



Combined Meeting of Council
2019 November 18

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
 - Amend to require a site with semi with suites provide four parking stalls

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

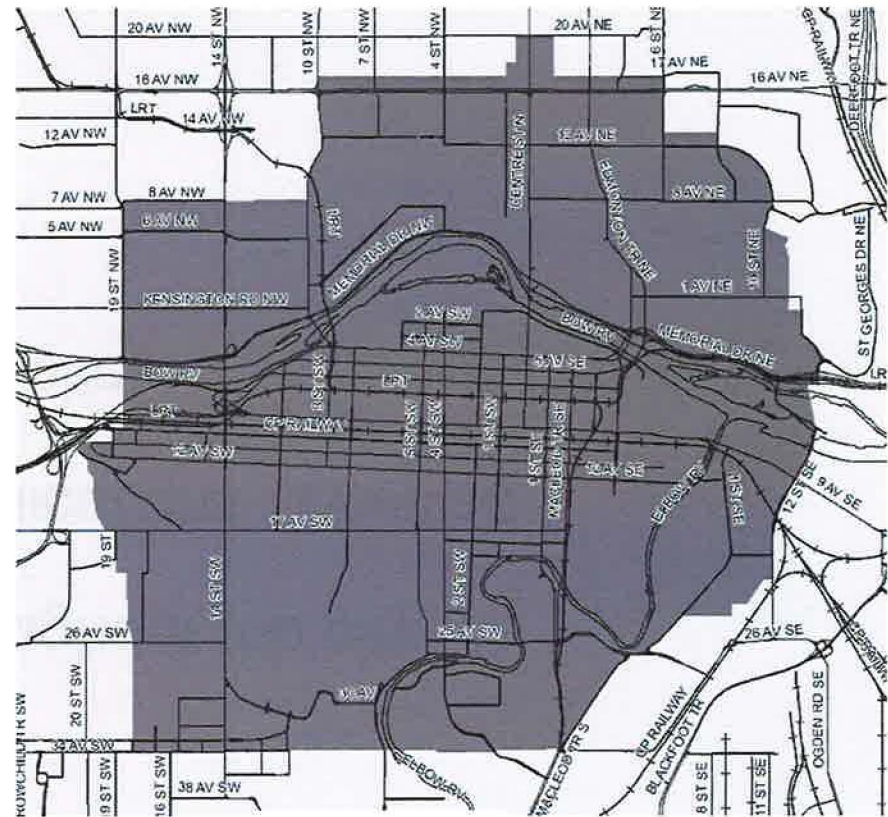
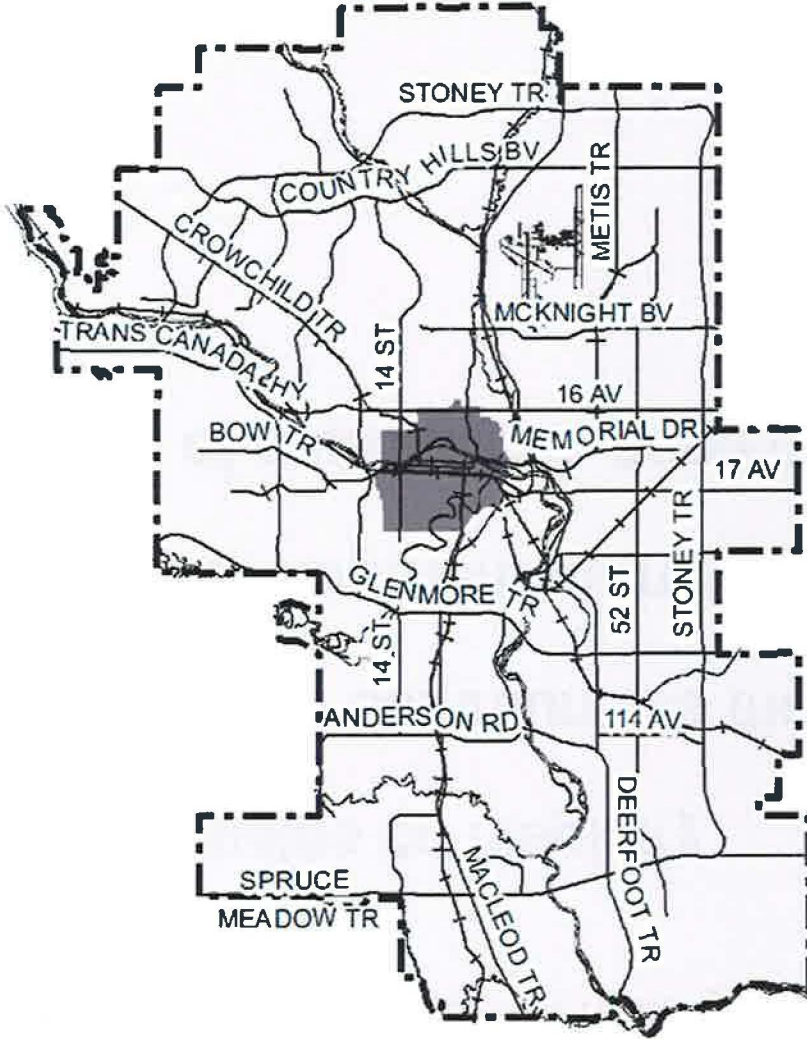
- *Policy to Guide Discretion for Secondary Suites and Backyard Suites* approved in March 2018
- *Policy* applies to Secondary Suites and Backyard Suites in all land use districts in all building forms
- Parking Areas Map and policy added January 2019 to support decisions on parking relaxations
- Council 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

Direction #2 – Parking Areas Map

Citywide Map



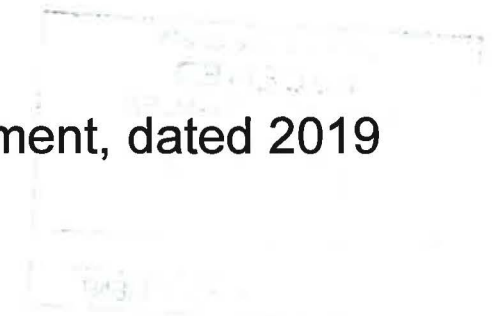


Secondary Suite Process Reform

- 2078 suites on Registry
- Located in communities throughout the city
- 932 development permit applications reviewed
- 40% of applications done on-site



Recommendations



Recommendation of the SPC on Planning and Urban Development, dated 2019 October 02:

That Council hold a Public Hearing and:

1. ADOPT, by, bylaw, the proposed amendments to the Land Use Bylaw 1P2007; and
2. Give three readings to the Proposed Bylaw **76P2019**.
3. Adopt by resolution the proposed amendments to the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*.

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

NOV 18 2013

ITEM: 8.2.1 PUD2019-1203

CITY CLERK'S DEPARTMENT