

Critique of Secondary Suites Land Use Amendment Advertising Bylaw 2M2018

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This By-law proposal by the Administration and the Mayor's office is a neutering bylaw, which is hostile to the very intent and purpose of the December 11th, Notice of Motion C2017-1249. Not that I agreed to that NOM in any way.

This proposed by-law is far more than an advertising by-law enabled by the recent 2017 revision of the Municipal Government Act.

This is a definitional re-designation and the key passage is hidden into page 2 of the cover document before you. At the bottom paragraph it says;

"The Land Use Bylaw amendments will not change the land use designation of the affected parcels; that is, an R-1 parcel will still be designated R-1. However the additional of Secondary Suites and Backyard Suites will be allowed."

This is none other than a mass rezoning by the change of definition. It will wipe out the real property rights and investments by redefining the definition of R1 to a nullity to its former meaning.

This document by the Administration is a perfect example of the diversion of Management By Crisis. Create a False Mass Advertising Cost of 4.5 million and a needless Logistic Crisis, and then crow about how much money you can save by cutting notification costs under the new MGA. Sure, let's create the scenario of a 170 page newspaper filled with nothing but mass re-designations, instead of a simple plebiscite by ballot.

This attempt at a mass re-designation by definition change is something that should go to the citizens by a city-wide plebiscite. All talk of Council time freed up by delegating the Development Appeals to carry the burden is made nil here. All right of meaningful appeal is made useless because of the mass rezoning taking place here when true R1 is defined out of existence.

In this document we also learn that the Mayor has already submitted to the Minister of Municipal Affairs a request for an exemption for this mass re-designation. By what authority did the Mayor do this action, in advance of the Public Hearing, and the intent of Council as expressed in the December motion. It clearly takes the intent and debate in an entirely new direction.

The attempt to remove the full advertising of this massive change and rely on re-direction to a website of mass complexity, making precise search terms necessary is not workable.

1. First off, it reduces from direct observation that sector of the citizens who are most protective of R1 rights and realize their value, the seniors, who are most likely not to have useable internet search skills.
2. Secondly, eyestrain makes the likelihood of incomplete searches very high. The average resolution of 70 dpi makes the reading of maps with street names almost impossible.
3. Thirdly, this logistic internet search nightmare is wiped away by just saying, If you live in a R1 designated zone, you are about to be redefined out of existence.

I urge you not to endorse this neutering bylaw which is set to relieve both Council and the Development Appeal Board of having to mess around with hearing citizens talk about the value of their greatest life investment for many, their homes.

