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City Of Calgary

Counsel – Review of Secondary Suite RC1 to RC1S on November 7, 2016

November 6, 2016

Re: Wood Application for 10501 Sacramento Dr SW Calgary – Bylaw #279D2016

To City Council, Officials and Whom It May Concern,

Harvey and Margo Wood, residing at 10623 Shillington Cres SW asked if I would support their application to convert the zoning of 10501 Sacramento Dr SW (I reside on same block) from an RC1 to an R1S Zoning and relevant permits.

I believe a change in zoning for any residence in this area to be a positive change and fully support their application in hopes that City Council will approve this change.

I used to own a residence in the Altadore community – the zoning allowed the development of “Infill” houses to be built. It had negatively affected the community and many residences sold and moved to areas like Southwood. Increasing population density is beneficial for the city if located in a proper area with sufficient infrastructure. Altadore did not have that already developed and it took over a half hour in traffic to even leave the community (1998).

Additionally, Ctrain access was not close and the available transit buses were congested – and the considerable traffic compounded commuters travel, the street parking became difficult, and the City had to invest heavily in infrastructure improvements, commercial zoning to support the increase in population, and sewer, traffic signals, etc.

As I’m sure city planners have mentioned, Southwood would not inherit a number of these issues due to location adjacent to the South Ctrain line, recently upgraded storm and sewer projects carried out of the last few years, and the size and layout of the lots developed. There are multiple exit routes out of the community, close medical, fire, and police services, and numerous private and secondary schools developed in the community that could easily handle additional students.

By allowing zoning for RC1S, our community would not notice much of a change in the outward appearance of residences. Many potential tenants who rent basement suites do not own vehicles and I suspect an increase of one vehicle per household would make little difference in increasing parking

congestion when our lots are over 50 feet and can easily hold three vehicles. We all also have ally way access for additional parking.

Many of these houses, including my own, is over 50 years old. When a permit is granted to develop a basement unit, and subsequent development, the safety of the residence is increased due to the fact that HVAC, Electrical, Windows, doors, CO and smoke alarms, are needed to be approved in the building process. I have done several hours of research on the internet – I see no credible mention of how having a secondary suite that is build to satisfy code could be an issue for concern.

What I am concern about is the illegal suites that reside throughout the city that is not safe for its renters because zoning forbids, or the process for approval are difficult or intimidating.

The City of Calgary has to look toward the future and enable its homeowners to due the right thing because it is safe and transparent. We need to lower our carbon footprint by not building more residences – energy efficient as they are, but by utilizing existing structures, improving the efficiency and safety so two families may exists privately, but cooperatively in an inspected, safe residence.

There would be less demand on the City of Calgary to provide low income housing and subsidies since basement suite rentals would be within reach of more families.

The City of Calgary has led so many initiatives over the years, faced recent flooding, a weakening economy without missing a step...yet we still continue to stumble over this issue.

To recap, changing zoning from RC1 to RC1S for 10501 Sacramento Drive SW would increase the building safety, increase property value and its subsequent tax, be no additional increase in infrastructure, would assist a lower income tenant in finding safe housing, would assist the owner with mortgage payments, and would not be noticeable by neighbors such as myself.

Thank you for taking the time to consider my opinion for Mr. And Mrs. Wood's application for zoning change. Please feel free to contact me if you have any questions or concerns.

With regards,



Mark Donald Bronson

10631 Shillington Cres SW – Southwood.