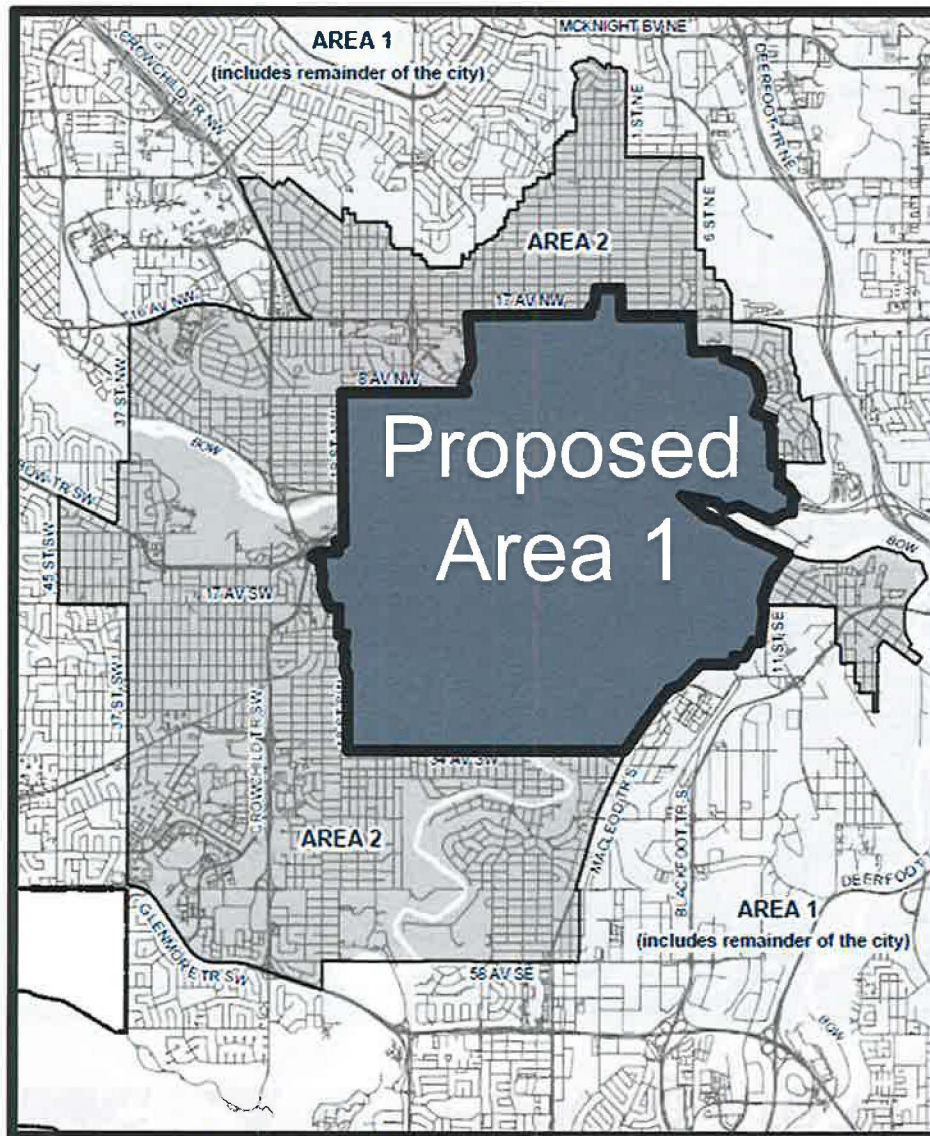
Parking Areas Map



