



Alderman Diane & Prime Minister Stephen Harper

October 2006 Newsletter

Alderman Diane Colley-Urquhart

DRAFT LAND USE BYLAW

This is a very dynamic time in the growth of our city. As we continue to build a great city your input is critical to me prior to Council reviewing and approving the draft *Land Use Bylaw Review* in the Spring of 2007. It has been almost 25 years since such an extensive review of the Bylaw has been undertaken. Much has changed in our city since then, and the proposed changes will affect each parcel of land in some way.

On September 27, I co-hosted an Open House with the city's *Draft Land Use Bylaw Review Team* at Southland Leisure Centre. Thanks to all who attended and gave me your feedback. I have also posted the draft Bylaw on my website and I invite you to review it and provide me with your comments. Visit www.aldermandiane.ca, click on "Priorities," then "Future Growth & Land Use." I have also posted a new poll related to the draft Land Use Bylaw on my website and I encourage you to participate.

ILLEGAL SECONDARY SUITES

On 2007 September 11, Council approved a Notice of Motion I submitted that seeks to address illegal dwelling units and the important role legal secondary suites can play in Calgary. At a time when our vacancy rate is less than 1%, with a critical shortage of affordable housing resulting in over 3500 men, women and children sleeping in shelters and on the streets, with an annual inflation rate the highest in the country, with apartments being "condo-ized", and with skyrocketing housing prices, we are facing one of our most significant challenges ever in housing the record number of citizens that want to call Calgary home. This is a complex problem and so are the solutions.

The report will have two components – existing *illegal* suites, and *legal* secondary suites. The first part will attempt to quantify the problem of **existing illegal suites** in Calgary, review our current practice in regulating and responding to illegal suites, what other Canadian cities are doing to address the problem in their municipalities, how these suites serve affordable housing needs, and options that the City of Calgary might consider in regulating and responding to the current and emerging inventory of illegal suites in the city. The second part of the report will review the City's approach to providing **legal secondary suites**, survey the practices and approaches in other Canadian cities, how they could serve affordable housing needs, and provide options for consideration in providing legal secondary suites. The first stage of this report will be a Terms of Reference with budget and business unit workplan implications, to be reviewed and approved during the 2007 Budget discussions in late November this year. It is anticipated that a final report with recommendations will be forthcoming in the fall of 2007.

Thank you to all who participated in my September web poll on illegal dwelling units. Although not scientific, the results are an indicator of responder opinion. Here are the results of that poll (as of September 11), with 140 respondents:

	%	Votes
<i>I support regulating “existing” illegal secondary suites in my community</i>	11%	61
<i>I DO NOT support regulating “existing” illegal secondary suites in my community</i>	6%	36
<i>I support amending the City’s Land Use Bylaw to allow development of “new” secondary suites in my community</i>	11%	61
<i>I DO NOT support amending the City’s Land Use Bylaw to allow development of “new” secondary suites in my community</i>	9%	51
<i>I support enforcement of the Land Use Bylaw to close down ALL illegal secondary suites in my community</i>	8%	43
<i>I DO NOT support enforcement of the Land Use Bylaw to close down ALL illegal secondary suites in my community</i>	10%	57
<i>I am in favour of having illegal secondary suites in my community</i>	5%	30
<i>I AM NOT in favour of having illegal secondary suites in my community</i>	10%	54
<i>I am NEITHER in favour of nor opposed to having illegal secondary suites in my community</i>	4%	22
<i>I support legislation that would require homeowners who have secondary suites to comply with health and safety regulations</i>	17%	94
<i>I have further comments that I will email to you at dcolley@calgary.ca</i>	3%	21

HOUSEHOLD CHEMICAL DROP-OFF PROGRAM

What was for years a one-day promotional event, the Household Chemical Round-up is now a successful year-round program. Calgarians have shown exceptional support for the program as demonstrated by last year’s volumes whereby 608 tonnes (513 tonnes from the year-round depots, 95 tonnes from the One Day event) of household wastes were diverted from our city’s landfills.

Household chemicals can be dropped off any day at any of the City’s designated depots, including the three City of Calgary Landfill sites (call “311” for hours of operation). Five local Fire stations will accept these chemicals seven days a week, between 8:00 am – 6:00 pm. In the southwest, Fire Station #26 (450 Midpark Way), and #24 (2607 – 106 Avenue SW) will accept residential drop off of the following chemicals:

Automotive Products – including antifreeze, automotive batteries, brake & transmission fluid, gasoline transported and dropped off in a certified container, rust inhibitors/removers, solvents, and used motor oil;

Garden Products – including ant and rodent killer, fertilizers and weed killer;

Paint and Building Products – latex, alkyd and oil-based paints, asphalt and roof tar, lacquers, stains and varnishes, paint thinners, strippers and solvents, and wood preservatives;

Cleaning Products – including bleach and ammonia, cleaning solvents and spot removers, disinfectants, drain, toilet and window cleaners, hot tub and swimming pool chemicals, oven cleaners, and septic tank cleaners;

Hobby and Health Care Products – including artist paint and inks, glues and cements, mercury thermometers, nail polish and remover, photographic chemicals, propane tanks, and waterproofers.

It is important that household chemicals are sealed appropriately, preferably in their original containers for the safety of staff, your family, your neighbourhood and the environment.

Household chemicals **not** accepted for disposal at drop-off locations include:

Batteries – all dry cell batteries should be left for regular household garbage pick-up;

Explosives & Ammunition – Contact the Calgary Police Service at 266-1234 for safe disposal;

Radioactive Waste – contact the Canadian Nuclear Safety Commission at 292-5181;

Asbestos Waste – contact “311” for disposal options;

Biomedical Waste – check the Yellow Pages for “Waste Disposal – Hazardous” for options;

Compressed Gas Cylinders (other than propane), ie, medi-gas, helium, Freon – contact the manufacturer;

Empty Dry Paint Cans – leave for regular garbage pick-up. Drop off used paint at depots;

Fluorescent Bulbs – leave for regular household garbage pick-up, but treat them as you would broken glass or wrap them completely in duct tape;

Broken glass, needles and other sharp items – place all such items in sealed puncture-proof containers (such as plastic bleach bottles), label as “sharps” and leave for regular household garbage pick-up;

Old Drugs and Medications – return unused or expired medicine to your pharmacists for disposal.

All household chemicals are recycled or safely treated and disposed at the Swan Hills Waste Treatment Centre in accordance with strict Alberta Environment regulations. Items including used oil, used glycol (anti-freeze), propane tanks, vehicle batteries, used oil containers, paint and paint containers are sold to private companies for recycling.

Business owners and commercial operators may **not** use residential chemical collection programs or facilities, but rather call 230-6616 between 8:00 am and 10:00 am, or check the Yellow Pages under “Waste Disposal – Hazardous,” for alternate disposal options. For more information, contact “311” or the Fire Department Hazardous Materials section at 287-4248.

Feel free to contact my office regarding these or any other civic matters at 268-1624, by email at dcolley@calgary.ca, or through my website, www.aldermandiane.ca. Alternatively, you can contact ‘311.’