

**POLICY AMENDMENT – LAND USE BYLAW 1P2007
AMENDMENTS FOR SECONDARY SUITES AND BACKYARD
SUITES IN WARDS 7, 8, 9, AND 11
(WARDS 7, 8, 9, AND 11)
BYLAW 14P2015**

EXECUTIVE SUMMARY

On 2015 December 15, Council directed Administration to prepare Land Use Bylaw (LUB) amendments that would more broadly allow secondary suites in all low density residential districts, specifically in Wards 7, 8, 9, and 11. This report responds to that direction and provides the proposed amending bylaw to implement such changes.

The proposed changes include adding *Secondary Suite* and *Backyard Suite* as listed permitted and discretionary uses, respectively, into two land use districts: Residential – Contextual One Dwelling (R-C1) District, and Residential – Contextual Large Parcel One Dwelling (R-C1L) District. In addition, the proposal includes removal of minimum parcel size rules for those allowed to have suites, as well as the maximum size of the suite itself. The simplest approach to undertaking these changes is with a textual amendment to the low density districts and related rules rather than a redesignation to another existing district.

In preparation for these amendments, Administration hosted four information sessions to allow the public an opportunity to learn and ask questions about the amendments in advance of a public hearing. With nearly 750 people in attendance, the feedback was varied and balanced across the nearly 90 communities that would be affected by the changes. This report includes planning analysis and identification of risks for Council's consideration prior to making a decision on the proposed LUB amendments.

PREVIOUS COUNCIL DIRECTION

On 2014 December 15 Council directed Administration to prepare Bylaw amendments allowing secondary suites in all low density land use districts in Wards 7, 8, 9, and 11. In addition, Council directed Administration to return to Council by Q2 2015 with a report outlining the procedures and implications of a licensing system for secondary suites, feasibility of a plebiscite on secondary suites including a potential question, and allowing secondary suites in a radius around rapid transit stations. This report addresses the first of Council's direction. The subsequent directions will be addressed in a report coming in 2015 June.

On 2014 September 22, Councillor Farrell, Seconded by Councillor Carra, Moved that Councillor Farrell, Pincott, Woolley, Carra and Mayor Nenshi's Motion, NM2014-27, be referred to the Working Group adopted in the Motion Arising with respect to Report PUD2014-0671, for inclusion in their considerations for a report to Council returning no later than 2014 December. This Notice of Motion (NOM) included the direction for Administration to return to a public hearing of Council no later than March 2015 with amendments to LUB 1P2007 that implement recommended changes to rules and regulations for secondary suites (PUD2014-0671) and make secondary suites a listed use for all low density residential land use districts not currently zoned for suites (R-1, R-C1, R-C1L) in the current boundaries of Wards 7, 8, 9, and 11, and in all wards within 600 metres of all LRT stations, BRT, Transitways, and other primary transit network stops. This NOM will be addressed in a report scheduled for Standing Policy

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Committee on Planning and Urban Development on 2015 March 11, followed by the 2015 March 30 Council meeting.

On 2014 September 22, Council referred PUD2014-0671 to Administration to return with a report that includes: deleting references and recommendations regarding where suites should be located within Calgary; incorporating the relevant elements of General Manager Rollin Stanley's presentation at the 2014 September 10 Standing Policy Committee on Planning and Urban Development that were not contained in the revised report; developing options for a licensing regime for secondary suite landlords; exploring the impact of allowing secondary suites as a discretionary use in R-1, R-C1 and R-C1L land use districts, including preparing draft requirements, procedures, and citizen application forms to use in exercising such discretion; return with a revised report to Council no later than December 2014.

ADMINISTRATION RECOMMENDATION(S)

2015 March 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed amendments to Land Use Bylaw 1P2007.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 14P2015; and

1. **ADOPT** the proposed amendments to Bylaw 1P2007, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 14P2015.
3. **DIRECT** Administration to examine the benefits of a redesignation of approximately 14 existing R-C1s and R-C1Ls parcels in Wards 7, 8, 9, and 11, and if found to be to beneficial, undertake city-initiated land use redesignations in partnership with affected landowners.
4. **DIRECT** Administration to develop a monitoring program for a period of up to 24 months from the date of implementation, to evaluate the effects of the Land Use Bylaw changes.

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REASON(S) FOR RECOMMENDATION:

The recommendations of this report respond to the direction of Council from 2014 December 15, requesting Land Use Bylaw amendments to allow suites in all low density residential parcels in Wards 7, 8, 9, and 11. These changes help simplify the process a landowner would be required to follow to achieve a safe and legal suite in these areas. The requirement to seek a redesignation from Council would be eliminated, and a landowner could work through the Development Permit and Building Permit processes, which would still examine a proposal for a suite on a site-specific basis, and ensure that it was built in accordance with the Alberta Building Code (ABC) and Alberta Fire Code (AFC). A simplified process is more likely to motivate a landowner to work through the appropriate permits to achieve a safe and legal suite.

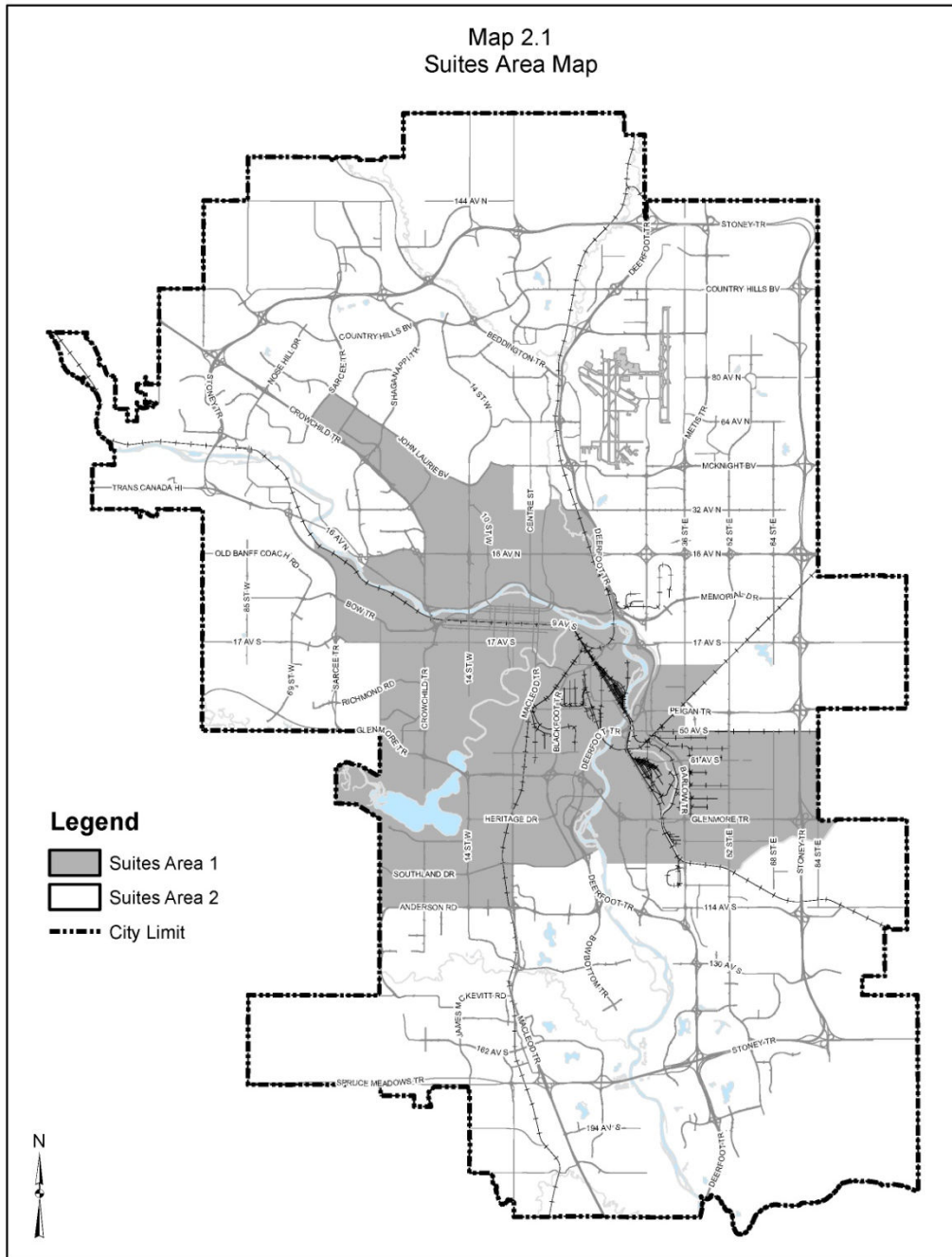
Broadly speaking, encouraging safe and legal suites in communities helps to meet the policies of the Municipal Development Plan to provide housing choices and tenures for all ages, income groups, family types and lifestyles, while retaining housing stock in Developed Areas and accommodating moderate intensification in a form and nature that respects the scale and character of a neighbourhood.

ATTACHMENT

1. Bylaw 14P2015
2. **Public Submission(s)**

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LOCATION MAP



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to Land Use Bylaw 1P2007 (APPENDIX IV).

Moved by: G.-C. Carra

Carried: 6 – 1

Opposed: R. Honsberger

2. That Council **DIRECT** Administration to examine the benefits of a redesignation of approximately 14 existing R-C1s and R-C1Ls parcels in Wards 7, 8, 9, and 11, and if found to be to beneficial, undertake city-initiated land use redesignations in partnership with affected landowners.

Moved by: G.-C. Carra

Carried: 6 – 1

Opposed: R. Honsberger

3. That Council **DIRECT** Administration to develop a monitoring program for a period of up to 24 months from the date of implementation, to evaluate the effects of the Land Use Bylaw changes.

And further the Calgary Planning Commission **DIRECTS** Administration to schedule this Item to be heard on the 2015 May 11 Council meeting agenda.

Moved by: G.-C. Carra

Carried: 6 – 1

Opposed: R. Honsberger

Reasons for Approval from Mr. Wright:

- I am supportive of this pilot project to allow secondary suites in four Wards. It eliminates a burdensome step in the planning process (to the Applicant, to Administration and to City Council), but still allows for adequate engagement, involvement (and appeal if required) of the community and neighbourhood through the development process. This duplication of efforts should be viewed as a simple removal of unnecessary red tape, rather than the sky is falling and resulting in the destruction of neighbourhoods. The discretionary use rules for secondary suites makes sense as it could physically change the landscape. Then neighbours can evaluate any possible impacts. The permitted use approach for the basement suite is also appropriate as it will not result in any physical change, but may result in a couple of more people living in the same house which is not a planning issue. That is no different than living beside a slightly larger family or someone who might take in a couple of boarders, or have extended family living with them, the physical environment is unchanged. Lastly, I do not expect the “take up” is going to be widespread and we can join the ranks of most other cities in Canada that allow for this modest form of intensification.

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Reasons for Approval from Mr. Friesen:

- I support secondary suites in general in Calgary and believe that the objections from residents of some areas of the city are not supported by the facts. I have worked on redevelopment projects in the inner city that included secondary suites in various forms which were extremely successful. I feel that in some cases the opposition to secondary suites is based on a desire for exclusivity in some neighbourhoods that does not reflect well on our attitude toward members of our community that have trouble finding affordable housing.

Reasons for Opposition from Mr. Honsberger:

- My opposition is not to the intent of the bylaw, but rather to the possible results, divided communities or a divided City. From a planning perspective there, in my opinion, is not a solid planning rationale for limiting this bylaw to the boundaries suggested.

