

Albrecht, Linda

From: GARY DAVIES [gedavies@telusplanet.net]
Sent: Monday, April 20, 2015 10:24 AM
To: Albrecht, Linda
Cc: Daryl Connolly; Daryl Beatty
Subject: FW: SUBMISSION: Cambrian Heights Community Association - Resolution Secondary Suite Issue
Attachments: CHCA - Secondary Suite Resolution.pdf

To the CITY CLERK

REFERENCE: CPC2015-070

We have been advised by the PLANNING COMMISSION ADMINISTRATIVE ASSISTANT, to submit Cambrian Heights Community Association's resolutions pertaining to Secondary Suites to cityclerk@calgary.ca by 10:00am Thursday April 30th, and it will be included with the Agenda going forward to Council on May 11, 2015.

We would appreciate that resolution was included with the Agenda going forward to CITY COUNCIL.

Thank you for taking the time to allow us to submit our thoughts to CITY COUNCIL.

YOURS TRULY
Gary Davies
SECRETARY-CHCA
On behalf of Daryl Connolly, PRESIDENT-CHCA

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2015 APR 20 PM 12: 15
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CITY CLERK'S

From: Daryl Connolly <daryl.connolly@icloud.com>
Date: Friday, April 17, 2015 at 10:27 AM
To: Druh Farrell <caward7@calgary.ca>
Subject: Cambrian Heights - Secondary Suite Issue

Druh Farrell, Council Member Ward 7:

I have attached a resolution recommended by our Planning Committee and adopted by the Board of Cambrian Heights concerning the proposed Secondary Suite City Bylaw changes for your consideration. This issue was discussed at length and utilized for reference the handout from the recently held Secondary Suite Information Sessions as well as the "Secondary Suites Frequently Asked Questions" obtained from your office. In addition we reviewed what was available on the City website and in recent press reports. This resolution was passed April 13th in advance of our AGM April 28th. As your office is aware two members of the Planning Committee (including myself) plan to attend the Tuesday April 21st presentation and we thought advance knowledge of our opinion might be useful.

When reviewing the City proposal we were struck by two main issues. The first of course was the impact in R-1 zoning areas (Cambrian Heights has considerable R-1 zoned areas) where residents generally have invested the majority of their wealth and paid a premium to reside in an R-1 development. The second issue was one of potential impact on infrastructure, services, general appearance and activity associated with higher density living.

Upon review of the material, as previously indicated, we found the City's answers and position on these issues less sophisticated, detailed and lacking in actual comprehensive review that would normally be expected for major change in effective zoning for a large portion of the Calgary homeowner and taxpaying population. In addition, as a Community Association there was no accurate way to determine all the residents position on this proposed change other than "street-side" discussion and repeated feedback requests in our monthly newsletter and webpage over the last few months. As you can appreciate this does not yield comprehensive representation of an issue. Thus the genesis of our second major recommendation, that all affected homeowners be given the opportunity to vote their position in compliance of the provisions in the Municipal Government Act.

We trust you will appreciate our position as a Board to represent our impacted residents in such a way as to protect their individual rights and freedom of choice to have a final vote on an issue so central to their home and families.

Daryl Connolly, President CHCA
daryl.connolly@icloud.com
403-470-5339

Smith, Theresa L.

From: Caren Dymond [carendymond@gmail.com]
Sent: Monday, April 27, 2015 8:53 AM
To: Councillors Executive Assistant Ward 8; Office of the Mayor; development@mywildwood.ca; Albrecht, Linda
Subject: Secondary /Backyard Suites

Dear Sirs and Madams

I have reviewed the CALGARY PLANNING COMMISSION REPORT TO COUNCIL 2015 MAY 11 POLICY AMENDMENT – LAND USE BYLAW 1P2007 AMENDMENTS FOR SECONDARY SUITES AND BACKYARD SUITES IN WARDS 7, 8, 9, AND 11.

I support the proposed by-law because it will increase density in a large part of Calgary, thereby increasing neighbourhood safety with more people on the streets, increase the viability of public transit, and hopefully reduce the need for expansion of the city footprint and the expense of new infrastructure. Furthermore, by including 4 Wards in the changes, there's less potential negative impact on any one area.

