

Review of Fees to Add the Use of Secondary Suites on a 2P80 Direct Control District

RECOMMENDATION(S):

That the Standing Policy Committee on Planning and Urban Development recommend that Council direct Administration to revise the Land Use Amendment Fee Schedule as included in Attachment 2.

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2021 JULY 07:

That Council direct Administration to revise the Land Use Amendment Fee Schedule as included in Amended Attachment 2.

HIGHLIGHTS

- Administration recommends waiving fees for applications with the primary purpose of adding a secondary suite to a Land Use Bylaw 2P80 Direct Control District based on a Residential – One Dwelling District (R-1) or Residential – One/Two Dwelling District (R-2) land use at the application stage. This is to ensure consistency and alignment with current processes and reduce barriers for those applicants wishing to add secondary suites to their current 2P80 Direct Control District.
- What does this mean to Calgarians? Waiving the application fees would remove a relatively significant financial barrier in an applicants' pursuit of legal and safe secondary suite.
- Why does this matter? This would provide an affordable application process for applicants and would contribute to providing a mix of affordable housing options for Calgarians.
- This report is in response to a Motion Arising moved by Councillor Sutherland at the 2021 February 8 Combined Meeting of Council, directing Administration to review a current business practice for fees charged for land use amendment applications seeking to add secondary suites in 2P80 Direct Control Districts.
- Strategic Alignment to Council's Citizen Priorities: A well-run city
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

In 2018, Council approved the inclusion of secondary suites and backyard suites in all low-density residential land use districts. While this blanket Land Use Bylaw change captured low density residential Direct Control Districts approved under Land Use Bylaw 1P2007, older Direct Control Districts approved under Land Use Bylaw 2P80, which did not contain the use of secondary suites, remain excluded by this Council decision. As a result, applicants pursuing secondary suites on a 2P80 Direct Control District based on (R-1) or (R-2) require a land use amendment to a low-density district under Land Use Bylaw 1P2007 prior to submitting development and/or building permits for secondary suites. The land use amendment application

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fees are approximately \$5,000 and the process may take anywhere between three to five months.

There have been a very small number of applications (two in 2021) for land use amendments to a low-density district under 1P2007 to allow for secondary suites in a 2P80 Direct Control District that have come to Council for decision. At the time these applications are approved, Council has typically directed Administration to issue a refund of the application fee. Administration recommends waiving the fees for these applications, which will eliminate the need for Council to direct Administration to provide a refund each time one comes before Council. For citizens this would mean that there is certainty prior to making an application that no fee is required.

To implement this proposed change, Administration has drafted a note to be added to the Land Use Amendment Fee Schedule (Attachment 2) outlining this exemption. Council approval is required for this revision to the Land Use Amendment Fee Schedule.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Stakeholder

Stakeholder engagement was not required for this work.

IMPLICATIONS

Social

The Municipal Development Plan promotes the desire for a mix of housing options, densities and ownership tenures. Secondary suites contribute to sustainable density and promote a range of housing options for all citizens.

Environmental

Not applicable.

Economic

The fee waiver will provide economic relief to those applicants wishing to add a secondary suite to their 2P80 Direct Control District. The ease and availability for all Calgarians to apply for secondary suites in all land use districts will support more affordable housing choices.

Service and Financial Implications

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Decrease in rates or fees. Administration would no longer collect fees for applications to redesignate a 2P80 Direct Control District based on Residential – One Dwelling District (R-1)/ Residential – One/Two Dwelling District (R-2) land use to allow for future secondary suites.

RISK

The anticipated number of applications that meet the criteria for the proposed fee waiver is relatively low; therefore, there will be limited impacts to budgets and operational needs. If the number of applications increase significantly beyond the current numbers the matter may need to be revisited and alternative strategies identified. That may include, but not be limited to, seeking Council direction to re-instate a portion or all the application fees.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Amended 2021 Land Use Amendment Fee Schedule

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dagleish	Planning & Development	Approve
Debra Hamilton	Planning & Development	Approve
Josh White	Planning & Development	Consult
Brenda Desjardins	Planning & Development	Inform