

Letter of Support for Secondary Suite Process Reform for Semi-detached Dwellings



Members of Calgary Planning Commission and Council:

Please accept this letter on behalf of our company in support of the Secondary Suite Process Reform for Semi-Detached Dwellings. For context, we are a boutique inner-city developer directly impacted by new guidelines for secondary suites and the ongoing effort to densify inner-city neighborhoods. We support the city's vision in this regard, view the Main Streets initiatives as a beautiful step in positioning the city of Calgary as a world-class urban locale, and feel we help to support this growth and development through our own efforts at Pen.

With the adoption of new policy to guide discretion for secondary suites, we have shifted our focus to developing product with legal secondary suites. Legal suites offer an elegant solution to the housing affordability challenge facing many Calgarians. Our research suggests that over 50% of the population is unable to afford the average priced home in the city. At Pen, our focus is to bridge this gap, and secondary suites offer a unique solution to home ownership with reduced expense. Many of our buyers apply the rental income generated from a suite to help offset mortgage expense, reducing the overall burden of home ownership.

Still, gaps exist where opportunity should be plentiful. Many of the designated main street corridors currently fall outside of the Parking Areas Map used by the Development Authority to accommodate parking variances that make the inclusion of secondary suites possible. The land use bylaw amendments and updated Parking Areas Map being proposed by administration solve this challenge and make way for private investment in new corridors currently outside the fold.

Put another way, Pen (and others) will find new opportunities to shepherd council's direction for inner-city intensification along public transportation corridors should council adopt these reforms. In our view, this is a necessary step to unlock the public/private investment partnership to make ALL main street corridors an incredible success.

We applaud this move and offer our full support.

A handwritten signature in blue ink, appearing to read "Ryan Doherty".

Ryan Doherty
Principal, Pen Lake Ventures Inc.

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