I support Mr. Honsberger's assertion that the by-law could be expanded to all low density areas of Calgary.

I disagree with the Wildwood Community Association's conclusions regarding this by-law.

best regards,
Caren Dymond
Ward 8

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3130 40 Avenue SW
Calgary, AB T3E 6W9

April 17th, 2015

The City of Calgary
Office of the Councillors (8001)
P.O. Box 2100, Station M
Calgary, AB, Canada T2P 2M5

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Dear Honourable Mayor Nenshi and Councillor Pincott:

**RE: Community Impacts from Removing Minimum Lot Widths for
Secondary Suites**

Our Community Association represents the neighbourhoods of Rutland Park, Lincoln Park, and Currie Barracks, within Ward 11. This letter is being written on behalf of the residents of the Rutland Park neighbourhood (please see attached map). Based on our residents' values and consultation that we have conducted on infill development, we respectfully request that minimum lot widths for secondary suites in the Rutland Park neighbourhood be maintained.

As part of the proposed policy amendment—Land Use Bylaw 1P2007 Amendments for Secondary Suites and Backyard Suites, the Calgary Planning Commission has recommended removing the minimum lot width for secondary suites (both permitted and discretionary). Page 6 of the *Administration Report to Calgary Planning Commission* dated March 26th, 2015, states that the "proposed amendments would remove a few site-specific rules that govern suites on all low density residential parcels. These rules include a maximum size limit for a suite, as well as minimum dimensions (width, depth and area) of parcels that are allowed to have a suite".

Our community association is very supportive of creating more affordable housing options in our community, and have advocated for affordable housing to be included in the Currie Barracks Proposed Amendment to the CFB West Master Plan. However, the removal of minimum lot widths for secondary suites could have a potentially significant detrimental impact on the character of the Rutland Park neighbourhood. Rutland Park, unlike other inner-city communities such as Killarney and Altadore, has not yet seen a turn-over from redevelopment. The majority of single family residences in this neighbourhood are still original bungalows and only one R-C2 lot has been subdivided. We have had extremely little redevelopment to date. This neighbourhood is sitting on the cusp of change.

Currently over 40% of our low density residential lots are designated R-C2. Should these lots eventually be purchased by developers and subdivided, the developer then has the potential to build a permitted secondary suite in each house, thereby creating 4 dwelling units where previously there was only 1. These built forms would be completely out of scale and character for the neighbourhood. The number of dwelling units in the low density residential section of Rutland Park has the potential to more than double as a result of simply removing the minimum lot widths. When combined with the potential increase in dwelling units on R-C1 lots from secondary suites, the total could increase by almost 4 times. This contravenes the Municipal Development Plan (Sections 2.2.5 and 3.5.1) which allows for moderate intensification that respects neighbourhood scale and character. It is important to note that this impact is not likely in neighbourhoods where relatively few undivided/un-redeveloped R-C2 lots remain.

In addition, while 76% of Ward 11 is single family residences, only 36% of the residences in the Rutland Park neighbourhood are single family. The assumption that Rutland Park is predominantly low density residential is not correct.

We urge the City to reconsider making broad-brush policy changes without regard for localized community impact.

Given the significant impact that the removal of minimum lot widths for secondary suites could have on Rutland Park, we respectfully request that the City either:



- maintain a minimum lot width of 9m for Rutland Park in the Land Use Bylaw 1P2007 Amendments for Secondary Suites and Backyard Suites in Wards 7, 8, 9, and 11;
- remove the neighbourhood of Rutland Park from Suites Area 1 of Map 2.1 Suites Area Map for the Policy Amendment—Land Use Bylaw 1P2007 Amendments for Secondary Suites and Backyard Suites in Wards 7, 8, 9, and 11; or
- create a DC zone to reflect the community character, existing caveats, and community values for Rutland Park.

Thank you for your time and consideration. We look forward to your response.












