

**Smith, Theresa L.**

---

**From:** Stephen <steve.mailath@gmail.com>  
**Sent:** Thursday, August 17, 2017 7:15 PM  
**To:** City Clerk; Sonogo, Jill V.  
**Cc:** Stephen Mailath  
**Subject:** [EXT] City of Calgary - Letter of Objection to Proposed Land Use Redesignation - City of Calgary File No. LOC2017-0096  
**Attachments:** Letter of Objection to Land Use Redesignation - City file LOC2017-0096.pdf; ATT00001.htm

Dear Sir / Madam

Please find attached a Letter of Objection for the proposed Land Use Redesignation for 5823 Dalford Road N.W, Calgary, Alberta.  
Attached to the Letter of Objection find a form signed by 16 affected property owners in Dalhousie stating their objection to the proposed land use redesignation.

Regards,

Steve Mailath  
5815 Dalford Hill N.W.  
Calgary, AB  
T3A 1L5

RECEIVED  
2017 AUG 18 AM 7:45  
THE CITY OF CALGARY  
CITY CLERKS

August 14, 2017

From: Stephen B. Mailath (Property Owner)  
5815 Dalford Hill N.W.  
Calgary, Alberta, T3A 1L5  
Home Phone: (403) 971-4189

To: City of Calgary  
Planning and Development

Re: **Letter of Objection:** **Proposed Land Use Redesignation from R-C1 to R-C1s**  
**Applicant: Mr. Babak Koohzad**  
**5823 Dalford Road N.W., Calgary Alberta.**  
**City of Calgary File No. LOC2017-0096**

RECEIVED  
2017 AUG 18 AM 7:45  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Sir / Madam:

This is a letter of objection to the proposed land use redesignation at the above noted address, at 5823 Dalford Road, N.W, Calgary from the existing R-C1 designation, to R-C1s designation.

The proponent proposes redesignation of this property to "*allow for the additional uses of Secondary Suite (eg. Basement suite) and Backyard Suite (eg. carriage house, garage suite)*". See attached City of Calgary: Planning and Development Information Leaflet posted on the City of Calgary Website.

I object to the land use redesignation for the following reasons:

1. Backyard and laneway suites are generally not visible from the street, but due to the orientation of the lot, a Backyard Suite would appear more like 2 single family residences on one lot.
2. The garage is detached from the residence and there is no laneway. As such, any Backyard Suite (eg. carriage house, garage suite) would have Dalford Hill street frontage, and we are concerned about the exterior appearance as it effects our property values.
3. There have been issues with this property on an ongoing basis (ie. safety concerns, derelict vehicles, junk, and weeds). The proposed land use redesignation would add to my concern as a nearby property owner that this secondary Garage Suite proposed would become an unsightly construction site over a long time period.
4. The backyard and driveway entrance to the address is located on Dalford Hill N.W. Backyard Suites and Secondary Suites are not in character with the single detached homes located on Dalford Hill.
5. The proposed redesignation is not in character with homes on Dalford Road and Dalford Hill, and could significantly reduce the aesthetic appeal of the street and reduce property values.
6. Development of a Backyard Suite (eg. carriage house, garage suite) is not in character with other homes in the area.
7. Development of a Backyard Suite (eg. carriage house, garage suite) would entail considerable garage renovations which would not be in character with existing Dalford Road and Dalford Hill properties. Renovations could alter the aesthetic appeal of the area by adding height and overall size to the existing garage which would be objectionable looking from the street and adjacent homes.

8. The proposed redesignation would increase parking congestion on Dalford Hill and Dalford Road, where parking is currently a difficulty.
9. A Multi-Residential – High Density High Rise District (M-H3) redesignation is approved nearby at 4739 Dalton Drive N.W. (City file number LOC2016-0257). This redesignation allows for a maximum building height of 75 metres, and 975 dwellings, as compared to the current 207 dwelling units. Additional multi-family dwellings are not required in the area, and will increase traffic congestion. Thus, additional multi-family dwellings on Dalford Road and Dalford Hill are not needed.

