

POLICY AMENDMENT – LAND USE BYLAW 1P2007 AMENDMENTS FOR SECONDARY SUITES AND BACKYARD SUITES IN WARDS 7, 8, 9, AND 11

This is bad legislation which should not be approved by City Council for reasons which include the following;

1. The amendments are self-serving from the perspective of the Planning Department as they avoid having to deal with zoning violations for the proportion of the nearly 16,000 existing and illegal secondary suites already located in Wards 7, 8, 9 and 11.
2. The amendments are self-serving from the perspective of the City Council as they avoid having to deal with future re-zoning applications for legal secondary suites located in Wards 7, 8, 9 and 11.
3. The amendments are discriminatory to citizens of Wards 7, 8, 9 and 11 as they circumvent a portion of the protection provided by Part 17 of the Municipal Government Act relative to land use in other Wards.
4. The amendments make it more difficult to enforce violations for both new and existing or illegal secondary suites located in Wards 7, 8, 9 and 11 as they remove any remedies afforded by Land Use Bylaw 1P2007.
5. The amendments do nothing to help the Building and Approvals Department to identify and rectify existing sub-standard suites nor do they avoid construction of new sub-standard suites.
6. The amendments do nothing to help the Assessors Department to identify and properly assess existing unreported suites nor do they aid in the proper assessment of new suites.
7. The amendments do nothing to help the Canada Revenue Agency to both identify and rectify taxable revenues generated from existing unreported suites nor avoid construction of new unreported suites.
8. The removal of lot size and suite size provisions proposed by the amendments gives rise to ghetto-like conditions with respect to both outdoor and indoor space and without any form of occupancy limitations.
9. The potential benefits to affordable housing resulting from the proposed amendments are questionable when weighed against the quality of housing provided and the avoidance of landlord taxes partially subsidizing them.

This issue should be referred back to Administration for a multi-departmental, comprehensive, city-wide solution.