Sincerely,

Meera Nathwani-Crowe
President

Leanne Ellis
VP Development and Traffic

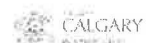
Cc: The Honourable Gordon Dirks, MLA Calgary-Elbow

Legend

-  Community Boundary
-  Ward Boundary
-  Parks & Open Space
-  Soft Course
-  Urban School
-  Separate School
-  Land Use Boundary
-  City Limit
-  Path, Private Road
-  Railway Line
-  LRT Line

Projection: NAD 83 UTM Zone 18N
 Date: The City of Calgary

Community of
RUTLAND PARK
 Ward 11



City of Calgary
 1000 - 10th Street, S.E.
 Calgary, Alberta T2G 0P2
 (403) 243-7000
 www.cityofcalgary.ca

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Date updated: 2010, Cycle 21



**Rutland Park Community Association Concerns Regarding Land Use Bylaw 1P2007 Amendments
for Secondary Suites and Backyard Suites**

Positive Elements of the Amendment Proposal

- A map designating affected areas avoids the unnecessary complexity of parcel redesignation (pg. 6)
- Changes are intended to provide additional sources of affordable housing in inner city communities
- Changes are also intended to allow Council to focus on higher profile/higher impact developments as opposed to low density residential; possible further refinement could include new procedures and a review board for low density residential
- The City's goal is to reduce the number of illegal and unsafe suites
- Some communities, even those in the next "ring" out from the inner city, may actually be interested in redesignation to R-C2 as a means of increasing property value and revitalizing their communities, or of being included in Suites Area 1 of Map 2.1; this may be something Council would like to pursue further

Some of the Proposed Changes Overstep Provisions of the Municipal Development Plan

--The MDP Promotes:

- Reinforcing the character, quality and stability of neighbourhoods Section 2.2
- Lessening the impact on stable, low-density areas Section 2.2.1
- The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods Section 2.2.5

--The proposal to remove the current minimum lot widths for secondary suites (pg. 36) would have a huge detrimental impact on all unsubdivided/unredeveloped R-C2 lots, and this impact has not been made clear to residents

--I have confirmed with City Planners that, "under the proposed amendments they would have the potential to subdivide and put two single detached and two secondary suites on two 7.5m wide lots"; this would quadruple the potential density for these lots

--Over 40% of our community's low density residential lots would be affected by this proposed change alone (without considering additional dwelling units in our R-C1 homes) since we as a community, have only recently had our first infill development applications

The Proposed Amendment Downplays some of our Key Concerns

--pg 12--While the rate of applications may increase further pending the approval of these amendments, the number of applications for suites in any given community will most likely continue to be a reasonably low number

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-- Several times on pg 12 it is reiterated that there will be a potentially low number of suites as a result of the proposed changes. This is not the case for our community if the current minimum lot widths for secondary suites are removed, because we have had limited redevelopment to date, and also because of our proximity to Mount Royal University and Currie Barracks.

-- I would also like to point out that at this time, only 36% of our dwelling units are single family homes (combining both R-C1 and R-C2) as opposed to the 76% average that is purported across Ward 11. We are not predominantly a low density area, we do offer affordable and subsidized housing within our community boundaries, and **we are trying to maintain the balance and variety of housing that is currently available**, which includes single family homes. Removing the current minimum lot widths for secondary suites in our community jeopardizes this balance.

--pg 18—*It is likely that these existing {illegal} suites will represent the majority of landowners who initiate applications for permits. While some applications for new suites are expected, with the majority being unpermitted suites seeking compliance, the population increase will not likely be significant.* **Again, on pg 18, the proposal downplays the number of suites that are likely to result from the proposed amendments, as well as the impact of the Backyard Suite built form in affected communities. Both of these changes have the potential to have a huge impact in our un-subdivided/un-redeveloped community.**

--As a counter consideration to pgs 12 and 18, if new applications will be predominantly for existing suites and given how little impact the City purports in terms of new suite generation—why are ineffectual changes being proposed in the first place?

