

Secondary, Garage & Garden Suites Phase 2

City of Edmonton Public Open Houses June 17 and 19, 2008

Summary Of Comment Sheets: 16 comment sheets received

Total signed-in attendance: 126 (June 17) + 111 (June 19) =237; total estimated: 280-300

Comment/Subject	Number of Responses
"I found the Public Open House to be:"	Informative 9/16 Fairly Informative 4/16 Not Informative 1/16 No response 2/16
Prompted Questions	
Phase 1 (Existing Zoning Bylaw Regulations): "Do you have any specific comments with respect to the current regulations for Secondary and Garage Suites, which were adopted in Phase 1 (December 2007)?"	
Phase 1 is too restrictive	3
Owner occupied: lack of owner-occupied req'ment a concern (2/2) Acknowledges lack of legislated ability to do owner-occupied requirement (1/2)	2
Location restrictions: RF1 and RF2 should open to all locations for secondary suites	1
Height/allow more variance powers: see no variance powers for development officers – SDAB hearings are expensive? Give development officers some variance powers in the regulations, i.e. DO's can vary height by 10% pending effect on adjacent lots.	1
Phasing: Phase 1 – not aware of positives and negatives. Too soon to get a sense of where this is going.	1
Density concerns Location restrictions may create medium density conditions in a low density area	1
Didn't address our neighbourhoods' needs and wishes	1
Edmonton Federation of Community Leagues (EFCL) (from a member): didn't address EFCL (Edmonton Federation of Community Leagues) concerns raised at public hearings Did not consult EFCL. These are your major stakeholders!	1
Garage Suites – like the privacy regulations for garage suites Monitoring – Development Permits	1
Development permit applications: why only 14/25 secondary suite applications approved, what happened at SDAB? (out of 25 development permit applications since Phase 1 regulations were in effect – Dec. 12, 2007	1
Difficult to access necessary information; i.e. about fire and safety, window size, etc.	1
Affordable housing: moving forward, but still not enough for the need of housing that we have in the city	1

Phase 2 (proposed regulations/options): “Do you have any specific comments with respect to the proposed changes to the Zoning Bylaw in Phase 2, which includes increasing the opportunity for Secondary Suites and Garage Suites – Above Grade and new opportunities for Garage Suites – At Grade and Garden Suites?”	
Comment/Subject	Number of Responses
Allow secondary suites in all locations in RF1 and RF2 <ul style="list-style-type: none"> Allow secondary suites in RF1 and/or RF2 in all locations (including mid-block locations) (4/4) Need RF1 and RF2 permitted in all locations (Option 2) (2/4) 	4
Density: allow more suites to increase density/room for additional density <ul style="list-style-type: none"> Desirable to increase density in central area (1/3) Not enough regard for renters. Renters need to be close to post-secondary schools and downtown! (1/3) 	3
Duplex/Semi-detached: allow more opportunities in conjunction with duplex/side-by side housing <ul style="list-style-type: none"> Why not include duplex housing (for Secondary Suites)? (2/3) If two (side-by-side) duplex units, with separate garages, can each garage have a Garage Suite on top of garage? (1/3) 	3
Affordable Housing: objective is to create more affordable housing/through increasing number of secondary suites/housing for university students.	3
Illegal Secondary Suites: open up the opportunity for secondary suites Already have one suite and know of people/neighbours are operating suites illegally	2
Height – Garage Suites – too low: <ul style="list-style-type: none"> Why max. height 7.5 m in GLG, TDSR, TSLR, and 6 m in other zones? (1/2) Height restriction to not greater than principal dwelling prevents owners of bungalows from developing a garage suite. This prevents objective of providing affordable housing from being met. Bungalows represent majority of homes, particularly in older neighbourhoods. (1/2) 	2
Investors/developers/landlords: concern that greed/maximum income will drive new suites Concern long term strategy by some unscrupulous developers to rent to individuals with drug/alcohol issues to drive down land values forcing nearby owners to sell	2
Density limits: limit number of units: want opportunity opened up, but limit # per block to avoid unfairly increasing density (in a single area).	1
New neighbourhoods: too much emphasis on increasing opportunities for secondary suites in new neighbourhoods.	1
Too Restrictive	1

Phase 2 comments (continued)	
Comment/Subject	Number of Responses
Option 1 – secondary suites discretionary in other areas (RF1 & RF2) preferred.	1
Housing security: opening doors will allow more “secure” housing for tenants	1
Phasing: go slowly. Wait at least 5 years before rushing into anything more (i.e., more than allowing secondary suites as Discretionary use in mid-block locations in RF1 and RF2) Concern: greed will be rewarded, unethical neighbourhood unrest (i.e. bad tenants, noise, etc.). – so go slowly.	1
Allow in all communities: if rules are applied universally, will it be fair?	1
Parking/Automobile use: too much emphasis on parking. Many tenants do not drive. Restrictions unnecessarily drive up rental rates. Transit isn’t good enough to meet tenants’ needs (i.e., in new neighbourhoods).	1
Minimum site size: why difference in minimum site area – Secondary Suite 360 m2 and Garage Suite 460 m2 (when impact the same)?	1
Who (does the proposed changes) increase the opportunity for? (appears for developers)	1
Impossible to access a step-by-step plan with examples of total process to develop a suite.	1
Information sheets were gone by 5:38 PM (June 17)	1
Funding (Cornerstones grant program): hope funding available for phase 2. Suggest allocate money to communities where it is needed (rather than first come-first-served).	1

Un-Prompted Responses	
Comment/Subject	Number of Responses
Density: more long range planning for future density. You are encouraging use of cars (by having increased opportunity in new neighbourhoods).	1
Safety: secondary suites, when they meet safety requirements, are good start. I have lived in substandard, unsafe secondary suites. Important issue for those on limited incomes (1)	1
Garage Suites too restrictive: why allow garage suites when there are so many restrictions in place that no one can build them?	1
Ad in the newspaper was misleading and not informative enough.	1
Illegal Suites: former 97 th street tenants of illegal basement suite next door brought in drug traffic, threatened, harassed, assaulted others (quiet SW neighbourhood). One family put house up for sale, another is considering it, as a result.	1