



May 10, 2015

Worship Mayor Nenshi and Members of Calgary City Council
City of Calgary
700 Macleod Trail S.E.
Calgary, Alberta T2G 2M3

Dear Mayor Nenshi and City Councillors:

Re: Public Hearing on Land Use Amendments - CPC2015-070 Bylaw 14P2015 (M-2015-002, The City of Calgary) Proposed textual amendments to the Land Use Bylaw 1P2007 to add Secondary Suite as a permitted use, and Backyard Suite as a discretionary use in R-1, R-C1, and R-C1L land use districts in Wards 7, 8, 9, and 11

The Palliser Bayview Pumphill Community Association is in favour of additional safe, legal and appropriate secondary suites on R-1 properties at strategic locations throughout the City but is firmly against passage of the proposed Bylaw 14P2015.

We are concerned that the proposed bylaw disrespects the property rights of 35,000 single-family owners with an unsolicited blanket re-zoning of their property and bypasses the owner's statutory right to notice. Re-zoning should remain at the initiative of the property owner with ready approval applied strategically to locations where the additional density from secondary suites would be most beneficial to renters and owners and least disruptive to city infrastructure and neighbors.

We find the proposed bylaw discriminatory to our community and all citizens of Wards 7, 8, 9 and 11 relative to land use in other Wards for no reason other than political expediency.

The proposed bylaw negates the Stop Order provision provided by Part 17 of the Municipal Government Act which may make it more difficult to enforce violations for existing or illegal secondary suites located in Wards 7, 8, 9 and 11.

Calgary apparently has an estimated 16,000 illegal suites. A plan to inspect and legalize conforming suites should be a priority before introducing a flood of new unregulated suites into the market.

Tracee Collins

President

Allan Kiernan

Director Civic Planning

Palliser Bayview Pumphill Community Association

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