Regarding the Preferential Treatment of Communities

--**Painting most communities with the same brush and applying all amendments without regard for unique community character and mitigating factors does not avoid the perception of preferential treatment for communities (pg 12),** when you also note the existence of communities such as Mount Royal on --pg 11-- *These communities are generally the older parts of the city, and therefore, the DC Bylaws are from a variety of decades and exist in residential areas for a variety of reasons. The option to revisit a DC Bylaw can be done in partnership with landowners governed by a DC Bylaw. Any changes would require a public hearing and decision by Council.*

--**Existing DC bylaws allow for direct landowner input in the case of Mount Royal, while the City chooses to override CPR caveats in our community which are intended to maintain our community character and scale**

--**Removing the current minimum lot widths for secondary suites would have a huge negative impact on our community, and likely not the same impact on communities which have already redeveloped;**

accordingly, we are looking to either maintain the current minimum lot widths for secondary suites for all communities, or we are looking for preferential treatment because of our unique circumstances

The Current Proposal is Incomplete

--pg 1 and 51 indicate that *Council directed Administration to prepare a report outlining the procedures and implications of a licensing system for secondary suites*; this document is intended to help alleviate residents' concerns regarding the proposed amendments and their implementation, and therefore needs to become part of the discussion and approval of the amendments

--pg 2, and 49-51 indicate a focus shift by Council: Sep 22, 2014 *from exploring the impact of allowing secondary suites as a discretionary use in R-1, R-C1 and R-C1L land use districts, including preparing draft requirements, procedures, and citizen application forms to use in exercising such discretion*, to Dec 15, 2014 *preparing Bylaw amendments allowing secondary suites in all R land use districts in wards 7,8,9 and 11*

--communities and stakeholders were not engaged as part of this decision, raising questions about transparency and alignment with the MDP—the MDP Section 2.3 specifically states-- *Policies in this section are aimed at promoting individual and community health and promoting a good quality of life by: Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities*

--shifting the focus from secondary suites as a discretionary use to a permitted use without community engagement restricted the ability of citizens to help shape their local communities

--pg 4 – indicates that *Council direct Administration to develop a monitoring program for a period of up to 24 months from the date of implementation, to evaluate the effects of the Land Use Bylaw changes*. With the economic downturn and the prediction that most development permit applications will initially be to make illegal suites compliant, a short term monitoring program will likely indicate minimal impact and not be an effective use of tax dollars. Allocating those tax dollars to illegal suite enforcement would be a more prudent directive.

--pg 13—Administration acknowledges that *effective enforcement is an important component of implementation of any regulations*. However, Administration is mistakenly under the impression that it has a history of successful enforcement of existing unpermitted suites. Enforcement is restricted by the bylaws and policies governing it, as well as the budget it has been given. The bylaws and policies regarding illegal suites in R-C1 and R-C1L properties will need further upgrading to require property owners to either make the suites compliant, or permanently remove the 220 wiring for a stove, as well as kitchen sink and cupboards. It is not sufficient to have a property owner remove a stove or hotplate if we are looking at allowing secondary suites as permitted uses for R-C1 and R-C1L zoning.

--pg 17--*The City has a Community Standards Bylaw (5M2004) that can be used to take enforcement action for properties that are in unsightly condition, or have noisy occupants. This bylaw should also be amended to allow for stricter enforcement, to help alleviate the concerns created by secondary suites.*

Further Changes are Required to the Proposal, and in Conjunction with the Proposal, to Support Secondary Suites in R-C1 and R-C1L Properties

--with appropriate changes to this proposal, and in conjunction with changes to bylaw policies and enforcement, there could be a lot of homeowner support for including secondary suites in R-C1 and R-C1L properties

--without the appropriate changes, this proposal oversteps the provisions of the MDP and has a negative impact on the character and stability of existing neighbourhoods; further revisions are required

--The current minimum lot widths for secondary suites must be maintained as written in the LUB, not removed for Suites Area 1 as indicated in the amendment proposal

-- The Community Standards Bylaw (pg 13) provides a mechanism to address issues such as noisy neighbours and unsightly properties. This will require amendment as well as an increase in budget, to allow for stricter enforcement.

--Pgs 11 and 51 suggest a period of exemption (18 months) to allow homeowners to bring illegal suites into compliance. A 6 month application exemption should be adequate—communities do not want illegal suites thrown in now where none existed. It might also be prudent to time secondary suite amendments to provide needed economic stimulus

-- A licensing system for secondary suites needs to form part of this proposal (pgs 1 and 51), before amendments are approved

--Changes to Bylaw policies and enforcement (pg 13) need to restrict secondary suites in R-C1 and R-C1L properties to either compliance or complete removal of kitchen facilities including 220 wiring, kitchen sink and kitchen cupboards

--**Maintaining current minimum lot widths for secondary suites, strengthening bylaw enforcement policies and budgeting around illegal suites, and increasing landlord accountability through changes to the Community Standards Bylaw (5M2004) and a licensing system, would sway support in terms of allowing secondary suites in R-C1 properties in our community**

Respectfully submitted on behalf of the Rutland Park Community Association by

Leanne Ellis VP Development and Traffic

Smith, Theresa L.

