

Dear Mayor Nenshi and City Councillors:

Re: Proposed Land Use Amendments to CPC2015-070 Bylaw 14P2015 to add Secondary Suites as a permitted use, and Backyard or Garage-top Suites as a discretionary use in all R-1, R-C1 and R-C1L land use districts in Wards 7, 8, 9 and 11

I am opposed to the proposed Bylaw Amendment for the following reasons:

- Secondary suites are a city-wide issue: not just a 4-ward issue.
- Having failed to reach consensus on over 35 previous occasions, this is a “divide and conquer” approach that singles out four wards on an experimental basis.
- Reclassifying all homes within a ward disregards geography, unique neighborhood features and the fact that ward boundaries are subject to change. Using a political ward structure for permanent land use redesignations has no justifiable basis.
- The four wards represent over 80 separate communities with a wide range of geographical locations, housing types and classifications. It does not make sense to treating all communities within these 4 wards in an identical manner.
- There has been inadequate public consultation on the issue. In February and March 2015, four open houses were held, with a total of 738 attendees, representing fewer than 200 people per ward. Feedback forms were received from only 306 attendees. Given that 35,395 **properties** will be affected, the number of people affected is likely 2-3 times that. This consultation process does not constitute adequate public engagement.
- Within the four wards, almost half of all properties are already zoned to allow for secondary suites. In Wards 7,8, and 9, more than half of all properties already allow for suites. There is no need to rezone additional RC-1 properties.
- Within the City of Calgary, there are currently 120,000 properties where it is legal to build a secondary suite. The estimate of the number of illegal suites ranges from 16,000 to 50,000. Given that there are only 550 legal suites in the entire city, zoning is not the problem. Regulation, monitoring and enforcement are the problems.
- We should be working out the problems with the existing illegal suites before we add any more to the mix. A voluntary registry is not the answer. Clean up the existing problems first.

For the above reasons, I am opposed to the process advocated for the introduction of Secondary Suites within Wards 7, 8, 9, and 11.

Name _____

Address or Community _____

Contact Information _____

Additional Comments:

Email before June 28, 2015 to: councillorweb@calgary.ca for all 14 councillors. The mayor’s email is: themayor@calgary.ca.