

orecht, Linda

From: Conrad Yarmoloy <conrad.yarmoloy@paramountres.com>
Sent: Monday, July 10, 2017 9:17 AM
To: City Clerk
Subject: [EXT] Letter of Support: 307 Glamorgan Crescent Rezoning to RC1S

To Whom It May Concern,

I am a neighbor of 307 Glamorgan Crescent who are currently applying to city council to rezone their home from RC1 to RC1s. My address is 4844 41st Ave SW Calgary, AB T3E1H1.

I support this application. The owners of the property are diligent landlords and neighbors. They are constantly seen at the home making improvements and we believe that they have inherited trouble from previous owners and landlords who did not care for or upkeep the home. The tenants that they rent to have always been either professionals or students of MRU.

I believe that Glamorgan, as a community, should be more forward thinking. 307 Glamorgan Cres is less than a 10 minute walk to Mount Royal University. There has also been a huge amount of commercial office space development just beyond MRU, a 15 minute walk from the home, with large companies like ATCO and Brookfield Residential taking up residence and employing a huge amount of professional people within walking distance of the community. We support basement suites in our community, especially with owners and tenants of this caliber.

We fully support our neighbor's application.

Conrad Yarmoloy, MBA
Evaluation Analyst
Paramount Resources
(w) 403-290-6287
(c) 403-880-3025
conrad.yarmoloy@paramountres.com

RECEIVED
2017 JUL 10 AM 9:17
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Jeff Blaisdell <jeffmblaisdell@gmail.com>
Sent: Sunday, July 09, 2017 10:40 PM
To: City Clerk
Subject: [EXT] 307 Glamorgan Crescent SW - Bylaw application #238D2017

To whom it may concern,

My name is Jeff Blaisdell and I am the immediate neighbour of Nelson and Rebecca Yarmoloy in Glenbrook. I am a resident of Ward 6. I am writing to voice our support for Nelson and Rebecca Yarmoloy's application to City Council bylaw #238D2017.

My neighbours are responsible and take incredible care of their home. They spend many weekends at their Glamorgan house putting in time, effort, and equity to ensure that the home is kept up to a high standard. I am familiar with this home and it is kept in immaculate condition. They pride themselves on keeping great tenants and on being meticulous homeowners which I can vouch for firsthand. The home is ideally located for a suite being that it's located on a large corner lot with an alley on two sides. It backs onto townhomes. They have only one adjacent neighbour.

Rebecca and Nelson have brought to our attention that there have been letters written to council in the last meeting which question the Yarmoloy's integrity as neighbours and landlords. We want to write in as neighbours to dispel these myths. The Yarmoloy's take incredible pride of ownership over their current residence and their second home in Glamorgan. I am witness to this firsthand.

I hope to see their application approved as well as many more applications in Ward 6 approved. We are in full support of the suites that exist on our street and all over Ward 6.

The Yarmoloy's are ideal candidates for a suite because they are attentive homeowners and landlords. I hope very much that you grant them the zoning they've requested.

Sincerely,

Jeff Blaisdell

RECEIVED
2017 JUL 10 AM 8:01
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Erika Janisch <ejani044@mtroyal.ca>
Sent: Monday, July 10, 2017 2:29 PM
To: City Clerk
Subject: [EXT] 307 Glamorgan Crescent SW

Dear Council,

My name is Erika Janisch and I live in Glamorgan at 4844 41 Avenue SW

As a resident of Glamorgan, I fully support the application at 307 Glamorgan Crescent SW to obtain RC1S zoning.

The residence has been kept up much better than some of the non rental homes in the community and on the street. It's close to transit routes, walkable to MRU, has an alley on two sides, and backs onto townhomes.

I see no reason why this shouldn't be approved and I support the application.

Thank you,

Erika

RECEIVED
2017 JUL 10 PM 3:19
THE CITY OF OLLANTY
CITY CLERKS

Albrecht, Linda

From: Amy Cook <misscook.amy@gmail.com>
Sent: Monday, July 10, 2017 11:48 AM
To: City Clerk
Subject: [EXT] Support for Redesignation of 307 Glamorgan CR SW - Bylaw #238D2017

To the City of Calgary,

My name is Amy Cook, and I am writing in support of Bylaw #238D2017. I am a current renter and occupant of 307 Glamorgan Crescent SW. My landlords are Nelson and Rebecca Yarmoloy. I'm writing in support of the application at 307 Glamorgan Crescent SW to be rezoned to R-C1S.