Background

Administration's report to Council for 2014 December 15 provided comprehensive background information related to the development history of suites in Calgary. Selected sections have been repeated here. Since 1972, Administration has reported to Council on 38 separate directions/action items regarding secondary suites – 33 of those have been since 2005.

A secondary suite is a second, generally subordinate, dwelling unit on the same legal title as a main residential building. The current rules of the Land Use Bylaw define two types of suites: *Secondary Suite* and *Backyard Suite*. A *Secondary Suite* is one that is contained within the main residential building, and could be located in a basement, main floor, or upper floor, or above an attached garage. A *Backyard Suite* is detached from the main residence, located behind it on the parcel, and may be part of or separate from a detached garage. Throughout this report, the word 'suites' is used to refer to both of these forms.

The 2013 Canada Mortgage and Housing Corporation (CMHC) rental survey estimates that Calgary is currently home to approximately 16,000 secondary suites. The City has processed just over 600 applications in total for suites; this means that the vast majority of the existing stock of suites has not been reviewed for compliance with safety or land use rules. In 2013 The City initiated a study on secondary suite safety (the Suite Safety Approach pilot) which found that when there are no permits in place basement suites tend to be unsafe. Although negative spill-over effects including parking have been the focus of much of the public debate over establishing a more permissive approach for secondary suites in Calgary, safety of the occupants is the top priority for building, fire and health officials. Having a more permissive approach to the legislation of new and existing secondary suites is a recognized remedy to this situation. Legal suites would have the right to exist, allowing for a process to require them to be brought up to minimum life safety standards.

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A current analysis of suite applications from 2008 to 2015 January shows that The City has received 617 development permit applications on a city-wide basis, and 568 of these have received approvals. More specifically:

- Ward 7 has had 72 applications (64 approvals),
- Ward 8 has had 46 applications (45 approvals),
- Ward 9 has had 75 applications (65 approvals), and
- Ward 11 has had 20 applications (17 approvals).

To summarize, in these four wards over this period of time, there has been a total of 213 applications, with 191 of those receiving an approved Development Permit.

Summary of Existing City of Calgary Policy

In general, policy in the Municipal Development Plan (MDP), ARPs and ASPs suggest the purpose of *Secondary* and *Backyard Suites* is to provide rental tenancy housing opportunities in low density residential areas in particular, and rental housing opportunities for lower income households. This is because suites often rent for less than other forms of rental housing as they are traditionally small in floor area and located in a basement.

Suites are often supported by policy because they tend to be physically compatible with the other forms of housing (a *Secondary Suite* does not increase the height, setback or parcel coverage of a building that contains it). As well, they provide development and income opportunities in Developed Areas that can allow the retention of the existing dwellings.

Description of Amendments

The proposed amendments to LUB 1P2007 include two parts, and would only affect the communities within the current boundaries of Wards 7, 8, 9 and 11. These amendments would affect the existing rules for suites that are required over and above those for a main residence in low density residential areas. Rules for the main residence are not proposed to change.

Firstly, the uses of *Secondary Suite* and *Backyard Suite* would be added as permitted and discretionary uses, respectively, in the R-C1 and R-C1L land use districts. A corresponding map would be added to the LUB that indicates these additions are only applicable in Wards 7, 8, 9, and 11. This change represents adding suites as listed uses into the remaining low density residential districts where they have not previously been listed. These proposed amendments are in direct response to 2014 December 15 direction from Council. It should be noted that through analysis of existing land use designations in these wards, there are no parcels with R-1 as their current designation, and therefore, no amendments are required.

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Secondly, the proposed amendments would remove a few site-specific rules that govern suites on all low density residential parcels. These rules include a maximum size limit for a suite, as well as minimum dimensions (width, depth and area) of parcels that are allowed to have a suite. Rules related to parcel coverage, on-site parking stalls, amenity space, building height, and the number of suites allowed on a parcel, would remain. In addition, the basic parcel size rules (width, depth, and area) of the district would not change. In order that suites across these four wards are treated consistently, Administration has prepared the bylaw so that these rules are eliminated for all parcels where suites are listed, regardless of land use district (with the exception of Direct Control Bylaws and R-MH district). This creates consistency in rules, rather than creating a situation where different standards for suites might exist even along the same street within a community.

Textual amendments were the simplest way to accomplish the newly listed uses and the rule changes, rather than a broad-scale redesignation of R parcels (e.g. R-C1 to R-C1s). A redesignation would not have accomplished the comprehensive rule changes because of the approach to eliminate rules within only some regions of Calgary. Essentially, these amendments needed to create two regions of rules that would be different from each other, even within districts of the same name (e.g. R-C1 in Area 1 and R-C1 in Area 2). A straight redesignation of parcels would have added unnecessary complexity to the project in order to achieve equivalent results.

APPENDIX III contains a summary of the proposed changes and shows how the affected rules would read if adopted into the LUB. APPENDIX IV shows the legal wording of the amending bylaw.

Planning Evaluation

Adding Secondary Suite and Backyard Suite as Uses in R-C1 and R-C1L

The addition of *Secondary Suite* as a permitted use and *Backyard Suite* as a discretionary use in R-C1 and R-C1L districts represents adding suites as listed uses into the remaining low density residential districts where they have not previously been allowed. These proposed amendments are in direct response to 2014 December 15 Direction from Council. Again, Administration notes that there are no existing R-1 parcels within these wards, and therefore no amendments to that district have been prepared.

Currently, approximately 32,333 low density residential parcels in these four wards name suites as a listed use based on the parcel's land use district alone; however, the opportunity for some of these parcels to have a suite would currently be limited by lot size and other requirements. The proposed change would increase that number by approximately 35,395 more parcels within these four wards. In addition, a corresponding change in parcel size rules would add potential for more parcels within the areas where suites are already listed, but previously didn't meet these rules. A set of maps is provided in APPENDIX II that shows the location of parcels that currently have a land use designation that lists suites (including low density and multi-residential

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land use districts). The maps also indicate parcels whose districts would list suites if these amendments are approved.

The proposed changes represent the following percentage of low density residential parcels (i.e. excluding multi-residential parcels) in each ward where suites would be added as a possible use:

- 44 per cent of lots in Ward 7 (8543 parcels),
- 38 per cent of parcels Ward 8 (3380 parcels),
- 42 per cent of parcels in Ward 9 (8394 parcels), and
- 76 per cent of parcels in Ward 11 (15078 parcels).

Overall, the number of low density residential parcels that would be given the new opportunity for suites would be 52 per cent, or 35,395 parcels. Administration notes that there would be additional opportunities for landowners with narrow lots if the proposed rules regarding minimum parcel size are also amended, but that number is not accurately determinable.

These changes would eliminate the need for a landowner to apply for redesignation of their land use district in order to apply for a suite. This reduces the time required to achieve a suite by approximately six months. A landowner could, therefore, begin with the Development Permit (DP) process, and if issued an approval, could apply for the required Building Permits.

Evaluation of an application would first be conducted by Administration through the DP process. A permitted use *Secondary Suite* would be evaluated to see if it met the rules of the Land Use Bylaw, while a discretionary *Backyard Suite* would be evaluated against the rules with the discretion of the Development Authority to look at the planning merits of the application. This approach to evaluating suites replicates the existing process in other low density residential areas, city-wide.

The discretion that would be applied by the Development Authority for *Backyard Suites* is important to maintain because of the potentially greater degree of impact a new building on site may have on adjacent parcels. The application of discretion allows the Development Authority to negotiate the proposal to respect privacy, overlooking, overshadowing, parking, landscaping, architectural appearance, and the use of best practices from other jurisdictions. In addition, input from the community would be sought in the evaluation of an application.

Subsequent to an approved Development Permit a landowner would be required to apply for a Building Permit. This includes plumbing, electrical, mechanical, etc and would ensure that a suite is in compliance with the Alberta Building Code (ABC) and Alberta Fire Code (AFC).

Landowners with existing non-permitted suites in these wards would similarly have the benefit of the simplified process to making an application to bring the suite into compliance with Land Use Bylaw rules and the ABC. A standard DP process would be required, as described, followed by required Building Permits and the required inspections.

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Rule Changes – Parcel Dimensions

The amendments propose the removal of rules where suites are listed, which relate to the size and dimension of a parcel. These rules represent a redundancy in ensuring that a parcel of land can accommodate the additional on-site parking stall and outdoor amenity space that is currently required for a suite. Supplemental on-site parking stalls and amenity spaces will continue to be required through separate existing rules in the LUB. In addition to being redundant, these rules may be creating unnecessary barriers for landowners who wish to have a suite and can otherwise successfully meet the rules of the LUB by accommodating an additional on-site parking stall and amenity space.

In order to best implement this change in rules governing suites, it is reasonable to apply it across all low density residential districts in Wards 7, 8, 9, and 11 that allow for suites. This approach would ensure that a double-standard of rules would not be established, potentially even within the same neighbourhood block, where similarly-sized parcels would unreasonably be subject to the different rules. The amending bylaw (APPENDIX IV) has been prepared to reflect a consistent approach across the four wards. This change would simplify the regulations that a landowner is subject to, improving the likelihood of a successful suite permit process for a homeowner, which is consistent with the direction received by Council. These changes would not affect those for the main residence on a parcel, but rather just for the development of a suite.

Rule Changes – Suite Size

From a planning perspective, the rules regarding maximum size of a suite represent an approach to ensure that the suite remains a subordinate and accessory use to the main residence on a parcel. From a safety perspective, the limit of 80 square metres currently reflected in the National Building Code of Canada is intended to limit the probability that a person is delayed or impeded from moving to a safe place during a fire emergency. Since 2008, only seven per cent of suite applications required a relaxation of the floor area, all but one of which were approved; therefore, this rule does not appear to be a significant limiting factor to accessory suite approvals thus far.

The current rules with LUB 1P2007 limit the size of both *Secondary Suites* and *Backyard Suites* to a maximum of 70 or 75 square metres, respectively, with a potential of a 10 per cent relaxation by the Development Authority. While there is planning rationale to governing the size of a suite, there are alternate rules within the LUB that will indirectly provide some level of control. For example, rules limiting the amount of buildings that can be on a parcel (parcel coverage per cent) in partnership with rules regarding on-site parking stall requirements and amenity space, will ultimately determine the remaining portion of a parcel that could accommodate a *Backyard Suite* (above-garage or garden suite). This approach would not apply to a *Secondary Suite*, which by definition is included within the main residential building, and therefore, there is a risk that the suite could be equivalent or greater size than the main residential dwelling unit. Residences with suites could mimic a duplex dwelling, which is a

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building with two dwelling units, one located above the other, each having a separate entrance. Indirectly creating duplex dwellings could be contradictory to local area policy.

It is expected Alberta will enact the 2015 Alberta Building Code this spring. Should a size maximum be introduced into the ABC it would govern the size of all *Secondary Suites* in Calgary. This same limit would not apply to *Backyard Suites* because the ABC definition of *Secondary Suites* does not include suites that are detached from the main residence.

Summary of Two Systems of Suite Governance

The proposed amendments would establish two distinct regions of the city related to rules for suites. Within the amended wards, all low density residential parcels, with the exception of R-MH, would have the opportunity for suites. The remaining wards would have the exception of R-1, R-C1 and R-C1L districts. The elimination of some rules within Wards 7, 8, 9, and 11 related to suites makes the further difference between an R-C1 district in Ward 7 versus an R-C1 district in Ward 1, for example. These would differ by:

1. allowing the opportunity for a suite,
2. no parcel area or dimension rules would apply, and
3. no maximum size restriction would exist for a suite.

