

Williams, Debbie D. (City Clerk's)

From: Albrecht, Linda
Sent: Monday, November 13, 2017 11:57 AM
To: LaClerk
Subject: FW: Rezoning of 2636 Toronto Cr NW - objection

From: Richard Morgan [mailto:aurelius3@hotmail.com]
Sent: Monday, November 13, 2017 11:53 AM
To: City Clerk
Cc: Richard Morgan
Subject: [EXT] Rezoning of 2636 Toronto Cr NW - objection

To the city of Calgary,

As the resident an owner of 2640 Toronto Cr NW, I felt compelled to comment on the application to rezone the property next door at 2636 Toronto Cr NW from R-C1 to RC1s.

We are not in favour of this application as we specifically bought in St Andrews Heights for the fact that it was a small community that was zoned for single family housing and did not allow for either secondary suites or infill development. Having lived within the community for a number of years in a old bungalow we fairly recently made a significant investment in St Andrews Heights by purchasing our house on Toronto Cr NW. Given the location of the community relative to the University of Calgary and in particular the Medical School there has been significant demand for rental accommodation within the community. In fact for a period of ten plus years we lived next to a house with an illegal secondary suite. To say the least the experience at times was particularly unpleasant, especially once the owner of the property moved and both units became rentals. While I understand the applicants request is specifically related to family - the rezoning would not restrict the use of the secondary street to family members and if the property were to be sold we could be in a similar situation without a legal recourse to shut it down.

When one looks at what has been occurring on Toronto Cr in terms of redevelopment, this application simply does not fit in. Numerous properties have changed hands and the lots have been redeveloped as single family homes. The community association has fought any changes to zoning, including this application, representing the majority of residents who do not want secondary suites or infill development.

In the supporting document there is a couple of comments that I feel are inaccurate:

1. Parking on Toronto Cr - I find parking in front of my house quite congested especially since parking restrictions were tightened further up the street earlier this year. During the summer months there were consistently cars parked on both sides of Toronto Cr in front of our house.
2. Suite will provide greater density and vibrancy: Density yes, vibrancy not necessarily. As I noted previously, the addition of secondary suites can allow for a much more transient population that consistently changes year to year and based on our experience negatively impact ones enjoyment of their property.

My final concern would be with respect to setting a precedent. Once this application is approved the community will have accepted that St Andrews Heights is, by default, a R-C1s community as any future secondary suite application would have to be approved due to the ability to challenge any rejection in court using this approval.

I am a little disappointed in the process that my neighbour was not required to formally discuss his application with us and am put in a situation that could strain our relationship. While I understand that there is some support for a secondary suite within the community, the city should respect what the majority or the community wants (as represented by the community association at this time) and deny the application.

Sincerely,

Richard and Melanie Morgan
2640 Toronto Cr NW
Calgary AB, T2N 3W1