From: Margaret [hughesm@ucalgary.ca]
Sent: Thursday, April 30, 2015 9:51 AM
To: Albrecht, Linda
Subject: Proposed Amendments to the Land Use Bylaw 1P2007 - Bylaw 14P2015

Office of the City Clerk,
The City of Calgary,
700 MacLeod Trail SE
Calgary, Alberta

To Whom It May Concern :

James R. Hughes and Margaret E. Hughes , co-owners of the lot located at 1604 - 11th Avenue N.W., Calgary, Alberta, located in Ward 7, strongly oppose the proposed amendment to Bylaw 1P2007, identified as Bylaw 14P2015, that will allow secondary suites and backyard suites in Wards 7, 8, 9 and 11.

The proposed changes are contrary to existing caveats on many of the lots in our district of Hounsfeld/Briar Hill. The proposed amendments will basically allow multiple residences on a single lot in violation of the caveats. The end result will be that an R-1 neighbourhood becomes an R-2 neighbourhood without the rezoning. This is unacceptable.

We purchased a home in an R-1 neighbourhood to avoid many of the concerns clearly identified in the Calgary Planning Commission Report to Council. These concerns include parking, traffic, transient tenants, noise and crime. The proposed amendments will negatively affect the quality of life and safety in our neighbourhood.

We strongly object to this proposal and request that council reject bylaw amendment 14P2015.

Sincerely,
Margaret and Jim Hughes
(403) 289-9444

Sent from my iPad

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2015 APR 30 AM 9:59
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Smith, Theresa L.

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2015 APR 28 PM 1:59
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From: Bob MacInnis [bmacinnis@shaw.ca]
Sent: Tuesday, April 28, 2015 1:57 PM
To: Albrecht, Linda
Subject: Amendments to the Land Use Bylaw 1P2007 - Bylaw 14P2015

Office of the City of Calgary
The City of Calgary
700 MacLeod Trail SE
Calgary, Alberta

Re: Policy Amendment – Land Use Bylaw 1P2007, Amendments for Secondary Suites and Backyard Suites in Wards 7, 8, 9, and 11, Bylaw 14P2015

To Whom It May Concern,

Robert MacInnis, and Marion MacKay, co-owners of the lot located at, 1312 – 16 St. NW, Calgary, Alberta, located in the Residential Ward 7, strongly object to the proposed amendment to Bylaw 1P2007, identified as Bylaw 14P2015. The amendments are for Secondary suites and Backyard Suites in Wards 7, 8, 9 and 11.

The proposed changes are contrary to existing caveats on many of the lots in our district, Hounsfeld Heights/Briar Hill. Specifically, Caveat 213AT, which states:

“That not more than one dwelling house shall be erected on each of the lots above described, ..., and no other buildings shall be erected on any such lots, except that the Purchaser may erect such stable, garage or other outhouse as he may reasonably deem necessary for his proper enjoyment of said land for residential purposes only, but no such building shall be used for business or commercial purposes.”

These proposed changes will basically allow multiple residences on a single lot. The result is that an R-1 neighbourhood becomes an R-2 neighbourhood, without the rezoning.

Privacy will also be a greater concern as the addition of suites above garages will lead to overlooking into backyards of adjacent lots.

We agree with most if not all of the concerns expressed in the Calgary Planning Commission Report to Council on page 18 of 53. We moved to an R-1 neighbourhood to avoid most of these concerns, such as parking, traffic, transient tenants, noise and crime. Our concerns are that these proposed changes will encourage more illegal secondary suites, and the quality of life and safety in our neighbourhood will be adversely affected.