This approach is a fundamental reason why Administration is not redesignating parcels to R-C1s (for example), but rather making textual changes to the LUB that changes the governance of suites within some districts.

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To Summarize, this table shows the regulatory approach of each region for both *Secondary Suites* and *Backyard Suites*.

	Wards 7, 8, 9, 11	Wards 1-6, 10, 12-14
Low Density Residential Districts Where Suites are Allowed	All, except R-MH	All, except R-1, R-C1, R-C1L, and R-MH
Max 1 suite per parcel	Rules Apply	Rules Apply
Parcel Width and Depth Minimum	No Restrictions	
Parcel Area Minimum		
Maximum Size of Suite		
Parcel Coverage Limits	Rules Apply	
Required Amenity Space		
Required Parking Stall		
Building Height Maximum		

Risks

There are a number of risks associated with these proposed amendments to highlight for Council, as outlined below.

Supporting Information and Analysis

With clear direction to Administration regarding the proposed amendments provided by Council in 2014 December, and with a narrow window to undertake the project, the supporting information has been mainly limited to that provided in previous reports. An excellent summary of the history of Council direction and decisions regarding suites is provided in report C2014-0920 from 2014 December 15 Council meeting. Some of that information has been reproduced in this report.

Consistency of Amendments, “-s” districts, and DC Bylaws

There are approximately 13 parcels that are currently designated R-C1s (12 parcels) and R-C1Ls (1 parcel). In order that consistent rules for suites govern across the four wards, Administration recommends these parcels be redesignated through a city-wide project in concert with the landowners to R-C1 district. This would be done in consultation with the

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landowners of each parcel. Further examination is required to ensure that a change in land use for these landowners would not create a non-conforming situation for their existing forms of development.

In addition, parcels currently designated under Direct Control (DC) Bylaws would not be affected by these changes, unless their DC Bylaws are recent (post 2008), and reference the R-C1 or R-C1L districts of LUB 1P2007 as a base. These communities are generally the older parts of the city, and therefore, the DC Bylaws are from a variety of decades and exist in residential areas for a variety of reasons. The option to revisit a DC Bylaw can be done in partnership with landowners governed by a DC Bylaw. Any changes would require a public hearing and decision by Council.

Local Area Policies

Administration has reviewed local area plans (Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs)) in the four wards to evaluate whether there are policies within that are contrary to the implementation of suites. If such policies exist, they may have influence over the outcome of a discretionary development permit application (e.g. a *Backyard Suite*). Therefore, despite the addition of suites as listed uses in these areas, the options of refusing a discretionary permit remains with the Development Authority, when local area policies that may discourage suites are considered. A review of these local area policies identifies that if a policy addresses suites in the community, it is in a manner that recognizes that they serve a purpose in the urban fabric, including in areas of low density residential. Therefore the risk of refusals resulting from local policy direction is low.

Application Process- Permitted vs. Discretionary

The proposed changes would add the opportunity for a landowner to make an application for a suite. It would be a simplified application process because the need to request Council to change land use would be eliminated. The requirements of achieving an approved development permit and building permit would continue to apply. Administration notes the potential for a temporary period of exemption for Development Permits by Council that may begin in 2015 September, in an effort to bring existing unsafe and unpermitted suites into compliance. This initiative was supported at the SPC on PUD meeting on 2015 March 11, but was not decided by the time of this report finalization. If that initiative is approved by Council, the DP exemption is expected to apply city-wide.

Listing *Secondary Suites* as permitted uses and *Backyard Suites* as discretionary uses is consistent with how they are regulated in districts, city-wide, where the opportunity for suites already exists. Permitted uses would be approved if they met all the rules of the LUB; discretionary uses would allow for negotiation between The City, communities, neighbours, and landowner/applicant, as well as an option for refusal based on the merits of the application.

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A discretionary process would also allow for the application of best practices to be applied. This may include standards used by other jurisdictions to achieve an aesthetically pleasing form of development.

This approach would provide the opportunity for sound planning principles to be used where appropriate, possible, and supported by the applicant to perhaps address concerns related to the site design. The degree that this would be onerous of a landowner would be evaluated on a site by site basis.

Creating Different Development Opportunities Across the City and within Wards

In previous reports to Council, Administration has discussed suites on a city-wide basis, and recommendations were based on a comprehensive approach that would be implemented city-wide. Council's direction to propose amendments in only four of the 14 wards may result in a divide of communities where the development opportunities are different. The implementation of a partial change to how suites are governed is more complex to implement because of the extra training and monitoring of which parcels have had their rules amended. In addition, it may create the perception of preferential treatment of communities or lead to subsequent projects that examine the development opportunities in only a portion of the city. Overall, however, increasing the accessibility and opportunity for suites in Calgary has been supported by Administration to date and this project is a step in that direction.

Within Wards 7, 8, 9, and 11, Administration has prepared the amendments to apply to all districts where suites would be allowed, including those where the opportunity currently exists (e.g. R-C2 district). The proposed changes to the rules to eliminate the maximum size of the suite and the minimum parcel dimensions should be applied consistently across the districts in each of the four wards so that there is a consistent set of rules for all parcels where suites are listed. This mitigates the possibility of neighbours unnecessarily having a different set of rules.

Number of Applications

Since 2008, The City has received 213 Development Permit applications for suites in Wards 7, 8, 9, and 11. Approval has been issued for 191 of those applications. The rate of applications received has been increasing over this period of time, and 2014 represents the highest number of applications received in a year (53 applications). While the rate of applications may increase further pending the approval of these amendments, the number of applications for suites in any given community will most likely continue to be a reasonably low number. Thus the impacts to community aspects such as traffic and parking, community character, quality of life, population density, and density of buildings is likely to be low. Even with potentially low number of suites, there will still be benefits from providing housing variety, tenure options, and most importantly, safe suites in these wards.

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Future Changes to Ward Boundaries

In order to mimic the legal style of the current LUB, a map reflecting the existing boundaries of Wards 7, 8, 9, and 11 is proposed to be adopted with the textual amendments, with the purpose of indicating which parcels within the city to which these amendments would apply. This map would be established to reflect current boundaries only, and would not be automatically updated in the future to reflect any changes to ward boundaries. In order to adjust this map in the future, a report to Council and public hearing would be required. With this approach, a future change to the ward boundaries would not automatically change a landowner's opportunity for a suite.

Enforcement of Suites Rules and Other Regulations

Effective enforcement is an important component of implementation of any regulations. Administration has a history of successful enforcement of existing unpermitted suites, however it is limited in the number that can be addressed in a given year because of resources. Should these amendments be approved, Council may wish to dedicate more resources to the effort. A more intensive and resourceful enforcement program may help alleviate concerns represented by community members.

The Community Standards Bylaw provides a mechanism to address issues such as noisy neighbours and unsightly properties; however, effective enforcement of this bylaw may require additional resources to address concerns of community members. The Calgary Parking Authority enforces parking regulations across these communities, and additional direction, resources, or support may be needed to tackle some of the concerns related to parking in these communities.

Legislation and Policy

Alberta Safety Codes Act

The Alberta Safety Codes Act includes requirements in both the Alberta Building Code (ABC) and the Alberta Fire Code (AFC) that apply to suites. These requirements ensure that the suite is built safely for residents, primarily through the Building Permit process. These requirements will be applied to any application made for a suite, and are in addition to any rules that The City has within the Land Use Bylaw.

Municipal Development Plan Policy

Municipal Development Plan (MDP) policies support the retention of housing stock in Developed Areas and moderate intensification that respects the scale and character of existing development. The MDP generally suggests that households in Calgary have the opportunity to live in diverse forms of housing, including compact and efficient forms such as semi-detached dwellings, row houses and townhouses.

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Section 2.2.5

- a. “Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.”

Section 2.3.1

- a. “Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g. duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments; and,
 - ii. A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.”
- b. “Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
 - i. Encouraging housing opportunities for low- and moderate-income households in all communities;
 - ii. Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options; and,
 - iii. Including supportive land use policies and development strategies in Local Area Plans that encourage the provisions of a broader range of housing affordable to all income levels.”
- f. Create affordable housing by encouraging:
 - vi. “The provision of an adequate supply of rental accommodation across the city that is affordable to low- and moderate-income households”

Section 3.5.1

- a. “Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.”

Community Consultation

Administration hosted four Information Sessions in late February and early March with the purpose of providing an opportunity for the public to learn and ask questions about the proposed amendments. One information session was held in each ward; however the general public was welcome to attend any of them. A cross-section of staff attended to provide answers to the

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variety of questions that were raised. Councillors for each ward were also in attendance. A feedback form was available in order to receive general comments regarding the amendments. The information was also posted on The City's website with the feedback form for those who were not able to attend in person. Handouts were provided to explain the process of speaking with Council at a public hearing.

Attendance numbers were 738 over the four sessions, well-representing the breadth of communities within the four wards. About 40 per cent of the attendees provided a feedback form at the sessions. Additional forms were submitted online for the two weeks following the sessions.

Ward	Information Session Attendance	Feedback Forms Received
7	165	91
8	170	41
9	143	42
11	260	132
Total	738	306

Administration can generally summarize the opinions expressed at the Information Sessions and in the feedback forms into three categories: those who are supportive of the proposed changes; those who would be in favour if some of the enforcement challenges were better addressed; and those who are opposed to suites on a philosophical basis. Analysis of the feedback forms received shows that there are nearly equal amounts of support and opposition to the proposed amendments.

Support was expressed primarily as follows, in order of frequency of being mentioned:

- Public have been waiting for a long time for these changes and want them to go forward.
- These amendments will help address housing affordability, low vacancy rates, and add diversity to communities.
- Support removing lot size restrictions because it allows more people the ability to have a suite.
- Suites should also be allowed in Semi-detached houses.
- Desire to care for family members in their homes in a suite-living arrangement; changes allow families to stay and age together.
- Desire to use a suite to help in the ownership of a home.
- Live in a house with an unpermitted suite, and want to take the steps to legalize it.

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- The proposed changes in rules were a positive step to eliminating unnecessary restrictions, and parking requirements should be relaxed.
- The amendments allow for safer suites.

Concerns were expressed primarily as follows, in order of frequency of being mentioned:

- Parking and traffic issues, and the need for comprehensive understanding of impacts.
- Unruly tenants and inattentive landlords creating community blight; should be required to be owner occupied.
- Ineffective enforcement of existing unpermitted suites and a fear of increasing this problem if more suites are added to these communities.
- Concern about decrease in property values and quality of life.
- Desire for a change on a city-wide bases, rather than just in four wards.
- Should be a plebiscite on suites; suites should require neighbour approval.
- Increasing density in communities is undesirable; other parts of the city already provide for suites.
- Don't support the proposed change in lot size rules.
- Transient tenants, noise, and crime.
- Concern over Secondary Suites (i.e. basement suites) being listed as a permitted use because it allows for lesser community input and influence

Addressing Some of the Concerns

Parking and Traffic

The concern regarding crowded street parking and an increase in local traffic was raised as a primary issue at the Information Sessions. Administration notes that the requirement for an on-site parking stall is not being proposed to change. Any DP application for a suite would be reviewed to ensure that an additional parking stall is provided on-site. Discretionary DP applications will include a site-specific review that would allow for consideration of traffic and parking conditions, including the ability for the Development Authority to issue a refusal if this issue would cause too great a concern.

