

Community Association's Comments

From: **RCA President** <president@riverbendcommunity.ca>
Date: Thu, Apr 12, 2018 at 3:29 PM
Subject: LOC2018-0056
To: CPAG Circ <CPAGCirc@calgary.ca>
Cc: Community Liaison Ward 12 <CAWard12@calgary.ca>

My apologies for not sending this in yesterday, so, I hope it is OK to still send in as it is only a day off.

Looking at the proposed plan, we have no immediate concerns with the project.

In fact, it would be fair to say that the way it is described meets all of our key requirements to make this an ideal situation for all.

1) The effort will see the home owner remain with the property.

One of our concerns on any project is having the home owner remain with the [property. Why? The reason is that by definition, in order to have a secondary suite, you have to have a primary suite which we define to be the home owner. In cases, where the home owner moves out, then, you have two secondary suites, which really is a defacto duplex.

We know that this can not be mandated, but, we still think there are things that could be done with any project to encourage it.

2) The effort is not intended to add to the foot print of the property.

This is not always going to be the case though, and in those instances where the footprint will change, we believe that there will likely be additional sensitivities that need to be addressed. For example, in cases, where there will be an second level garage suite, it may impact things like privacy, sunshine/shading, plants/trees, accessibility, etc.

3) The effort will provide benefits for the renter as well as the home owner.

4) There appears to be no issue with parking.

5) There are no issues with any neighbors around that are appropriate.

We know that not everyone is necessarily for secondary suites, But what we try and do is determine if any concerns are reasonable.

6) We did talk to Riverbend School and they too had no issues or concerns.

As such, for these reasons - we wanted to let the City know that it has the blessing of the community, and wish the people well in their endeavor.

Thank you and have a great day.

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