



**Report Number:** EC2022-0249

**Meeting:** Executive Committee

**Meeting Date:** 2022 February 22

## NOTICE OF MOTION

**RE:** REMEDYING LEGAL NON-CONFORMING USE OF SEMI-DETACHED HOMES

**Sponsoring Councillor(s):** Councillor Sharp, Councillor Carra, Councillor Walcott, Councillor Wong

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WHEREAS approximately 162 semi-detached homes across Calgary were rendered as “legal non-conforming uses” by zoning changes after construction;

AND WHEREAS non-conforming status prevents any change or intensification of these sites, including the ability to add a secondary suite or legalize an existing secondary suite;

AND WHEREAS bringing existing suites into compliance, creates safer communities and more affordable housing options for Calgarians;

AND WHEREAS the maximum fee revenue foregone for the approximately 162 land use redesignations of \$810,000 and any costs associated will be funded within the Development Approvals and Building Safety services lines operating budget within Planning & Development, and the revenue foregone will likely be lower as not every homeowner will choose to pursue a redesignation of their land.

NOW THEREFORE BE IT RESOLVED that Council directs Administration to waive the fee of redesignating land use from R-C1 to R-C2 on sites with semi-detached homes that have been existing on lots designated as R-C1 since 2008, such land use redesignation enabling the semi-detached homes to become legal conforming uses.

AND FURTHER BE IT RESOLVED that Council directs Administration to update the Fee Schedule to reflect the described waiver of fees.

Attachment:

1. Notice of Motion - Checklist