



Report Number: EC2025-0207

Meeting: Executive Committee

Meeting Date: 2025 February 11

## NOTICE OF MOTION

**RE: Restricting Short-Term Rentals for Secondary Suites Developed through Grant Funding**

**Sponsoring Member(s) of Council:** Councillor Raj Dhaliwal

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**WHEREAS** secondary suites provide an important source of affordable, long-term housing for Calgary residents, contributing to the City's affordable housing strategy;

**AND WHEREAS** the City of Calgary has implemented a Secondary Suite Incentive Program to incentivize the development of legal and safe secondary suites;

**AND WHEREAS** these grant programs are funded by public resources to ensure that secondary suites are used to support Calgary's housing needs, not for profit-maximizing short-term rental operations;

**AND WHEREAS** short-term rentals reduce the availability of affordable long-term housing stock, increasing pressure on the rental market;

**AND WHEREAS** regulatory clarity is required to ensure that secondary suite grant recipients do not undermine the objectives of the grant by converting these suites to short-term rentals;

**NOW THEREFORE BE IT RESOLVED** that Council direct Administration to develop and implement a policy that:

1. Restricts short-term rentals (as defined under current municipal bylaw) in secondary suites developed or upgraded through the City of Calgary's secondary suite incentive program for a pre-defined period of time;
2. Requires applicants to the incentive program to acknowledge and agree to this restriction as a condition of receiving funding;
3. Establishes a monitoring and enforcement mechanism to ensure compliance with this restriction;

**AND BE IT FURTHER RESOLVED** that Administration report back to Council with a policy framework for implementation no later than May 31, 2025

**Attachments:**

1. Notice of Motion Checklist