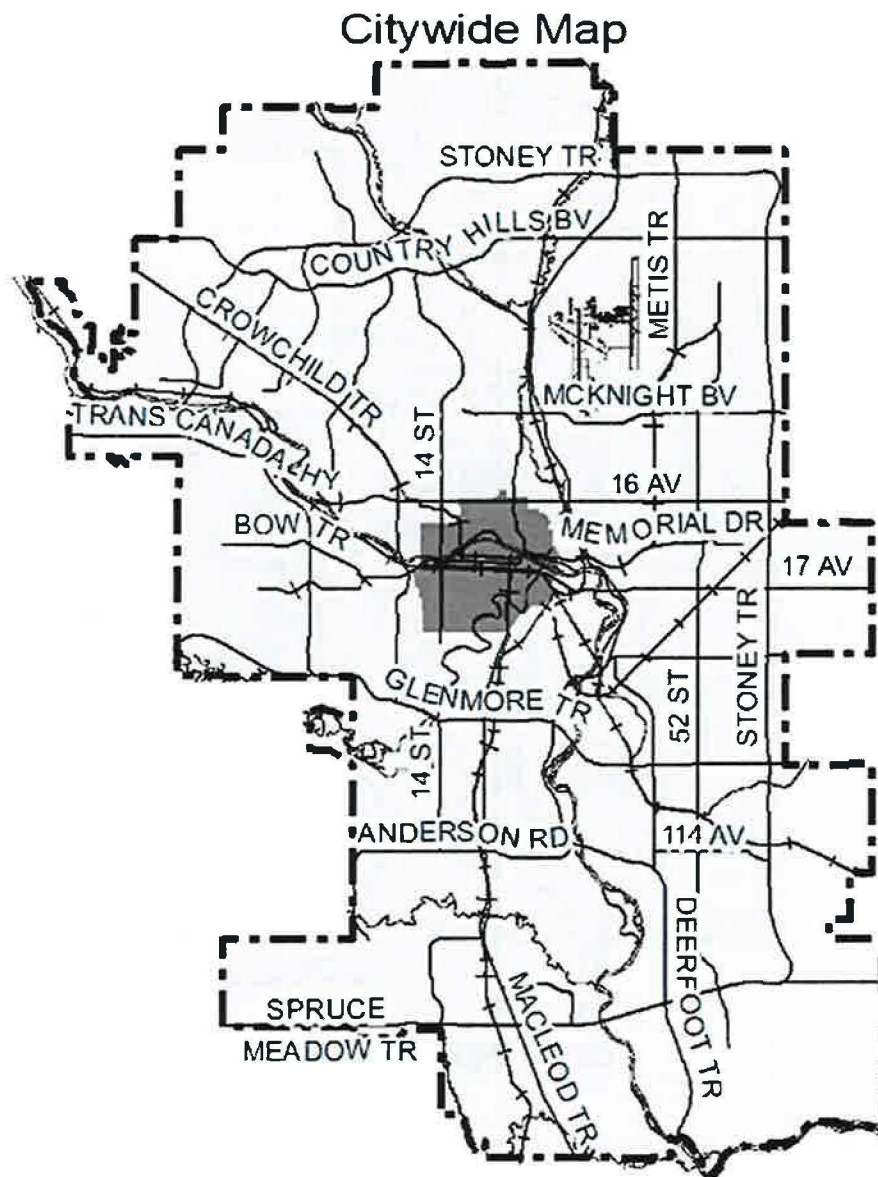
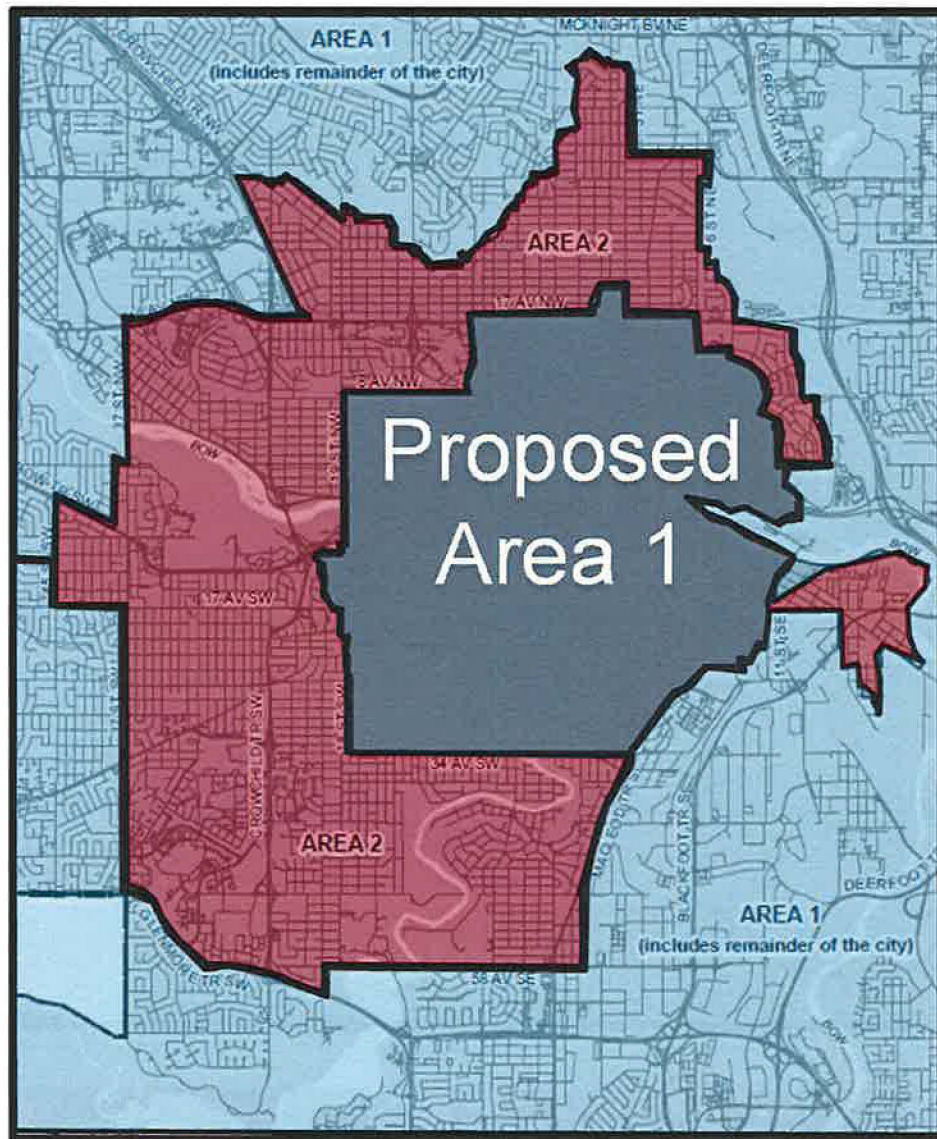
Parking Areas Map



