

**Attachment #1 – Council Info Session Summary (June 18, 2024)**  
**Bylaw No. B-30/2024**  
**Land Use Bylaw Amendment (Accessory Suites Regulations)**

City Council questions and comments and Administration response are outlined below:

**1. Are any regulations on accessory suites in cul-de-sacs being considered?**

Not at the moment, but Administration will be review implications of suites in cul-de-sacs before returning to Council for the Public Hearing.

**2. Regarding the public response, is there any clarity on which neighbourhoods responses came from? Are the “I do not want this in my neighbourhood” respondents broken down by neighbourhood?**

The What We Heard Report contains a breakdown on responses by neighbourhood as well as a breakdown from each quadrant of Airdrie (page 6).

*Q2. What community do you live in? (n=730)*

Central	0.4 %	SW	53 %	SE	28 %
Downtown	0.41%	Cooper's Crossing	6.68%	King's Heights	5.18%
NW	15 %	Bayside	5.46%	Ravenswood	4.91%
Reunion	3.68%	Canals	4.64%	Meadowbrook	3.55%
Stonegate	2.46%	Windsong	4.64%	Thorburn	2.59%
Woodside	2.46%	Bayview	4.50%	Lanark	2.46%
Silver Creek	1.91%	Hillcrest	3.96%	Summerhill	2.46%
Williamstown	1.36%	Chinook Gate	3.27%	Edgewater	2.32%
Fairways	1.09%	Sagewood	3.14%	Big Springs	2.18%
Old Town	0.82%	South Point	2.59%	Airdrie Meadows	1.50%
Willowbrook	0.68%	South Windsong	2.59%	Waterstone	0.95%
Wildflower	0.55%	Cobblestone Creek	2.32%	Yankee Valley Estates	0.27%
Sunridge	0.27%	Southwinds	2.05%	Other	0.7 %
NE	2 %	Luxstone	1.77%	Acreage	0.14%
Jensen	1.5%	Midtown	1.77%	East Lake	0.14%
The Village	0.27%	Morningside	1.23%	East side rural	0.14%
East Lake Industrial	0.14%	Baysprings	1.09%	Valley Estates	0.14%
Edmonton Trail Commerc.	0.14%	Prairie Springs	0.82%	8 Street	0.14%
Gateway	0.14%	Ridgegate	0.55%		

There was a pretty broad representation across the City of where people were answering from. Respondents from every community/neighbourhood fell into one of the five sentiments. No single community felt an overwhelmingly certain way about Accessory Suites.

**3. Regarding Accessory Suites and schools, there are a couple times per day during the school year where parking is challenging around schools. Has this parking scenario been considered as part of Accessory Suites research? Can parking in proximity to schools be located at for Suites?**

Parking solutions for Accessory Suites are still being researched (at the time of the June 18th meeting). Administration is looking to other jurisdictions to see how they are managing parking. There is no indication from any feedback that parking is a continuous challenge for other cities.

**4. The Channelside Way photos indicate garage suites. Why is a street picture being shown for these suites where the lanes are used for parking? Has parking in these particular garage suite lanes been a challenge? Has this been an issue for fire department response?**

Administration did notice parking in the laneways during the Accessory Suites city tour. This off-site laneway parking is not counted as a valid parking space for an approved suite development permit.

The Airdrie Fire Department typical does not fight fires from the rear of properties due to a lack of fire hydrants in the backyard areas. Fires are fought from the front of the property to the back. There have been no incidents of garage suite fires to date.

**5. Moving forward, if there is a single, detached garage on a rear of a property could this be turned**

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**into a Garden Suite, providing that plumbing and other permits are provided? A Garden Suite doesn't have to be purpose-built and could be a renovated garage?**

Yes, this could happen, but the garden suite would have to comply with the relevant Land Use Bylaw requirements such as providing all parking on-site. Garden Suites can be retrofitted accessory buildings.

**6. In the What We Heard Report, is 735 total respondents number statistically sound and could be used as a representation of the community?**

This number is not a representative sample. This number came from self-selected participation in the engagement and does not mean that it is representative of Airdrie—it is representative of those Airdronians who decided to participate.

