

Legal vs. illegal suites

A Legal suite depends on 3 things:

- Zoning
- Development permit
- Building permit

BACKGROUND	
Number of Illegal Suites in Calgary	15K – 60K (Estimates vary) CHMC estimates 16,000
Why do people have illegal suites?	Income - may or may not be claimed Cost and process of making suites legal.
Why does the city not enforce illegal suites?	Rental availability, where would those people go? Resources –bylaw officers, cost
Usual penalty for an illegal suite	Removal of oven from suite. No check on compliance after removal.
Does the city report the suite to Revenue Canada?	No
Number of illegal suites that changed to legal status during last city incentive program (Suite Safety program included \$25,000 towards construction costs)!	2 out of 50
Why would someone update an illegal suite to legal because of a rezoning proposal?	Many councillors that are opposed to rezoning think that they wouldn't
Why would the city propose only 4 wards?	Because other councillors will vote in favor just to get rid of the issue.