



9 February, 2009

City Clerks Office  
City of Calgary #8007  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

**Attn: Mayor Bronconnier & Members of Council, City of Calgary**

**Re: Public Hearing, February 9, 2009  
Support of Community-Wide Secondary Suite Development Policy  
Amendment to Hillhurst/Sunnyside Area Redevelopment Plan  
Part II Transit Oriented Development Area (Proposed – 2009 January)**

Dear Mayor Bronconnier & Members of Council,

We, Members of the Board of the Hillhurst/Sunnyside Community Association, write to indicate our support for the proposed amendment to the Hillhurst/Sunnyside Area Redevelopment Plan. We would specifically like to note our support for the policy that encourages community-wide development of secondary suites.

We have long taken pride in our community's mixed population, which includes a spectrum of age, income, and family-types. The community has a rich history of mixed tenure, comprised of property owners and renters. However, recent redevelopment and building conversion activity has limited the community's supply of affordable rental housing stock. Also, with rising property and housing values, many property ownership opportunities have become increasingly unaffordable. As such, we support secondary suite development as both a means to increase the supply of affordable rental housing, and make property ownership more affordable through rental income.

Although our support is strong, we have serious concerns over the successful implementation of secondary suite development policy in our community. Our primary concerns are related to the City's development guidelines for secondary suites. These guidelines have merit, but only on a broad city-wide scale and are more applicable to lot patterns found in new suburban communities. They do not adequately recognize the unique lot sizes and configurations often found in older established communities, where subdivisions occurred long before the current City Bylaw and policies existed. If the current City secondary suite development

guidelines were to be used to guide the approval of applications in our community, the majority of our single-family lots would not qualify in terms of satisfying minimum parcel width, area, and parking requirements.

We recognize that not all lots in our community will be suitable for secondary suite development; however, we feel there would be many missed opportunities under the current City development guidelines. As such, we propose the creation of a community-tailored set of guidelines. We ask for Council's recognition of the need for such special guidelines, and would ask for City Staff support in their development. Our Community Association offers to champion this project, to collaborate with City Staff, our local design talent, and recent applicants, to create an innovative and balanced set of development guidelines.

A critical component in the development of such guidelines would be special recognition of our community's transit-oriented characteristics and the need for parking relaxations for some secondary suite development. We would only encourage such relaxations after the completion of a community-wide parking strategy, which focused on vastly improving the management of our on-street parking. The completion of a general parking strategy for the TOD area is noted as a follow-up action item in Section 4.0 of the proposed amendment. We would encourage Council to support this action item and to ensure that it includes a community-wide scope with a focus on on-street parking management.

In closing, we would encourage Council to support the policy for community-wide secondary suite development, as well as the creation of a community-tailored set of secondary suite development guidelines. We thank Members of Council for their consideration and the Hillhurst/Sunnyside Community Association would be pleased to discuss this matter further with City Council and Staff.

Sincerely,  
**Hillhurst-Sunnyside Community Association**

Ms. Jackolynn Coughlin, President

*Cc: Alderman Druh Farrell, Ward 7, City of Calgary  
Ms. Deborah Cooper, Mr. Steven Jones, and Ms. Allison Chan, Sustainable  
Community Planning, City of Calgary  
Mr. Gary Andrishak, IBI Group  
Members, Hillhurst-Sunnyside ARP Update Citizens Advisory Committee  
Members, Hillhurst-Sunnyside Community Environment Committee*