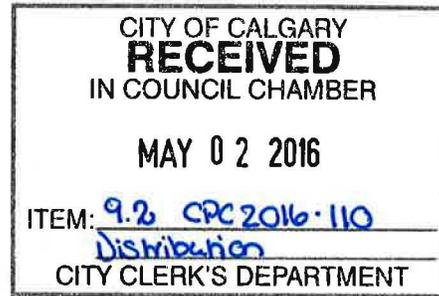


Sean Bruce-Hayes  
President Hayes Homes  
400-7015 McLeod Trail SW  
Calgary, Alberta  
May 2, 2016



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

Dear Worship Mayor Nenshi and Members of Calgary City Council:

I would like to write you in support of bylaw amendment 23P2016. I am in the business of affordable housing; we provide legal secondary suites for our residents across Calgary. We specialize in the community of Forest Lawn and own 50% of the legal suites in that community. I am also a full time real estate agent and help my clients buy properties to live in and develop legal suites or to help find properties to build or legalize secondary suites. I also coach and advise with the Real Estate Investment Network (REIN) as a Real Estate Investment Advisor. I do public speaking on legal secondary suites and have helped many investors legalize existing illegal secondary suites. I have had the pleasure of working with administration over the past couple of years on what has worked and what has not worked in regards to secondary suites.

Thank you to Councillors Carra and Chabot for bringing this forward. It is the most common sense bylaw change I have seen for secondary suites. This bylaw change is going to make the process a lot easier and cut a lot of red tape.

It is very important for this bylaw change to pass because many people have been unable to legalize existing secondary suites or develop new secondary suites because of major relaxations needed for suite size and parcel width. 70m<sup>2</sup> is not big enough because the current bylaw includes mechanical rooms space that isn't common and measurements are taken cement to cement. That means that the space between cement and drywall is included in the suite measurement. It is very important to note that we are already developing suites that are over 100m<sup>2</sup>. There is no size restrictions on permitted use zones such as R-2, R-C2 with parcel width >13m. The 70m<sup>2</sup> only applies to those zones <13m and R-C1Ls, R-C1s, R-C1N, R-1s and R-1N land use districts.

The Development permit exemption program has been very successful in getting people to come forward and legalize suites. Unfortunately, if they have a relaxation requires for suite size or parcel width they cannot take advantage of this great program. This bylaw change will allow this program to thrive by eliminating more red tape.

May 2, 2016

Page 3

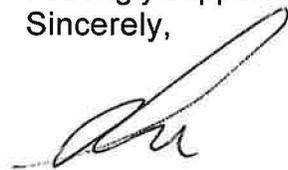
affordable housing. Therefore, it is important we draft bylaws that make it easy for people to build these units or legalize existing legal ones. Residents deserve to live in safe and legal secondary suites.

This bylaw is about making it possible to legalize existing secondary suites and encourage new developments to be legal

- We are not looking at a dramatic increase in density of people living in an area
- There are already areas that allow for suites bigger than 100m<sup>2</sup> and there has been no negative impact
- This bylaw change will help create more safe and legal affordable housing for Calgarians

I strongly support this bylaw change and support it without any amendments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Bruce-Hayes', written over a horizontal line.

Sean Bruce-Hayes

Enclosure

## Q1 How many properties do you own with secondary suites?

Answered: 47 Skipped: 0

#	Responses	Date
1	2	4/29/2016 7:18 AM
2	2	4/28/2016 6:30 PM
3	3	4/27/2016 12:43 PM
4	1	4/26/2016 10:54 PM
5	4	4/26/2016 1:54 PM
6	1	4/26/2016 7:19 AM
7	2	4/25/2016 8:30 PM
8	2	4/25/2016 8:22 PM
9	1	4/25/2016 4:55 PM
10	13	4/24/2016 4:35 PM
11	1	4/23/2016 6:13 PM
12	two	4/23/2016 1:27 PM
13	1	4/23/2016 1:11 PM
14	3	4/23/2016 8:38 AM
15	0	4/23/2016 8:12 AM
16	2	4/22/2016 8:55 PM
17	2	4/22/2016 8:18 PM
18	2	4/22/2016 7:13 PM
19	1	4/22/2016 6:37 PM
20	0	4/22/2016 6:15 PM
21	2	4/22/2016 6:01 PM
22	1	4/22/2016 4:03 PM

