



Report Number: C2018-0512

Meeting: Regular Meeting of Council

Meeting Date: 2018 April 23

NOTICE OF MOTION

RE: Improving Safety for Thousands of Calgary Households

Sponsoring Councillor(s): Councillor Gian-Carlo Carra

WHEREAS studies suggest up to 60,000 households exist illegally in conditions associated with secondary suites;

AND WHEREAS a large portion of these illegal dwellings are mistakenly considered illegal secondary suites but are instead multi-family conditions existing within semi-detached housing forms that have been illegally converted into four-plexes;

AND WHEREAS the condition exists ubiquitously in many wards throughout Calgary in a specific semi-detached form mostly constructed in the 1960s;

AND WHEREAS throughout the secondary suite debates there was broad consensus among City Council and Calgarians that life safety is of broad concern for all Calgarians regardless of individual positions regarding secondary suites;

AND WHEREAS there is no path to safety where there is no path to legality and thousands of Calgarians are living within illegal four-plexes;

AND WHEREAS City Council has on numerous occasions established a path to safety for one-off examples of this condition through owner-initiated conversion to the R-CG land use;

NOW THEREFORE BE IT RESOLVED that City Council direct Administration to:

- a) explore options for a path to legality for illegal dwellings existing within this four-plex condition throughout the city potentially through City-initiated conversion to R-CG or by some other appropriate means; and
- b) explore enforcement mechanisms for landlords unwilling to bring these four-plexes into compliance with the Building Code once a path to safety through legality has been established; and
- c) report back to Council through the Standing Policy Committee on Planning and Urban Development with a scoping report no later than Q2 2019.