

From: Daryl Connolly <daryl.connolly@icloud.com>
Sent: Friday, May 08, 2015 11:31 AM
To: George Reti
Subject: Re: SECONDARY SUITES

Basically yes. While we are not against secondary suites we are opposed to the current bylaw amending terms before council.

Daryl Connolly

On May 8, 2015, at 11:04 AM, George Reti <George@retis.org> wrote:

Thanks Darryl – we are collecting letters and/or official positions of affected communities as well as whomever else wants to weigh in. Would it be correct to say that Cambrian Heights is opposed to the proposed By-law as currently presented?

Thanks,
George

Thank you for taking the time to allow us to submit our thoughts to CITY COUNCIL.

YOURS TRULY
Gary Davies
SECRETARY-CHCA
On behalf of Daryl Connolly, PRESIDENT-CHCA

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From: Daryl Connolly <daryl.connolly@icloud.com>
Date: Friday, April 17, 2015 at 10:27 AM
To: Druh Farrell <caward7@calgary.ca>
Subject: Cambrian Heights - Secondary Suite Issue

Druh Farrell, Council Member Ward 7:

I have attached a resolution recommended by our Planning Committee and adopted by the Board of Cambrian Heights concerning the proposed Secondary Suite City Bylaw changes for your consideration. This issue was discussed at length and utilized for reference the handout from the recently held Secondary Suite Information Sessions as well as the "Secondary Suites Frequently Asked Questions" obtained from your office. In addition we reviewed what was available on the City website and in recent press reports. This resolution was passed April 13th in advance of our AGM April 28th. As your office is aware two members of the Planning Committee (including myself) plan to attend the Tuesday April 21st presentation and we thought advance knowledge of our opinion might be useful.

When reviewing the City proposal we were struck by two main issues. The first of course was the impact in R-1 zoning areas (Cambrian Heights has considerable R-1 zoned areas) where residents generally have invested the majority of their wealth and paid a premium to reside in an R-1 development. The second issue was one of potential impact on infrastructure, services, general appearance and activity associated with higher density living.

Upon review of the material, as previously indicated, we found the City's answers and position on these issues less sophisticated, detailed and lacking in actual comprehensive review that would normally be expected for major change in effective zoning for a large portion of the Calgary homeowner and taxpaying population. In addition, as a Community Association there was no accurate way to determine all the residents position on this proposed change other than "street-side" discussion and repeated feedback requests in our monthly newsletter and webpage over the last few months. As you can appreciate this does not yield comprehensive representation of an issue. Thus the genesis of our second major recommendation, that all affected homeowners be given the opportunity to vote their position in compliance of the provisions in the Municipal Government Act.

We trust you will appreciate our position as a Board to represent our impacted residents in such a way as to protect their individual rights and freedom of choice to have a final vote on an issue so central to their home and families.