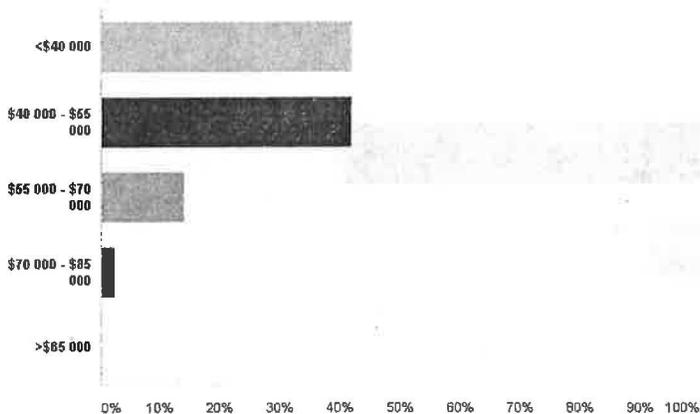
## Q2 How many of the properties have legal secondary suites?

Answered: 47 Skipped: 0

#	Responses	Date
1	0	4/29/2016 7:18 AM
2	0	4/28/2016 6:30 PM
3	unsure	4/27/2016 12:43 PM
4	1	4/26/2016 10:54 PM
5	3	4/26/2016 1:54 PM
6	0	4/26/2016 7:19 AM
7	2	4/25/2016 8:30 PM
8	2	4/25/2016 8:22 PM
9	1	4/25/2016 4:55 PM
10	0	4/24/2016 4:35 PM
11	1	4/23/2016 6:13 PM
12	zero	4/23/2016 1:27 PM
13	1	4/23/2016 1:11 PM
14	3	4/23/2016 8:38 AM
15	0	4/23/2016 8:12 AM
16	2	4/22/2016 8:55 PM
17	1	4/22/2016 8:18 PM
18	0	4/22/2016 7:13 PM
19	0	4/22/2016 6:37 PM
20	0	4/22/2016 6:15 PM
21	0	4/22/2016 6:01 PM
22	0	4/22/2016 4:03 PM

### Q3: What is the average income of the residents in your secondary suites?

Answered: 43 Skipped: 4



Powered by SurveyMonkey

### Q3: What is the average income of the residents in your secondary suites?

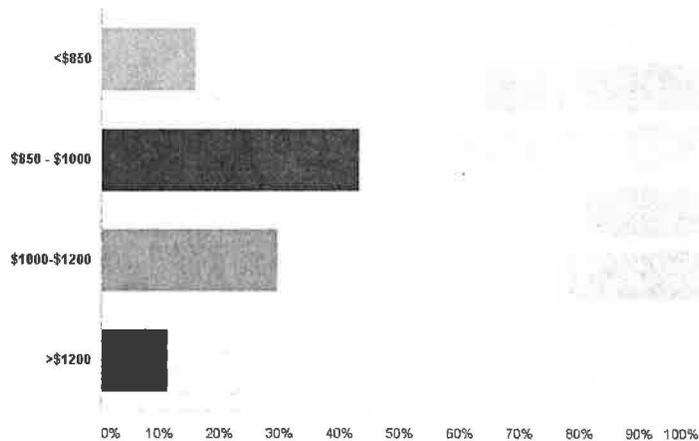
Answered: 43 Skipped: 4

Answer Choices	Response	Count
<\$40 000	41.86%	18
\$40 000 - \$55 000	41.86%	18
\$55 000 - \$70 000	13.95%	6
\$70 000 - \$85 000	2.33%	1
>\$85 000	0.00%	0
<b>Total</b>		<b>43</b>

