

North Haven Community Association
Development Review Committee
arnett@telusplanet.net
2018-01-29

City Clerk's Office
Received 2018 January 31

Councillor Sean Chu, Ward 4
City of Calgary

Dear Sean,

Re: Secondary Suites policy

There is a concern that the new process for approving secondary suites in R1 and R1c districts in developed areas will lead to automatic approval of all applications simply because the design meets the various codes. The further concern is that even if there is widespread opposition by community residents to a particular application, city officials will simply decide that the opposition is not specifically about a failure to meet stated planning principles and therefore is irrelevant. The decision affects the character of a community, not just for three years (such as with a change in use), but continuously.

Such an attitude would mean that property owners would be ceding all control of the area in which they live to bureaucrats, without a chance to express their views and to have those views considered. Preserving the existing character of a healthy community is a valid concern of existing property owners and should be given fair and significant consideration.

As an example, there is a current application for a secondary suite at 4831 North Haven Drive NW. City Planning's approval report cites the reason to approve as: "is compatible with and complementary to the established character of the community". Our Development Review Committee has no idea what planning principles have led to that conclusion. The affected residents are more capable of determining compatibility and in this particular application, they are opposed. Recently, 29 of the immediately affected residents within a block of the application organized a protest and have signed the attached petition. This represents almost all the immediately affected residents within a block radius (we understand a couple are away). No residents have approached NHCA supporting the application.

The NHCA Development Review Committee has considered the 4831 application from a broader community planning perspective and has concluded this is not compatible with and is not complementary to the established character of our community. If the city ignores community opinions and proceeds with approval, citizens should have the right to appeal. This right needs to be written as a commitment into the new policy.

From a policy perspective, we request you to provide copies of this letter (and petition) to your Council colleagues and to administration to advocate that the wishes and opinions of community residents be given consideration as part of the process of evaluating requests for approval of secondary suites in R1 and R1c districts. We request that such submissions should be approved based upon community opinions for specific applications.

We are not opposed to secondary suites if there is support. If we wanted to initiate a lane paving project, add a playground or if we wanted to have parking permit restrictions, these would only be approved if most of the affected residents within a one block radius signed a petition supporting the

initiative. If we wanted to have a home business, we would have to get a permit valid only for three years to allow reconsideration of community fit. The same principles should apply to secondary suites in residential communities such as ours. We believe that if a clear majority of residents oppose an application, it should be declined. This would be a true test of “compatibility”.

Terry Arnett, M.Arch., Ph.D., CGAP, PMP
Director, Civic Affairs & Chair DRC

Petition to object to

PLANNING APPLICATION TO REZONE for SECONDARY SUITE

File Number: LOC2017-0258

Address: 4831 NORTH HAVEN DR NW 1169JK;13;1

Existing Use: R-C1

Proposed Use: R-C1s

City Planning has recommended approval to rezone 4831 North Haven Drive NW to allow a secondary suite. We, the adjacent affected residents, are opposed to this permit because:

- This is incompatible with and is not complementary to the character of our community.
- We did not invest in our homes to encourage conversion to absentee rental properties.
- This will add visitor and tenant on street vehicles in a dangerous location.
- The absentee owner has a record of poor property maintenance.
- Tenants and their guests come and go during day and night.
- Noise will continue or increase to be at unacceptable levels.
- There is insufficient privacy for the adjacent dwelling causing harm.
- This will reduce our property values.

Signed:

Name

Address

1. CONNIE McNeil 1227 NICOLA PLACE NW Connie McNeil
 2. Kay Albert 1220 Nicola Pl. NW Kay Albert
 3. Helen Jasienczyk 1216 Nicola Place NW Helen Jasienczyk
 4. Kelly De Grood 1212 Nicola Place NW Kelly De Grood
 5. MARJORIE ARMSTRONG 4812 NORTH HAVEN DR. Marjorie Armstrong
 6. REODGEARD 4816 North Haven Dr. Reodgeard
 7. Myrl Odgaard 4816 North Haven Dr. Myrl Odgaard
 8. David Bennett 4820 North Haven NW David Bennett
 9. Andrea Kos 4824 North Haven Dr NW Andrea Kos
 10. Rod Kos 4824 North Haven Dr NW Rod Kos
- M. Kubeck
Brac Danner
David Fowles
- 4852 Nordberg Cr NW
4852 Nordberg Cr NW
4859 Nordberg Cr NW

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Signed:

Name Julie Massie Address 4840 North Haven Dr. N.W.

Jeunevieve NUNEZ 4848 North Haven Dr NW.
Celia Julia 4852 NORTH HAVEN N.W.
Kelly + Jessica 4836 North Haven Dr. N.W.
Michelle 4828 North Haven Dr NW
John Hoang 4844 North Haven Dr. NW
Heather 4847. NORTH HAVEN DR. N.W.
Atty 4853 - NORTH HAVEN DR.
Shirley Snowe. 4819 North Haven Dr NW.

4803
4703

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Signed:

Name

Address

Kylin for

4903 North Haven Dr NW

4903 North Haven Dr NW

Debbie

Howe

1224 Nicola Pkwy NW Calgary.

1224 NICOLA PLACE NW CALGARY.

Laehle Ave.

1224 Nicola Pl NW Calgary.

Alb. for

1224 Nicola Pl NW Calgary.

Charlotte J.

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Signed:

Name

Address

Brian Lapach

4840 NORDELL CR. NW
T2K 2M5

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, February 07, 2018 1:37 PM
To: Public Submissions
Subject: FW: [EXT] 4831 North Haven Dr. Nw

-----Original Message-----

From: Robert Kos [mailto:kosbuilders@gmail.com]
Sent: Wednesday, February 07, 2018 1:30 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] 4831 North Haven Dr. Nw

To whom it concerns.

My name is Rob Kos I live at 4824 N. Haven Dr. NW. I am opposed to the RC1S application this house is already being run as an illegal rental suite with snow removal business run out of it. There are many vehicles coming and going on a regular basis. I am not sure that I want any more vehicles with the rental suite that is official. Seeing that I used to live in Mount Pleasant And moved away from that area because of the issues that we had with the infill developments. Parking became a huge problem in the area. I understand rebuilding houses in the areas where the houses are under 1000 ft.² but this area we don't need grandma suits or any extra rentals there are tons of condos for rent downtown. We bought our house in this area to this area because Family oriented neighborhood. Also I am opposed to adding any extra traffic in this neighbourhood as it is already impossible during rush hour to exit Northaven you cannot exit 14 easily and you cannot exit on John Laurie.

You really need to stop changing Neighbourhoods.

Thanks Rob Kos

I am also concerned and regards the asbestos siding and in drywall Being renovated without proper testing and disposal.
Sent from my iPhone