

Issues to Consider for each Option

Option #1 – City Initiated Redesignations

1. *Scope creep*: redesignations establishes a path to compliance, however it necessitates a planning exercise for each site, including policy review and community consultation which exceeds the scope of the Notice of Motion. This requires an analysis of the site's physical characteristics, its surrounding environment and its applicable policy. There is the strong possibility that R-CG may not be the most appropriate district for a parcel meaning that some redesignations may be refused. Furthermore, redesignating to R-CG may mean an amendment to the local area plan is required.
2. *Increased development potential*: the R-CG district will increase the development potential beyond what is currently provided for on these sites. It will create a situation where a parcel with an existing Semi-detached Dwelling with illegal suites has the benefit of a free land use redesignation with great development potential than an adjacent parcel with a Semi-detached Dwelling on it that has chosen to not develop illegal suites. Compounding this, redesignating to R-CG may result in the loss of the suites as the landowner may choose to redevelop their site to a different building form that does not include Secondary Suites.
3. *Ongoing work*: there is the risk that Administration may not identify all the parcels that are targeted for redesignation resulting in continuous work for the foreseeable future.

Option #2 – Allowing Secondary Suites in Semi-detached Dwellings

1. *Amendments to the Bylaw and/or the Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)*: the R-C2 district will have to be amended to allow Secondary Suite in a Semi-detached Dwelling, change several rules, and clarify whether a development permit is required. A development permit would be subject to the Policy.
2. *Opportunity for new suites*: amending the Bylaw to allow a Secondary Suite in a Semi-detached Dwelling creates a path to legality for existing buildings in this condition. It allows for existing Semi-detached Dwellings without Secondary Suites to construct a suite or for new Semi-detached Dwellings to be constructed with suites. Creating rules to allow a suite in a Semi-detached Dwelling for existing buildings only would be difficult for Administration to enforce. It would also only give illegal suites development potential without considering the benefits of suites in new Semi-detached Dwellings. The *Secondary Suite Process Reform* removed barriers to legality for illegal suites and simplified the process for landowners wanting to develop a new suite. Allowing Secondary Suites in Semi-detached Dwellings aligns with this strategy.

Option #3 – Include with the Renewed Land Use Bylaw work

1. *Timeline*: this work is a long-term project and would not support landowners who are looking to legalize their Secondary Suite in the immediate future.
2. *Piecemeal*: redesignations and Bylaw amendments (Option #1 and #2) may compromise the relationship with stakeholders and detract from the comprehensive approach of the Renewed Land Use Bylaw project.