

To: Office of the City Clerk,
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5

From: Vernon Daub,
12 Wilshire Place SW
Calgary, Alberta T3C 3M7
Email: vgdaub@gmail.com

November 10, 2017

In regards to Rezoning Application for 4020 - 3Ave SW from R-C1 to R-C1s within the community of Wildwood

Dear Council Members

I want to state clearly that I object to any rezoning change. Changing the status to allow a business or rental property to be placed within a residential neighbourhood is not acceptable nor will it provide any benefit to the community.

I moved to this neighbourhood because it's zoning was predominantly R-C1. I have experienced how changes could rapidly occur and degrade a neighbourhood when it's designation allows changes of this type to happen.

The proposal to allow a change from R-C1 could open the door to future requests that would try and use this as justification for blanket approval.

The stated use in the application is that it would be for an office and to house occasional guests. If this is the case why does it need a secondary suite status. R-C1s is a designation that would allow rentals of short (Air BNB's, etc.) or long term to occur if approved.

- Is there no other designation available that would allow this to proceed without changing the land use status and thus preventing its use as a rental income device.

Again. I am strongly opposed to this change as it would go against my own wishes, the position taken by our community members at large and as represented by the Wildwood community association's Development Committee.

I ask council that they REJECT the application as is and consider the wishes of the community.

Sincerely
Vernon Daub
A concerned community member

CPC2017-355
ATTACHMENT 2
LETTER 2

November 11, 2017

The City of Calgary

Office of the City Clerk
700 Macleod Trail SE
PO Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5
E: cityclerk@calgary.ca

Dear Sir or Madam:

Re: Rezoning Application
4020 – 3 Avenue SW, Calgary

Thank you for the opportunity of providing input regarding the rezoning application submitted by Rob Oulton for the above-mentioned property.

As my property is less than 12 m from the lot being proposed for rezoning, I believe that my input on this issue has merit and I wish to express that I strenuously object to this application for the following reasons:

- The height of this building will affect the privacy of my property and, as confirmed by Mr. Oulton's application, the property proposed for rezoning is on a higher elevation which will further increase the impact on my privacy.
- I have concerns regarding the increase in traffic in the back alley for customers/guests which will increase the noise and dust for all properties on the block
- I am concerned as to how parking for customer/guests vehicles be accommodated.

In addition to the concerns with this proposed rezoning property, I would like to identify my property already has a group home two doors to the west. I feel that the approval of the rezoning of this property would be a second negative impact on my property value.

Thank you again for the opportunity of submitting my input.

Sincerely,

Dixie Miquelon
C 403-999-6176
E randd2@shaw.ca

CPC2017-355
ATTACHMENT 2
LETTER 3

REF: Opposition to application for a Land Use Amendment (LOC2017-0208) at 4020 3 Ave SW, a proposal to change the land use from R-C1 to R-C1s.

To Laura Kennedy, City Clerk

His Worship Mayor Nenshi, City Councilors;

Our home is located directly across the lane from the applicant's property. As adjacent land owners we are very concerned with this application and how a lane house would affect our

1. Enjoyment of our backyard and garden
2. The value of our property and...
3. The precedent it could set in changing the character of this neighborhood.

Like many of our neighbors, after years of hard work and planning our family was able to move to this single family home and neighborhood, which we treasure.

Basis of Application

- The applicant purchased his house just days before this application was made, he has no prior stake in the neighborhood
- The applicant wants the lane house for occasional sleepovers and office use... that seems a good reason to finish the basement, and insufficient reason to offset the changes inflicted on neighbors.
- The cost of construction including kitchen, water and sanitary hook-up suggests plans for a revenue suite
- Lack of community consultation efforts; the owner has never contacted us.
- The required back alley signage has not been displayed in a prominent fashion*

*Items marked with an asterisk are backed up with additional information attached to this letter

Changing the Neighborhood Character

- Every house on both sides of the lane behind 3rd Ave is a bungalow
- A Two story lane house would be the first building on either street backing the alley that is over 1 story.
- Character of the neighborhood is wide open spaces between houses.
 - The distance from house-front to house-front (across the street) in this area is about 37 meters.
 - The distance from house-back to house-back (across the alley) in this area is about 39 meters.
 - Distance from a nearby lane house (in R2 Spruce Cliff) to the house of the backyard neighbor is about 27 meters.
 - Due to my house positioning on a pie shaped lot, the distance from the proposed lane house to my house will be about 18.5 meters*
- There are virtually no secondary suites in all of Wildwood, at last check only one is indicated on the City's secondary suite map, and it backs onto Bow Trail

