

LETTER OF SUPPORT FROM THE REAL ESTATE INVESTMENT NETWORK



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Standing Policy Committee for Planning & Urban Development
c/o Brandy MacInnis, MCIP, RPP Planning and Development PO Box 2100 Station M
Calgary, AB T2P 2M5

Dear Members of SPC for Planning & Urban Development:

Re: Secondary Suite Development Permit Exemption: Update

The Real Estate Investment Network is an education based organization with a national membership community of 2500-3000 real estate investors across Canada; we do not sell real estate. Several hundred of our Members live and work in Calgary and region and they invest in single family properties in Calgary.

Although we have no formal reporting system, we know anecdotally that on average a REIN Member owns 1-5 rental properties, and several of our Calgary based Members own many more.

A foundational lesson REIN teaches and emphasizes with our Members is to "treat your real estate investing like a business" which includes working closely with the Planning and Development departments of the city they invest.

The efforts of the Calgary Issue Management Team show the type of leadership and foresight that aligns with the needs of real estate investment 'business owners'. REIN Members have a sincere desire to raise the bar of quality and safety for their customers/tenants. Among other things, the increased efficiency of the process helps remove barriers of time and cost for investors to renovate thereby increasing not only the quality but the safety of secondary suites.

We believe the Development Permit exemption for secondary suites will increase compliance within the Land Use bylaws.

We would like to offer our continued support of the Calgary IMT recommendation to create a permanent Development Permit (DP) exemption for applications of this nature.

Sincerely,

Patrick A. Francey
Managing Partner/CEO
REIN Group of Companies