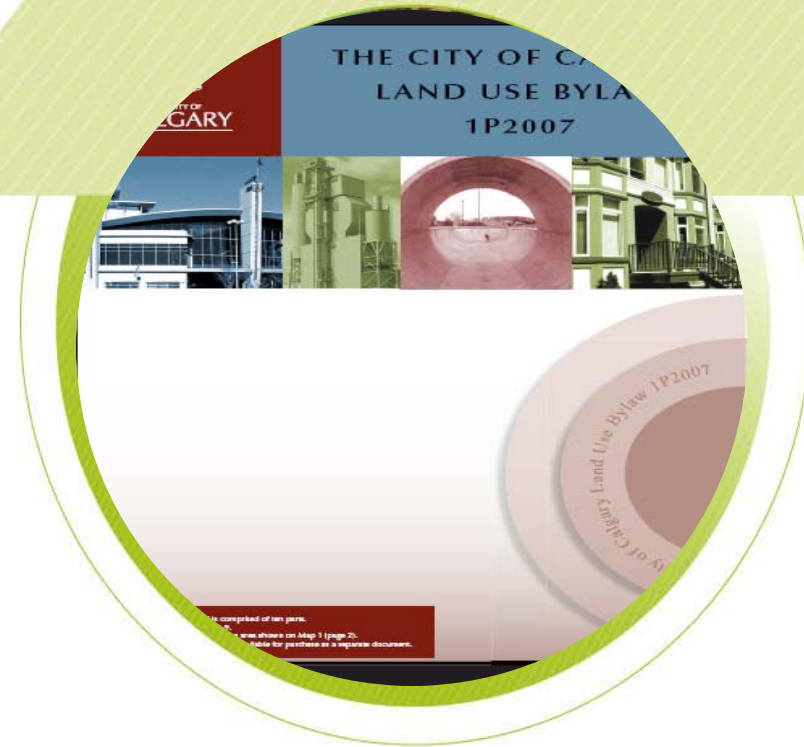


Secondary Suites – Wards 7, 8, 9, 11

City Wide Policy and Integration



Calgary Planning Commission
2015 March 26

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THE CITY OF
CALGARY
DEVELOPMENT &
BUILDING APPROVALS

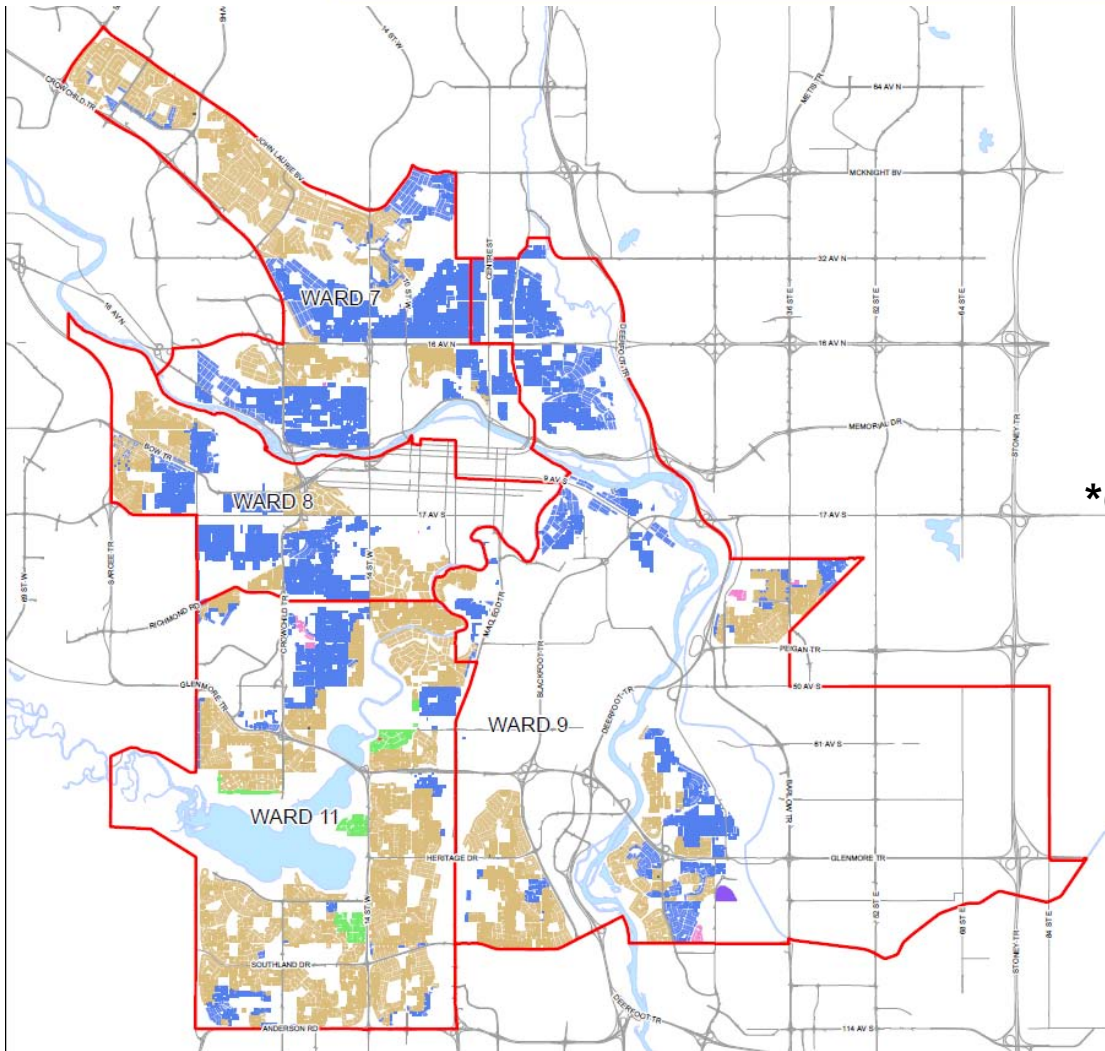
Council Direction

2014 December 15 Council directed Administration to prepare bylaw amendments to allow secondary suites in all R districts in Wards 7, 8, 9, 11


Additionally, Council directed Administration to report back with a report outlining a licensing system for suites, feasibility of a plebiscite, and an examination of suites in proximity to rapid transit

- These items will be addressed in a report coming to SPC on PUD in 2015 June

Map of Wards and Districts



Legend

 Ward Boundary

Land Use Class



R-C1



R-C1Ls



R-C1s



R-MH



R-C1L



R-C1N



R-C2

Only R-C1 and R-C1L effected

Public Communication

- **Information sessions**

- One information session in each ward
- Information on the amendments, info on suite safety, application process

- **Advertisement**

- Facebook, Twitter, City of Calgary newsblog
- Community Bold Signs
- Information sent directly to CA's, FCC, LUB Stakeholder group (UDI, CHBA, AAA), Councillor websites
- Media coverage prior to and during events