The properties in these R-1 neighbourhoods are more desirable and expensive because of the larger lots, reduced density and traffic, privacy, safety, mature trees, etc. These proposed changes will impact and reduce the value of the lots in these neighbourhoods as a result.

We strongly object to this proposal and we recommend council reject bylaw amendment 14P2015.

Regards,

Robert MacInnis & Marion MacKay
1312 – 16 St. NW
Calgary, Alberta
(403) 282-2189

Wildwood Community Association
P.O. Box 34161 RPO Westbrook Postal Outlet
Calgary, AB T3C 3W2

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2015 APR 30 AM 9:36

THE CITY OF CALGARY
CITY CLERK'S

April 20, 2015

Calgary City Council:

Re: Secondary and Backyard Suites

Wildwood Community Association (WCA) has considered the merits of the proposed Land Use Bylaw Amendments to enable Secondary and Backyard suites across select Wards in Calgary. We find these amendments to be flawed in principle and strongly oppose adoption by Council on the basis that they:

1. Are overreaching in terms of Calgary's planning challenges
2. Will degrade the quality of thousands of Calgary properties
3. Negatively discriminate against established neighbourhoods in targeted Wards

1. Overreaching in terms of Calgary's planning challenges

WCA has worked with the City on single family community development issues for nearly 60 years. The issues have included infrastructure but also matters related to the City's desire to build strong communities. To support our participation in the planning process, WCA gathered input from the community in 2009 to produce a Development Charter which captured the development related principles that are important in our community. The principles that guide development in Wildwood have been:

- Wildwood is a people-oriented neighbourhood, (demographic diversity)
- Wildwood is proud of its landscape,
- Wildwood supports contextual development, (Including replacement homes)
- Wildwood is committed to community involvement

As recent as one year ago the City sought reaffirmation of these same community principles in its "Inspiring Communities" initiative yet the amendments appear contrary to this continuity. The bylaw amendments also cast aside planning objectives employed in new communities for the last 20 years where the concept of incorporating a range of housing density forms within each region was paramount. The amendments are inconsistent with the Municipal Development Plan Policy which doesn't seek to eliminate single family detached housing types and recognizes that within most Wards or regions, single family housing is already balanced by various types of multi-family housing.

The proposed amendments override these concepts for specific Wards and replace them with blanket high-density zoning. This over simplified blanket approach to re-zoning turns decades of collaborative community building on its head by concluding that the only planning criteria that matter are increased density, administrative efficiency and affordability.

There is little evidence that these narrow criteria will even be met by the Amendments. Administration's Report M-2015-002 to the Calgary Planning Commission anticipates that the "majority" of applications resulting from the Amendments will come from existing suite owners "seeking compliance". We expect this to be a gross understatement but, if true, it undermines the likelihood of increased affordability and increased density. Are landlords upgrading their suites for compliance likely to put them back on the market at reduced rents? The rational expectation from increased opportunities for secondary and backyard suites is an increase in the number of illegal suites. This expectation was validated by a 2013 study of suite owners in Ward 1 conducted by Pantheon Research.

WCA is also concerned that the drivers behind the blind pursuit of increased density are being applied selectively to suit other interests. Recent reports of the West Village being considered as the site for a combined sports-plex, instead of the planned densely populated urban district, raises serious questions around planning policy coherence.

2. Degradation of Properties

The proposed bylaw amendments will increase density for both R-C1 and R-C2 zoned properties. As a neighbourhood with both land use designations there would be significant impacts on transportation, parking, schools, parks, other community amenities and utility infrastructure in Wildwood. In addition to these adverse effects, it is reasonable to expect that there would be deterioration of the quality of individual properties and the sense of community as a whole.

By allowing Backyard suite development, privacy and enjoyment will be lost for all adjacent properties as trees are removed and overlooking windows are added. Alley-ways will be subject to usage levels they were not designed to accommodate as they are transformed into illuminated, busy roadways with overflow parking and the potential of limiting fire and police access. The City will also experience increased grading and maintenance costs.

Community demographics and pride of ownership will also change with these amendments and not for the better. Communities go through natural age cycles but the commonality within established communities is pride of ownership and commitment to the community from a longer term perspective. Increased development of rental properties will erode both of these aspects of community. Landlord investment decisions are market driven compared to an owner's investment intended to build long term value in their property. In many rental situations, residents meticulously maintain their accommodations and are active in the community but the reality of renting is that leasing arrangements are not in the resident's control and produce higher turnover in the community than home ownership.

