

## **Secondary and Backyard Suite Policy & Regulatory Framework**

### **Actions:**

1. Review the proposed objectives with stakeholders (as shown below);
  2. Develop policy and amend the Land Use Bylaw as necessary in accordance with the objectives as refined through the stakeholder consultation;
  3. Return through Calgary Planning Commission with proposed bylaw and policy changes no later than 2015 Q3;
  4. Develop a monitoring program for a period of up to 12 months (starting from implementation date of any Land Use Bylaw amendments) to evaluate the effects of Land Use Bylaw and/or policy changes; and
  5. Based on feedback from stakeholders and the Working Group on Secondary Suite Enforcement, develop any necessary additional detailed guidelines and rules, which may include development of a licensing system for suites.
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### **Objectives:**

1. To protect the safety of the tenants;
2. To ensure meaningful neighbourhood consultation is part of the development review;
3. To increase the diversity of housing choices for Calgarians;
4. To establish the development requirements for secondary and backyard suites; and
5. To provide a consistent, fair, equitable and simple approach to regulate secondary suites.

### **Principles:**

1. Secondary and Detached Suites are a distinct housing form that complement the existing array of housing choices in Calgary;
2. Secondary suites should be a discretionary use in the R-1, R-C1 and R-C1L land use districts;
3. The approval of Secondary and Detached Suites should be subject to development guidelines;
4. Secondary and Detached Suites should accommodate parking on-site; and
5. Secondary and Detached Suites should be constructed about the 1:100 designated flood level to improve Calgary's residential resiliency.