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THE CITY OF CALGARY
CITY CLERK'S

NOTICE OF MOTION

CC 661 (R2009-05)

NM2015 November 4

RE: RULES FOR SECONDARY SUITES AND BACKYARD SUITES

COUNCILLORS GIAN-CARLO CARRA AND ANDRE CHABOT

WHEREAS accessory suites (secondary suites and backyard suites) provide a market-led solution to increasing rental supply and improving rental affordability and homeowner affordability;

AND WHEREAS existing rules for parcel dimensions for accessory suites are a barrier to the creation of a legally conforming suite;

AND WHEREAS existing rules limiting the floor area of accessory suites are a barrier to the creation of a legally conforming suite;

AND WHEREAS Land Use Bylaw 1P2007 currently regulates parking and amenity space requirements for accessory suites in addition to parcel dimensions;

AND WHEREAS the size of the building envelope for a secondary suite or backyard suite is already regulated by Land Use Bylaw 1P2007 through building coverage, building setback and building height requirements;

AND WHEREAS public feedback at multiple Public Hearings of Council have clearly identified existing rules that regulate parcel dimensions and floor area as barriers to creating legally conforming suites;

NOW THEREFORE BE IT RESOLVED that Council direct the Administration to report to the Calgary Planning Commission by no later than Q2 of 2016 with amendments to Land Use Bylaw 1P2007 to:

- a) delete the rules that require specific parcel dimensions for the R-C1Ls, R-C1s and R-1s land use districts;

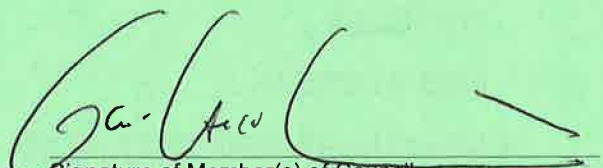
Signature of Member(s) of Council



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- b) amend the minimum lot width requirements in the R-C1N, R-C2, R-1N and R-2 land use districts so that the minimum parcel width required for a Secondary Suite or a Backyard Suite is 9.0 metres;
- c) explore opportunities to reduce or eliminate the minimum parcel width requirements when all the required parking stalls are provided;
- d) delete the minimum parcel depth and minimum parcel area rules for Secondary Suites and Backyard Suites in all districts in which they appear;
- e) where the maximum floor area of a Secondary Suite or Backyard Suite is regulated, increase the allowable floor area to 100.0 square meters; and
- f) remove the maximum floor area requirements for a Secondary Suite that is entirely contained within a basement.


Signature of Member(s) of Council