3. Discrimination against Wards 7,8,9 and 11

The low density neighbourhoods in Wards 7, 8, 9 and 11 are being subjected to these bylaw amendments on the basis of current administrative Ward boundaries. These neighbourhoods are no different than low density neighbourhoods in other wards yet for the reasons stated above, will have the quality of their properties degraded relative to similar properties in unaffected wards. The purported benefits of increased density, administrative efficiency and affordability, if they materialize, will benefit the City as a whole yet the costs will be unfairly borne by residents in select neighbourhoods.

As proposed, these amendments will stratify the existing low-density neighbourhoods in Calgary into three tiers:

- Tier 1: Direct Control neighbourhoods with special rules,
- Tier 2: Neighbourhoods where the single family standard is maintained, and
- Tier 3: Ward 7, 8, 9 and 11 neighbourhoods with increased build-up and density.

Are the planning issues sought to be resolved by these Bylaw Amendments really worth the risk of stratifying our city in this way? By identifying Secondary suites as a Permitted use and Backyard suites as Discretionary, immediate neighbours will have no chance to comment on the appropriateness of a Secondary Suite. Also, neighbours would have limited opportunity to influence the outcome of Development Permit "negotiations" between the Development Authority and the applicant for a Backyard Suite. Given that the issues involved in Backyard Suite applications are privacy, overlooking, overshadowing, architectural appearance and parking, these applications have the potential to be more disruptive to neighbours than infill applications.

Wildwood Community Association is strongly opposed to the Bylaw Amendments coming before Council as standalone Amendments without coincident consideration of the other three aspects of Council's directions to Administration on December 15, 2014. Administration was also directed to;

"return to Council by Q2 2015 with a report outlining the procedures and implications of a licensing system for secondary suites, feasibility of a plebiscite on secondary suites including potential question and allowing secondary suites in a radius around rapid transit stations."

Clearly, all four of these directions are integral to the consideration of Bylaw Amendments and debate of the Amendments should not proceed on a partial response to the Council Directives.

This process is being driven by interests without an open consideration of alternatives. This all or nothing proposal for four Wards provides no opportunity for consideration of other amendment proposals such as:

- City wide implementation or community by community implementation,
- separation of zoning for Secondary suites from Backyard suites,
- review of regional density measures with a focus on Town centers, and
- owner occupation rules.

Wildwood believes Calgary can do better than these narrow Bylaw Amendments and would like the opportunity to participate in the discussion of alternatives with all Calgarians.

Thank you very much for your time and consideration. We would value the opportunity to speak with anyone from Council who would like to hear more from us.



Robyn Birdsell
President, Wildwood Community Association

Smith, Theresa L.

From: Doug Roberts [development@richmondknobhill.ca]
Sent: Wednesday, April 29, 2015 5:42 PM
To: Albrecht, Linda
Cc: Dennis Cant; Dana Hill; Nancy Miller; Joan Faulk; president@richmondknobhill.ca; Executive Assistant Ward 8
Subject: RKHCA Position Regarding Proposed Changes to Rules for Secondary Suites in Wards 7, 8, 9 and 11 (May 11, 2015 Council Meeting)

City Clerk

Below please find a note setting out the Richmond/Knob Hill's position regarding the captioned matter, which we understand is to be addressed by City Council at its May 11, 2015 meeting.

Feel free to call or email me if you have any questions.

Thank you.

Doug Roberts
Chair, Development Committee
Richmond/Knob Hill Community Association
403-252-8924
development@richmondknobhill.ca

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RKHCA Position Regarding Proposed Rule Changes for Secondary Suites

On May 11 City Council will be considering whether or not to change the rules for secondary suites, but only in Wards 7, 8, 9 and 11. As Richmond/Knob Hill (RKH) lies within Ward 8, our community will be affected if the proposed changes are passed. As things stand now, secondary suites can be applied for in the R-C2 areas of RKH, but only on parcels that contain 1 single detached dwelling and that have not yet been subdivided. Subdivided (eg. 25ft wide) parcels, parcels that contain semi-detached dwellings and parcels in our R-C1 areas are not currently allowed to apply for secondary suites unless an application is first made to rezone the parcel (eg. from R-C1 to R-C1s, or from R-C2 to R-CG). The rezoning application has to go to City Council for approval, and must first go through a public hearing at which neighbours and other affected persons can appear to express their support or opposition. The proposed changes, if passed by City Council, would make it possible for RKH's R-C1 parcels, and possibly some of its subdivided R-C2 parcels, to apply for a secondary suite without first having to make a rezoning application.