Community Bold Signs



Information Sessions

- Attendance

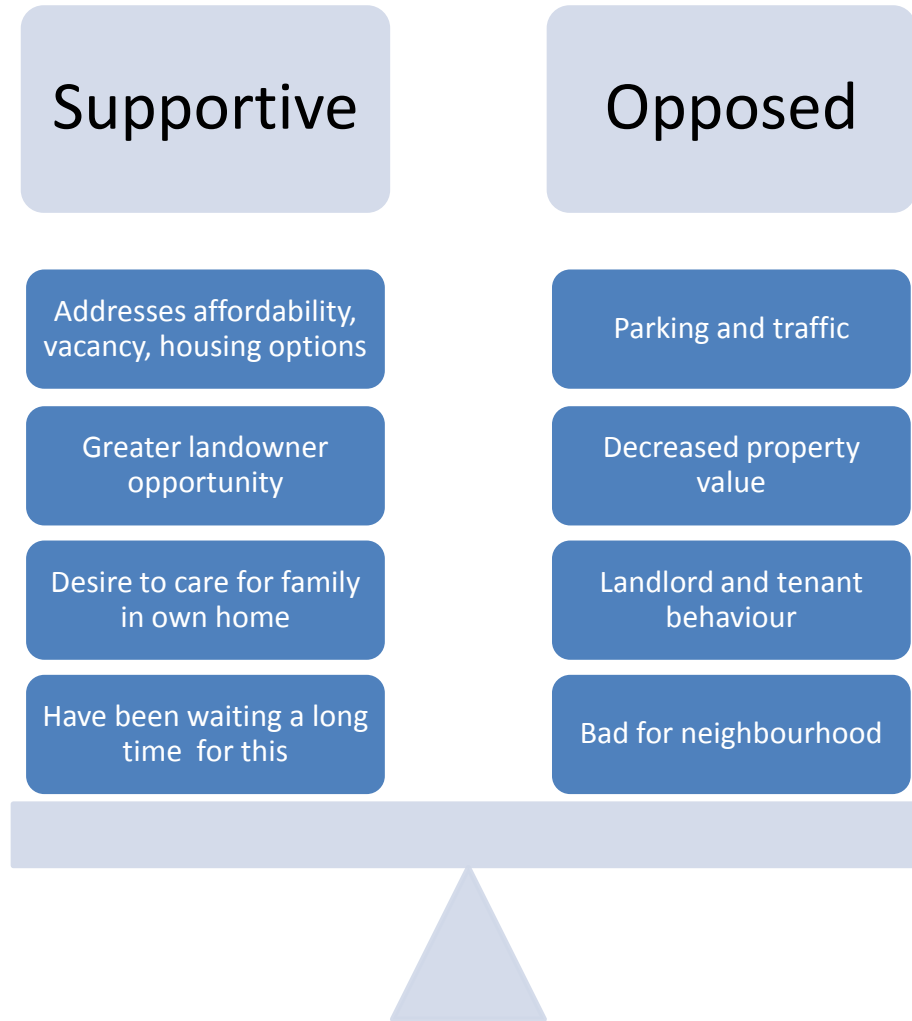
- Approximately 738 attendees

- Feedback Forms

- open-ended questions to gather general feedback
- 474 forms submitted during and after event

