



Report Number: C2017-1249

Meeting: Combined Meeting of Council

Meeting Date: 2017 December 11

NOTICE OF MOTION

RE: Secondary Suite Process Reform

Sponsoring Councillor(s): Councillor Shane Keating, Councillor Joe Magliocca, Councillor Ray Jones, Councillor Jeromy Farkas, Councillor Diane Colley-Urquhart, and Mayor Naheed Nenshi

WHEREAS secondary suites provide a market-led solution to increasing access to housing options, improve rental affordability, and improve homeowner affordability;

AND WHEREAS there are thousands of non-conforming secondary suites in Calgary that require legalization and code compliance to ensure the safety of residents, property owners, and neighbours;

AND WHEREAS residents of existing, non-conforming suites currently do not have the protection of the law;

AND WHEREAS the safety of exiting non-conforming suites can be improved through greater compliance;

AND WHEREAS Calgary is one of the last cities in Canada to adopt a comprehensive solution to allow secondary suites city-wide in all residential areas;

AND WHEREAS requiring site by site applications for land use change to accommodate secondary suites in R-1, R-C1, and R-1L districts creates a situation of political decision-making by Council rather than evidence-based, regulatory decision-making by City Administration;

AND WHEREAS secondary suite land use applications accounted for 20 per cent of Council's time in 2016;

AND WHEREAS adding secondary suites as discretionary uses in low density residential land use districts that do not currently allow secondary suites will move secondary suites in those areas to an administrative Development Permit process that still allows for community engagement through an established process;

AND WHEREAS The Development Permit process and the Subdivision Appeals Board (SDAB) are effective venues for secondary suite deliberation, and, if necessary, appeal;

THEREFORE, BE IT RESOLVED THAT City Council directs City Administration to bring forward amendments to the Land Use By-law 1P2007 to include secondary suites as discretionary uses within R-1, R-C1, and R-C1L land use districts no later than 2018 Q1;

AND THEREFORE BE IT FURTHER RESOLVED THAT City Council directs City Administration to bring forward changes to the Secondary Suite Registry that make enrolment in the Registry mandatory (with a visible registration tag) for new secondary suites;

AND THEREFORE BE IT FURTHER RESOLVED that Administration reinstate the fee for secondary suite applications (a partial fee for out of pocket expenses only).