This is an incredibly cute, well maintained home and is NOT A BOARDING HOUSE... I wouldn't live in a place like that. We are all friends that live here and enjoy living together and have all been living here for the past year. We don't smoke, we don't have pets, we're not partiers, and we go out of our way to be courteous to our neighbours.

It's difficult to find rental properties that are safe, well maintained, and conveniently located. We feel that you would be doing the city a major disservice by not approving their application. We love the quality of this rental, the easy access to public transit and the University.

Rebecca and Nelson are ideal landlords and 100% deserve to have this application approved. This house is incredibly cute and well maintained and is an ideal rental home. They care more about this property than you can imagine.

Kindly,

Amy Cook

RECEIVED
2017 JUL 10 PM 3:19
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Hope Shamla <hsham676@mtroyal.ca>
Sent: Monday, July 10, 2017 11:05 AM
To: City Clerk
Subject: [EXT] : I Support Bylaw#238D2017 - 307 Glamorgan CR SW

Dear Council,

I am writing in support of the redesignation of 307 Glamorgan Crescent SW to R-C1S (#238D2017).

My name is Hope Shalma, and as a resident of this home, we can 100% dispel any unfounded rumours put forth to the City in letters by the neighbours. We have all signed one lease together as a group which includes full access to the garage where we park two vehicles consistently. The garage is not and has never been on a separate lease. We dispose of our garbage properly and respectfully.

This is a beautiful, well maintained home and not a boarding house.

It's difficult to find rental properties that are safe, well maintained, and conveniently located. There should be more rental properties in the city like this one. It is located near the 112 bus route, and university.

Rebecca and Nelson have been very responsive landlords and have always responded to our questions and concerns immediately. They care more about this property than you can imagine.

Thank you for your time.

RECEIVED
2017 JUL 10 AM 11:06
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Nichole Morrison <nicholemorrison27@gmail.com>
Sent: Monday, July 10, 2017 10:12 AM
To: City Clerk
Subject: [EXT] 307 Glamorgan Crescent SW (bylaw#238D2017)

To whom it may concern, My name is Nichole Morrison. My address is 3137 44 Street SW. I'm a resident of Ward 6 and a community member.

I support our neighbours for their application for a basement suite at 307 Glamorgan Crescent (bylaw #238D2017.).

This is a nice, well kept home and our inner city needs more affordable housing.

Thanks for your time.

Nichole Morrison

RECEIVED
2017 JUL 10 AM 11:06
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Ally Kroeker <ally.kroeker@gmail.com>
Sent: Tuesday, July 11, 2017 12:17 PM
To: City Clerk
Subject: [EXT] 307 Glamorgan Cres Suite Application

Hello,

I am a resident of Glamorgan and neighbor of 307 Glamorgan Crescent. I've lived in the community for several years.

I'm writing to express my support of 307 Glamorgan Crescent's application to rezone their home for a legal basement suite. I am familiar with the owners of the home and believe them to be good landlords who take good care of the home and are good community members. Their renters are respectful and we support this application proceeding.

We believe that more suites are needed in the Glamorgan area due to our proximity to MRU, commercial districts, and the lack of affordable housing in the area. We are in full support of all applications of this nature made by diligent landlords. We hope to see changes in City Council and more support of these applications in the future, especially in our community of Glamorgan.

Thanks,

Allyson Kroeker

RECEIVED
2017 JUL 12 PM 2:10
THE CITY OF CHICAGO
CITY CLERK'S

Smith, Theresa L.

From: Jenna Lorenz <jlore065@mtroyal.ca>
Sent: Tuesday, July 11, 2017 12:31 PM
To: City Clerk
Subject: [EXT] Support for Bylaw: #238D2017- 307 Glamorgan CR SW

Dear City Council,

My name is Jenna Lorenz, and I am writing in support of Bylaw #238D2017. I currently live in the community of Glamorgan and have been renting 307 Glamorgan Crescent SW with a group of friends for the past year. My landlords are Nelson and Rebecca Yarmoloy. I am writing in support of the application at 307 Glamorgan Crescent SW.

Currently, there are 4 people living in this home including myself. Three of us are students at MRU (studying nursing and business) and the other is a student at SAIT. We MRU students walk to school daily and love our location. We are quiet neighbours and our landlords take great care of this property. They respond immediately to any issues we have, be it big or small. They spend a lot of time here keeping up the property and investing in it. They've put in a new shower, painted the fence, painted the garage door, bought us a new garage door opener, and bought us a new lawn mower and weed wacker to keep the home looking great.

