

## HILLHURST/SUNNYSIDE SECONDARY SUITES REPORT

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### SUMMARY/ISSUE

To report back on the results of an investigation and engagement with the community on the potential of secondary suites on narrow lots in Hillhurst/Sunnyside.

### PREVIOUS COUNCIL DIRECTION/POLICY

On 2009 September 14, Administration brought forward a deferral report requesting an extension for the investigation. Administration was directed to report back to Council no later than 2010 March.

At its meeting of 2009 February 9 during the consideration of CPC2009-027 it was moved by Alderman Lowe, seconded by Alderman Hawkesworth, that "Administration be directed to investigate and engage with the community on the potential of amending the Hillhurst/Sunnyside ARP and land use designations (where necessary) to allow secondary suites on parcels that are 7.6 metres (25 feet) in width; and to report back to Council no later than 2009 September with the results of the investigation".

### ADMINISTRATION RECOMMENDATION:

That Council receive this report for information.

### INVESTIGATION

The Hillhurst/Sunnyside area consists mostly of Residential-Contextual One/Two Dwelling (R-C2), Multi-Residential-Contextual Grade-Oriented (M-CG) and Multi-Residential-Contextual Medium Profile (M-C2) districts. The R-C2 and M-CG districts list secondary suites as a discretionary use, but require parcels to meet a minimum width of 15 metres, minimum depth of 30 metres and minimum parcel area of 400 square metres. There are approximately 1600 residential parcels (single, semi-detached and duplex) under the R-C2 and M-CG land use district within Hillhurst/Sunnyside. Of these

residential parcels 38% have a minimum parcel width of 7.6 metres; therefore, preventing all forms of secondary suites. Approximately 22% of the parcels currently meet the existing parcel width requirements.

Administration identified planning considerations relative to allowing secondary suites on parcels that are 7.6 metres in width in Hillhurst/Sunnyside. These are outlined in greater detail in Attachment 1.

Administration held an information session on 2010 January 28 that was attended by 170 people regarding this issue. A total of 172 questionnaires were completed at the information session and/or received online. In addition, comments were recorded by the public on flipcharts during the information session and numerous emails/letters were received after the event.

Respondents identified concerns with parking, absentee landlords, increased density, and the potential for overshadowing from above garage suites. The majority of planning related comments focused on laneway housing and its potential for negative impacts on the neighbourhood. A number of comments suggested that "basement suites" i.e., a secondary suite within an existing dwelling, would be an acceptable building form on narrow lots.

Potential benefits identified by respondents included increased density, increased affordable housing choice, improved conditions of illegal suites, more diverse housing types and greater 'vibrancy' of the area. A number of comments also identified the potential acceptance of secondary suite development in specific locations in the community or with the addition of conditions restricting parking, height, size of suites, and protecting sightlines and privacy.

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Further engagement with the community would help to identify the suitable secondary suite building form and the potential for policies (e.g. design guidelines and location criteria) that could address issues raised through the public engagement process. The Land Use Planning & Policy (LUPP) work program is currently fully subscribed. If the Community Association wishes to pursue further work on this issue, LUPP staff could be in attendance in an advisory capacity, but would not be in a position to lead the process.

### **IMPLICATIONS**

#### **General**

This report has been reviewed for alignment with The City of Calgary's Triple Bottom Line (TBL) Policy Framework. No implications are identified.

#### **Social**

No implications are identified.

#### **Environmental**

No implications are identified.

#### **Economic (External)**

No implications are identified.

### **BUSINESS PLAN/BUDGET IMPLICATIONS**

No implications are identified.

### **RISKS**

There are no significant risks associated with this report.

### **ATTACHMENT**

Investigation Report - Secondary Suites.