

**From:** [noreply@calgary.ca](mailto:noreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** PUD2019-1203  
**Date:** Monday, November 11, 2019 11:33:14 AM  
**Attachments:** [CityCouncil.docx](#)  
[Public Submission to the City Clerk's Office.pdf](#)

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Public Submission from Rob Josiasse

Robert & Bonnie Josiasse  
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403-471-4107  
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November 10, 2019

City Council  
City of Calgary  
700 Macleod Trail SE.,  
P.O Box 2100, Postal Station M 8007  
Calgary, AB T2P 2M5

Dear City Council:

Thank you for taking the time to read this letter regarding the rezoning of semi-detached homes for legalized secondary suites.

In 2018, my wife and I purchased a second property in the Glenbrook area of Calgary as a long term investment property. This property at the time had a long-term existing illegal suite in the basement, like so many other properties. Our longer term plan with this Glenbrook property was to eventually legalize it as a secondary suite with the city. With this in mind, we took into consideration items like egress windows and parking spaces prior to purchasing the property.

Ironically, this plan got accelerated based off a complaint towards our property that was sent to the city. At the time, we had just taken possession and were doing some work on it to ensure safety for our future tenants, and property was still vacant.

We gladly invited the inspector into the house. After walking through the property he conveyed information that if we were to do specific changes, legalization was only one permit. We decided to move forward and legalize the suite based on the recommendations. These changes/renovations ended up costing approximately \$15,000, and when we went to apply for this "one permit" we found we did not qualify because our property was a semi-detach, not a detached property. This simple process just became not as simple, and the cost would be an upwards of an additional \$5,000.00 in permits.

The suite currently meets all the requirements for a secondary suite (smoke seal, interconnected smoke and CO detectors, egress windows, proper parking and appropriate common area). We decided not to pursue at this time as the current financial impact was too great and we simply could

not afford it. Instead, we opted to rent the entire unit (up and down) out as one, at a reduced rent. The disparity of renting as one unit verses two, is approximately \$600.00/month.

Since then, we have had numerous conversations with various departments of the city. When an individual from Planning and Development contacted us regarding our property and advised that City council was considering waiving the fees for the rezoning application, could they come and see the property, again, we welcomed the visit.

As stated previously, the work we have done to the property currently meets the requirements, but due to the financial cost of the rezoning we have held off.

Bonnie and I want very much to continue our plans for our second property, but the current system is cost prohibitive and incentivize people to not legalize suites.

We have opted to stay legal, as our goal has always been to ensure everyone is safe in our rental location. We believe that if this property were to have a legal secondary suite, it drives the safety standards up for the community. It also has a net impact on our personal financial position, as we currently lose approximately \$600/month. This would be cost of the property verse the rent collected (same as the rent short fall currently)

Thank you for your consideration.

Sincerely,

Robert & Bonnie Josiasse



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

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* Last name	Josiasse
Email	josiasse@telus.net
Phone	403-471-4107
* Subject	PUD2019-1203

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached letter. Thanks for your time and consideration.
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