Reduced Enjoyment of my Property

- Current garages are below obvious sightlines, a 7.5m lane house will change that*
- Applicant suggests unobtrusiveness of the lane house due to slope. In fact, it would create a completely opposite effect on the downhill side, which is where my home is located.
- Upper floor of lane house would loom over my living room windows, patio, and backyard*
- I moved out of a neighborhood where adjacent houses were peering into my yard, to get a more private and serene backyard.
- Shadow study shows there would be 3 months of lane house shadow on my house, 6 months on my property.*
- Concerns re increased traffic, parking, transient renter issues, and potential future use applications (i.e. air BnB).

Property Value

- This lane house will cause the adjacent houses to bear an unfair burden
- A Group home on the other side of my property already creates impediment to a future sale
- Being sandwiched between impediments will create very real additional downward price pressure

Densification

- Reasonable necessity for the densification argument is being applied in a random manner; resulting in uneven impact across communities.
- One argument for densification is accessibility to home ownership. In neighboring Spruce Cliff, 550K bungalows are being replaced by two 800k infills. How can this be contributing to home affordability? This suggests increasing the tax base, not affordable housing as the primary reason for densification.
- City stats on population shrinkage in older communities are “red herrings”. What this really reflects is broad demographic changes in family size, not fewer taxes being collected in the area than previously.

Community Involvement in Decision Making Process

- Wildwood community has stated opposition to this type of development
- Ward 8 Councilor Wooley’s campaign materials clearly stated he was in favor of community involvement in the development process. If adjacent neighbor opposition and community opposition are not clear enough community involvement to sway a vote, please make a clear statement about what is.

Respectfully

Andy and Carole Taylor
ctaylo@telus.net
Homeowners
17 Wellington Place SW
Calgary
T3C 3C2

Attachments

Hidden location of Notice signs in rear alley. Can you see the signs?



CPC2017-355
ATTACHMENT 2
LETTER 3

Picture of actual lane house from opposite side of alley 1.5 blocks away in R2 Spruce Cliff



CPC2017-355
ATTACHMENT 2
LETTER 3

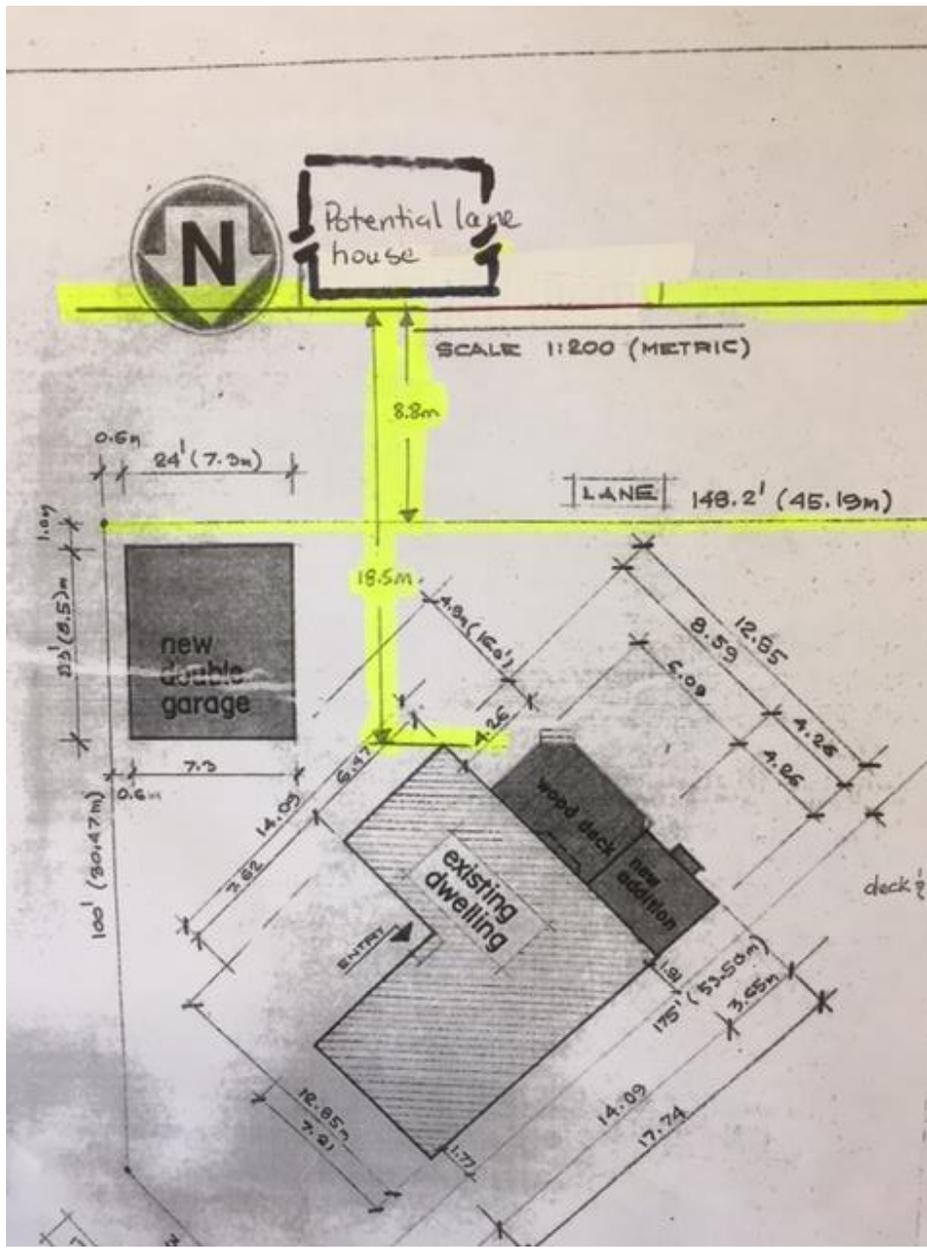
Scaled visual appearance of 7.5m lane house/ speaks to character of neighborhood