Most recently, our garage door broke in the morning and they had it up fixed by the afternoon after we told them. Two of us park our vehicles in the garage. There is also parking in the alley, and of course, plenty of parking in front of our house.

Rebecca and Nelson have stressed the importance to us of not parking in front of the neighbours and keeping the yard mowed, walkway shovelled, and the home looking great for the community. We have done a great job of following those guidelines and feel that we are exceptional tenants and neighbours. Our landlords would agree.

Warmest Regards,

Jenna Lorenz

RECEIVED
2017 JUL 12 PM 2:40
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: halsmi71@telus.net
Sent: Wednesday, July 12, 2017 5:44 PM
To: City Clerk
Subject: Online Submission on LOC2017-0077

July 12, 2017

Application: LOC2017-0077

Submitted by: Tracy Zeer

Contact Information

Address: 332 Glamorgan Cres SW

Phone: (403) 249-5103

Email: halsmi71@telus.net

Feedback:

When my husband retired from the R.C.M.P 18 years ago, the force asked us where we would like our final move to be. Without hesitation we said Calgary. Immediately we started looking in Glamorgan, because it was a single family home community and thought it would remain so, which was a major factor in us purchasing our home on Glamorgan Cres. SW. Yes we've experienced many growing pains with all the developments surrounding Glamorgan like the huge development of Garrison Woods, the Grey Eagle Casino, the traffic circle at 37 ST and Glenmore Trail, the expansion of Mount Royal University, the new development of affordable Horizon Housing on 45th ST, and now the Ring Road at Highway 8 and Glenmore Trail and the future overpass at Sarcee Trail and Richmond Road. Wow! Glamorgan has tolerated alot of change in a short period of time don't you think! Now we come to the issue of legal basement suites at 307 Glamorgan Cres. The landlord doesn't live there. It's just revenue to them. So they don't have a vested interest in our community. They don't care about the traffic congestion, the issue of less parking on our Cres. and with rentals the deterioration of our property values. But we do care about Glamorgan and had planned to stay. If this application is granted it establishes a precedent in which all other applications for re-1s could be based on even though they're supposed to be evaluated on an individual basis. Please consider our concerns in your decision. Glamorgan has endured so much. Where does it stop?

RECEIVED
2017 JUL 13 AM 8:40
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Don Carlson <drc.carlson@shaw.ca>
Sent: Friday, July 14, 2017 3:20 PM
To: City Clerk
Subject: [EXT] 307 Glamorgan Crescent S.W.
Attachments: IMG_0662.JPG; IMG_0663.JPG; IMG_0664.JPG; IMG_0636.JPG

RECEIVED
2017 JUL 14 PM 3:23
THE CITY OF CALGARY
CITY CLERK'S

July 14, 2017

To Whom It May Concern,

Our names are Jean and Don Carlson. We are the owners of 303 Glamorgan Crescent S.W. We have lived in our home for 27 years. We bought our home in Glamorgan knowing that it was designed and zoned R-C1 and see no reason to change this. There are plenty of adjoining communities such as Glenbrook, and Killarney that are zoned RC-1s if one wants to develop a secondary suite there.

We are NOT in favour of this application for R-C1s for 307 Glamorgan Crescent S.W. the property beside us for the following reasons:

-the new zoning will NOT compliment adjacent residential properties. This is a quiet family oriented crescent with single-family homes, young children and seniors. The condition of this property with its lack of maintenance in no way reflects the extreme pride in ownership that other resident homeowners take on Glamorgan Crescent.

-parking is a huge issue on Glamorgan Crescent. The individuals presently living in this residence have six vehicles, and do not appear to use the rear-detached garage for parking. There are only two available parking spots on the street in front of the property. These six vehicles park in front of our home as well as many of our neighbor's homes causing grief and frustration. There are even more vehicles when these six tenants have visitors. This is a huge red flag and as a result, we feel our property value will greatly decrease.

-with secondary suite development, there is potential for several tenants to live in one residence, all of whom may have vehicles. There are presently problems with street parking congestion on our crescent. More vehicles parked on the street could create a domino effect down and around the crescent, bumping resident owners from convenient parking stalls in front of their own homes. Resident owners have

and will continue to compete for parking spots in front of their own homes if secondary suites are allowed. Who will want to purchase a property next to this residence with six vehicles that has only two parking spots?

