

Attachment #3 – Overview of Proposed Changes
Bylaw No. B-30/2024
Land Use Bylaw Amendment (Accessory Suites Regulations)

The following are the recommended changes to the existing Accessory Suite regulations:

1. *Allowing Secondary Suites on smaller lots:*
Secondary Suites are currently only allowed on lots that are a minimum of 400m² in area and 13m in width. The proposed amendment removes the minimum requirements. Using existing dwelling count numbers as of August 1, this proposed change would increase the percentage of residential properties eligible for a Secondary Suite from 37.8% to 61.3%. Of the seven municipalities reviewed by Administration, none have a minimum lot area and width requirement for Secondary Suites.
2. *Allowing Secondary Suites in semi-detached dwellings:*
Secondary Suites are currently only allowed in single detached dwellings. The proposed amendment allows Secondary Suites in semi-detached dwellings. Using existing dwelling count numbers as of August 1, this proposed change further increases the number of residential dwellings eligible for a Secondary Suite from 61.3% to 68.7%.
3. *Allowing Secondary Suites as a Permitted Use in more residential districts:*
Secondary Suites are currently only allowed as a Permitted Use in the General Agriculture District (AG) and the Agriculture Holdings District (AH). The proposed amendment allows Secondary Suites as a Permitted Use in all districts where single detached dwelling and semi-detached dwelling is listed as a land use, but keeps them as a Discretionary Use in the Laned Zero Lot Line Residential District (R1-L0) and where it is developed with any zero lot line development.
4. *Allowing Garage Suites as a Permitted / Discretionary Use in more residential districts:*
Garage Suites are currently only allowed as a Permitted Use in the AG and AH districts and in certain R1-L properties. The proposed amendment allows Garage Suites as a Permitted Use in all districts where single detached dwelling is listed as a land use, where the minimum lot area is 260m² or greater, and districts that allow for lane access.

The proposed amendment also allows Garage Suites as a Discretionary Use in the Urban Standard Residential District (R-1U) and all residential Direct Control (DC) districts. In this case, additional review will be required to ensure that the proposed Garage Suite provides the required on-site parking and is compatible with the surrounding development.

5. *Allowing Garden Suites as a Permitted / Discretionary Use in more residential districts:*
Garden Suites are currently only allowed as a Permitted Use in the AG and AH districts. The proposed amendment allows Garden Suites as a Permitted Use in all districts where single detached dwelling is listed as a land use and where the minimum lot area is 360m² or greater.



The proposed amendment also allows Garden Suites as a Discretionary Use in all residential DC districts. In this case, additional review will be required to ensure that the proposed suite provides the required on-site parking and is compatible with the surrounding development.

6. *Allowing Garage Suites on smaller lots:*

Garage Suites are currently only allowed on lots that are a minimum of 400m² in area and 13m in width. The proposed amendment reduces this requirement to 260m² and 11m. Using subdivided lot count numbers as of August 1, this proposed change allows 15.6% of residential properties to also be eligible for a Garage Suite.

7. *Allowing Garden Suites on smaller lots:*

Garden Suites are currently only allowed on lots that are a minimum of 600m² in area. The proposed amendment reduces this requirement to 360m² and 11m. Using subdivided lot count numbers as of August 1, this proposed change allows 9.8% of residential properties to also be eligible for a Garage Suite.

8. *Allowing a combination of Accessory Suites on a single residential property:*

Where other requirements of the Land Use Bylaw can be met, a residential property may now have a combination of Accessory Suites (Secondary, Garage, and Garden).

Municipalities such as Calgary and Edmonton who allow Accessory Suites in single detached dwelling, semi-detached dwelling, and townhouses have no restrictions on the number of Accessory Suites allowed. Recently, Calgary and Okotoks have begun offering a financial incentive of up to \$10,000/property towards realizing more Accessory Suites.

9. *Requiring one parking stall per Accessory Suite:*

The Land Use Bylaw currently requires one (1) parking stall for each bedroom contained within an Accessory Suite in addition to the two (2) parking stalls required for the principal dwelling. The proposed amendment allows Accessory Suites to provide one (1) parking stall regardless of the number of bedrooms being provided. This is higher than parking requirements in Calgary and Edmonton and similar to parking requirement in Lethbridge. The proposed amendment also allows tandem parking without regulating how the parking is shared between the homeowner and the tenant.

This change allows more properties to be able to meet the parking required for an Accessory Suite and increase the supply of Accessory Suites with two and three bedrooms, which is a priority within the 2024 – 2030 Affordable Housing Action Plan, while still having regard for the potential impacts of Accessory Suites on on-street parking, which was a concern raised by residents.

10. *Allowing Secondary Suites, Garage Suites, Garden Suites, and Home Business, General on one property:*

The Land Use Bylaw currently allows only one Accessory Suite on a property and does not allow Accessory Suites to be located on the same property as a Home Business, General. The proposed amendment removes this restriction, where parking is provided onsite.

11. *Allowing larger Secondary Suites:*

The Land Use Bylaw currently restricts the area of a Secondary Suite to 60m² or 45% of the floor area of the principal building. The proposed amendment allows Secondary Suite to be any size that does not exceed the floor area of the principal building.

12. *Allowing Secondary Suites entrance on any building face:*

The Land Use Bylaw currently only allows the entrance to a Secondary Suite from the side or rear of the building. The proposed amendment allows the entrance from the front of the building as well, subject to meeting Building Code requirements.

13. *Preventing Accessory Suite entrances on a maintenance easement:*

The proposed amendment prevents the entrance to Accessory Suites on a zero lot line development from being located on the required maintenance easement.

14. *Reducing the parking width requirement for garages:*

The Land Use Bylaw currently requires a two-vehicle garage to have a minimum exterior width of 6.0m. The proposed amendment reduces the requirement to 5.7m.

This proposed change reduces the need for variances as approximately 3% of Secondary Suite applications have required a variance to this requirement. One consideration that supports this change is that a 5.7m wide garage can fit two vehicles.

15. *Allowing Garden Suites in side yards:*

The Land Use Bylaw currently only allows Garden Suites in rear yards. The proposed amendment allows Garden Suites in side yards.