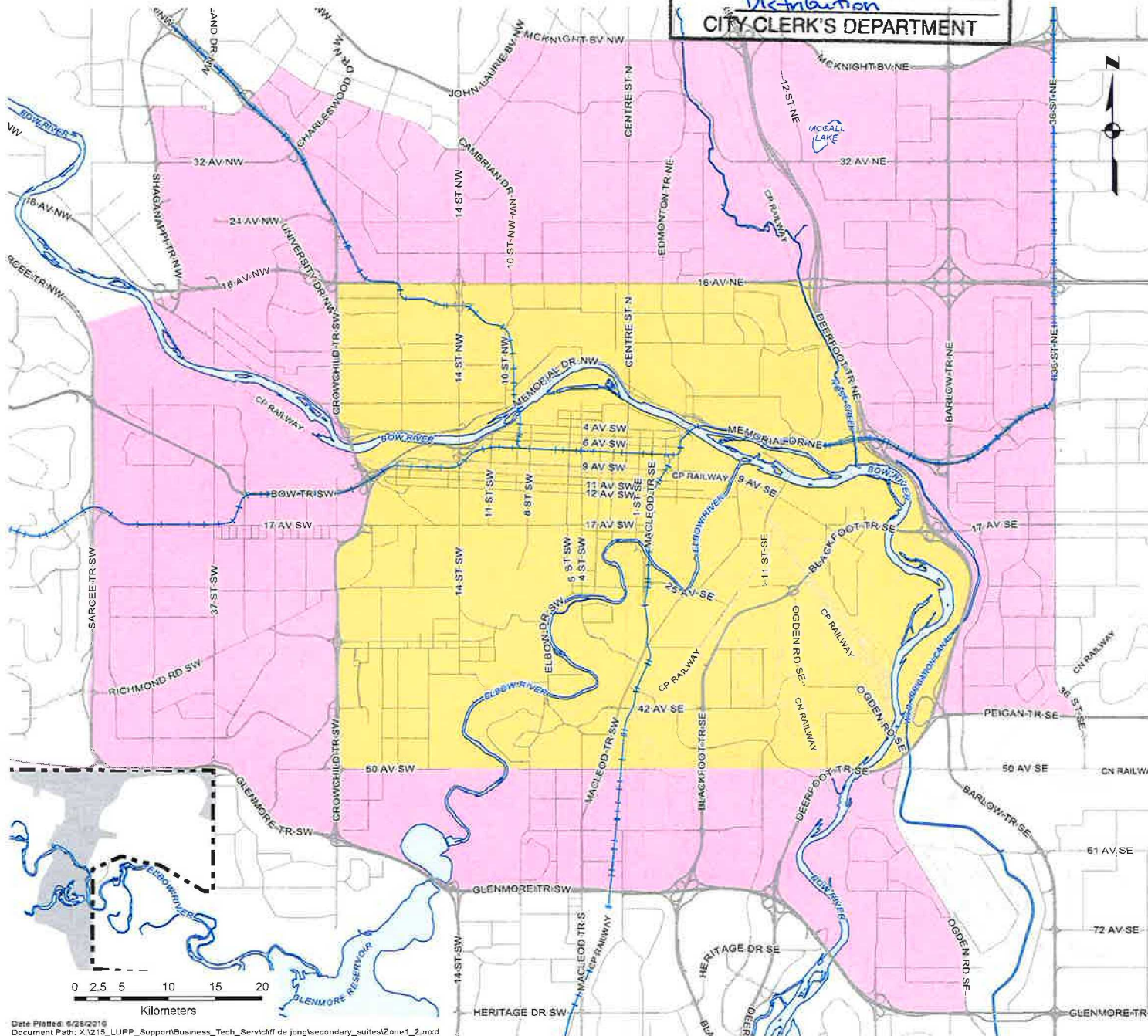


JUL 25 2016

ITEM: 7.3 NM2016-22
Distribution
 CITY CLERK'S DEPARTMENT

Proposed Secondary Suite Zones



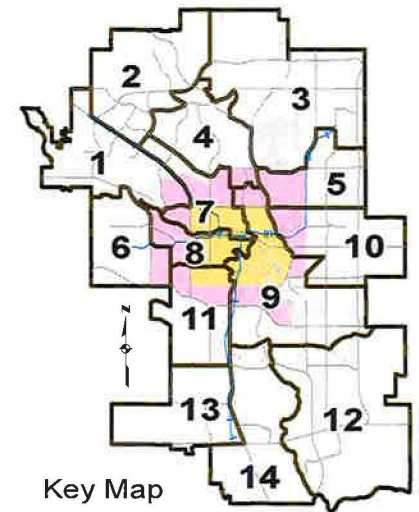
Legend

- Secondary Suite Zone 1 - Permitted
- Secondary Suite Zone 2 - Discretionary
- City Limit
- Street Network
- Rivers, Lakes & Canals
- TUC - Transportation Utility Corridor

Number of Parcels With Zone 1 & 2 and Their Associated Land Use Designation

Land Use	Zone 1	Zone 2	Grand Total
R-1s	1		1
R-2		3	3
R-C1	4,919	13,989	18,908
R-C1Ls		2	2
R-C1N	126	118	244
R-C1s		16	16
R-C2	12,424	19,763	32,187
Grand Total	12,846	38,515	51,361

Note: Stats as of May, 2016



Key Map

NM – Reforming the Secondary Suite Process Supplemental Package

- **Mandatory Registration Program**
 - Institute registration fee of \$1,000 that is up for renewal every 2 years
 - Offer a \$1,000 rebate to applicants that live at the address in question
 - Legal suites that are unregistered will be subject to penalty
- **Reinstitute application fees for secondary suites**
 - Fees will be refunded if application is not successful
- **Enforcement Amnesty**
 - Windows would be open for illegal suites to come forward without fear of penalty
 - Suites would be brought up for code and an application for rezoning would be made
 - All rezoning applications that arise from the enforcement amnesty could come before Council as a batch application
 - Eg. Over a 2 month period, all suites applying that have been brought up to code could come before Council. Instead of individually going over numerous applications, Council could pass the applications as a package.
- **New Secondary Suite Zones**
 - Zone 1 is permitted for basement suites
 - Zone 2 is discretionary for basement suites
 - Backyard suites would remain discretionary in all zones
 - Zones that currently allow for secondary suites would remain unchanged, the zone changes would apply to all R1/RC1 properties
 - The map considers major roadways as physical boundaries
 - The map is subject to further change through Council feedback