-this is a quiet crescent with many children, elderly residents and families. As this residence is so close to 46th Avenue, there are vehicles from this residence constantly making u-turns instead of going around the crescent, which makes it dangerous for pedestrians in the area.

-there are already ample varieties of multi-family dwellings in our community of Glamorgan. A new development is currently being built by Horizon Housing and Silvera, just to the South of us. If we allow for secondary suites, it may be problematic to handle the increased population density, increased traffic and potential for increased crime in our community.

-absentee landlords of secondary suites may not be as committed to our community as our resident owners are. Absentee owners who are not invested in and who do not reside at this residence should not be granted RC-1s status. They may not take pride in the upkeep of the yard and the surrounding property of their for-profit rental property. This is to the detriment of the beautiful homes and well-kept yards of our conscientious resident owners on our crescent and surrounding community.

-the proposed redesignation may open the door to more secondary suites, eroding single family dwellings, thus perpetuating the above problems. There may be a real risk that the character and property values of the community of Glamorgan will change for the worse. For example, a double rental suite with multiple tenants and cars may be a deterrent to someone looking to buy a single-family home in our treasured community.

As resident owners of Glamorgan, we bought in RC-1 for a reason and paid a premium price 27 years ago for our home in an RC-1 area. We strategically purchased our home to live peacefully in an area with low density. We feel that it is in our best interests to maintain our RC-1 community. Nothing will ever change if resident owners don't speak up to tell our elected city officials that we want to keep our RC-1 status sacred, and that in this case, we would like to discourage absentee landlords from developing secondary suites for profit in our RC-1 communities. As citizens in the Glamorgan community, we must speak up to preserve our beloved RC-1 community. As owners in this community for 27 years and some of our

neighbours for 47 years, we feel we should be given consideration over absentee owners who purchased less than three years ago. As mentioned before, absentee owners who are not invested in and who do not reside at this residence should not be granted RC-1s status.

To summarize, we must voice our great concern and objection for this application of R-C1s for 307 Glamorgan Crescent S.W. and feel that this application will devalue all properties on Glamorgan Crescent. We respectfully ask that this application be rejected.

