

President's Update: September 2020

I hope my community report finds you healthy and maintaining wellbeing as we all adapt to a different lifestyle norm. I will give a synopsis of SACA activities over the last few months; if you want more detailed information, please visit the SACA website for monthly updates I provided during our publication hiatus.

SACA deferred our Annual General Meeting (AGM) scheduled for April 26th as a result of the pandemic restrictions on gatherings; a ministerial declaration by the Province suspended this requirement until further notice. SACA was however, able to conclude the 2019 annual audit which will be presented once we are able to re-schedule the AGM; our audit results, as we have consistently demonstrated, were very good.

The SACA Board has been meeting frequently via Zoom to plan how we can operate and satisfy ever changing compliance rules and regulations; assess and forecast our financial position and leverage assistance options to partially offset our cashflow drain; reduce costs to an absolute minimum in a period where we have no revenues. Though our facilities have remained closed since mid-March, all Board members and GM has had to spend considerable time regularly planning and responding to community and government inquiries and reporting. To ensure we understood risks, minimized liabilities and prepared appropriately for re-opening, we sought legal expertise to guide us. I have also been regularly meeting with other community associations to share experiences and practices. As a result, we now have much deeper understanding of how to protect the organization and have revised our administrative practices and procedures to protect those using our facilities. SACA will re-open for Fall programming and rentals but will continue to monitor our financial position so that it does not deteriorate at an accelerated pace.

Our Board is small and I appreciate the faithful effort and passionate support I receive from each of them and ultimately their results – Katherine, Keely, Colin, Ike and Mike as well as General Manager, Ruth.

If you haven't done so, this would be a great time to renew your SACA membership and demonstrate your support. It can be done via our website at www.scenicacresca.ca.

Please continue to take care of yourselves, your loved ones and act for those who you see vulnerable,

Jim Palmer
President, Scenic Acres Community Association
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Secondary Suite Applications: The City of Calgary allowed secondary suites to be located in all residential districts over two years ago, generally as a discretionary use; a development permit is required. As with all communities in the City, Scenic Acres is experiencing many applications and SACA receives many inquiries as a result.

The Land Use Bylaw requires that a Secondary Suite: 1. contain a kitchen, living, sleeping and sanitary facilities; 2. be self-contained in a dwelling unit; 3. be secondary to a dwelling unit; 4. have one standard motor vehicle parking stall provided on the property. These are the elements a Development officer considers when determining the validity of an application. Once a development permit is approved, the Secondary Suite must be constructed to comply with Building Code requirements and only then is a development completion approval provided by the City.

For those affected by a Secondary Suite, things to consider are: 1. street parking congestion concerns are handled through the City's traffic bylaw and are separate from a Secondary Suite application; these concerns can be reported through 3-1-1; 2. concerns related to an existing tenant are separate from a Secondary Suite application. The development permit is for a 'use' and registered to the property; it is not associated to a specific 'user'.

In February 2020, The City approved changes to the Business Licence Bylaw to include and regulate short-term rentals (e.g. Air BNB's). A short term rental is defined as a business, providing temporary accommodation for compensation in a dwelling unit for periods of up to 30 consecutive days. A Secondary Suite is a 'use'; an Air BNB is a 'business' and can operate in a Secondary Suite.

If you have any questions on specific developments, you can contact Colin Yeo, Director of Community Development at scenic.comm.dev@gmail.com.