

Chronology of Council Direction to Administration Regarding Secondary Suites

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	Complete	LPT2011-11

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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)
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 Provincial Government.	Building Regulations	Complete	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, SAT, 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	Complete	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	NM2011-10
2011 April 20 2011 May 18	SPC on Land Use, Planning and Transportation – TADLE and DRING FORWARD LPT2011-37 for May 18, 2011 meeting APPROVE recommendations in LPT2011-37 and that Council receive the scoping report and costs for information	N/A N/A	Complete Complete	LPT2011-37
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 work with Province and National Code Committees on Code development.	E2011-10

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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	Complete	LPT2011-37
2011 July 25	Notice of Motion by Alderman Carra that Administration return in 2011 November at budget with BPHC (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	Planning Implementation with Land Use Planning & Policy	This was not supported by Council during their budget deliberations. Complete	NM2011-28
2011 September 19	F2011-12, 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 DRT 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	F2011-12 & 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	Complete	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	Complete. Item reviewed at April 9, 2012 Council	PUD2012-05

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2012 April 09	<p>Council voted to adopt recommendations outlined in PUD2012-06:</p> <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 • Educator and engagement with landlords and tenants re: existing suites • Report on findings no later than June 2013 <p>Evaluation of Incentive Programs in the Enterprise Housing Program</p> <p>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</p>	Multi-departmental	Ongoing	PUD2012-06
2012 April 23	<p>Report on findings no later than June 2013</p> <p>Evaluation of Incentive Programs in the Enterprise Housing Program</p> <p>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</p>	PDA (Building Regulations) & Corporate Services (Affordable Housing)	Complete/Ongoing	PUD 2012-11
2012 December 03	<p>74D2012 (CPC2012 087): Crandall Hart House</p> <p>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 Districts, adopted on April 18, 2011. CARRIED</p> <p>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>	Land Use Planning Policy	Complete/Ongoing	
2013 May 06	<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>This work should be done in conjunction with City-initiated land use redesignations to implement the Hillhurst/Sunnyside Area Redevelopment Plan.</p>	Land Use Planning Policy	Ongoing	

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2013 September 16	<p>Council approved Administration's request to defer the report regarding laneway housing in the community of Hillhurst to the SPC on PUD no later than 2013 December (PUD2013-0623). That the SPC on Planning and Urban Development recommends that Council direct Administration to include the Hillhurst Laneway Housing Investigation in the 2014 Land Use Planning & Policy Corporate Work Program for consideration in conjunction with the Corridor Program.</p> <p>That Council direct Administration to bring a report to Council on the potential feasibility of setting up a business licence framework for secondary suites by 2014, September 22.</p>	LUPP – Corridor Program	Passed at Council December 16, 2013	PUD2013-0623
2013 December 16		LUPP – Corridor Program	Ongoing	PUD2013-0738
2014 June 9		Business Licence	Addressed by this report	PUD2014-0671