Powered by SurveyMonkey

**Q5: What is the average rent not including utilities for your secondary suites?**

Answered: 44 Skipped: 3



Powered by SurveyMonkey

**Q5: What is the average rent not including utilities for your secondary suites?**

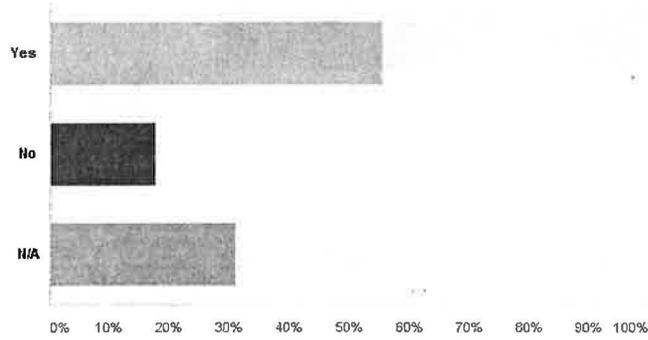
Answered: 44 Skipped: 3

Answer Choices	Responses	Count
<\$850	15.91%	7
\$850 - \$1000	42.18%	19
\$1000-\$1200	29.55%	13
>\$1200	11.36%	5
<b>Total</b>		<b>44</b>

Powered by SurveyMonkey

### Q7: Do any of your illegal suites meet the 2014 Fire Code?

Answered: 45 Skipped: 2



Powered by SurveyMonkey

### Q7: Do any of your illegal suites meet the 2014 Fire Code?

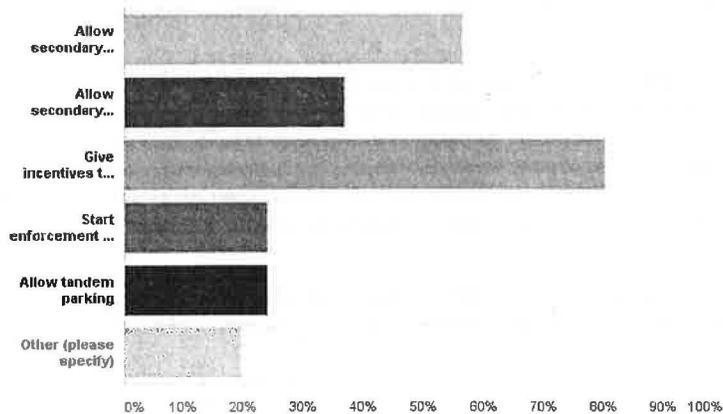
Answered: 45 Skipped: 2

Answer Choices	Responsea	
Yes	55.56%	25
No	17.78%	8
N/A	31.11%	14
<b>Total Respondents: 45</b>		

Powered by SurveyMonkey

### Q9: What do you think council should do next to help promote legal and safe secondary suites in Calgary?

Answered: 46 Skipped: 1



Powered by SurveyMonkey

### Q9: What do you think council should do next to help promote legal and safe secondary suites in Calgary?

Answered: 46 Skipped: 1

Answer Choices	Percentage	Responses
Allow secondary suites in all detached homes	56.52%	26
Allow secondary suites in all detached homes within 1.5km of LRT stations	30.90%	14
Give incentives to landlords who are developing legal secondary suites	60.43%	28
Start enforcement on illegal suites	23.81%	11
Allow tandem parking	23.91%	11
Other (please specify)	19.57%	9
<b>Total Respondents:</b>		<b>46</b>

Powered by SurveyMonkey

14	Safe and affordable rentals are created by increasing density without additional infrastructure needed to be built by cities or developers. Proven process as seen in many cities in North America. It helps to control sprawl, provide housing alternatives thus keeping a cap on rental increases in city and is a must as a city matures. Young cities focus on sprawl for growth, mature cities find ways to increase density to maximize infrastructure dollars... and City can collect more property taxes as properties with legal suites have higher Value. CMHC's new Secondary Suite policy has already identified, and given incentive to, multi-generations homes with legalized secondary suites.	4/22/2016 10:10 AM
15	Incentives for legalizing suites encourages more safe, affordable housing, and helps reduce the number of unsafe suites.	4/22/2016 10:07 AM
16	If I bring my suites to the attention of the City of Calgary, I do not want them to be shut down while going through the process of legalizing them, especially when a land use re-designation is involved. The money generated from the rental of the suites will help with the costs of the required renovations to bring them to current code. Don't penalize the people trying to legalize their suites, give them a period of time to bring them to code. 12 months, especially when land use re-designation is involved.	4/22/2016 9:40 AM
17	Consider amnesty to landlords who have properties that meet the lot size requirements if they make an application as long as they make the suite meet 2014 fire code even if the suites are ultimately not accepted as legal.	4/22/2016 9:38 AM
18	Our suites are safe, we are responsible landlords, we are helping the community by making better houses (suites give us extra income to afford repairs) and we are supplying affordable units to good tenants who won't have other alternatives for good housing that they can afford.	4/22/2016 9:23 AM
19	It is frustrating that our city is so behind other Canadian cities with the progression of reasonable secondary suites. Let the public solve the affordable housing issues and help densify (if that is a word!) the city instead of developing more urban sprawl.	4/22/2016 9:05 AM

