

## Presentation to SPC on PUD 2014 September 10 by GM Rollin Stanley



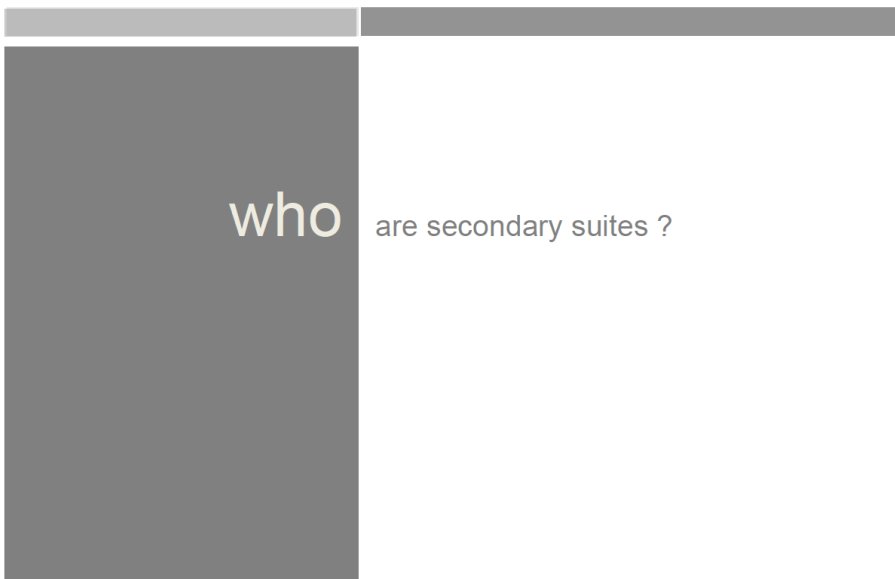
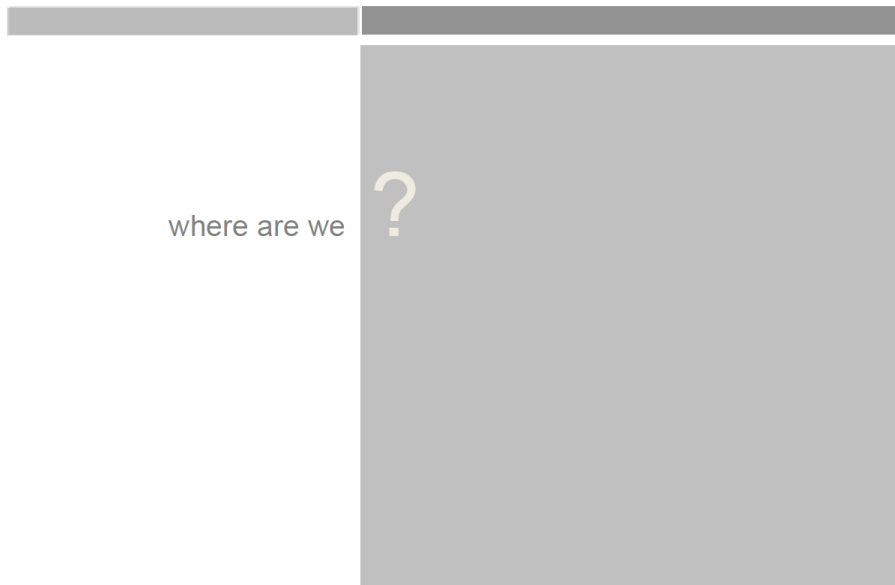
### secondary suites - a place to live

planning | development | assessment  
City of Calgary

Sept 10 | 14  
PUD

focus on 3 themes

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can we focus on

outcomes ?

safety

affordability

housing choice



where are we

?





enforcement	is <b>not</b> a housing policy
	if a person is made <b>homeless</b> we fail as a city if a suite is made <b>safe</b> we succeed



first make them	<b>legal</b> ?
our current policy is	driving suites <b>underground</b> <b>+</b> to the housing <b>problem</b> <b>not</b> creating legal suites <b>not</b> making suites <b>safe</b>



