



February 13, 2017

The City of Calgary
700 Macleod Trail Southeast
Calgary, AB T2G 2M3

Re. Secondary Suite Development Permit Exemption (C-2017-0077)

Dear Members of Council:

Young Calgary is a youth-led non-profit working towards a better city for young people through research, engagement, and public awareness efforts. We thank council for the opportunity to provide feedback on the secondary suite development permit exemption.

Unauthorized secondary suites often appeal to those who require temporary and/or affordable housing. Due to this, students and young people who lack financial means and independent living experience have come to represent a sizeable portion of those living in such suites¹²³. Unauthorized secondary suites however are typically not built in compliance with health and safety standards, exposing occupants to significant risks. Fear of eviction, and poor understanding of tenant rights often results in unauthorized suite occupants simply tolerating these risks. This situation of course also impacts other groups such as low income families and new immigrants, as well as young people.

We support administration's recommendation to make the Development Permit exemption permanent because it has contributed to an increased volume of applications to build safe suites. As the exemption only applies to parcels where secondary suites are currently permitted use, we feel it is a positive step towards addressing this issue that also respects the ongoing dialogue occurring in Calgary communities on secondary suites.

Sincerely,

Christopher Bell
President

Kelsey Wong
Research Coordinator

Madeleine Miller
Research Coordinator

¹ Goodbrand, Pernille. *Unauthorized Secondary Suites: an Analysis of the Renter's Perspective*. Department of Sociology, University of Calgary. 2016.

² Tanasescu, Alina et al. "Tops and bottoms: State tolerance of illegal housing in Hong Kong and Calgary." *Habitat International* 34 478-484. 2010.

³ Korevaar, Debra Nel. *Proximity, Pocketbooks and Preferences: A Study of University of Calgary Off-Campus Renters*. Faculty of Environmental Design, University of Calgary. 2005.