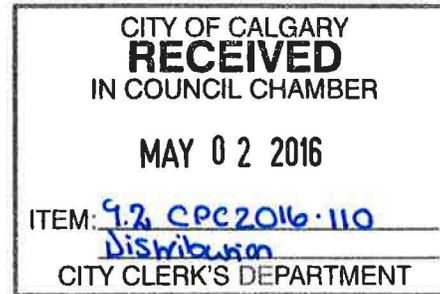


LCA Office: 6110 - 34 Street SW  
Calgary, AB T3E 5L6  
Ph: 242-8660 / Fax: 246-0448  
Email: [info@lakeviewcommunity.org](mailto:info@lakeviewcommunity.org)  
[www.lakeviewcommunity.org](http://www.lakeviewcommunity.org)

May 2, 2016

**Re: LUB Changes - M-2016-004**

Dear City Council,



Once again we find ourselves **raising objections** relating to proposed LUB changes, namely those reflected in **M-2016-004**, because of the detrimental impact they would have on our community. We are also extremely concerned that the Public has not been engaged in regard to these proposed changes and their potential impact on the character of our community. The proposed changes contravene the MDP section 2.2, which focuses on-- *Reinforcing the character, quality and stability of neighbourhoods*, and section 2.2.1 *Lessening the impact on stable, low-density areas*. **We are vehemently opposed to the following changes:**

- **Reducing the minimum parcel width requirement to 7.5 metres in the R-C1N, R-C2, R-1N and R-2 districts when all of the required parking stalls are provided on site — this will have a significant detrimental impact on our un-subdivided/un-redeveloped R-C2 properties, as 6 stalls can be accommodated on a 50 ft wide lot, opening up all of our R-C2 lots to 4 dwelling units instead of 2. Our -C2 lots actually start at 58 foot frontage and extend over 60 feet in some instances.**
- **Increasing the maximum floor area of a secondary suite, where it is currently regulated, from 70 square metres to 100 square metres and from 75 square metres to 100 square metres for backyard suites. —this will have a similar negative impact on our R-C1 properties (see argument below), by effectively allowing “duplexes” on R-C1 lots as the City permits re-designation to R-C1s and moves toward a secondary suite policy.**

**There is ambiguity in the wording for semi-detached dwellings (and in the wording for single detached dwelling with secondary suite) which would allow for side by side “duplexes” to be built on R-C1 properties if the maximum suite size is increased to 100 square meters.** The definition for semi detached dwelling can actually be read as-- the term semi detached dwelling means a building which contains 2 dwelling units OR a secondary suite within a dwelling unit.

**However, what does "located within" really mean?** Why would a basement suite, which is located entirely below the main residential unit, or an upstairs suite, which is located entirely above the main residential unit, both be considered to be "located within" the main residential unit?

Similarly, what if the 2nd dwelling unit is made a few square feet smaller than the first dwelling unit -- would that not be sufficient to make it "secondary to the main residential use". In previous Public discussions around removing the maximum suite size, Rollin Stanley has said that a suite could potentially be the same size as the main residential unit. He has also stated that it did not matter if the units were above and below each other, or beside each other in the same building.

**Then, what if the builder made sure that the party wall separating the two units did not go all the way to the roof, such that the building clearly did not satisfy the definition of a Semi-Detached Dwelling?**

Given these considerations, why couldn't a semi-detached dwelling (particularly one with 1 unit slightly smaller than the other, and maybe a party wall that stops short of the roof) be characterized as a Single Detached Dwelling with a Secondary Suite for the purposes of 1P2007, especially if both dwelling units were clearly completely within the same building envelope and presented as having only 1 front entrance?