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the best thing to date

waiving the fee  
big uplift in dp | land use applications

this helps get **safe** suites  
should **not** be a cornerstone of housing policy



no outcome defined to date

13,500 illegal units? **5 %** of the housing stock

**290 %** increase in development permits

increase in land use applications **3,100%**

**26 %** drop in complaints since 2010



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yyc  
2005



yyc  
2014



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our housing strategy has

not kept pace



who are secondary suites ?





the misconceptions



there goes the neighbourhood

city	owner occupied	rental
calgary	72 %	28 %
regina	71%	29 %
ottawa	68 %	32 %
toronto	68 %	32 %
downtown toronto	35 %	65 %
vancouver	66 %	34 %
halifax	63 %	37 %
montreal	55 %	45 %

investors



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there goes the neighbourhood

renters

this guy lived in 4 different bsmt suites  
qualified for a mortgage with a bsmt suite  
in a semi & yes it was a permitted use

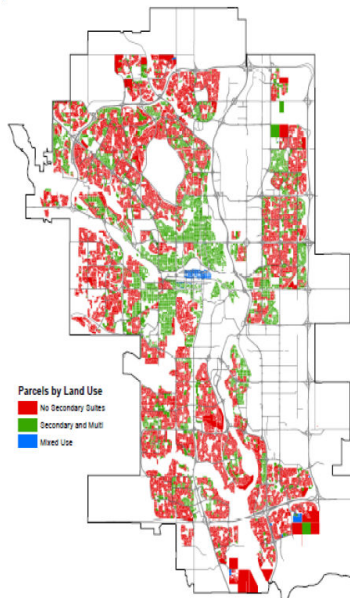


Tenants simply want security of tenure in safe and legal housing.

single family areas should only be that

**53 %** of all residential land in YYC is zoned sfd

38,000 + yr growth go to the other 47 % ?  
big potential to meet part of the demand  
people can live in neighbourhoods they can't afford



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there will be too many people

no limit on the number of people in a house  
extended families  
sharing a mortgage or rent payment

rental units have lower occupancy than sfd  
owner occupied 2.75 pp house  
rental 2.38

ex 1 bungalow - 7 people for 3 bdrms rental to students

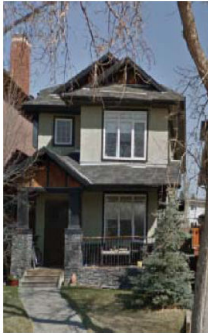


there will be too many cars

no limit on the number of cars for each house  
parking isn't just a secondary suite issue



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my property values will go down

