

Email to: themayor@calgary.ca; alderweb@calgary.ca

Subject: Opposed to several proposed changes in M-2016-004

You are welcome to copy and paste this letter. Please be sure to sign your name.

Dear Mayor Nenshi and City Councillors:

I am writing to you today to object to several changes to our Land Use Bylaw being proposed through M-2016-004.

Reducing the minimum lot width to 7.5 m for secondary suites would allow for 6 parking stalls across the back of the lot and 4 dwelling units (instead of 2) on R-C2 lots. **Increasing the maximum suite size in all zoning to 100 square meters** 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 not include it in the total square footage.

With every single R-C1 property now easily re-designated to R-C1s, you could have side by side "duplexes" because they could each be over 1000 sq ft, not counting the basement, or massive garage suites (larger than a triple garage), or a second bungalow added to an R-C1 lot. Right now, we have quite a few bungalows in our community which are less than 1000 sq ft-- the secondary suite could be even bigger than the original house on our R-C1 lots.

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. These changes would also encourage the demolition of existing housing stock, have an environmental impact on our landfills, and discourage affordable secondary suites—new builds are increasingly expensive in Calgary, and not conducive to being rented at an affordable rate.

Edmonton raised their maximum suite size this past year from 65 sq m to 70 sq m. If it is above grade in the house, the suite cannot exceed 40% of the area, to a maximum of 70 sq m-- 100 sq m is way out of line for a secondary suite; 75 sq m is ample. If it is below grade in Edmonton, the suite can equal the square footage of the main floor of the house.

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

In addition, I am tremendously concerned with the lack of Public engagement regarding these proposed changes. Please take note of these objections as you consider the proposed changes in M-2016-004.

Thank you for your time and consideration.

Sincerely,