

WELCOME

OPEN HOUSE: ACCESSORY SUITE BYLAW

- Background
- Proposed bylaw
- Discussion items
- Next steps



BACKGROUND

- Current regulations adopted in 1997
- Currently 122 approved development permits

Location	Accessory suites	Percentage of neighbourhood capable	Percentage of total suites in Town
Bow Ridge	13	2.9%	10.9%
Cochrane Heights	2	0.8%	1.7%
East End	17	5.6%	14.3%
Fireside	8	1.1%	6.7%
Glenbow	12	2.0%	10.1%
Gleneagles	4	0.7%	3.4%
Heartland	1	0.4%	0.8%
Heritage Hills	11	2.9%	9.2%
Jumping Pound Ridge	1	0.6%	0.8%
Riverview	3	1.0%	2.5%
Riversong	6	0.6%	5.0%
Sunset Ridge	21	1.4%	17.6%
West Terrace	9	1.9%	7.6%
West Valley	8	1.3%	6.7%
The Willows	3	1.0%	2.5%



NEIGHBOURHOODS



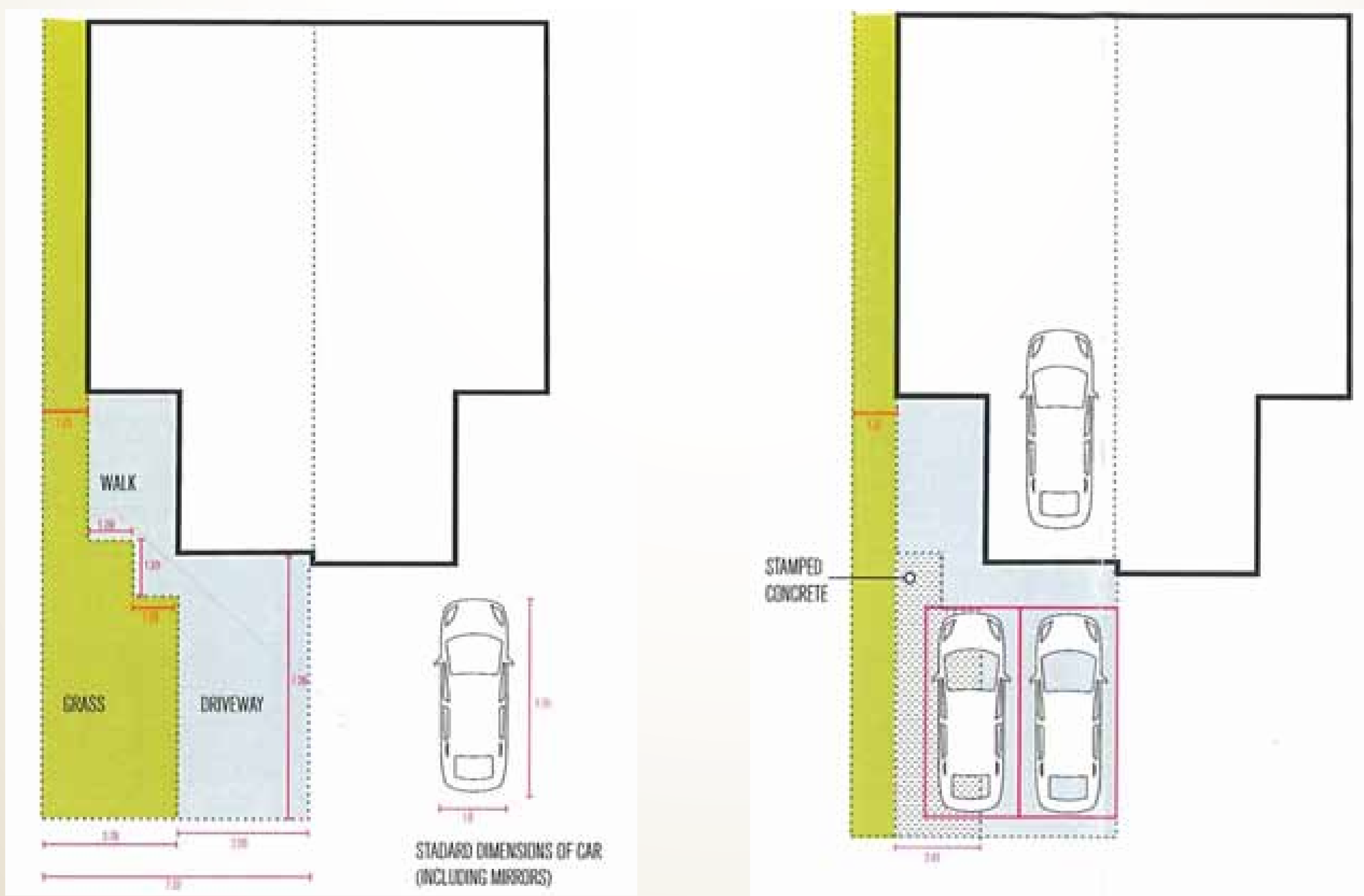
NEIGHBOURHOODS

- Current language:
 - An accessory suite shall not exceed the maximum density prescribed for the neighbourhood in which it is located or a maximum of 10% of the number of existing lots in that neighbourhood, whichever is less.
- Interpretation issues
 - Define “neighbourhood”?
 - Assumed density for neighbourhoods without an ASP or NP?
 - Conflicting goal within CSP to encourage 30% increase
- Communities are not close to hitting the limit yet
- Explore options
- May not include in this bylaw amendment



PROPOSED CHANGES: DRIVEWAYS

- Parking requirements for accessory suites:
 - 2 spaces for principal residence
 - 1 additional space for Studio accessory suite
 - 3 parking spaces required on site
 - single-car garages = 2 spaces on site
- Amend parking regulations to state:
 - driveway widening in the front yard shall be prohibited for the purposes of accommodating an accessory suite on a property



PROPOSED CHANGES: ACCESS

- A separate entrance for accessory suites is a requirement in the Alberta Building Code 2014.
- Access to that entrance is evaluated at the Development Permit stage. Safe and unimpeded access has been a condition considered and imposed by CPC in the past.
- Amend Section 12, General Residential Regulations to state:
 - that safe and unimpeded access to the accessory suite shall be maintained.



PROPOSED CHANGES: DEVELOPMENT AUTHORITY

- Administration has received feedback from CPC that the Development Authority for accessory suite applications could be the Development Officer.
- The existing variance authority section within the Land Use Bylaw will remain unchanged.
- Amend Section 3, Decision Authority to state:
 - that Development Officer may make decisions on Accessory Suites.



PROCESS & NEXT STEPS

- CPC – October
- Circulation of proposal
- Open House – November
- Public feedback
- Go to Council – December