In addition, a study is being undertaken by the Transportation Strategy group to look at residential parking on a city-wide basis. This review will include an examination of suites, and may result in recommended changes to the residential street parking policy in 2017/2018.

In regards to traffic increases, there have been 191 suites approved in these four wards over the last seven years (average 27 per year). While the proposed LUB changes may increase the number of applications received, the overall scale of impact on the traffic in communities does not seem to be substantial.

Residents of Suites

Feedback received indicated that there are concerns regarding who would be living in both a suite as well as the main residence, as well as concerns over unsightly properties that are not cared for by the residents. Administration notes that The City has no authority to regulate who

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lives in a particular residence; therefore, rules cannot be created that require a landowner to live on the property. Any house can be rented regardless of the existence of a suite and it is beyond the authority of The City to control how many people live in a dwelling.

The City has a Community Standards Bylaw (5M2004) that can be used to take enforcement action for properties that are in unsightly conditions, or if unruly residents are creating noise. Complaints can be registered by calling 3-1-1.

It can be argued that a landowner who has invested the time, energy and cost of creating a legal and safe suite would protect that investment by ensuring residents of the suite and house care for the property. It may be that unpermitted suites where the investments have not been substantial and may have been creating much of the negative impacts that were discussed at the Information Sessions. Administration notes that there are other initiatives underway to promote suites to be upgraded to permitted and safe across the city, which will also work to resolve some of these issues.

Ineffective Enforcement

The City has an enforcement team to investigate complaints for unsafe suites. They have had a successful campaign to improve the basic safety standards of suites, based on their resources available. Animal & Bylaw Services would undertake enforcement on complaints related to the Community Standards Bylaw. A complaint can be initiated by calling 3-1-1.

Administration notes that there are other initiatives underway that seek to address unsafe and unpermitted suites on a city-wide basis. Enforcement action and resources will be evaluated as part of those initiatives.

Decreased Property Values

There are many factors that would influence an increase or decrease in property values in communities, and it is difficult for Administration to evaluate the impacts that the proposed changes would have overall on property values.

Preference for City-wide changes and Option for Plebiscite

This report responds to the 2014 December 15 direction of Council to propose changes to only Wards 7, 8, 9, and 11. At that same meeting, direction was given to return with information on a possible plebiscite and Administration is preparing a report for June 2015 with that information.

Undesired Increase in Density

Density concerns were raised with the number of people that may be added to a community, as well as the additional built form in a community with the addition of *Backyard Suites*. Administration notes that only 18 per cent of applications for suites received on a city-wide basis have been *Backyard Suites*, indicating that the majority of suites are located within the main residence on a parcel (*Secondary Suites*). With only 27 applications received on average per year in these four wards, and statistically only 5 of those suites being *Backyard Suites*, the impact to the built form across this area is likely to be low.

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Concerns about population density can be discussed in terms of the number of existing unpermitted suites that currently exist on a city-wide basis. CMHC estimated approximately 16,000 unpermitted suites exist across Calgary. It is likely that these existing suites will represent the majority of landowners who initiate applications for permits. While some applications for new suites are expected, with the majority being unpermitted suites seeking compliance, the population increase will not likely be significant.

Permitted Suites Application Process

Concerns were expressed about the permitted development permit process for secondary suites, related to a minimal ability for residents and communities to influence the outcome of an application. Administration proposes adding *Secondary Suites* as permitted uses in these land use districts because it mimics the approach to suites in the low density residential districts where they are currently listed. *Backyard Suites* are proposed as discretionary uses for the same reasons.

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APPENDIX I

SUITES COUNCIL MEETING MINUTES FROM 2014 DECEMBER 15 - SUMMARY

From 2014 December 15 Council Meeting Minutes

7.1.2 **SECONDARY AND BACKYARD SUITES POLICY & OTHER HOUSING OPTIONS
- REVISED REPORT, C2014-0920**

ADOPT, Moved by Councillor Farrell, Seconded by Councillor Carra, that with respect to Report C2014-0920, the following be adopted:

That Council:

1. Direct Administration to return to Council by Q2 2015 with a report outlining the procedures and implications of
 - a. A licensing system for secondary suites.

ROLL CALL VOTE

For:

A. Chabot, S. Chu, P. Demong, D. Farrell, R. Jones, S. Keating, J. Magliocca, B. Pincott, W. Sutherland, E. Woolley, G-C. Carra, N. Nenshi

Against:

D. Colley-Urquhart, R. Pootmans, J. Stevenson

CARRIED

ADOPT, Moved by Councillor Farrell, Seconded by Councillor Carra, that with respect to Report C2014-0920, the following be adopted:

That Council:

1. Direct Administration to return to Council by Q2 2015 with a report outlining the procedures and implications of:
 - b. Feasibility of a plebiscite on secondary suites, including a potential question.

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ROLL CALL VOTE

For:

S. Chu, P. Demong, D. Farrell, R. Jones, S. Keating, J. Magliocca, B. Pincott, R. Pootmans, W. Sutherland, E. Woolley, G-C. Carra, N. Nenshi

Against:

D. Colley-Urquhart, J. Stevenson, A. Chabot

CARRIED

ADOPT, Moved by Councillor Farrell, Seconded by Councillor Carra, that with respect to Report C2014-0920, the following be adopted:

That Council:

1. Direct Administration to return to Council by Q2 2015 with a report outlining the procedures and implications of:
 - c. Allowing secondary suites in a radius around rapid transit stations.

ROLL CALL VOTE

For:

P. Demong, D. Farrell, R. Jones, S. Keating, B. Pincott, E. Woolley, G-C. Carra, N. Nenshi

Against:

D. Colley-Urquhart, J. Magliocca, R. Pootmans, J. Stevenson, W. Sutherland, A. Chabot, S. Chu

CARRIED

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ADOPT, Moved by Councillor Farrell, Seconded by Councillor Carra, that with respect to Report C2014-0920, the following be adopted:

That Council:

2. Direct Administration to prepare Bylaw amendments allowing secondary suites in all R land use districts in wards 7, 8, 9 and 11.

ROLL CALL VOTE

For:

P. Demong, D. Farrell, R. Jones, S. Keating, J. Magliocca, B. Pincott, R. Pootmans,
W. Sutherland, E. Woolley, G-C. Carra, N. Nenshi

Against:

A. Chabot, S. Chu, D. Colley-Urquhart, J. Stevenson

CARRIED

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APPENDIX II

LAND USE DISTRICT MAPS FOR WARDS 7, 8, 9, AND 11

Note: These maps are currently available in colour on www.calgary.ca/secondariesuites, as part of the set of information boards presented at the Information Sessions.

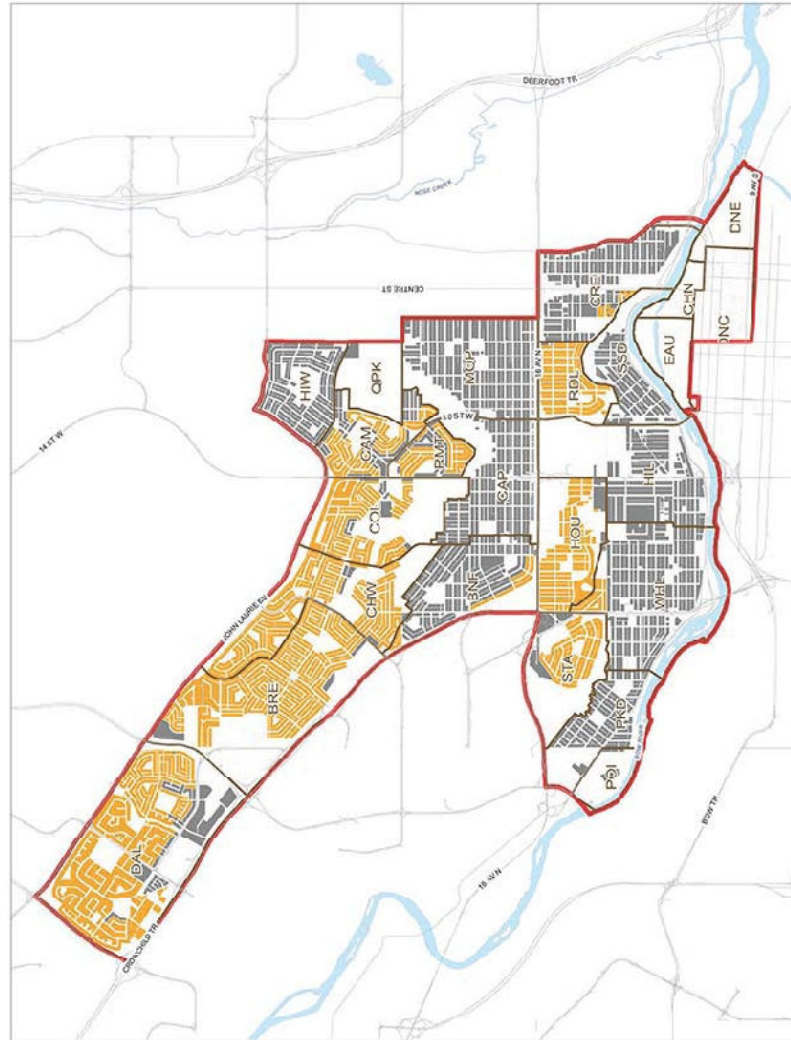
Or go to: <http://www.calgary.ca/PDA/pd/Documents/Publications/secondary-suites-open-house.pdf>

Ward 7	Land Use Districts	Number of Parcels
Low density residential parcels with designation that currently lists suites (shaded dark grey)	R-C1N, R-C1s, R-C2	10686
Additional low density residential parcels whose designation would list suites if amendments are approved (shaded light grey, or yellow if on colour copy)	R-C1	8543
Total		19229

Notes:

1. Areas that are not shaded on map include Direct Control, Commercial, Industrial, and Special Purpose Land Use Districts.
2. Dark grey shading includes multi-residential parcels that list suites as a use, but the values provided in this table include only Low Density Residential parcels.

