

STRATEGIC INITIATIVE AND UPDATE**Housing Affordability Strategy - Secondary Suites****Report Purpose**

To provide the Priorities Committee with an update on the implementation of action items 1.1 and 1.2 of the Strathcona County Housing Affordability Strategy which provide direction to increase opportunities and reduce barriers for secondary suites.

Our Strategic Goals

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 2 Priority - A diverse, welcoming, inclusive, and an accessible community for all

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

The Strathcona County Housing Affordability Strategy was approved by Council in April of 2024. Action item 1.1 of the strategy provides direction to increase opportunities for secondary suites. Action item 1.2 of the strategy provides direction to reduce onsite parking requirements that may in turn reduce barriers and create cost savings that can be passed onto consumers or clients.

Secondary suites and garden suites are an important form of affordable rental, mortgage booster, and mortgage qualifier that can offer a gentle integration of density and housing diversity into existing low-density areas and provide options for extended family households.

Planning and Development Services has prepared an update regarding the potential amendments to the Land Use Bylaw that aim at increasing opportunities for secondary suites within single dwellings and semi-detached dwellings and reducing parking requirements in limited circumstances where access is provided from a rear lane

Consultation regarding secondary suites occurred during the creation of the Housing Affordability Strategy. Members of the public will have an opportunity to speak directly to Council regarding the proposed amendments at a future public hearing.

Additional details on the proposed secondary suite amendments have been provided within Enclosure 1.

Priorities Committee Meeting_Jul09_2024

Council and Committee History

- April 23, 2024 Council approved the Strathcona County Housing Affordability Strategy.
- April 4, 2023 Council approved: THAT administration prepare for Council's consideration at a Public Hearing by the end of Q2 2024, the necessary bylaws to implement the red tape reduction measures for Supportive and Affordable Housing Related Uses, Secondary Suites, Garden Suites and Parking, as set out in Sections 1, 2 and 3 of enclosure 2 of the April 4, 2023 Planning and Development Services report.
- April 4, 2023 Council approved: THAT administration, in consultation with community partners, prepare a report for Council's consideration by the end of Q1 2024 with a Housing Affordability Strategy as set out in Section 7.1 of enclosure 4 of the April 4, 2023 Planning and Development Services report.

Other Impacts

Policy: n/a

Financial/Budget: n/a

Legislative/Legal: n/a

Interdepartmental: The proposed amendments have been circulated to internal departments and external agencies, including BILD Edmonton Metro

Master Plan/Framework: Strathcona County Housing Affordability Strategy

Communication Plan

Engagement on the proposed Housing Affordability Strategy included workshops and one-on-one discussions with local housing partners, as well as engagement with Council and community advisory committees. A survey was also conducted in the summer of 2023 to seek public input on proposed updates to regulation related to garden suites and secondary suites.

The future public hearing for the Land Use Bylaw refresh will be advertised in the newspaper in accordance with the *Municipal Government Act* as well as on the County website.

Enclosure

- 1 Housing Affordability Strategy - secondary suites presentation