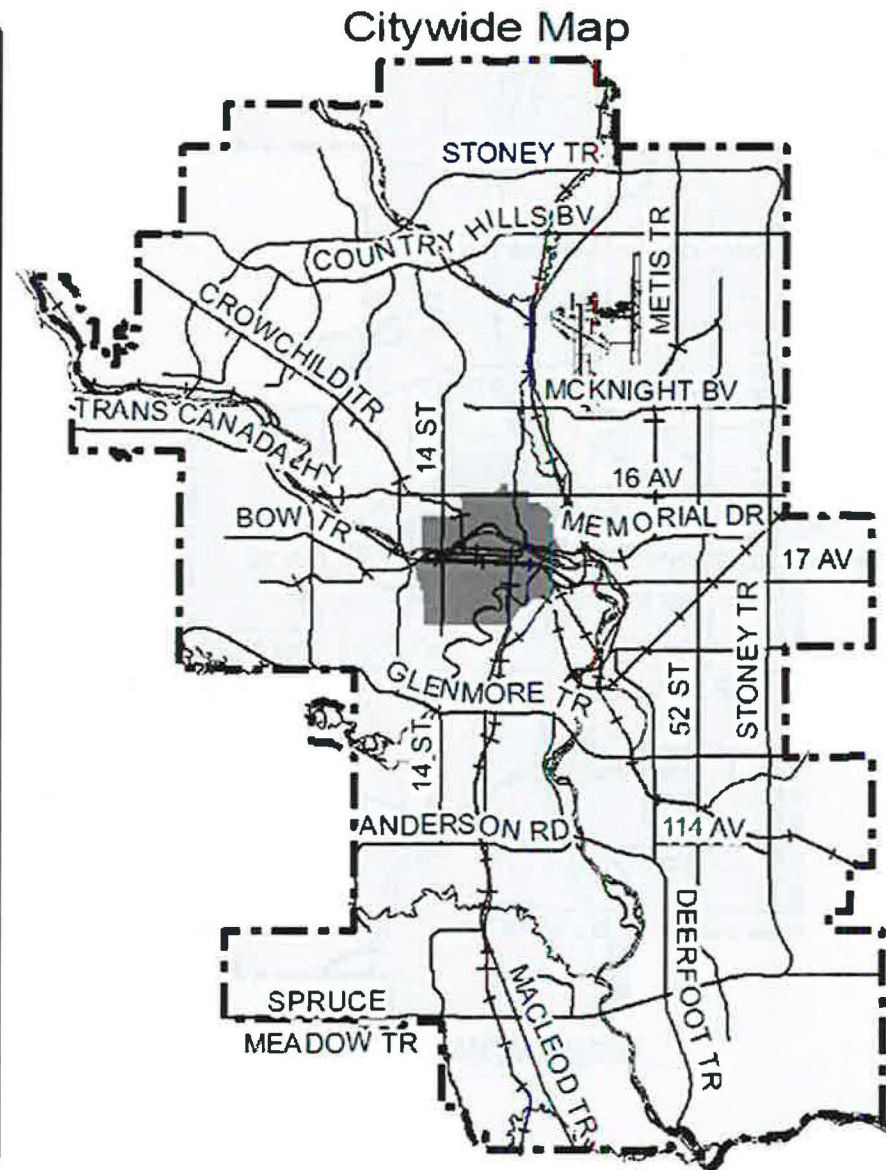
Parking Areas Map



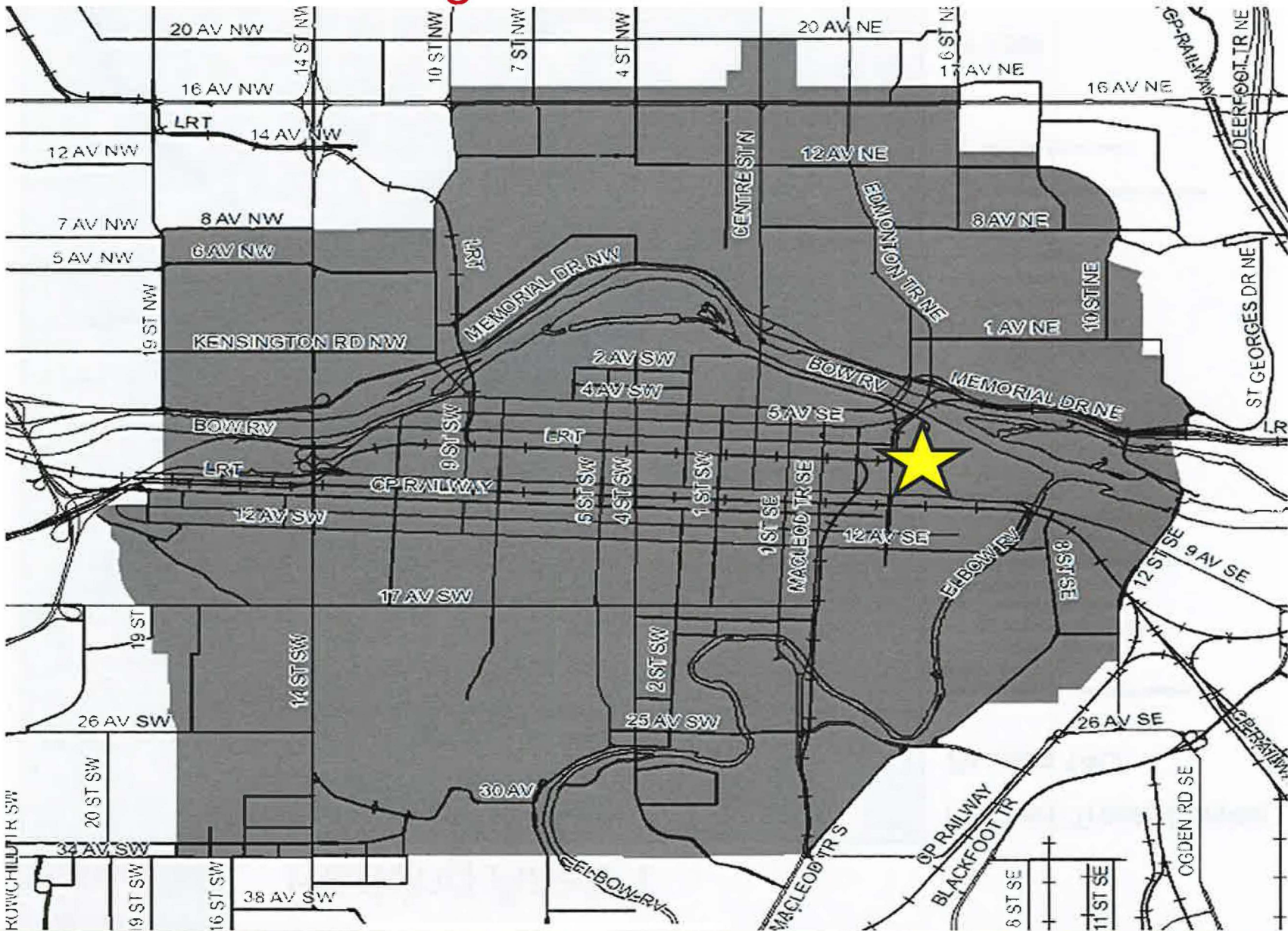
Parking Areas Map



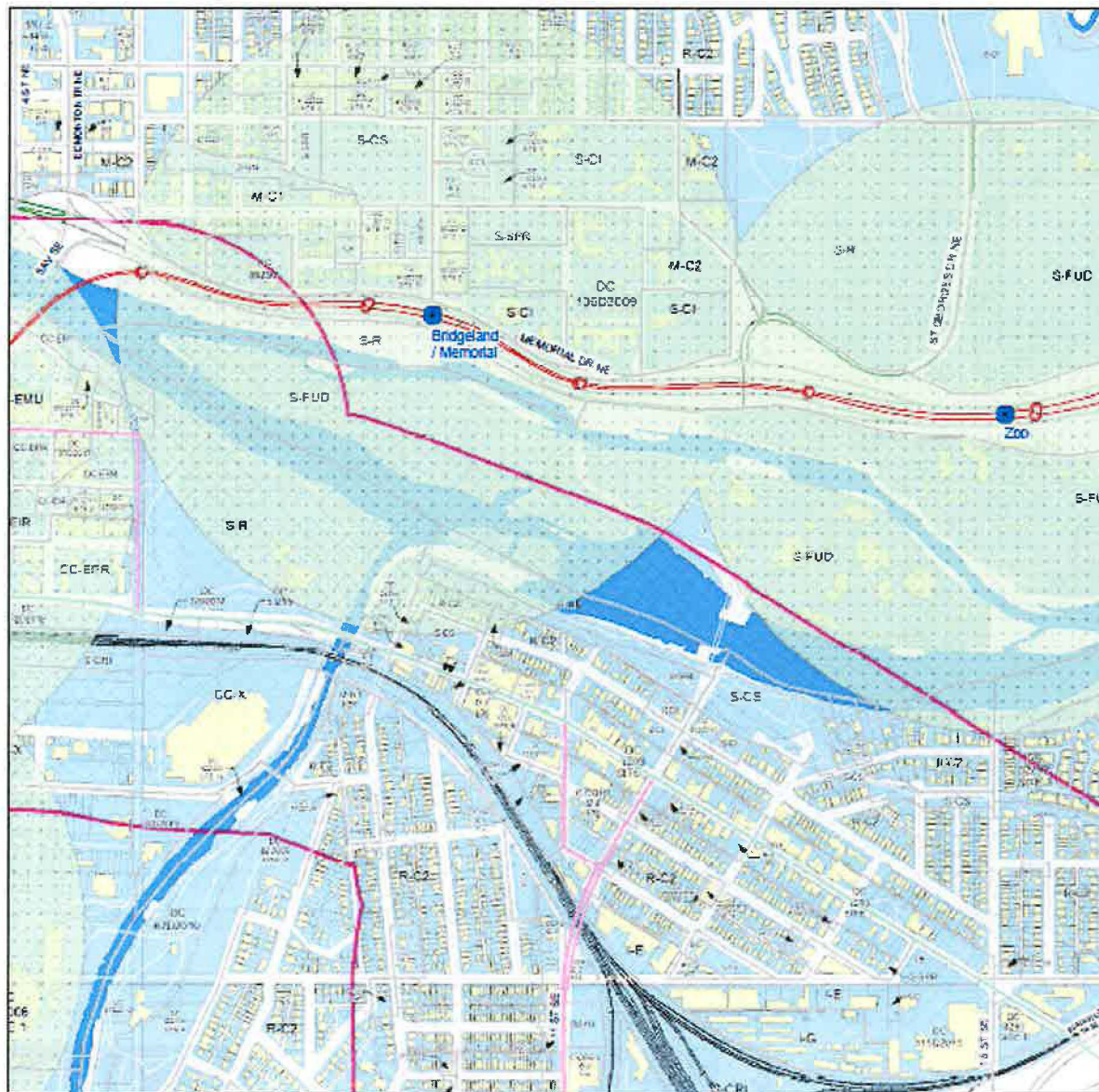
Parking Areas Map



Parking Area 1



Parking Area 1



Frequent Transit Service Section 14C

Frequent Bus Routes / BRT Routes Route Name

- 1 - Bowness - Forest Lawn
- 2 - Mt. Pleasant / Kildare 17 Ave.
- 3 - Sandstone/Elbow Drive
- 7 - Marda Loop
- 8 - North Pointe / Foothills Medical Centre
- 9 - Dalhousie-Chinook
- 20 - Northmount / Heritage
- 21 - Castlebridge
- 23 - 52 Street East
- 37 - Heritage / Canyon Meadows
- 38 - Brentwood / Temple
- 43 - McKnight / Chinook
- 55 - Falconridge
- 71 - Taradale
- 300 - BRT Airport / City Centre
- 301 - BRT North
- 302 - BRT Southeast
- 303 - MAX Orange
- 305 - BRT Bowness
- 306 - Max Teal
- 307 - Max Purple
- 400m Buffer from Frequent Bus / BRT Route
- LRT Station
- 600m Buffer from LRT Station

