

Re: Proposed Land Use Bylaw Amendments M-2016-004

Mayor Nenshi and all Councillors,

I write to express my opposition to the above-noted Land Use Bylaw amendments that were proposed by notice of motion advanced by Mr. Carra and Mr. Chabot.

Members of our community have reviewed the motion documents, and are appalled by the apparent failure of the City's advisors and the Councillors' advisors to warn that the foreseeable impact of the Motion goes far beyond its stated subject matter of secondary suites<sup>1</sup>.

Moreover, the Bylaw amendments propose substantial changes to districts where secondary suites are not allowed as a matter of course *without any consultation whatsoever* with the residents of the districts that will be permanently and adversely affected if this Bylaw is passed.

This is what I mean. The Bylaw would "delete the rules that require specific parcel dimensions for the R-C1s and R-1 land use districts." It is important to remember that in R-C1 and R-1 districts, secondary suites are an exceptional discretionary use and are not routinely permitted. Unfortunately, the wording of the proposed bylaw amendment does not incorporate that reality.

Let me be blunt. The foreseeable consequences for R-C1 and R-1 zones of an elimination of specific parcel dimensions are not limited to instances of authorized secondary suites. The cross-the-board parcel dimensions deletion will therefore have a broader deleterious effect on the community, fatally ripping the community fabric of all heritage R-C1 and R-1s.

This proposed amendment would automatically allow for the subdivision of most of the existing legal lots in R-C1 and R-1 heritage communities into narrow 25-foot lots. This would mean an unfavourable densification of these older heritage communities and will attack the landscaping of the area as it currently exists. For example, although our own Rosedale community began early last century with 25 foot lots, over time the larger part of the community underwent a consolidation of lots so that the usual minimum lot is 37.5 or 50 feet.

Indeed, most owners and occupants in our own Rosedale community reside on at least 50 foot lots with a house centred on that land. Our belief is that the subdivision of these 50 foot lots and the building of side-by-side-by side tall narrow homes will not be initiated by the community's actual residents, but by

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<sup>1</sup> Note that the Executive Summary to the Administration Report to the Planning Commission dated March 6, 2016 and May 2, 2016 says that "Council has directed the Administration to amend the rules in the Land Use Bylaw for Secondary Suites and Backyard Suites."

In the same documents, the preamble language to the Motion advises that "At the 2015 November 23 meeting of Council Councillor Carra moved and Councillor Chabot sponsored Notice of Motion NM2015-29 (APPENDIX III) to amend the rules of the Land Use Bylaw with regard to Secondary Suites and Backyard Suites."

Moreover, the explicit rationale is "Administration recommends approval of the proposed amendments because they reduce barriers to the approval of legal suites in districts where they are already allowed. "

developers who live elsewhere but see the opportunity to make their fortunes by producing discordant narrow and looming housing stock with no responsibility on their part to retain a heritage community.

This proposed Bylaw amendment is in violation of the principle of legislative transparency, a value that we expect that our elected officials and public administration will respect in substance. Given its stated purpose of dealing with secondary suites matters, the amendment exceeds the legislative mandate, and the package conceals the true reach of the amendment by claiming that the package is about secondary suites.

The proposal should be disallowed outright for its obvious transparency and consultation failures. First reading should not be allowed.

If the proposed amendments proceed to first reading and beyond, the proposed Bylaw amendments must be voted down for the same failures of transparency and stakeholder consultation.

With respect,

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