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**Residential Zoning
 Ward 7**

COMMUNITY CODE	COMMUNITY NAME
BNF	BAFFTRAIL
BRD	BRIDGLAND/RIVERSIDE
BRE	BRENTWOOD
CAM	CAMBRIAN HEIGHTS
CAP	CANTON HILL
CHN	CHANDLER
CHW	CHARLESWOOD
COL	COLLINGWOOD
CRE	CRESCENT HEIGHTS
DAL	DALHOUSIE
DNE	DOWNTOWN COMMERCIAL CORE
DNE	DOWNTOWN EAST VILLAGE
EAU	EAU CLAIRE
HIL	HILLHURST
HIV	HIGHWOOD
ROU	ROUSSEAU HEIGHTS/SERRA HILL
MCP	MOUNTAIN PARK
PND	PARKDALE
POI	POINT MCGEE
OPK	QUEEN'S PARK VILLAGE
RBL	ROSEDALE
RPT	ROSEMONT
SSD	SUNNYSIDE
STA	ST. ANDREWS HEIGHTS
WHL	WEST HILLHURST

LEGEND

Residential Land Use Designations

- Areas Where Suites Are Proposed to be Allowed
- Areas Where Suites Are Currently Allowed (includes Low Density & Multi-Residential)
- Ward Boundary

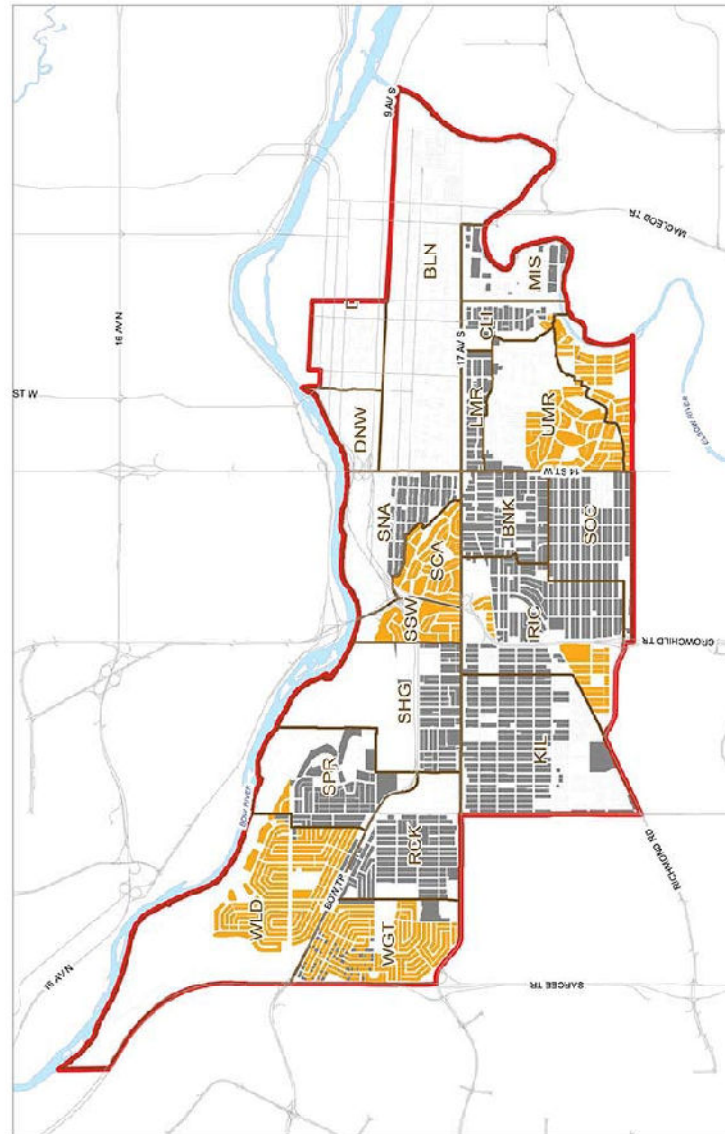
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Ward 8	Land Use Districts	Number of Parcels
Low density residential parcels with designation that currently lists suites (shaded dark grey)	R-C1N, R-C1s, R-C2	5505
Additional low density residential parcels whose designation would list suites if amendments are approved (shaded light grey, or yellow if on colour copy)	R-C1	3380
Total		8885

Notes:

1. Areas that are not shaded on map include Direct Control, Commercial, Industrial, and Special Purpose Land Use Districts.
2. Dark grey shading includes multi-residential parcels that list suites as a use, but the values provided in this table include only Low Density Residential parcels.

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**Residential Zoning
 Ward 8**

COMMUNITY ZONE	COMMUNITY NAME
BCL	BELLEVUE
BKV	BANKVIEW
CLF	CLIFF BUNGALOW
DNC	DOWNTOWN COMMERCIAL CORE
DNW	DOWNTOWN WEST END
EPK	ELBOVPARK
KL	KILBURN / GLENGARRY
LNR	LOWER MOUNT ROYAL
MIS	MISSISSIPPI
RCK	ROSSCARROCK
RIC	RICHMOND
SCA	SCARBURD
SHG	SHAGBUSH
SNA	SUNACRE
SOC	SOUTH CALGARY
SPR	SPRINGCLIFF
SSW	SCARBURY / SUNA / WEST
UMR	UPPER MOUNT ROYAL
WGT	WESTGATE
WLD	WILLOWOOD

- LEGEND**
- Residential Land Use Designations
- Areas Where Suites Are Proposed to be Allowed
 - Areas Where Suites Are Currently Allowed (Includes Low Density & Multi-Residential)
 - Ward Boundary

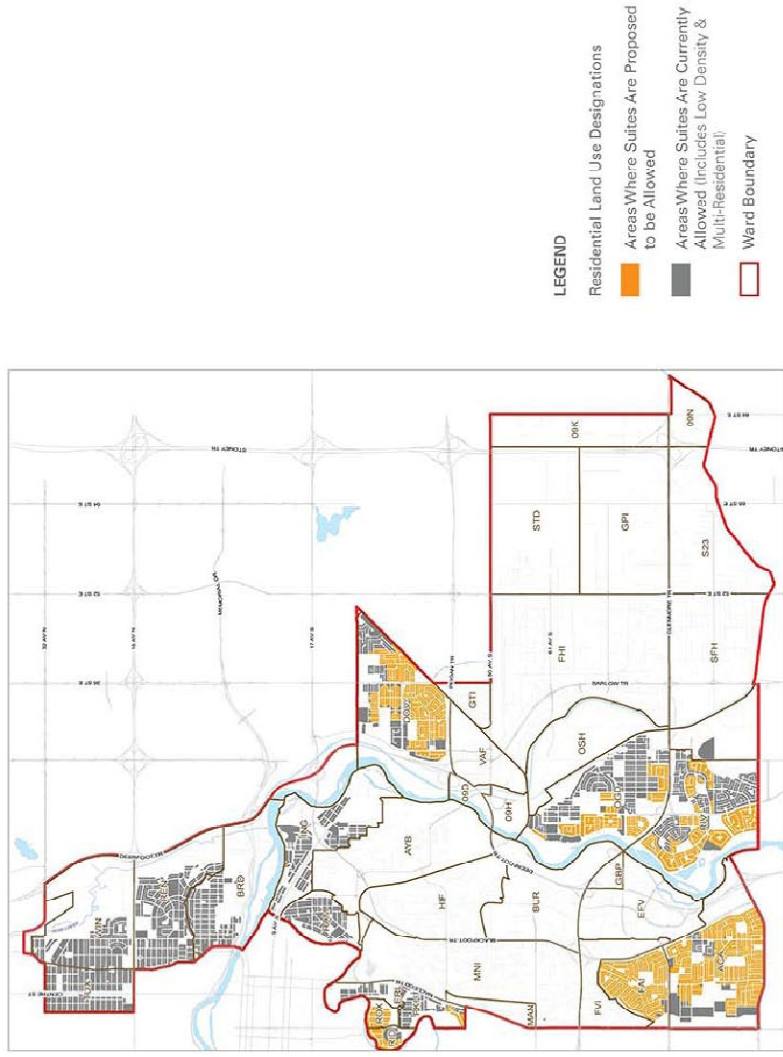
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Ward 9	Land Use Districts	Number of Parcels
Low density residential parcels with designation that currently lists suites (shaded dark grey)	R-C1N, R-C1s, R-C2	11492
Additional low density residential parcels whose designation would list suites if amendments are approved (shaded light grey, or yellow if on colour copy)	R-C1	8394
Total		19886

Notes:

1. Areas that are not shaded on map include Direct Control, Commercial, Industrial, and Special Purpose Land Use Districts.
2. Dark grey shading includes multi-residential parcels that list suites as a use, but the values provided in this table include only Low Density Residential parcels.

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LEGEND
 Residential Land Use Designations

- Areas Where Suites Are Proposed to Be Allowed
- Areas Where Suites Are Currently Allowed (Includes Low Density & Multi-Residential)
- Ward Boundary

**Residential Zoning
 Ward 9**

COMMUNITY CODE	COMMUNITY NAME
09D	09D
09H	09H
09K	09K
09N	09N
09O	09O
ACA	ACACIA
ALB	ALBERT PARK / RADISSON HEIGHTS
ANT	ANTH / BONNYBROOK
BRD	BRIDELAND / RIVERSIDE
BUJ	BURNS INDUSTRIAL
DOV	DOVER
EPV	EAST FAIRVIEW INDUSTRIAL
ERL	ERLTON
FAM	FAIRVIEW
FH1	FOOTHILLS
FV1	FAIRVIEW INDUSTRIAL
GBP	GREENDER BUSINESS PARK
GR1	GREAT PLAINS
GR2	GREAT PLAINS
GR3	GREAT PLAINS
GR4	GREAT PLAINS
GR5	GREAT PLAINS
GR6	GREAT PLAINS
GR7	GREAT PLAINS
GR8	GREAT PLAINS
GR9	GREAT PLAINS
GR10	GREAT PLAINS
GR11	GREAT PLAINS
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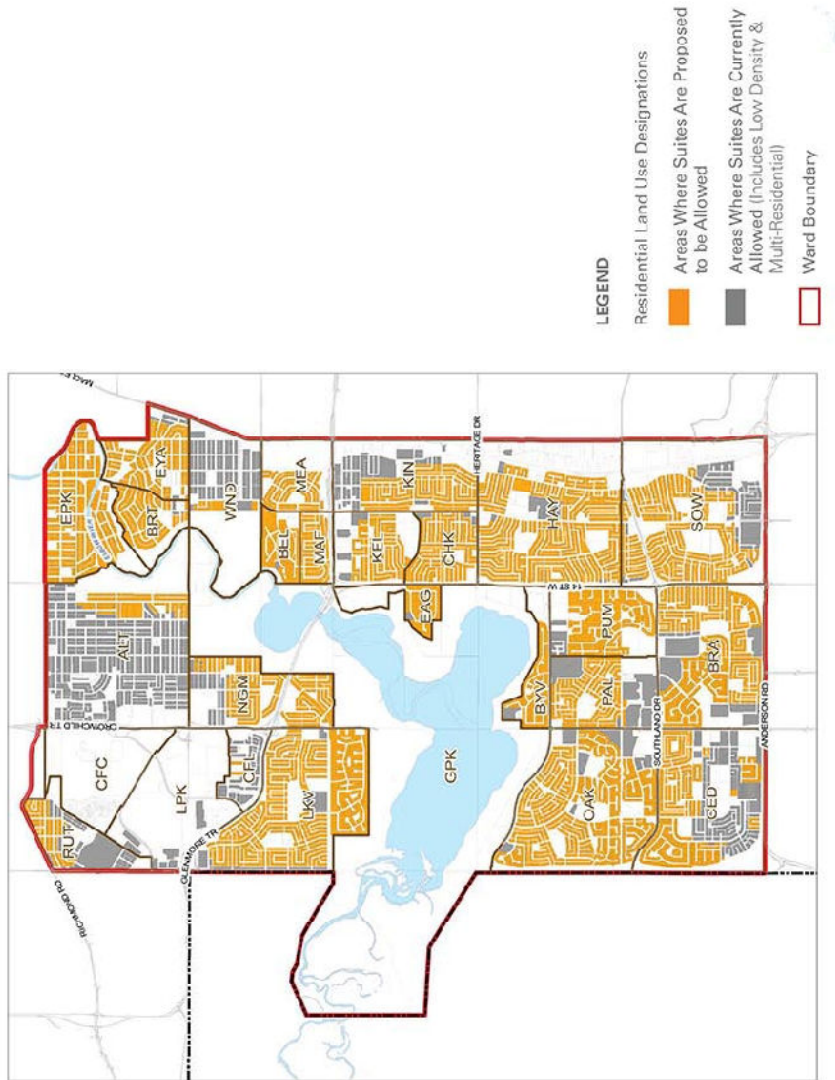
**POLICY AMENDMENT – LAND USE BYLAW 1P2007
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 SUITES IN WARDS 7, 8, 9, AND 11
 (WARDS 7, 8, 9, AND 11)
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Ward 11	Land Use Districts	Number of Parcels
Low density residential parcels with designation that currently lists suites (shaded dark grey)	R-C1N, R-C1s, R-C1Ls, R-C2	4650
Additional low density residential parcels whose designation would list suites if amendments are approved (shaded light grey, or yellow if on colour copy)	R-C1 and R-C1L	15078
Total		19728

Notes:

1. Areas that are not shaded on map include Direct Control, Commercial, Industrial, and Special Purpose Land Use Districts.
2. Dark grey shading includes multi-residential parcels that list suites as a use, but the values provided in this table include only Low Density Residential parcels.