1:7,500

Parking Area 2



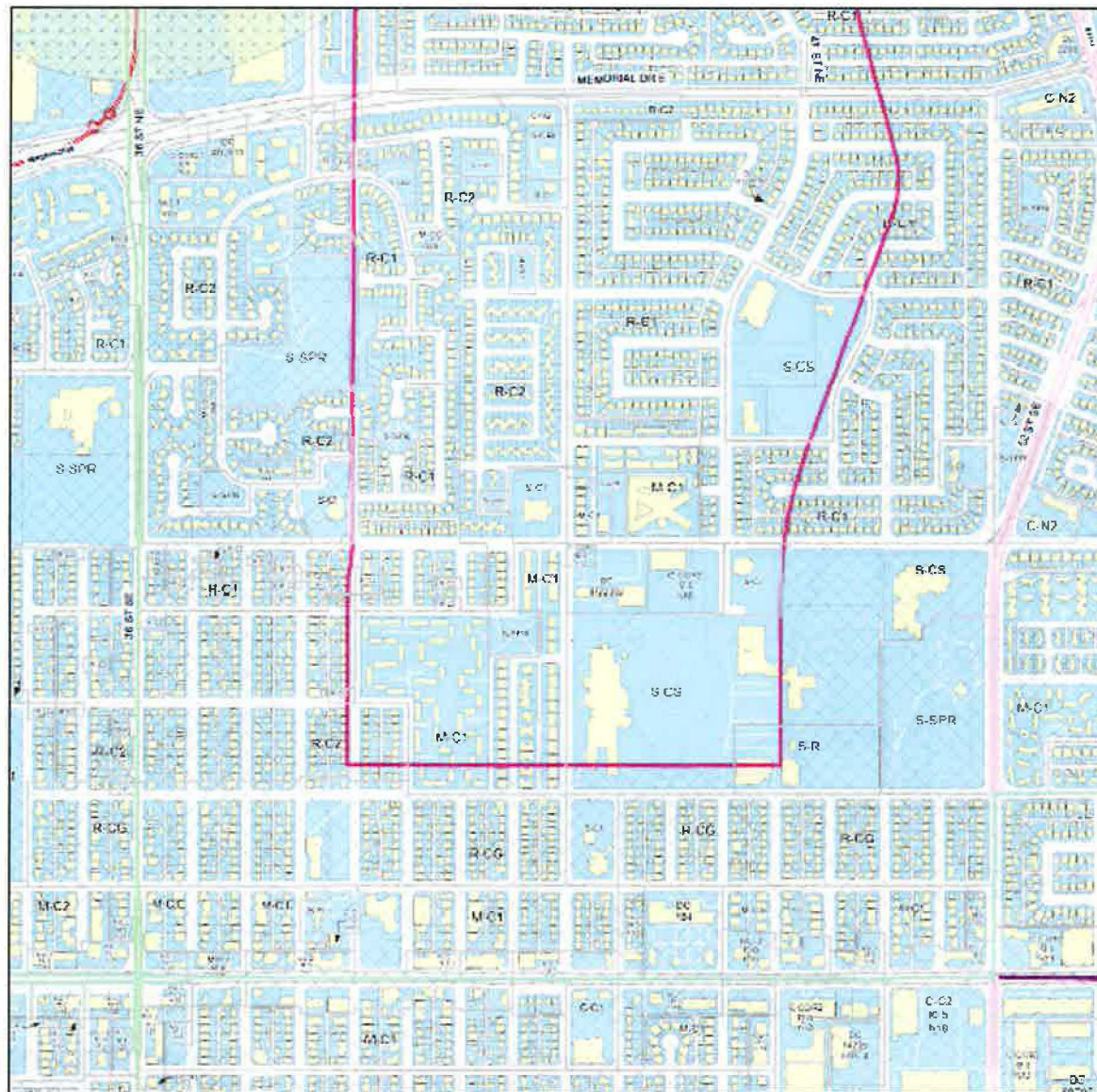
Frequent Transit Service
Section 15E

Ident Bus Routes / BRT Routes

- 1 - Bowness - Forest Lawn
- 2 - Mt. Pleasant / Kildare 17 Ave.
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7,500

