

Secondary and Backyard Suite Policy & Regulatory Framework

Actions:

1. Upgrade and validate the above objectives with stakeholders.
 2. Develop policy and amend the Land Use Bylaw as necessary in accordance with the upgraded objectives.
 3. Develop a monitoring program for a period of up to 12 months (starting from the implementation date of any Land Use Bylaw amendments) to evaluate the effects of Land Use Bylaw and/or policy changes.
 4. Develop any necessary additional detailed guidelines and rules, which may include development of a licensing system for suites.
 5. Return through Calgary Planning Commission with all of the above in 2015 Q1.
-

Objectives:

1. Protect the safety of the tenants.
2. Create a diversity and range of housing choices for Calgarians.
3. Ensure that essential development requirements are met.
4. Provide a consistent, fair, equitable and simple approach to regulate secondary suites.

Principles:

1. Secondary and Detached Suites are secondary and accessory to a primary dwelling unit.
2. Secondary and Detached Suites do not change the purpose and intent of a land use district.
3. Secondary and Detached Suites are not intended as an alternative to multi-residential development, but as a complementary use.
4. Secondary Suites should be available in all low density housing forms.
 - a. In a Single Detached Dwelling or rear yard of such, should be done through a Development Permit; and,
 - b. in all other forms, will be done through a land use redesignation (e.g. the new Residential – Grade Oriented Infill (R-CG) District).
5. Development guidelines should guide the development of Detached Suites and requests for relaxations of Secondary and Detached Suite rules.
6. Secondary and Detached Suites should accommodate parking on-site.
7. Secondary and Detached Suites should be allowed in all communities.
8. Secondary and Detached Suites should be constructed above the 1:100 designated flood level to improve Calgary's residential resiliency.

Rules:

1. Secondary and Detached Suites should be developed without a need to increase the maximum parcel coverage, building height and setbacks.
2. Secondary Suites should be permitted in a building that meets the rules of the district.

Secondary and Backyard Suite Policy & Regulatory Framework

3. Secondary Suites should have consistent rules regardless of district (i.e. rules regarding required parcel width) including options for large lots.
4. Detached Suites should be a discretionary use in districts where a single or semi-detached dwelling, row house or townhouse is allowed.
5. Secondary and Detached Suites should include motor vehicle parking stalls for the residents unless they are small, under 45 square meters.
6. One Detached or Secondary Suite should be allowed per parcel or building unless otherwise allowed by Council.