



NM 2011-28

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THE CITY OF CALGARY
CITY CLERK'S

NM2011-JULY 14

NOTICE OF MOTION

CC 661 (R2009-05)

RE: ADDITIONAL UNIT WITHIN A SEMI-DETACHED DWELLING

ALDERMAN GIAN-CARLO CARRA

WHEREAS on 2010 July 26, Council added Secondary suites to all residential districts, not including R-1 and R-C1, but including all Multi-Residential Districts that listed Single Detached Dwelling;

AND WHEREAS on 2011 March 07, Council directed Administration to prepare Land Use Bylaw amendments so that in those land use districts where Secondary Suites are currently allowed as a Discretionary Use (R-2M, R-C2, R-1s, R-C1Ls, M-CG, M-C2, M-H1, M-H2, M-H3, M-X1, M-X2) excluding R-1N and R-C1N, Secondary Suites become a Permitted Use;

AND WHEREAS a Secondary Suite is currently defined in the Land Use Bylaw as a second, self contained Dwelling Unit located within a Contextual Single Detached Dwelling or a Single Detached Dwelling;

AND WHEREAS by definition, a Secondary Suite is not allowed within a Semi-detached Dwelling;

AND WHEREAS current policy and the Land Use Bylaw consider additional units within a Semi-detached Dwelling to be a Multi-Residential Development;

AND WHEREAS it is my understanding that members of Council, in passing this 2011 March 07 motion, believed that an additional basement Dwelling Unit would also be allowed within a Semi-detached Dwelling, only to later discover that such a development is in fact a Multi-Residential Development;

AND WHEREAS it is my understanding that communities are also of the understanding that the intent of Council's 2011 March 07 motion would allow basement Dwelling Units within Semi-detached Dwellings;

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Signature of Member(s) of Council



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AND WHEREAS I believe the inability to allow an additional Dwelling Unit within the basement of a Semi-detached Dwelling is a technical oversight in the Land Use Bylaw and should be amended without the need for any further consultation with communities.

NOW THEREFORE BE IT RESOLVED THAT Council direct Administration to undertake the necessary Land Use Bylaw amendments and supporting policy work to allow additional units (as a basement Dwelling Unit only) as Permitted Uses within Semi-detached Dwellings in all districts where this use is listed. This work may include, but not be limited to:

- o Amending the necessary use definitions (including Secondary Suites) within the *Land Use Bylaw* to allow for additional basement Dwelling Units in Semi-detached Dwellings;
- o Amending the *Municipal Development Plan* and other Local Area Plans (ARPs, ASPs) as necessary, to include new policy or to clarify existing policy direction to allow additional basement Dwelling Units within Semi-detached Dwellings;
- o Undertaking any other process changes needed to support Council's intent of allowing an additional basement Dwelling Units within Semi-detached Dwellings; and
- o Completing this work and returning to Calgary Planning Commission by 2011 December 08.

Signature of Member(s) of Council

Gian-Carlo C

Signature of Member(s) of Council