Parking Area 2



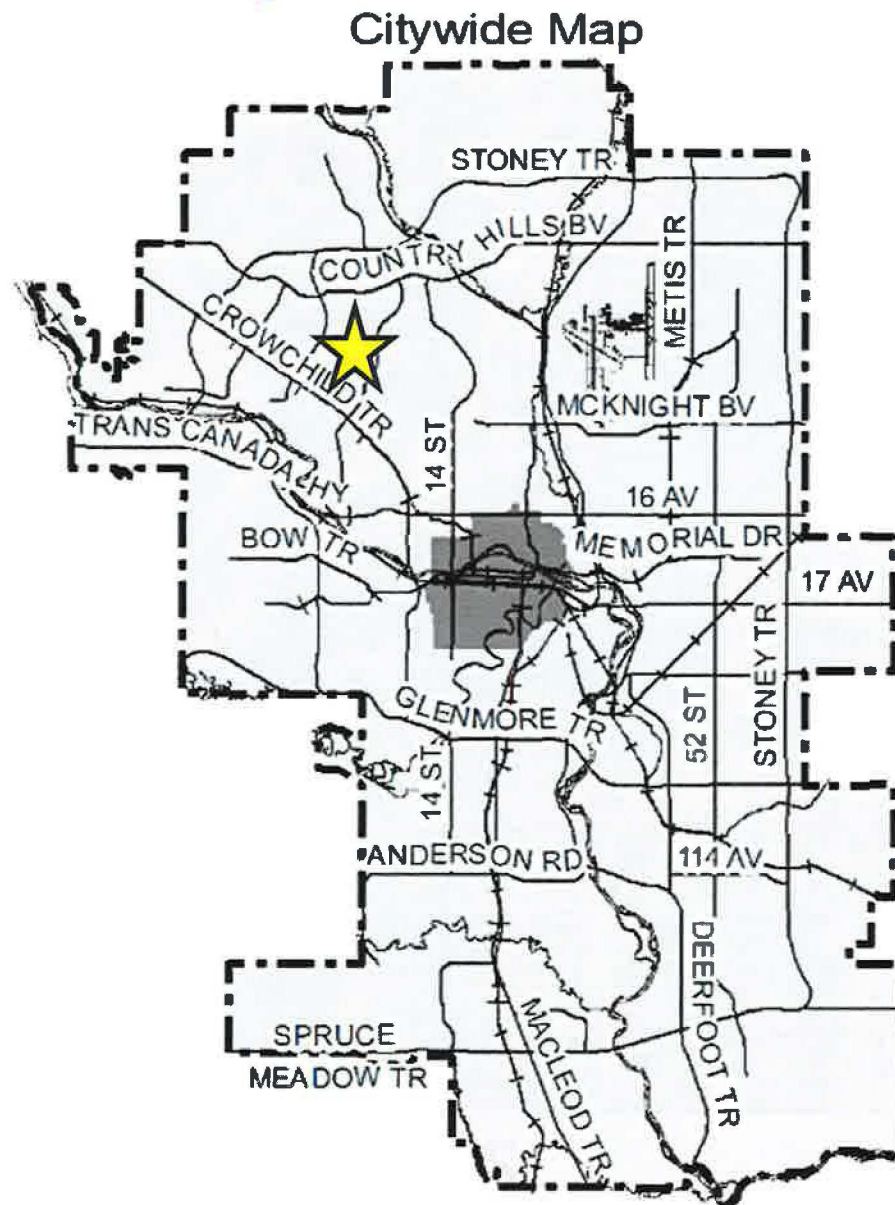
Frequent Transit Service Section 15E

Frequent Bus Routes / BRT Routes Route Name

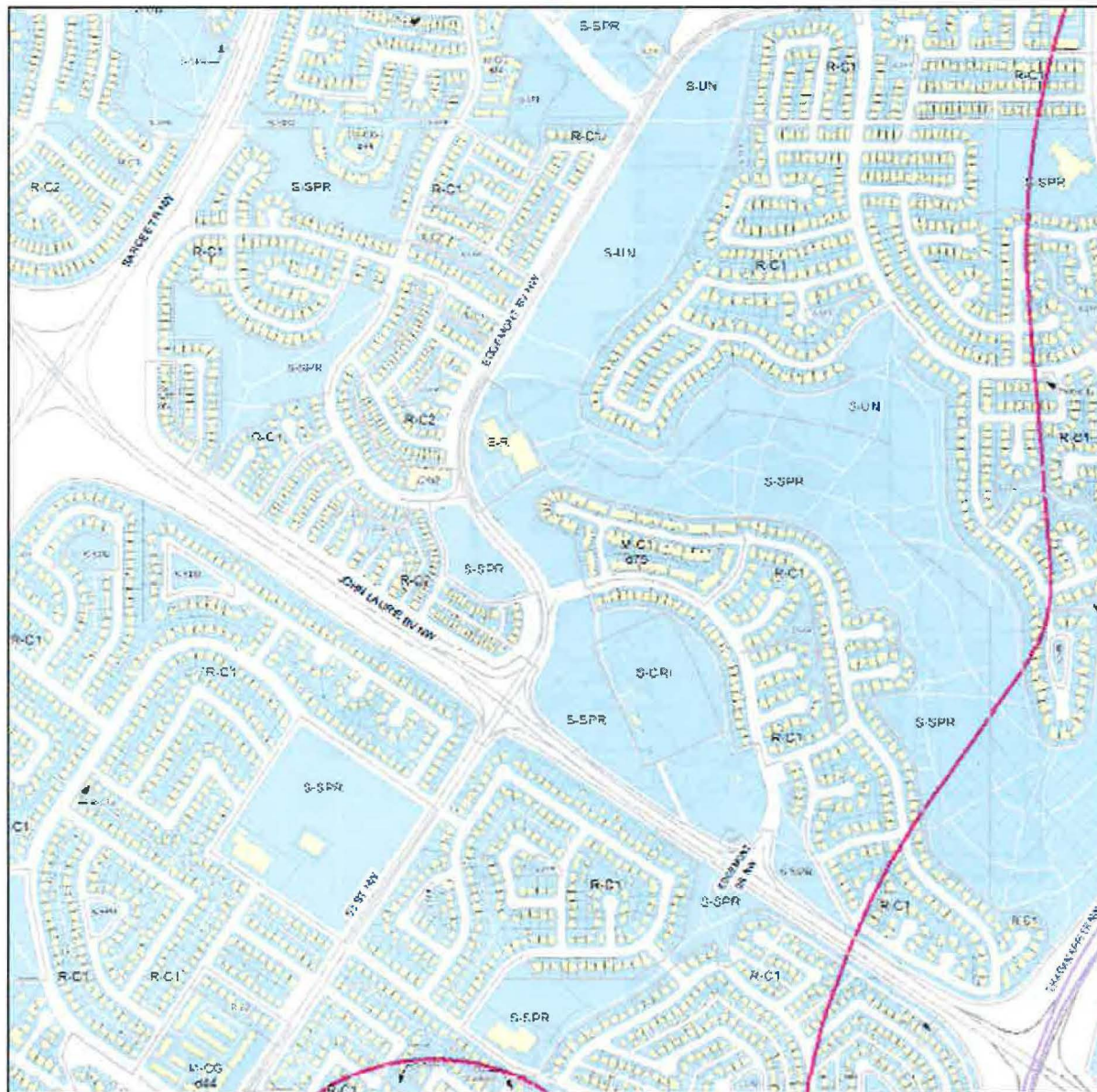
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- LRT Station
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1:7,500

Parking Area 2



Parking Area 2



Frequent Transit Service Section 12NW

Frequent Bus Routes / BRT Routes

Route Name

- 1 - Bowness - Forest Lawn
- 2 - Mt. Pleasant / Killamey 17 Ave.
- 3 - Sandstone/Elbow Drive
- 7 - Marda Loop
- 8 - North Pointe / Foothills Medical Centre
- 9 - Dalhousie-Chinook
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1:7,500



Secondary Suite Process Reform

- 1859 suites on Registry
- Located in communities throughout the city
- 932 development permit applications reviewed
- 40% of applications done on-site

Recommendations

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare an amending bylaw to the Land Use Bylaw 1P2007 as outlined in the proposed text in Attachment 1; and
 - b. Forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 November 18 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed amending bylaw at the 2019 November 18 Combined Meeting of Council and give three readings to the proposed Land Use Bylaw amendments in Attachment 1.
3. Adopt by resolution proposed amendments to the *Policy to Guide Discretion for Secondary Suites and Backyard Suites* as outlined in the proposed text in Attachment 2.