At this point, we are not prepared to wait for the developers to make the semantics work for them—in an era where we are trying to reduce our environmental footprint, 100 square meters is no longer a modest secondary suite. These proposed changes encourage the demolition of existing housing stock and mature trees, resulting in a negative impact on our landfills as well.

**Reducing the minimum lot width for secondary suites to 7.5 meters opens up all of our R-C2 properties to 4 dwelling units. Increasing the maximum suite size to 100 square meters opens all of our R-C1 properties to the potential of “duplexes” with these proposed amendments as the City permits re-designation to R-C1s and moves toward a secondary suite policy. Our community is at risk, our urban canopy is at risk, and once again, the Public is not being made aware of the consequences of the proposed changes.**

We are opposed to reducing the minimum parcel width for secondary suites to 7.5 meters. We are opposed to increasing the maximum suite size to 100 square meters (75 is sufficient). The Public needs to be engaged before making these changes, and they need to know what the potential consequences are.

Please reject these 2 proposed changes in M-2016-004. Thank you for your serious consideration of these highly important and irreversible issues if this change is approved as proposed .

Sincerely,

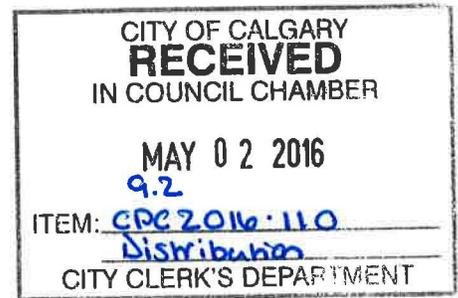


Allie Tulick, President  
Lakeview Community Association



Your Community, Your Association, Your Voice

Mayor Nenshi and City Councillors:



**This is being presented on behalf of the Rutland Park Community Association and the residents it serves.**

Proposed LUB changes M-2016-004 could have a huge detrimental impact on our community. Two of these proposed changes were what we as a Community Association formally opposed during the last round of proposed secondary suite amendments in June 2015. (A petition with almost 300 signatures from our residents was also shared with Council opposing these changes at that time.) These two changes have the potential to almost triple the density of our current low density bungalows.

**1. Reducing the minimum parcel width requirement to 7.5 metres for secondary suites in any district, even when all of the required parking stalls are provided on site**—this will have a huge detrimental impact on our un-subdivided/un-redeveloped R-C2 properties, as 6 stalls can be accommodated on a 50 ft wide lot, opening up all of our R-C2 lots to 4 dwelling units instead of 2, if they were subdivided.

**2. Increasing the maximum floor area of a secondary suite, where it is currently regulated, from 70 square metres to 100 square metres and from 75 square metres to 100 square metres for backyard suites**—this will have a huge negative impact on our R-C1 properties as the City promotes re-designation to R-C1s, and permits second dwellings that are even larger than some of our original dwellings.

**Reducing the minimum lot width to 7.5 m for secondary suites would effectively double the current permitted units for our R-C2 lots if they were subdivided.** Most of our R-C2 lots have not been subdivided or redeveloped, and contain only 1 dwelling unit. By reducing the minimum lot width to 7.5 m, all current and future infills will be permitted to have secondary suites as well; new builds will likely opt for a garage suite to make things more lucrative for developers.

**Increasing the maximum suite size in all districts to 100 square meters above grade means that the secondary suite could be over 1000 sq ft**—certainly not a modest living space, especially if you can add a basement and do not need to include the basement in the total square footage.

With every single R-C1 property now easily re-designated to R-C1s, there is the potential to have “duplexes” because each unit could be over 1000 sq ft, not counting the basement (Rollin Stanley has publically stated that it makes no difference if the suites are beside each other or above/below each other), or massive garage suites (larger than a triple garage), or a second bungalow added to an R-C1 lot. Right now, we have a number of bungalows in our community



Your Community, Your Association, Your Voice

which are less than 1000 sq ft– the secondary suite could be even bigger than the original house on our R-C1 lots and still fit within the 45% lot coverage.