Based on the foregoing, I object to the proposed land use redesignation at 5823 Dalford Road, N.W. Calgary.

Attached find signatures of other families on Dalford Road and Dalford Hill who object to the proposed redesignation.

We ask the City not to approve the proposed redesignation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen B. Mailath', with a long horizontal line extending to the right.

Stephen B. Mailath

- Attachments (2):
1. Affected property owners who object to the proposed land use redesignation.
  2. City of Calgary: Planning and Development Information Leaflet.

August 14, 2017

Page 2 of 4

Letter of Objection:

Proposed Land Use Redesignation  
Applicant: Mr. Babak Koohzad  
5823 Dalford Road N.W.  
Calgary Alberta  
City of Calgary File No. LOC2017-0096

3 SM

Affected property owners who object to the proposed redesignation.

Property Owner who objects to redesignation	Signature	Address	Comments
Jennifer Harper	J. Harper	5819 Dalford Hill NW	There's already too much stuff there.
Brenda Buch	Brenda Buch	5827 DALFORD HILL NW	
Amanda Mitchell	A. Mitchell	5823 Dalford Hill NW	
Karen DUBE	K. Dube	5835 DALFORD HILL NW	OVER EXPOSED
Elizabeth M. Mier	E. J. Mier	5852 Dalford Hill NW	asking too much of the community
Robert Sylvia Clark	R. Clark	5848 DALFORD HILL NW	disagreed
Jason Tuck	J. Tuck	5836 Dalford Hill NW	can't maintain property in current state
Leonard Krowstan	L. Krowstan	5831 DALFORD HILL NW	
Pialet Chau	P. Chau	5811 Dalford Hill NW	Disagree - property a mess
Brian Bolivar	Brian Bolivar	5816 Dalford Rd. NW	No Carriage House or B&B - transient people & increased traffic






August 14, 2017

Page 4 of 4

Letter of Objection:

Proposed Land Use Redesignation  
Applicant: Mr. Babak Koohzad  
5823 Dalford Road N.W.  
Calgary Alberta  
City of Calgary File No. LOC2017-0096

Affected property owners who object to the proposed redesignation.

Property Owner who objects to redesignation	Signature	Address	Comments
Anna Maria	Anna Maria	5812 - Dalford Rd	
GARY C. LSTACH		5856 Dalford Hill	Proposed is not suited to house type character of street.
P. L. Wolstenholme		5860 Dalford Hill NW	
Sean Gamble		5864 Dalford Hill NW	Not appropriate development for surrounding area
Shannon Gellada		5871 Dalford Hill NW	No carriage house ok with basement suite
Kathie Esplin		5867 Dalford Hill NW	House is already a garbage dump and further development would make it worse.

## City of Calgary: Planning and Development Information Leaflet



### Redesignation

**Address:** 5823 Dalford RD NW  
**Community:** Dalhousie  
**Councillor:** Druh Farrell (Ward 07)  
**File Number:** LOC2017-0096  
**Applicant:** Koohzad, Babak  
**Date Submitted:** March 24, 2017

### What is this application about?

This application proposes to change the designation of this property to allow for the additional uses of Secondary Suite (e.g. basement suite) and Backyard Suite (i.e. carriage house, garage suite).

If this application is approved by City Council, the location, size and design of the suite and associated parking will be determined at a later stage.