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LEGEND
 Residential Land Use Designations

- Areas Where Suites Are Proposed to be Allowed
- Areas Where Suites Are Currently Allowed (Includes Low Density & Multi-Residential)
- Ward Boundary

**Residential Zoning
 Ward 11**

COMMUNITY CODE	COMMUNITY NAME
ALT	ALTDORRE
BEL	BEL-AIRE
BRA	BRAESIDE
BRT	BRITANNIA
BYV	BAYVIEW
CED	CEDAREBAE
CFC	CFB - CLIFTRIE
CFL	CFB - LINDOLN PARK PKWG
CHK	CHINOOK PARK
EAG	FAGIE RIDGE
EPK	ELBOW PARK
EYA	ELBOVA
GPK	GLENMORE PARK
HAY	HARBORO
KEL	KELVIN GROVE
KIN	KINGSLAND
LPK	LINDOLN PARK
LKV	LAKEVIEW
MAF	MAYFAIR
MEA	MEADOWLARK PARK
NGM	NORTH GLENMORE PARK
OAK	OAKRIDGE
PAL	PALLISER
PUM	PUMPHILL
RIC	RICHMOND
RUT	RUTLAND PARK
SOW	SOUTHWOOD
WIND	WINDSOR PARK

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APPENDIX III

SUMMARY OF PROPOSED AMENDMENTS

This appendix provides the sections of the Land Use Bylaw prepared as if the amendments were adopted. The purpose is to provide a more legible form of the proposed changes than the legal amending bylaw, in APPENDIX IV.

**Part 1: Interpretation of this Bylaw
Division 1: General Interpretation**

This section adds the Suite Areas Map to the Land Use Bylaw.

Content

3 This Bylaw includes the:

- (a) Schedules appended hereto;
- (b) Land Use District Maps deposited with the City Clerk;
- (c) Floodway/Flood Fringe Maps deposited with the City Clerk;
- (d) Floodway/Floodplain Maps deposited with the City Clerk;
- (e) Developed Area and Developing Area Maps deposited with the City Clerk;
- (f) Parking Areas Map deposited with the City Clerk;
- (g) Bonuses Area Boundaries Map deposited with the City Clerk; and
- (h) Suite Area Map deposited with the City Clerk.

The following sections add two definitions, Suites Area 1 and Suites Area 2, so that further in the Bylaw we can clearly establish two sets of rules for suites in each region of the city. Map 2.1 is added here to show the delineation of the two areas. The boundaries reflected on Map 2.1 mimic the existing boundaries of Wards 7, 8, 9, and 11.

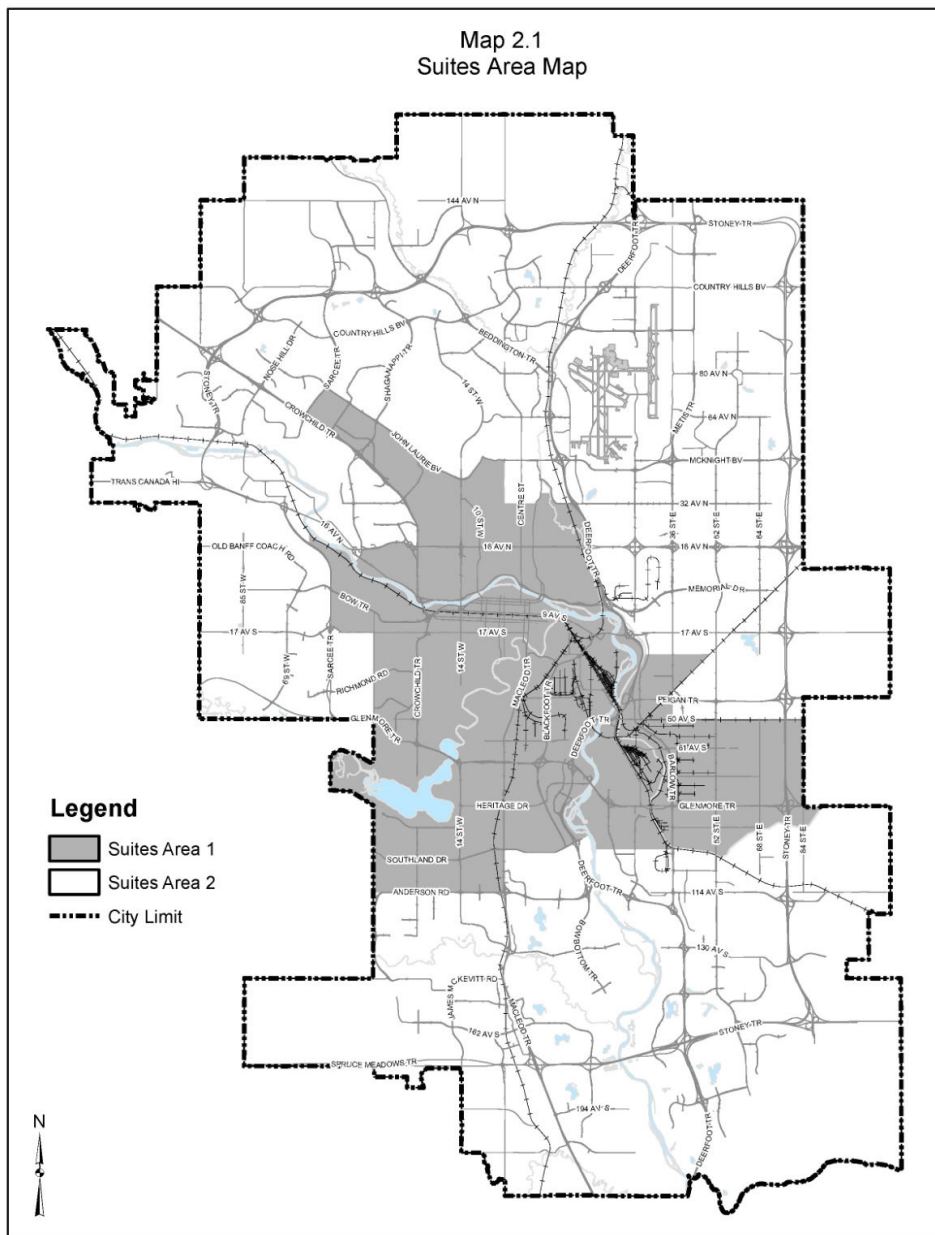
General Definitions

(136.1) “**Suites Area 1**” means the area identified as **Suites Area 1** on the Suites Area Map and illustrated on Map 2.1.

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(136.2) “**Suites Area 2**” means the area identified as **Suites Area 2** on the Suites Area Map and illustrated on Map 2.1.

Map 2.1: Suites Area Map



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The following sections eliminate the maximum size of a Secondary Suite and a Backyard Suite, in Suite Area 1. This change would affect all districts in Suite Area 1 where the suites are listed uses, including R-C1, R-C1s, R-C1L, R-C1Ls, R-C1N, and R-C2.

Part 5: Low Density Residential Districts

Division 1: General Rules for Low Density Residential Land Use Districts

Secondary Suite

- 351** (1) For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the main **residential building**.
- (2) Unless otherwise specified in subsection (3) the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 70.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
 - (b) where located on a **parcel** with a **parcel width** less than 13.0 metres.
- (3) There is no maximum floor area of a **Secondary Suite** where the **development** is located in **Suites Area 1**.
- (4) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (5) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the **Development Authority**.

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Backyard Suite

- 352 (1)** For a **Backyard Suite**, the minimum *building setback* from a *rear property line* is:
- (a) 1.5 metres for any portion of the *building* used as a **Backyard Suite**; and
 - (b) 0.6 metres for any portion of the *building* used as a *private garage*.
- (2)** Unless otherwise specified in the district, for a **Backyard Suite**, the minimum *building setback* from a *side property line* is 1.2 metres for any portion of the *building* used as a **Backyard Suite**.
- (3)** A minimum separation of 3.0 metres is required between the closet facade of the *main residential building* to the closet facade of a **Backyard Suite**.
- (4)** The maximum *building height* for a **Backyard Suite** is 7.5 metres.
- (5)** The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and *landings*, is 75.0 square metres except where located in **Suites Area 1** there is no maximum floor area of a **Backyard Suite**.
- (6)** The maximum floor area of a **Backyard Suite** may be relaxed by the *Development Authority* to a maximum of 10.0 per cent.
- (7)** A **Backyard Suite** must have a *private amenity space* that:
- (a) is located outdoors;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the *Development Authority*.

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The following sections change the rules of R-C1L District by:

- *altering the Purpose Statement to reflect that suites are allowed in R-C1L district in Suites Area 1*
- *adding Secondary Suites as a permitted use*
- *adding Backyard Suites as a discretionary use*

Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District

Purpose

366 (2) *Parcels* designated R-C1Ls, or *parcels* designated R-C1L located in **Suites Area 1**, are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same *parcel* as a **Single Detached Dwelling**.

Permitted Uses

367 (1) The following **uses** are **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;**
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted*
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A;** and
 - (h) *deleted*
 - (i) **Utilities.**
- (2)** The following **uses** are additional **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District where the **development** is located in **Suites Area 1**:
- (a) **Secondary Suite.**

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Discretionary Uses

368 (1) The following *uses* are **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (b.1) **Home Based Child Care – Class 2;**
- (c) **Home Occupation – Class 2;**
- (d) **Place of Worship – Small;**
- (e) **Power generation Facility – Small;**
- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre;** and
- (k) **Utility Building.**

(2) The following *uses* are additional **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District where the **development** is located in **Suites Area 1**:

- (a) **Backyard Suite.**

The following sections change the rules of R-C1 District by:

- *altering the Purpose Statement to reflect that suites are allowed in R-C1 district in Suites Area 1*
- *adding Secondary Suites as a permitted use*
- *adding Backyard Suites as a discretionary use*

Division 3: Residential – Contextual One Dwelling (R-C1) (R-C1s) District

Purpose

384 (2) *Parcels* designated R-C1s, or *parcels* designated R-C1 located in **Suites Area 1**, are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same *parcel* as a **Single Detached Dwelling**.

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Permitted Uses

385 (3) The following **uses** are additional **permitted uses** in the Residential – Contextual One Dwelling District where the **development** is located in **Suites Area 1**:

- (a) **Secondary Suite.**

Discretionary Uses

386 (4) The following **uses** are additional **discretionary uses** in the Residential – Contextual One Dwelling District where the **development** is located in **Suites Area 1**:

- (a) **Backyard Suite.**

The following sections change the rules of R-C1N District by:

- *eliminating the rules for minimum parcel width, depth and area for parcels to have a suite in Suite Area 1*

Division 4: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District

Parcel Width

409 (1) The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Secondary Suite** where located in **Suites Area 2**; and
- (c) 13.0 metres for a **parcel** containing a **Backyard Suite** where located in **Suites Area 2**.

