



NM 2014-27
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THE CITY OF CALGARY
CITY CLERK'S

NOTICE OF MOTION
CC 661 (R2009-05)

NM2014-June 9

RE: SECONDARY SUITES

COUNCILLOR FARRELL, COUNCILLOR PINCOTT, COUNCILLOR
WOOLLEY, COUNCILLOR CARRA, MAYOR NENSHI

WHEREAS housing affordability in Calgary is eroding;

AND WHEREAS thousands of Calgarians living in secondary suites are doing so without the protection of the law;

AND WHEREAS secondary suites provide a market-led solution to increasing rental supply and improving rental affordability and homeowner affordability;

AND WHEREAS secondary suites in Calgary's inner city wards, near Light Rail Transit (LRT), Transitways, Bus Rapid Transit (BRT), and other Primary Transit Network routes provide tenants with multiple mobility options;

AND WHEREAS the Chamber of Commerce, Calgary Economic Development, the Canadian Homebuilders Association – Calgary Region, Urban Development Institute, the Calgary Homeless Foundation, and many other organizations support secondary suites throughout Calgary;

NOW, THEREFORE BE IT RESOLVED THAT Administration brings a report (consolidating responses related to secondary suites from PUD2013-0176 & C2013-0644) to Council no later than December, 2014 with options for updated regulations and policies for secondary suites in regard to:

- a) parking issues;
- b) suites on narrow lots including in semi-detached dwellings;
- c) suite size considerations;
- d) overshadowing and overlooking for garden/laneway suites;
- e) landlord responsibility (including possible business licence); and
- f) other considerations;

AND FURTHER BE IT RESOLVED THAT Council request the Mayor to write the Provincial Government with respect to appropriate changes as well as guidelines for achieving equivalencies to Alberta Building Code provisions for secondary suites;

Signature of Member(s) of Council



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AND FURTHER BE IT RESOLVED THAT Council direct Administration return to a public hearing of Council no later than March, 2015 with amendments to Land Use By-law 1P2007 that implement recommended changes to rules and regulations for secondary suites (December report) and make secondary suites a listed use for all low density residential land use districts not currently zoned for suites (R-1, R-C1, R-C1L):

- a) in the current boundaries of Wards 7, 8, 9, and 11, and
- b) in all wards, within 600 metres (approximately 7 to 10 minute walk) of all LRT stations, BRT, Transitway, and other Primary Transit Network stops.

Signature of Member(s) of Council