

Whereas the vast majority of properties in the Cambrian Heights community are zoned R-C1 or R-1,

And whereas any changes to the land use, insofar as it relates to the Cambrian Heights community, to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, in the areas zoned R-C1 and R-1 will have a significant impact on the nature and character of the existing community and its current residents,

Therefore be it resolved that the Cambrian Heights Community Association adopts the position that any decision on the part of the City of Calgary to amend the Land Use Bylaw 1P2007, or any subsequent land use bylaw, to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, in the areas zoned R-C1 and R-1 in the Cambrian Heights community be subject to the following conditions:

1. That the City of Calgary present a comprehensive plan, in advance, outlining the definitive action that it will take in conjunction with any changes to the land use bylaw to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, to build and strengthen the community including, but not limited to, the following:
  - a. Focusing exclusively on owner occupied secondary and/or backyard suites
  - b. Ensuring the development of secondary and/or backyard suites does not infringe on the rights of neighbouring properties to enjoy their existing privacy and right to light
  - c. Provides a strong mechanism for the control of any established secondary and/or backyard suites to ensure they remain as a positive influence on the community
  - d. Provides confirmation to the community that existing city infrastructure (water, sewer, etc) is sufficient now, and for the foreseeable future, to meet any demands associated with the development of secondary and/or backyard suites
  - e. Proactive steps that will be taken to manage on-street parking to ensure neighbouring properties are not unduly impacted by any decision on the part of a property owner to have a secondary and/or backyard suite
  - f. Proactive steps that will be taken to mitigate the anticipated impacts of increased traffic flow resulting from the development of secondary and/or backyard suites
  - g. Proactive steps that will be taken, in anticipation of increased density, to increase the availability of alternative means of transportation (transit, cycling, etc) to ensure convenient access to/from the community
2. That any decision by the City of Calgary to amend the land use bylaw, insofar as it affects the Cambrian Heights community, to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, be subject to the approval of the Cambrian Heights community through the use of a petition form signed by at least two-thirds of the affected property owners who represent at least one-half the total assessment of the affected area, according to the last revised assessment roll (one owner of multiple properties within the affected area will count as only one vote). All signatures must be obtained within a 60-day period, in accordance with the provisions in the Municipal Government Act. The responsibility to initiate and complete, through an independent third party, the petition shall rest solely with the City of Calgary.