Parcel Depth

410 (1) Unless referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.

- (2) The minimum **parcel depth** for a **parcel** containing a **Backyard Suite** is 30.0 metres where located in **Suites Area 2**.

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Parcel Area

- 411** (1) Unless referenced in subsection (2), the minimum area of a *parcel* is 233.0 square metres.
- (2) The minimum area of a *parcel* containing a **Backyard Suite** is 400.0 square metres where located **Suites Area 2**.

The following sections change the rules of R-C2 District by:

- *eliminating the rules for minimum parcel width, depth and area for parcels to have a suite in Suite Area 1*

Division 5: Residential – Contextual One / Two Dwelling (R-C2) District

Parcel Width

429 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (a.1) 9.0 metres for a *parcel* containing a **Secondary Suite** where located in **Suites Area 2**;
- (b) 13.0 *metres* for a *parcel* containing a **Duplex Dwelling**;
- (c) 13.0 metres for a *parcel* containing a **Backyard Suite** where located in **Suites Area 2**; and
- (d) 13.0 metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**.

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Parcel Depth

430 (1) Unless otherwise referenced in subsection (2), the minimum parcel depth is 22.0 metres.

(2) The minimum *parcel depth* for a *parcel* containing a **Backyard Suite** is 30.0 metres where located in **Suites Area 2**.

Parcel Area

431 The minimum area of a *parcel* is:

- (a) 233.0 metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Backyard Suite** where located in **Suites Area 2**; and
- (d) 400.0 square metres for a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel* area of 180.0 metres must be provided for each **Dwelling Unit**.

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APPENDIX IV

PROPOSED AMENDMENT BYLAW WORDING

1. The City of Calgary Land Use Bylaw, being 1P2007 of the City of Calgary, as amended, is hereby amended as follows:
 - (a) Delete subsection 3 (f) and (g) and replace with the following:
 - “(f) Parking Areas Map deposited with the City Clerk;
 - (g) Bonus Area Boundaries Map deposited with the City Clerk; and
 - (h) Suites Area Map deposited with the City Clerk.”
 - (b) Delete subsections 13 (136.1), (136.2), (136.3) and replace with the following:
 - “(136.1) “**Suites Area 1**” means the area identified as **Suites Area 1** on the Suites Area Map and illustrated on Map 2.1.”
 - (136.2) “**Suites Area 2**” means the area identified as **Suites Area 2** on the Suites Area Map and illustrated on Map 2.1.”

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- (136.3) “**top of bank**” means the natural transition line or upper natural topographical break at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the **grade** exceeds 15.0 per cent and the adjacent upper level area where the **grade** is less than 15.0 per cent, and where area that is less than 15.0 per cent in slope is at least 15.0 metres wide.
- (136.4) “**total Wind Energy Conversion System height**” means:
- (a) the height measured from the highest vertical extension of a **Wind Energy Conversion System – Type 1** to its base at **grade** or to the height equivalent to its mount on a **building**; and
 - (b) the height measured from the highest vertical extension of a **Wind Energy Conversion System – Type 2** to its base at **grade**.
- (136.5) “**transferring parcel**” means a **parcel**, comprising the area of the Municipal Historic Resource, that will transfer unused **motor vehicle parking stalls** to a receiving **parcel**.”
- (c) Delete subsections 351 (2), (3) and (4) and replace with the following:
- “(2) Unless otherwise specified in subsection (3) the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 70.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
 - (b) where located on a **parcel** with a **parcel width** less than 13.0 metres.
- (3) There is no maximum floor area of a **Secondary Suite** where the **development** is located in **Suites Area 1**.
- (4) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (5) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the **Development Authority**.”

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- (d) Delete subsection 352 (5) and replace with the following:
- “(5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and **landings**, is 75.0 square metres except where located in **Suites Area 1** there is no maximum floor area of a **Backyard Suite**.”
- (e) Delete subsection 366 (2) and replace with the following:
- “(2) **Parcels** designated R-C1Ls, or **parcels** designated R-C1L located in **Suites Area 1**, are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same **parcel** as a **Single Detached Dwelling**.”
- (f) Renumber section 367 to 367 (1) and insert new subsection (2) as follows:
- “(2) The following **uses** are additional **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District where the **development** is located in **Suites Area 1**:
- (a) **Secondary Suite**.”
- (g) Renumber section 368 to 368 (1) and insert new subsection (2) as follows:
- “(2) The following **uses** are additional **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District where the **development** is located in **Suites Area 1**:
- (a) **Backyard Suite**.”
- (h) Delete subsection 384 (2) and replace with the following:
- “(2) **Parcels** designated R-C1s, or **parcels** designated R-C1 located in **Suites Area 1**, are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same **parcel** as a **Single Detached Dwelling**.”
- (i) Insert new subsection 385 (3) as follows:
- “(3) The following **uses** are additional **permitted uses** in the Residential – Contextual One Dwelling District where the **development** is located in **Suites Area 1**:
- (a) **Secondary Suite**.”

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- (j) Insert new subsection 386 (4) as follows:
- “(4) The following **uses** are additional **discretionary uses** in the Residential – Contextual One Dwelling District where the **development** is located in **Suites Area 1**:
- (a) **Backyard Suite.**”
- (k) Delete subsection 409 (1) and replace with the following:
- “(1) The minimum **parcel width** is:
- (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Secondary Suite** where located in **Suites Area 2**; and
- (c) 13.0 metres for a **parcel** containing a **Backyard Suite** where located in **Suites Area 2.**”
- (l) Delete subsection 410 (2) and replace with the following:
- “(2) The minimum **parcel depth** for a **parcel** containing a **Backyard Suite** is 30.0 metres where located in **Suites Area 2.**”
- (m) Delete subsection 411 (2) and replace with the following:
- “(2) The minimum area of a **parcel** containing a **Backyard Suite** is 400.0 square metres where located in **Suites Area 2.**”
- (n) Delete subsection 429 (a.1) and replace with the following:
- “(a.1) 9.0 metres for a **parcel** containing a **Secondary Suite** where located in **Suites Area 2;**”
- (o) Delete subsection 429 (c) and replace with the following:
- “(c) 13.0 metres for a **parcel** containing a **Backyard Suite** where located in **Suites Area 2;** and”

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- (p) Delete subsection 430 (2) and replace with the following:
- “(2) The minimum *parcel depth* for a *parcel* containing a **Backyard Suite** is 30.0 metres where located in **Suites Area 2.**”
- (q) Delete subsection 431 (c) and replace with the following:
- “(c) 400.0 square metres for a *parcel* containing a **Backyard Suite** where located in **Suites Area 2**; and”

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APPENDIX V

**CHRONOLOGY OF COUNCIL DIRECTION TO ADMINISTRATION REGARDING
 SECONDARY SUITES: 2005 – PRESENT**

Council Date:	Summary:	Directed to:	Status:	Bylaw/ Report #
2005 July 25	Council approves secondary suites as part of the Low Density Residential Districts Framework in the new Land Use Bylaw (LUB).	Planning Implementation	Complete	LPT2005-45
2007 November 26	Council approves the terms of reference and budget for public consultation and education on secondary suites.	Corporate Properties Group	Complete	LPT2007-61
2007 November 26	Council approves the creation of the Enterprise Housing Program to encourage the development of non-market and low end market housing.	Corporate Properties Group	Ongoing	M2007-08
2008 June 1	LUB 1P2007 comes into force. Secondary suites introduced as a discretionary in R-C2, R-2M, R-2 and M-CG districts and by way of a land use re-designation to R-1s, R-C1s and R-CL1s. Development standard rules for secondary suites are also introduced.	Planning Implementation	Complete	1P2007
2010 June 7	Council approves the following amendments to the secondary suite rules in the LUB: <ul style="list-style-type: none"> • Changes to the secondary suite terms • Rules requiring a separate entry to suite are removed. • Secondary suites listed as a permitted use in R-2 and R-2M land use districts. • Reduction of parcel width & depth requirements as well as suite size restrictions in order to align with Duplexes • Suite size can be relaxed up to 10% 	Planning Implementation	Complete	12P2010
2010 July 26	Council approves amendments to the LUB: <ul style="list-style-type: none"> • Secondary suites listed as discretionary uses in R-C1N and R-1N • Secondary suites added to 7 multi-residential land use districts and 2 centre city land use districts. 	Planning Implementation	Complete	34P2010
2011 March 7	Council receives report LPT2011-11. Secondary Suites Update; directs the following City departments to investigate changes to current practises and regulations for secondary suites: <ul style="list-style-type: none"> • Building Regulations • Land Use Planning and Policy • Planning Implementation • Office of Land Servicing & Housing 	Multi-departmental	Ongoing	LPT2011-11
2011 March 7	REFER back to Administration to examine the potential for listing secondary suites as legal uses in all land use districts with special consideration to: a new enforcement approach to focus on suites that are unsafe or non-compliant.	Office of Land Servicing and Housing	Report to LPT no later than December 2011	LPT2011-11
2011 March 7	Council directs Administration to amend the LUB so as secondary suites will be listed as permitted uses in those land use districts where they are listed as discretionary, excluding the R-C1N and R-1N land use districts.	Planning Implementation	Complete	33P2011 Council approved on September 12, 2011, CPC2011-093 (M2011-013)

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2011 March 7	MOTION ARISING Council directs Administration to examine the A.B.C. requirements for secondary suites with respect to requirements that have a material impact on the construction cost of such suites, but do not have an impact on the safety of those suites. Based on these findings prepare a set of recommended changes to the Code for presentation to the Prov. Gov't.	Building Regulations	Report back to Council no later than 2011 June.	LPT2011-11
2011 March 7	REFER to Administration for a report to the 2011 April 20 SPC on Land Use, Planning and Transportation with some costing around community by community consultation: 1. Direct Administration to undertake a consultative process to consider rezoning R-1, R-C1, and R-C1L to consider amending the Land Use Bylaw to add secondary suites, in attached and detached forms, to be a discretionary use in all districts currently zoned; and R-1, R-C1, and R-C1L within a 2.5km radius of MRU, SAIT, and ACAD, Bow Valley College and U of C; and 2. Direct Administration to undertake a consultative process to consider rezoning R-1, R-C1, and R-C1L to consider amending the Land Use Bylaw to add secondary suites, in attached and detached forms, to be a discretionary use in all districts currently zoned; and R-1, R-C1, and R-C1L within 400m of an LRT station or BRT stop	Land Use Planning and Policy	Report back to SPC on Land Use, Planning and Transportation 2011 April 20	LTP2011-11
2011 April 18	Council approves motion directing administration to utilize the land use district R-1s instead of R-1 on all future outline plan applications and land use redesignations. Administration is to amend the Municipal Development Plan to reflect this change.	Land Use Planning & Policy	Ongoing...awaiting to hear back on official status.	NM2011-10
2011 April 20	SPC on Land Use, Planning and Transportation – TABLE and BRING FORWARD LPT2011-37 for May 18, 2011 meeting	N/A	Complete	LPT2011-37
2011 May 18	APPROVE recommendations in LPT2011-37 and that Council receive the scoping report and costs for information	N/A	Complete	
2011 June 20	Council receives report on the changes to the Alberta Building Code standards for secondary suites: <ul style="list-style-type: none"> Suites existing prior to December 31, 2006 will only be required to abide by the fire code. A building permit will still be required for the secondary suite. Process and communication strategy are being developed in order to implement these changes. Amended recommendation to seek further clarification relating to separate heating, ventilation and air conditioning (HVAC) systems (i.e. Space Heater) and advocate for change if necessary. 	Building Regulations	Complete – Building Regulations continues to investigate re: Amended recommendation	E2011-10
2011 June 20	Council receives report on a consultative strategy for adding secondary suites, as discretionary uses, on parcels designated R-C1, R-1 and R-C1L that are close to public transit and post secondary institutions. Option 1 – Inform and Consult by Quadrant Option 2 – Inform and Consult by Ward Option 3 – Inform, Survey and Consult by Community Council directs Administration to come back with 3 options for consultation as well as Option 4 (Inform and Consult by Quadrant) as proposed by Council and provide the cost of a standalone plebiscite on the issue.	Land Use Planning & Policy	Report back to Council September 2011 (September 19, C2011-76)	LPT2011-37