View from Back Door of my house



View from my Property line (3.5m pole visible bottom center of each for rough scale)

Measurements from blueprints to scale



Building Shadow Calculations

Using sun angle tables from the National Research Council the shadows of a 7.5m lane home can be calculated using a basic formula. See link for sun angle table example (“Advanced options and Sun Angles”/ choose sun angles, enter date and location, submit)

<http://app.hia-ihc.nrc-cnrc.gc.ca/cgi-bin/sun-soleil.pl>

“The length of a shadow cast by any object is equal to the height of the object multiplied by the shadow length factor, in last column”.

The following calculations use the sun’s highest angle on the 21st of each month, resulting in the **shortest** shadow length of the day.

Conclusion

1. **Every day** for 6 months the shadow of the lane house will cross the property line at its **shortest** point of the day.
2. **Every day** for 3 months the shadow of the lane house will be **cast across my house** at its **shortest** point of the day.

Shadow length Calculator			
Date	Factor	Object ht in m	Shadow Length in m
21-Jan	2.91	7.5	21.8
21-Feb	1.87	7.5	14.0
21-Mar	1.24	7.5	9.3
21-Jun	0.52	7.5	3.9
21-Sep	1.2	7.5	9.0
21-Oct	1.85	7.5	13.9
21-Nov	2.88	7.5	21.6
21-Dec	3.6	7.5	27.0

Distance from property line to property line = 8.8m

Distance from applicant’s property line to my house = 18.5m

CPC2017-355
ATTACHMENT 2
LETTER 4

12 Wilshire Pl SW
Calgary, Ab T3C3M7
viniyoga@telus.net

Office of the City Clerk
The City of Calgary
700 Macleod Tr SE
T2P 2M5

Dear City Clerk

I vehemently oppose the building of the backyard 2 story building at 4020 - 3 AVE SW.

I bought my house in Wildwood's R-C1 zone to ensure I wouldn't have these types of construction.

Keep Wildwood R-C1 zoned. Councillor Woolley. Keep your election promise.

Regards

Rita Gerritzen

Rita Gerritzen

~~403 21~~

THE CITY OF CALGARY
CITY CLERKS

2017 NOV 10 AM 11:05

RECEIVED

**WILDWOOD
BYLAW 346D2017**

PART OF WRITTEN OBJECTION TO APPROVAL OF THE FOLLOWING REQUEST:

To redesignate the land located at 4020 - 3 Avenue SW (Plan 7986GW, Block 5, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