general expectation is it is worth more

track building permit values  
property improvement

there is widespread opposition

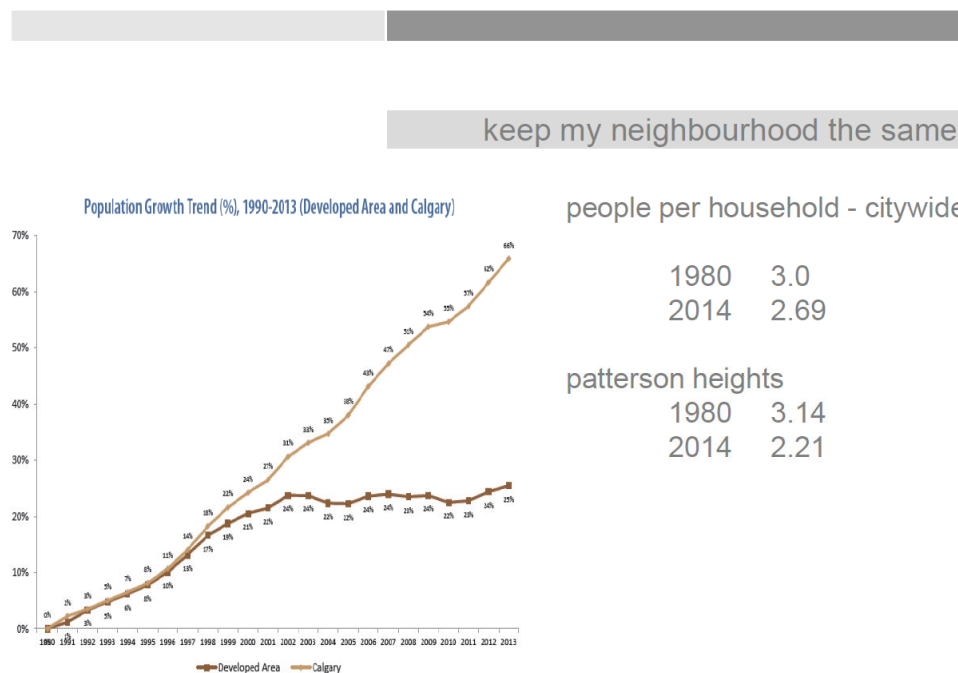
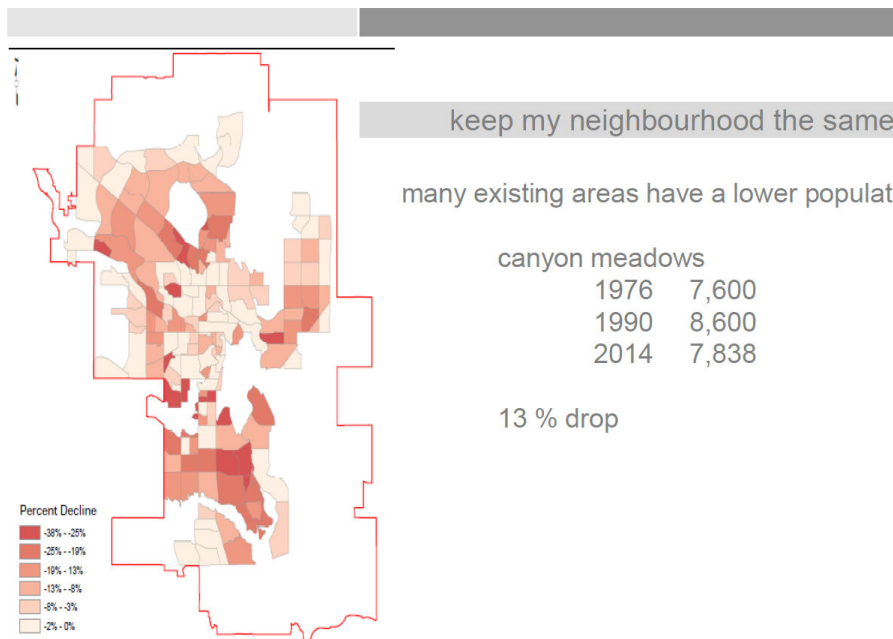
that's not what the polling shows

76% support - public consultation  
1,244 signed up online campaign  
1,000 signed petition



Calgary has the country's **lowest** multi-family vacancy rate at 1.4 percent Monthly rents for one bedroom units are the **highest**, averaging \$1,127 - +12% from last year.  
Colliers

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my neighbourhood is special

this is a business issue  
53 % of our tax base is commercial  
ontario - if housing not affordable - hurts commercial

yes - expanding to all areas does work  
Sweden - attefallshus



can we focus on

outcomes ?

**safety**

affordability

housing choice



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### next steps

what direction are we asking for ?  
agreement on framework - 4 objectives

tenant **safety**  
**diversify** the housing options  
promote **essential** standards  
cut the red tape - focus on the **outcomes**



### next steps

what direction are we asking for ?  
agreement on framework - 5 actions

discuss objectives  
policy | guidelines | land use changes  
report back Q3 2015  
monitoring



matrix	secondary suite	above grade	detached suite
			

matrix	secondary suite	above garage	detached suite
	discretionary use parking requirement number of units height windows lot coverage unit size	in which areas of the city tandem spaces   1 space per unit secondary unit vs converted house 4 m is standard facing interior size of garage 25 m2	facing interior accessory bldg 25 m2



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