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2011 July 25	Notice of Motion by Alderman Carra that Administration return in 2011 November at Budget with BPBC (Business Planning and Budget Coordination) with a scoping report on Land Use Amendments and Policy allowing secondary suites to be contained within semi-detached dwellings. (This was not supported by Council during their budget deliberations)	Planning Implementation with Land Use Planning & Policy	Complete	NM2011-28
2011 September 19	E2011-12 , Secondary Suites and Legal Implications of a Public Vote Council considered: 1. Consider this report in conjunction with City Clerks' report C2011-76 Cost of a Question (Plebiscite) on Secondary Suites; and 2. Direct Administration to undertake the community consultation program outlined in Option 3 in support of its consideration to allow Secondary Suites as Discretionary Uses in R-1, R-C1, and R-C1L districts lying within 2.5 km of Major Educational Institutions and 400m of LRT Stations and BRT Stops. MOTION LOST C2011-76 Cost of a Question (Plebiscite) on Secondary Suites. Council considered: That the Administration recommendations contained in Report C2011-76 be filed and replaced with the following: That Council direct the Law Department to draft a question for Council approval, to be used for a plebiscite to be held in conjunction with the 2013 General Election. MOTION LOST	Land Use Planning & Policy, E2011-12, Secondary Suites and Legal Implications of a Public Vote City Clerks C2011-12, Cost of a Question (Plebiscite) on Secondary Suites	Report Filed Council September 19, 2011	E2011-12 & C2011-76
2012 January 9	Request to Defer, Adopted via Consent Agenda. Reason for recommendation: "To investigate and resolve potential legal implications related to the proposed approach for Enforcement"	Building Regulations / Calgary Fire Department	Report to PUD no later than March 14, 2012	LPT2011-103
2012 March 14	Item reviewed at PUD-- concern re: the 'implicit' approval of illegal suites -- one permit approach making the process 'too easy' for illegal suites to be approved	Building Regulations / Calgary Fire Department	Item to be reviewed at April 9, 2012 Council	PUD2012-06
2012 April 9	Council voted to adopt recommendations outlined in PUD2012-06: <ul style="list-style-type: none"> Approve Suite Safety program Conduct pilot project from May 2012-April 2013 (50 suites in all LUD) Investigate creation of one permit approach to upgrade existing suites Education and engagement with landlords and tenants re: existing suites Report on findings no later than June 2013 	Multi-departmental	Ongoing	PUD2012-06
2012 April 23	Evaluation of Incentive Programs in the Enterprise Housing Program Council supported the recommendations of SPC on PUD contained in the report. Corporate Services to continue Secondary Suites Grant Program and report back on other matters	PDA (Building Regulations) & Corporate Services (Affordable Housing)	Complete/Ongoing	PUD 2012-11
2012 December 03	74D2012 (CPC2012-087) Crandell-Hart House Motion Arising (Alderman Demong) That Council direct PDA to report back through SPC on PUD no later than April 2013, on how Administration has been interpreting and applying Council's revised Notice of Motion NM2011-10 Secondary Suites in Undeveloped R-1	Land Use Planning Policy	Complete/Ongoing	

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	<p>Districts, adopted on April 18, 2011. CARRIED Motion Arising (Alderman Demong) Further be it resolved that until this report is completed, Council confirm that NM2011-10 was not intended to apply to partially built-out communities (meaning an area so identified in the applicable ASP) in the Developing Areas, that do not have any lands already designated on R-1s. CARRIED</p> <p>Report CPC2013-036 heard. Recommend Administration to investigate laneway housing (additional units in rear of existing properties accessible from a lane) on the residential properties situated on the east side of 10a Street NW between 3 Avenue NW and Kensington Road.</p> <p>The investigation should address the following:</p> <ul style="list-style-type: none"> • The potential viability for laneway housing • Land use amendments necessary to allow redevelopment options • Barriers to development opportunities for laneway housing • Mechanisms to address coordination among multiple owners 	
<p>2013 May 6</p>	<p>PUD2013-0176 findings and recommendations of the Suite Safety Approach pilot. Recommendations:</p> <ol style="list-style-type: none"> 1. Undertake a review of existing policies and develop guidelines, including stakeholder engagement, with regards to the Land Use Bylaw to be used by Administration in the review of land use and development permit applications to improve predictability for applicants of secondary suites; 2. Continue to work with the Province of Alberta to provide funding for safe and affordable housing by re-establishing the Secondary Suite Grant Program; and 3. Report to the SPC on Planning and Urban Development with recommendations no later than September 2014. 	<p>LUB Sustainment</p>
<p>2013 July 29</p>	<p>ADOPT, Moved by Alderman Farrell, Seconded by Alderman Mar, that with respect to Report C2013-0644, the following be adopted as Recommendation 3:</p> <ol style="list-style-type: none"> 1.a. That Council direct Administration to create a team dedicated to deal with reconstruction of secondary suites impacted by the flood. 1.c. That Council direct Administration to redesignate properties with existing suites impacted by the flood to a land use district that lists secondary suites as a use. 1.e. That Council direct Administration to amend the fee bylaw to remove the land use amendment and development permit fees associated with secondary suites. <p>ADOPT, Moved by Alderman Farrell, Seconded by Alderman Mar, that with respect to Report C2013-0644, the following be adopted:</p> <ol style="list-style-type: none"> 1.f. That Council lobby the Province of Alberta for legislative changes. <p>MOTION ARISING, Moved by Alderman Carra, Seconded by Alderman Lowe, that with respect to Report C2013-0644, and further to Council's discussion regarding large lots where a basement suite and an above-garage suite could fit, Council direct Administration to proceed with the development of a land use district to address this opportunity, returning</p>	<p>Ongoing</p>
<p>2013 September 16,</p>	<p>ADOPT, Moved by Alderman Farrell, Seconded by Alderman Mar, that with respect to Report C2013-0644, the following be adopted as Recommendation 3:</p> <ol style="list-style-type: none"> 1.a. That Council direct Administration to create a team dedicated to deal with reconstruction of secondary suites impacted by the flood. 1.c. That Council direct Administration to redesignate properties with existing suites impacted by the flood to a land use district that lists secondary suites as a use. 1.e. That Council direct Administration to amend the fee bylaw to remove the land use amendment and development permit fees associated with secondary suites. <p>ADOPT, Moved by Alderman Farrell, Seconded by Alderman Mar, that with respect to Report C2013-0644, the following be adopted:</p> <ol style="list-style-type: none"> 1.f. That Council lobby the Province of Alberta for legislative changes. <p>MOTION ARISING, Moved by Alderman Carra, Seconded by Alderman Lowe, that with respect to Report C2013-0644, and further to Council's discussion regarding large lots where a basement suite and an above-garage suite could fit, Council direct Administration to proceed with the development of a land use district to address this opportunity, returning</p>	<p>C2013-0644</p> <p>1.a. Planning Implementation 1.c. LUJPP – LU Amendments 1.e. Council 1.f. IGA 3. LUB Sustainment Motion Arising - LUB Sustainment</p>

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2014 November 17	<p>draft requirements, procedures, and citizen application forms to be used in exercising such discretion, including the following:</p> <ul style="list-style-type: none"> i. Neighbour consultation be deemed a key priority in exercising such discretion. ii. Such requirements include but not be limited to options for a minimum mandatory neighbour consultation within a specified relevant radius of the applications; and <p>e). Return with a revise report to Council no later than December 2014.</p>		Ongoing	
<p>NM2014-42 ADOPT, Moved by Councillor Chabot, Seconded by Councillor Demong, that Councillor Chabot's Revised Motion, Secondary Suite Implementation Initiative, NM2014-42, be adopted, after amendment, as follows: WHEREAS the issue of creating more safe secondary suites is important for many Calgarians; AND WHEREAS there are over 120,000 properties in the City of Calgary that are currently zoned appropriately for secondary suites; AND WHEREAS a secondary suite may have the appropriate land use, but may not be built to Alberta Building codes which makes the suite safe; AND WHEREAS there are many property owners who either are unaware that their secondary suite is illegal or they know that their suite is illegal but choose to rent it out despite that, due to lack of deterrents; AND WHEREAS there is currently no way to determine which existing suites are legal and no current way for renters to know if they are renting or going to be renting a legal secondary suite; NOW THEREFORE BE IT RESOLVED that Council direct Administration to investigate the possibility of establishing an 18 month relaxation for homeowners with current suites to meet with City Officials to determine if their suite is legal and or make application to bring it into compliance; AND FURTHER BE IT RESOLVED that Administration and Law be directed to review the potential to fine owners for a first offence following the 18 month relaxation; AND FURTHER BE IT RESOLVED that Administration identify properties with legal secondary suites on Calgary.ca's interactive map for the creation of a centralized database where renters can find safe secondary suites to rent; AND FURTHER BE IT RESOLVED that any surplus revenue from enforcement fines be put towards affordable housing initiatives. AND FURTHER BE IT RESOLVED that Administration report back on all these items, through the Working Group on Secondary Suites Enforcement no later than Q1 2015 And further, that the In Camera discussions remain confidential pursuant to Section 27(1)(a) of the Freedom of Information and Protection of Privacy Act.</p>				

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<p>2014 December 15</p>	<p>With the exception of that below, all recommendations contained in PUD 2014-0671, and those which arose in the meeting were lost, including:</p> <ul style="list-style-type: none"> • Approve the Secondary and Backyard Suite Framework in Att. 7, after amendment. • Direct Administration to pilot the matrix for Development Permits for suites set forth in Att. 9 and neighbour engagement protocol in Att. 11 for all new suite applications in R-1, R-C1, and R-C1L. • Direct Administration to develop a licensing system for secondary suites. • Direct Administration to return through CPC no later than 2015 Q3. ALL MOTIONS LOST <p>New direction was given to Administration for the following: That Council:</p> <ol style="list-style-type: none"> 1. Direct Administration to return to Council by Q2 2015 with a report outlining the procedures and implications of: <ol style="list-style-type: none"> a. A licensing system for secondary suites. b. Feasibility of a plebiscite on secondary suites, including a potential question. c. Allowing secondary suites in a radius around rapid transit stations. 2. Direct Administration to prepare Bylaw amendments allowing secondary suites in all R land use districts in wards 7, 8, 9 and 11. CARRIED 	<p>Council</p>	<p>Completed/Ongoing</p>	<p>M-2015-002 for Direction 2</p>
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