[Read Less](#)

Existing Designation(s):

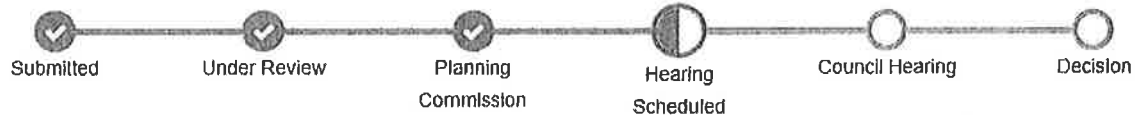
R-C1

Proposed Designation(s):

R-C1s

### What is the status of the application?

Click on a status to see more information







**Hearing Scheduled** On **June 29 2017**, the Calgary Planning Commission recommended that City Council approve this application. A Council public hearing is scheduled for **September 11 2017**. Check back for your opportunity to submit written comments to City Council starting on **August 17, 2017**.

The land redesignation process typically takes anywhere from four to seven months, but may take longer if there are policy or technical issues that need to be resolved.


*Application's details were last refreshed: August 14, 2017.*


## Supporting Information


-  [Calgary Municipal Development Plan](#)
-  [Land Use Bylaw 1P2007 \(Interactive\)](#)
-  [Land Use Bylaw 1P2007 \(Printable PDF\)](#)
-  [Land Use Redesignation \(Rezoning\)](#)

## Contact Information

 JILL SONEGO

 (403) 268-2266

 [jill.sonego@calgary.ca](mailto:jill.sonego@calgary.ca)

 Planning & Development


The City of Calgary

Calgary Municipal Building

800 Macleod Trail SE

P.O. Box 2100, Postal Station "M", IMC #8108

Calgary, Alberta, T2P 2M5

 For media inquiries, please call (403) 828-2954 or submit your request [online](#).

**Albrecht, Linda**

---

**From:** leachros@telus.net  
**Sent:** Friday, August 18, 2017 8:27 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0096  
**Attachments:** 5823 Dalford Road NW.pdf

**RECEIVED**

**2017 AUG 21 AM 8:45**

**THE CITY OF CALGARY  
CITY CLERK'S**

August 19, 2017

Application: LOC2017-0096

Submitted by: Gary Leach and Patricia Rossiter

Contact Information

Address: 5856 Dalford Hill NW

Phone: (403) 288-3708

Email: leachros@telus.net

Feedback:

See attached document.



**5823 Dalford Road NW**

**Dalhousie Community**

**File Number LOC2017-0096**

Application to designate property to allow additional uses of a Secondary Suite and Backyard Suite

---

The undersigned resides at 5856 Dalford Hill, eight or nine houses up the hill from the subject property.

The character of the street is well cared for single family homes. The subject property is the 'gateway' home to the street we live on at the bottom of Dalford Hill. It is unkempt and in disarray. There are at any given time four or more non-operating motor vehicles sitting in open view parked in the yard visible from the street in various states of disrepair or disassembly, one sitting on jacks for weeks at a time... along with assorted household appliances and debris.

I am not surprised to learn from neighbors discussing this application that the property has been the subject of repeated complaints to City Bylaw enforcement officers who have declined to address the issues (or if they have discussed same with the owner/applicant then the City has been ignored). Indeed the owner of the property has added more vehicles to the back yard in the last year in apparent indifference or contempt of the impact on the immediate neighbors.

A Backyard Suite constructed over the garage site would be a dramatic difference from the design, appearance and character of the other homes on the street. A basement suite would have less visible impact than the backyard residential structure proposed by the owner. Given the current state of disrepair and unkempt appearance of this property (which under previous ownership was well cared for) it would seem highly likely this property would become an even greater eyesore than it is today.

I anticipate City bureaucracy would respond that the application should not be confused with or impacted by the ongoing unsightly appearance of the subject property. However, the City should not be seen to 'reward' a property owner whose ownership has resulted in substantial deterioration of the street and the neighborhood serious enough that it has, I suggest, impaired the value of neighboring properties.

The Application should be rejected.