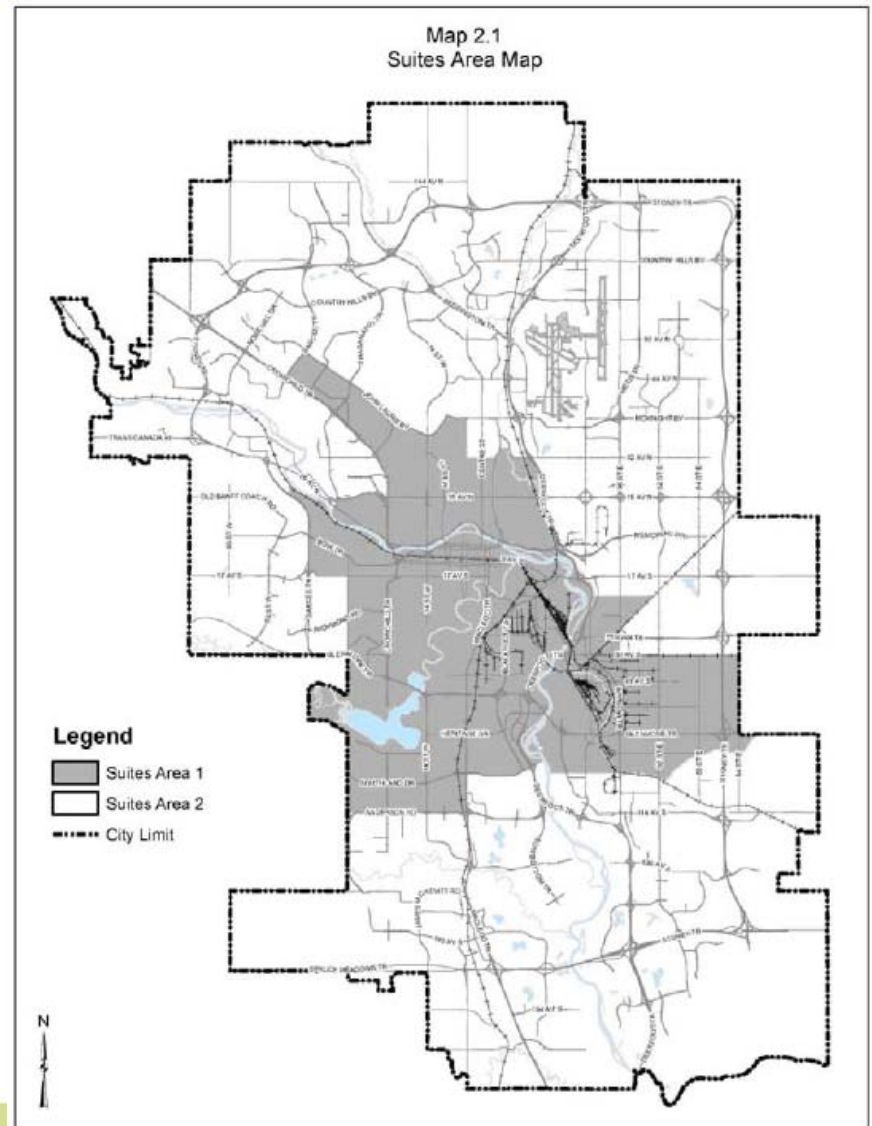


Feedback - themes



LUB Amendments

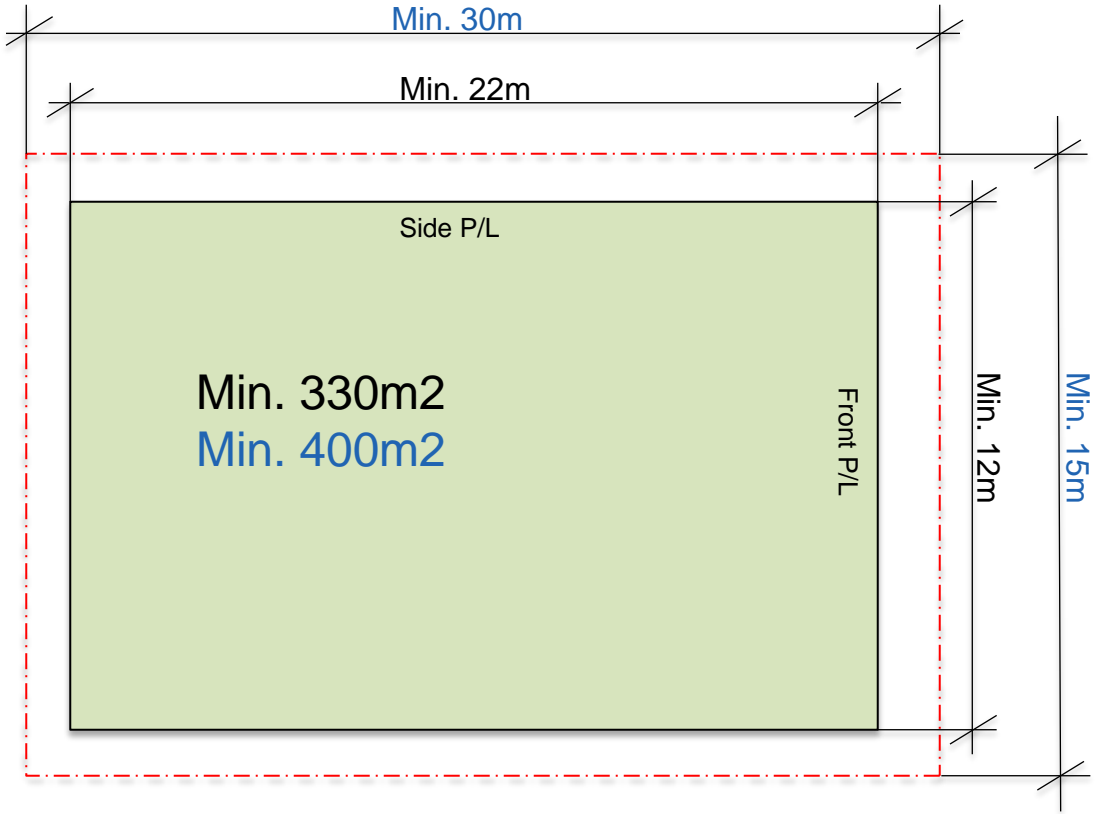
- R-C1 and R-C1L in Suites Area 1
 - Secondary Suite
 - Permitted
 - Backyard Suite
 - Discretionary
- No changes to Suites Area 2
 - If you are R-C1 or R-C1L and are in Suite Area 2 you must redesignate to R-C1s or R-C1Ls



LUB Amendments

- Proposed rule changes are only in Suite Area 1
 - Parcel width, area, and depth for a suite are removed
 - Size maximum for suite is removed
 - Sized managed by existing building footprint, setbacks, coverage, building separation and parking requirement
- Rules for parcels designated R-C1s city wide are unchanged
- Parking requirements are not changing

LUB Amendments



Black – dimensions required of parcel
Blue – dimensions required of parcel with Suite
(proposed to be removed)

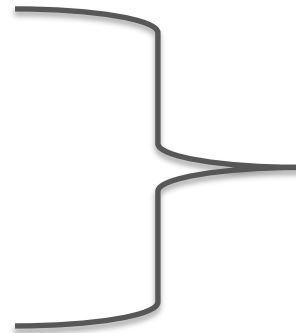
Policy Support - MDP

- Supports development and redevelopment of low density neighborhoods in terms of scale and built form
 - Increases the mix of housing types
- Providing a wide range of housing types, tenures and densities to create diverse neighbourhoods
 - Addresses affordability, population decline, accessibility, life cycle, lifestyle needs of different groups
- Promote a broader range of housing choice for all ages, income groups, family types and lifestyle
 - Promote innovative housing types such as carriage housing and accessory dwelling units

Data – current volume

2008 to 2015 the City has received 617 development permit applications city-wide for secondary/backyard suites

- Ward 7 – 72 applications
- Ward 8 – 46 applications
- Ward 9 – 75 applications
- Ward 11 – 20 applications



213 of 617
Or
34.5%

Recommendations

CPC Recommends To Council:

1. to ADOPT the proposed amendments to Land Use Bylaw 1P2007
2. To DIRECT Administration to examine existing R-C1s and R-C1Ls parcels for city-initiated redesignation, if beneficial
3. To DIRECT Administration to develop a 2-year monitoring program

That CPC DIRECTS Administration to schedule this item to be heard on the 2015 May 11 Council meeting agenda