

Attachment #2 – Benefits of Proposed Changes
Bylaw No. B-30/2024
Land Use Bylaw Amendment (Accessory Suites Regulations)

The anticipated benefits of the proposed Accessory Suite changes include the following:

1. Increases the supply of Accessory Suites and Secondary Suites (suites within the primary residence) in particular which has been identified as one of the top opportunities to address Airdrie's housing supply shortage, and was identified as an issue by residents;
2. Increases the housing choices for aging parents, live-in home care givers, young adults, and homeowners looking to downsize but remain within their community;
3. Reduces red tape in terms of application process and timelines for decision making, which residents identified as a benefit;
4. Reduces cost to homeowners in terms of upgrades that may be required to convert an existing basement to a Secondary Suite;
5. Allows the development of Accessory Suites alongside the principal dwelling ensuring that Accessory Suites are built in accordance with the National Building Code – 2023 Alberta Edition, which addresses the safety concerns raised by residents;
6. Provides more certainty of approval where Accessory Suites are allowed as a Permitted Use;
7. Provides a much needed mortgage helper for new homeowners, which was identified as a need by residents;
8. Reduces the need for variances, as 70% of Accessory Suite applications approved between 2016 and May 2024 required a variance, most frequently to lot width and area;
9. Ties the maximum approval of Accessory Suites in a neighbourhood to servicing capacity;
10. Increases the supply of two and three bedroom Accessory Suites;
11. Allows properties to have an Accessory Suite and a General Home Business, allowing business owners to start their business at home while still having an Accessory Suite before moving to a commercial space;
12. Allows for larger Secondary Suite units;
13. Limits the need for stairwells on the side of the building which may present drainage and safety issues; and,
14. Modernizes Airdrie's Land Use Bylaw treatment of Accessory Suites by better aligning permissions and regulations with other municipalities in Alberta that have increased opportunities for realizing Accessory Suites.

