

To: Chris Ross
 Cc: Council
 From: Matthew Goudy, CAO
 Date: September 26, 2019

Reference: 11/154/2019-213

RE: Downtown area suite development

Thank you for your inquiry in regards to opportunities for owners of existing single family dwellings, within the downtown area, to develop a suite above or beside their garage.

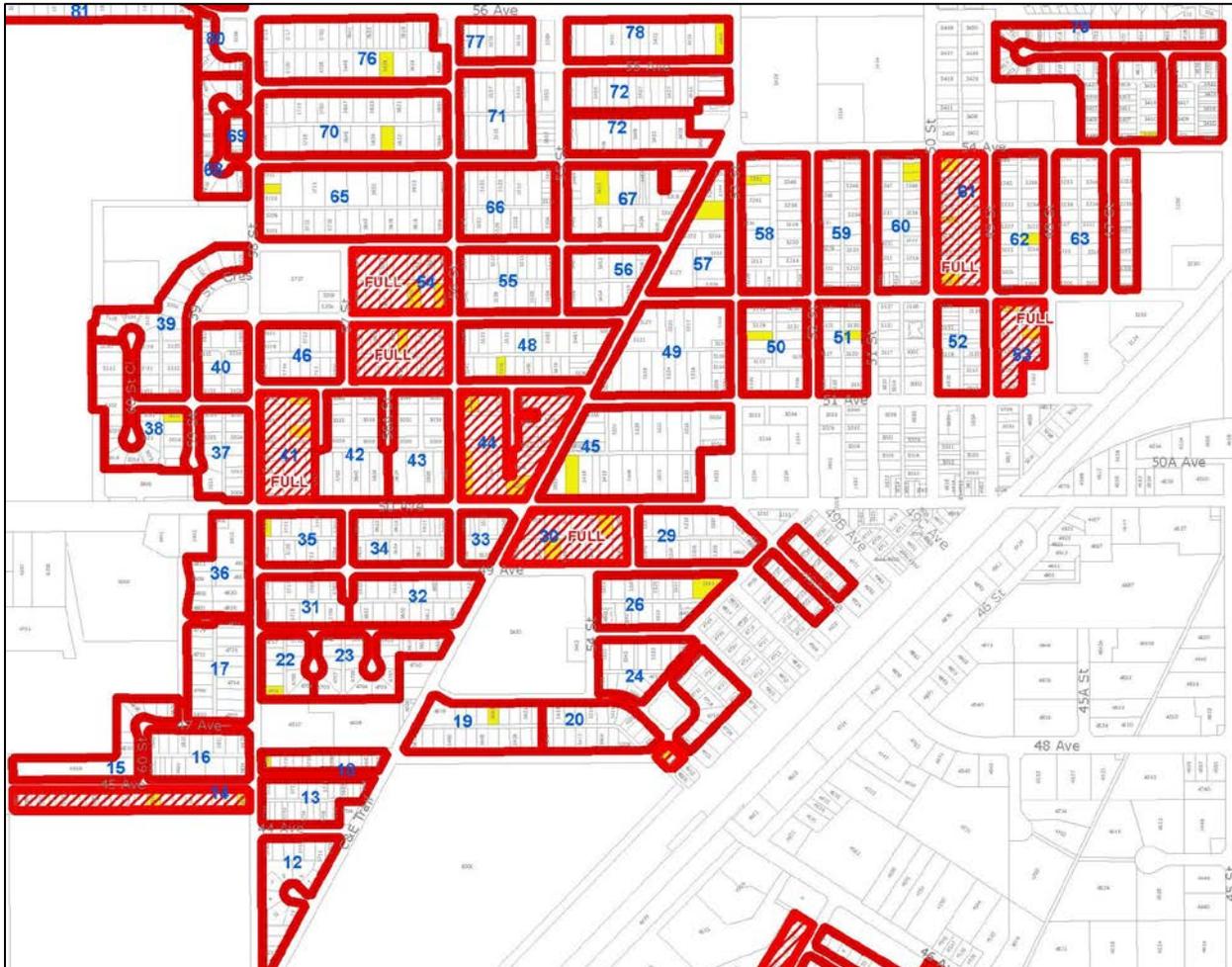
Land Use Bylaw 400 has established the ability for the development of secondary suites and garden suites within certain residential districts. Secondary suites are located within the principle residence (traditionally located within the basement) and garden suites are located within a residential accessory building (garage). The following chart highlights the land use districts that allow individuals to apply for suites on their property.

Land Use District	Secondary Suite	Garden Suite
R1 (Residential Detached)	Discretionary	Discretionary
R1-N (Residential Detached Narrow)	Discretionary: only allows a 1 bedroom unit	Discretionary: only allows a 1 bedroom unit
R2 (Residential Single & Semi-Detached)	Permitted (in detached dwellings up to 12% of block) Discretionary (when 12% block exceeded)	Discretionary
R4 (Residential Mixed)	Permitted (in detached dwellings) Discretionary (for non-detached dwellings)	Permitted (on detached dwellings) Discretionary (for non-detached dwellings)
R5 (Residential Multi-Unit Dwelling)	Not permitted or discretionary	Discretionary
R-L1 (Residential Light Industrial)	Discretionary	Discretionary

While both secondary and garden suites are listed as uses in the majority of residential districts, previous Councils' have established regulations that limit the number of suites allowed per "block". These blocks, which are established based on shared lanes and do not exceed 30 lots, limit the number of suites allowed to 12%. For instance, a "block" with 30 lots, would be allowed 3.36 suites, which would be rounded to 4 suites. If a "block" is full, the Development Authority would be unable to approve any additional applications for suites. The applicant would have the ability to appeal this decision to the SDAB.

The attached Secondary Suites Map outlines the locations of each block and highlights the approved secondary/garden suites. Those blocks that have reached the 12% maximum are listed as Full. 20 Blocks have been categorized as Full, including blocks located within Iron Wolf, Mackenzie Ranch, College Heights, Elizabeth Park, Shepherd Heights and the downtown area.

There are a number of blocks located throughout the community that have the capacity to allow for the development of new secondary and garden suites. Within the downtown area, there are a large number of blocks that have vacancies to allow for new suite development. Lacombe's downtown is home to approximately 450 R1 lots that are 1000m² + in size. These lots, in particular, would be ideal candidates for the development of suites due to lane access and having substantial rear yards that are ideal for supporting the development requirements for new suites (including parking requirements).



The development of suites on established residential lots provides a viable development alternative to the typical infill redevelopment which results in single family lots being transformed into multi-unit properties (such as 4-plexes). This type of infill development has many benefits including:

- development of new rental housing units while maintaining the single family housing stock of the neighbourhood;
- development of rental units within proximity to existing social and public services;
- provides income assistance to property owners;
- can provide opportunities to support aging in place (rental unit can be used as housing for care givers); and
- can be used as an incentive for individuals interested in designating their homes as Municipal Historic Resources.

We trust this letter satisfactorily addresses your questions.

Sincerely,

A handwritten signature in black ink, consisting of a series of vertical, slightly wavy lines that form a dense, textured shape, with a large, sweeping loop underneath.

Matthew Goudy, P.Eng
Chief Administrative Officer