

## Recommended Option #2 Scoping

### Summary

Amending the definition of Semi-detached Dwelling to allow for Secondary Suites in the districts where they are allowed will create an efficient path to compliance by removing the requirement for a land use redesignation. This approach aligns with the *Secondary Suite Process Reform* and creates consistency across residential areas in the City where a Secondary Suite may be developed.

#### 2019 May to 2019 September

- Rules and policy analysis
  - Permitted use vs. discretionary use
    - Permitted
      - Applicant proceeds to building permit
    - Discretionary
      - Development permit required
      - The *Policy to Guide Discretion for Secondary Suites and Backyard Suites* considered on development permit decision
      - Opportunity for appeal
  - Parking requirement
    - Current rules likely mean development permit refusals for many sites
    - To support a permitted use:
      - Reduce parking requirement in the Bylaw
    - To support a discretionary use:
      - Parking requirement stays the same
      - Amendments to *Policy to Guide Discretion for Secondary Suites and Backyard Suites* to support relaxations
  - Supporting *Policy to Guide Discretion for Secondary Suites and Backyard Suites* amendments
- Public communication
  - Focus:
    - Information campaign designed to encourage the audience to find out if they are affected by proposed changes, what the proposed changes are and their options for participating at the Public Hearing
  - Digital
    - Calgary.ca project page with continuous updates as project milestones reached
    - Calgary.ca web ads
    - Social media
  - Print
    - Newspapers including those identified in Ethnic Marketing Strategy research
  - Other
    - Media relations
    - Customer Service Call Centre

- Key stakeholder information packages
  - Council information packages
- Cost
  - \$50,000
- Implementation coordination and preparation with Calgary Building Services
  - Application intake
  - Inspection training
  - Suite Registry updates

2019 October

- Calgary Planning Commission
  - Present proposed Land Use Bylaw and policy amendments for technical review

2019 November

- Standing Policy Committee on Planning and Urban Development
  - Final proposed Land Use Bylaw, policy and fee schedule amendments recommended to Council

2019 December

- Meeting of Council and Public Hearing