

Safe and Legal Secondary Suites



Options to make existing suites safe.

Outcomes of this Campaign

- 18 month exemption from the Development Permit process for suites in areas where they are already permitted,
- Creation of a suite registry, and
- Safety campaign targeted at existing suite owners



Three Objectives of the Safety Campaign

A coordinated suite safety campaign is required to convert as many existing illegal suites into legal and safe suites as possible

Objectives:

1. To protect the safety of the tenants,
2. Ensure that essential development requirements are met,
3. To provide a consistent, fair, equitable and simple approach to regulation



Principles of the Campaign

- In a single detached dwelling, and where suites are listed as a permitted use, Development Permits will not be required for 18 months
 - Applications not meeting bylaw requirements need a DP
- Suites older than January 1, 2007 would need to comply with the requirements of the Alberta Fire Code
- Backyard suites would still need a discretionary Development Permit
- Secondary and backyard suites should be constructed above the 1:100 designated flood level

Specific Actions Required

- Create a Land Use Bylaw Amendment which will exempt Secondary Suites from the need for a development permit
- Establish a secondary suite registry
- Work with the real estate industry in Calgary to encourage promotion of legal and safe suites
- Create a public education information program targeting homebuilders, homeowners and renters

Specific Actions Required cont'd

- Focus field work in neighbourhoods where existing suites are suspected to exist
- Continue with an enforcement strategy aimed at reducing the number of chronic offenders of land use and safety rules for suites
- Track and monitor concerns related to the performance of registered vs un-registered suites

Outcomes

- A streamlined process that would reduce approval time from weeks to one day
- A focus on safety for existing suites and a clarification on safety code compliance
- Promotion of an easily identifiable brand for code compliant suites
- Publicly accessible registry for suites – easier to track and monitor performance
- More safe and legal suites for home owners and renters

Next Steps

- Finalize communication materials (sticker program, educational pamphlets)
- Initiate communication plan / engage with industry to participate
- Prepare Bylaw amendment (CPC June 4, Council July 20) for 18 month DP exemption
- Effective date of the Bylaw amendment to be September 1, 2015
- Boots on the ground in specific neighbourhoods would commence September 1