The RKHCA Development Committee has reviewed the proposed rule changes and has taken the position that it:

- 1) generally supports increasing the number of parcels that are allowed to apply for secondary suites, and that it does not make sense for City Council to be spending so much time reviewing individual suite-related rezoning applications;
- 2) is not opposed to RKH's R-C1 parcels being allowed to apply for a secondary suite, as long as the same changes are being applied to all single family residential areas in all other communities in the affected Wards -- unfortunately this does not appear to be the case, as the proposed changes will not apply to single family residential areas that currently have a DC (Direct Control) zoning, which areas include a small portion of RKH on the west side of

Crowchild Trail as well as, for example, significant portions of Killarney/Glengarry and Mount Royal; and

3) has concerns about subdivided R-C2 parcels being allowed to apply for a secondary suite, as this higher level of densification (eg. potentially 4 dwelling units on a 50ft wide parcel that was previously occupied by a single bungalow) may only be appropriate in certain areas of RKH, such as along collector roads and in close proximity to transit, and only after all single family residential areas in Calgary's other Wards are opened up to secondary suites.

The RKHCA Development Committee has communicated this position to the residents of RKH and has encouraged them to make their views on this issue known to Councillor Woolley's Ward 8 office at or before the May 11 City Council meeting.



Mayor Nenshi and City of Calgary Council
RE: Support for the Secondary Suite Proposal

April 25, 2015

The Elizabeth Fry Society (EFry) provides support to women who have been affected by systems that criminalize; poverty being one of the major contributing factors of why a crime was committed. EFry assists women who are working through a tremendous amount of personal change to overcome their past challenges that led to their criminalization and assists their integration into society.

EFry's programs work on a continuum, commencing with preventative programming to newcomers providing education on their rights and responsibilities as a new Canadians. Our court programs engage individuals who are at an early level within the justice system providing support that assists with plea options and resources that may reduce the barriers of justice issues. Additionally, we have a prison program that engages women providing supports and intensified case management within and outside of correctional institutions. Our programs contribute to lessening further recidivism. Elizabeth Fry's Head Office is currently within the community of Sunalta, we are a strong community supporter and an avid supporter of the legalisation of secondary suites.

Housing stability is one of the main factors in preventing recidivism for women. Equitable access to housing options that are attainable and affordable are at risk of being eliminated from the rental market. Having secondary suites fit within the Alberta Building Code's safety standards provides the potential for sustainable housing options. EFry supports the initiative of legalizing secondary suites in Calgary as an affordable housing option to assist women in appropriately integrating within the community after incarceration. Housing options are limited to our women who are unable to secure housing through property management companies after incurring a criminal record. Legalized secondary suites provide an alternative option to give those women who are attempting to positively change their lives with opportunities to have safe, stable, and affordable housing.

Housing is a core need of every person, a human right legislatively, and is proven to reduce the incidence of crime associated with poverty and homelessness. Secondary suites provides the ability for women to rebuild their lives as a part of the personal healing journey, and encourages support for women to regain access to their children in order to reconstruct their families.

EFry sincerely thanks Mayor Nenshi and Councillors Wooley, Farrell, Pincott and Carra who feel so strongly about safe and equitable access to safe and affordable rental housing that they are willing to consider legalising secondary suites in their wards. We would also like to thank all of City of Calgary Council for their whole hearted consideration in attending to this matter as a priority. Elizabeth Fry Society of Calgary believes that secondary suites provide a strong solution and a proactive approach in providing a continuum of rental housing for the community. We respectfully request that Council support the most vulnerable of our community and vote in favour of legalising secondary suites.

Katelyn Lucas/Executive Director

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