Gary Leach

5856 Dalford Hill NW

RECEIVED  
2017 AUG 21 AM 8:45  
THE CITY OF CALGARY  
CITY CLERKS

**Smith, Theresa L.**

---

**From:** plwolstenholme@gmail.com  
**Sent:** Monday, August 21, 2017 3:21 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0096

August 21, 2017

Application: LOC2017-0096

Submitted by: Len Wolstenholme

Contact Information

Address: 5860 Dalford Hill NW, Calgary T3A 1L6

Phone: (403) 816-8443

Email: plwolstenholme@gmail.com

RECEIVED  
2017 AUG 22 AM 8:36  
THE CITY OF CALGARY  
CITY CLERKS

Feedback:

I am opposed to any provision for this home owner to densify use of his property as proposed. Since we moved into the area in June 2010 his property has been unkempt with appliances and other items left for months and years in the yard, uncut grass (where any grass still exists) and uncontrolled weeds and underbrush. Over this time period he has had several apparently non-functioning vehicles, some with flat tires, others with blocks under the wheels, parked in his driveway, most recently a white and blue Dodge van, a burgundy Range Rover, a white Jeep Cherokee and a burnt orange Nissan Murano. The latter has been up on stands with the hood open and an engine hoist at the front for weeks. In 2010 and 2011 he had an elderly Mercedes jacked up with the rear brakes disassembled for about two years. This person obviously cares little for the state of his property and even less for its impact upon his neighbours. Approving this re-designation would simply lead, based upon past experience, to more clutter, more cars and an even greater eyesore for this community. Please do not grant it.

**Smith, Theresa L.**

---

**From:** Brian David <prock.maxx@gmail.com>  
**Sent:** Saturday, August 26, 2017 1:11 PM  
**To:** City Clerk  
**Cc:** Sonogo, Jill V.  
**Subject:** [EXT] Fw: 5823 Dalford Rd NW not proper notice for Zoning change

**Importance:** High

Sent from my BlackBerry 10 smartphone on the Rogers network.

**From:** Brian David <prock.maxx@gmail.com>  
**Sent:** Saturday, August 26, 2017 1:09 PM  
**To:** cityclerk@calgary  
**Cc:** Calgary Planning  
**Subject:** Fw: 5823 Dalford Rd NW not proper notice for Zoning change

RECEIVED  
2017 AUG 28 AM 8:13  
THE CITY OF CALGARY  
CITY CLERKS

Correction on City clerk address

Brian

Sent from my BlackBerry 10 smartphone on the Rogers network.

**From:** Brian David <prock.maxx@gmail.com>  
**Sent:** Saturday, August 26, 2017 1:08 PM  
**To:** Calgary Planning  
**Cc:** Calgary Planning  
**Subject:** 5823 Dalford Rd NW not proper notice for Zoning change

Good Day Jill,

As discussed on Friday August 18, 2017, 5823 Dalford Rd Nw Calgary posted the zone change notice on August 16, 2017. This property was only posted by the owner Babak after a resident of the street advised there was a neighborhood petition circulating with more than 12 names in in opposition of a carriage house and basement sweet

As you advised in our conversation, This property should have had a visible posting up on April 11, 2017. Please confirm if 5823 Dalford Rd will be extending the posting until January 11, 2018. Sept. 11 th date is not enough time as we have to go to a Dalhousie Community meeting and discuss it there.

This proper notice will give the residents in Dalhousie the appropriate amount of time to see how this will change the dynamics of the neighborhood. We pay huge amount of money in taxes for the R1 zone we have chosen for our homes. We should hve the right to be notified and have the right for a reasonable amount of time for consideration.

5823 Dalford is on the corner of Dalford Hill and there have been many close calls with vehicles as there is no signage. There should be a stop sign at tge base of Dalford hill and possible a stop sign infront of 5823 Dalford Rd. If any more traffic ( business traffic) is added in and around this 3way intersection traffic signs should be added. This will also let residents consider and raise this safety issue of additional traffic at this intersection.

I look forward tp hearing from you.

Brian Bolivar  
5816 Dalford Rd NW  
587.897.5870 c

---