**7. For the municipal comparison of suites, does Administration take into account context? For example, comparing road widths, waste water capacity, and transit networks.**

Administration fully recognizes that every City approaches suites differently and administers them differently. One of the reasons that Administration is reaching out to other cities is to find out different approaches that may work for Airdrie, and Administration considers if these approaches can be adapted to Airdrie's context.

**8. Clarification on page 12 of the What We Heard Report has a respondents comment saying “Where children and other vulnerable people are considered, I'd like there to be rules in place to protect those vulnerable people.” What is the context of this statement?**

This comment was pulled from the many received during the public consultation period. This statement comes from a question asked in the survey about other types of uses and whether Accessory Suites should be included if there is another type of use allowed on the same property. For example, daycares and/or supportive housing. One of the themes that emerged was around if a person was to work with children or a vulnerable population that person would go through an extensive background check that a person may not if they were just a tenant. There was some concern that some uses may not be compatible with Accessory Suites if the rules for access to vulnerable populations were on the same site/property.

**9. For devalued properties, is there any information on properties with developed secondary suites and if their property values have changed?**

The City's Assessment Team responded that adding a secondary suite to a property would generally increase the value of that particular property. For basement suites, Assessment has not seen more property value increase than what a basement development would add. This is because a basement development has many of the same features that would be found in a basement suite (walkout, wet bar, bedrooms, bathrooms). Garage suites would also add value to that specific property.

**10. For housing affordability, are there any legislative tools in place to address affordability and make suites an affordable housing option?**

Affordability is regulated through the Residential Tenancies Act via the Province of Alberta. The City of Airdrie does not have any municipal tools to regulate rental costs. The supply of rentals in Airdrie is at an all-time low (1.1%) with some types of homes (e.g. 3-bedroom homes) at 0%. Supply is a major variable that can be influenced by the municipality. Getting more supply and greater access to suites creates a pathway to home ownership and improves housing choice.

**11. Do any of the suites, like Garage or Garden Suites, have a separate land title, or utility accounts? How is waste and recycling pick-up handled?**

No, a 'sub-address' is assigned. For example, a basement suite would have the address "123B Main Street." or a rear yard suite would have the address "456R Airdrie Way."

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Each property gets 1 bin which is shared and extra tags can be provided. The Waste and Recycling Department has indicated no problems with collection from suites and are continuously monitoring collection from these properties.

**12. Does Administration know the number of illegal suites that exist in Airdrie? Is there a way to track this? Can this number be provided, and the number of times per year that enforcement action on suites takes place?**

Administration does not have any accurate numbers of illegal suites. Illegal suites are brought to Administration's attention by complaints, the monitoring of rental websites, and by building inspections. Administration does track complaints and follow up with Land Use Bylaw compliance and enforcement.

From 2016 to 2023, Administration has received 261 complaints regarding Accessory Suites. Complaints are usually received when neighbours notice an illegal suite being constructed which is often by the construction of a side entrance. Administration sends a compliance officer to investigate and, if necessary, have the homeowner apply for the appropriate permits.

**13. What are the traffic-related constraints as they relate to Accessory Suites? What justifies a traffic-related constraint, how is it measured and when does it become a constraint? Can a community end up not justifying any further suites?**

Administration does look at the number of vehicle access points that a community was designed to have to support the level of housing and density as well as the level of intersection control devices, such as when does a 4-way stop warrant signalization.

Engineering Services has design standards on what is acceptable in terms of daily traffic through a typical community on arterial and collector level streets, as well as intersections. There would have to be quite intensive proliferation of Accessory Suites to trigger traffic improvements. Traffic service levels are monitored and captured through complaints, census, and traffic counts.

**14. New homebuilders are building homes designed to incorporate secondary suites. Is this being captured for appropriate permits?**

When these building permits are applied for, there is a Planning Review component in which the elements of a secondary suite are reviewed. These are flagged during this review and a Development Permit may be required. The Building Inspections team works very closely with Current Planning to monitor illegal suite construction.