**Once a property becomes R-C1s, a backyard suite while still discretionary, suddenly becomes very attractive when it can be over 1000 sq ft.** In previous garage suite workshops around the City, speakers have also indicated that Calgarians are able to turn both dwellings into a condominium plan and sell them separately. (Edmonton does not permit this, by the way. Their garage suites are also a maximum of 60 sq m and only allowed to be 6.5 m in height. Their minimum width for backyard suites is 15 m and ALL secondary suites require a minimum of 3 on-site parking stalls. Secondary suites below grade can be as large as the main floor of the house, but only 40% of the main dwelling up to 70 sq m if above grade.)

Will the average owner turn around and create backyard suites? Not likely, because of the cost, but builders are quite happy to pick off older homes on R-C2 lots and put in 4 units, or buy up older R-C1 lots and build 2 units. Once the doors are open, you won't get them shut again.

**These proposed changes would have a very detrimental impact on both the character of our community and our urban canopy,** as developers look to maximize profit by doubling the current allowable dwelling units. This does not *reinforce the character, quality and stability of neighbourhoods or lessen the impact on stable, low-density areas as set out in Section 2.2.1 of the MDP.*

In an era where we are trying to reduce our environmental footprint, 100 square meters is no longer a modest secondary suite. These proposed changes encourage the demolition of existing housing stock and mature trees, resulting in a negative impact on our landfills as well. (They would also effectively double the density of existing lots, yet secondary suites are not included in density totals when the City is calculating density with regards to infrastructure and services, and probably not considered toward our MDP density goals either.) **In addition, they actually discourage affordable secondary suites, as existing homes are demolished to make way for upscale dwellings. New builds are increasingly expensive in Calgary, and not conducive to being rented at an affordable rate. These changes also have the potential to create more illegal suites—residents are less concerned about reporting illegal suites if the property is already zoned to allow for a secondary suite.**

**Reducing the minimum lot width for secondary suites to 7.5 meters opens up all of our R-C2 properties to the potential of 4 dwelling units if they are subdivided. Increasing the maximum suite size to 100 square meters makes our R-C1 properties more attractive to developers who can double the number of allowable dwelling units through a simple land use re-designation to R-C1s.** (The City is even currently waiving the fees for this re-designation.)

**While these changes are not about re-zoning/re-designation in any way, they have the potential to effectively DOUBLE the permitted density on all of the low density residential lots in the City.**



Your Community, Your Association, Your Voice

**We are extremely opposed to reducing the minimum lot width for secondary suites to 7.5 meters in any district (9 meters is acceptable). We are also strongly opposed to increasing the maximum suite size (above grade) to 100 square meters (75 square meters is reasonable) in any district.**

**The Public needs to be engaged before these 2 changes are considered, and they need to be fully aware of the potential consequences of such seemingly innocuous amendments.**

**Please reject these 2 proposed changes in M-2016-004.**

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Meera Nathwani-Crowe".

Meera Nathwani-Crowe

RPCA President

A handwritten signature in blue ink that reads "Leanne Ellis".

Leanne Ellis

RPCA VP Development and Traffic

**Regarding Appendix II**—This has not been referenced back to 1P2007, but rather to the changes proposed in the appendix, the intent being to set the minimum lot width for secondary suites to 9.0 m for all districts, and the maximum secondary suite size above grade to 75.0 m for all districts and uses including Backyard Suites:

- a. In subsection 351(2) delete "70.0 and replace it with 75.0"
- b. Remove b altogether from the appendix, so leave it unchanged in the LUB (re-letter appendix after making all of these changes)
- g. Delete subsections 409(1)(b) and (c) and replace them with the following:
  - (b) 9.0 metres for a parcel containing a Backyard Suite or Secondary Suite
- j. Delete subsection 429 (a.1) and replace it with the following:
  - (a.1) 9.0 metres for a parcel containing a Backyard Suite or Secondary Suite
- q. Delete subsection 464 (1)(b) and (c) and replace them with the following:
  - (b) 9.0 metres for a parcel containing a Backyard Suite or Secondary Suite
- (t) Delete subsection 479(a.1) and replace it with the following:
  - (a.1) 9.0 metres for a parcel containing a Backard Suite or Secondary Suite