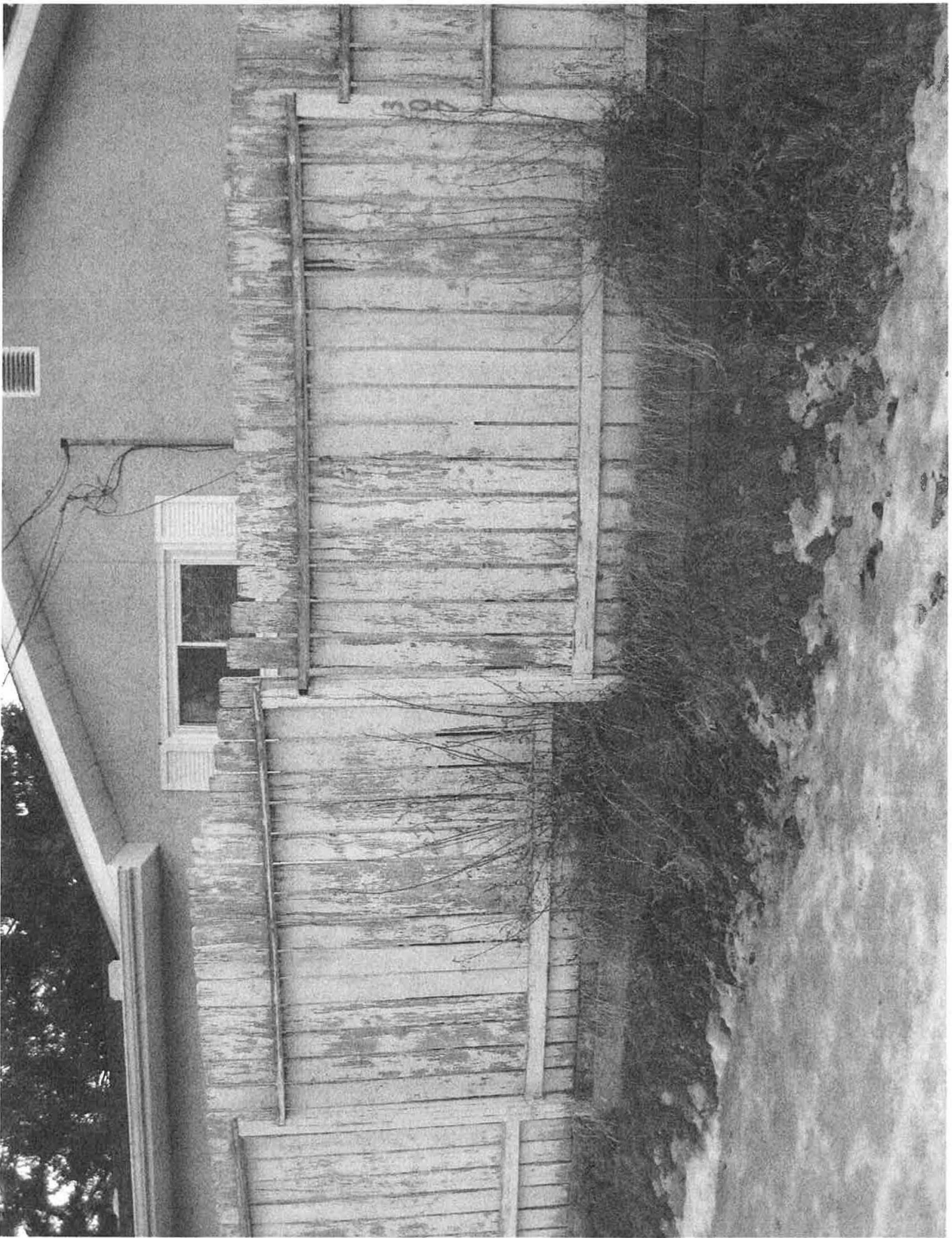
Sincerely,

Don and Jean Carlson
303 Glamorgan Crescent S.W.
Calgary AB
T3E 5B7









Smith, Theresa L.

RECEIVED

From: Sandra Carlson <sdckitty@shaw.ca>
Sent: Friday, July 14, 2017 3:24 PM
To: City Clerk
Subject: [EXT] 307 Glamorgan Crescent S.W.

2017 JUL 14 PM 3:26

THE CITY OF CALGARY
CITY CLERK'S

July 14, 2017

Dear Your Worship Mayor Nenshi and Esteemed Councillors,

I am not in favour of this redesignation of 307 Glamorgan Crescent S.W. from RC-1 to RC-1s.

As an owner in the community of Glamorgan, I bought in RC-1 for a reason. I paid a high price for my home in an RC-1 area. I strategically purchased my home in an area with less density and I feel strongly that it is important to keep it that way. Things will not change if resident owners such as myself don't speak up to tell our elected city officials that I want to keep my community's RC-1 status sacred, and in this case, that I am not in favour of absentee landlords in my RC-1 community developing secondary suites for profit. As a citizen in the Glamorgan community, I feel I must speak up and fight for my beautiful RC-1 community.

I have many concerns with this redesignation:

-this property has the potential for several tenants living in this residence, all of whom may have vehicles. There are presently problems with street parking and congestion on this crescent. This may create a domino effect down and around the crescent, bumping resident owners from convenient parking stalls in front of their own homes. At present, they have several tenants who park their many vehicles all along street that do not appear to use the garage for parking. I feel that resident owners have and will continue to compete for parking spots in front of their own homes if this secondary suite is allowed.

-this is a quiet crescent with many children, elderly residents and families. Due to more vehicles and traffic that may be associated with this property, there may be

more danger to pedestrians, an increase of traffic and illegal U-turns at the west end of the crescent.

-there is already an ample variety of multi-family dwellings in our community and a brand new development is currently being built by Horizon Housing and Silvera, just to the South of us. If we allow for secondary suites, it may be problematic to handle the increased population density, increased traffic and potential for increased crime in our community.

-from my observations, it would seem that these absentee landlords are not as invested in our community as our resident owners are into keeping this house up to the standards of the other properties on Glamorgan Crescent.

These absentee landlords do not appear to take pride in the yard and the surrounding property of their for-profit rental property. In my opinion, the yard is unkempt and the roof and exterior of the house is run down. There are untrimmed bushes and long grass growing out through and along the fence that looks very unsightly.

This is to the detriment of the beautiful homes and well-kept yards of our conscientious resident owners on our crescent and surrounding community. I feel that the resident owners of Glamorgan Crescent have an emotional, social and physical attachment to their community and do not treat the community of Glamorgan as if it were merely a profit making enterprise.

My experience and observations over 27 years living in Glamorgan, resident owners who live in their homes on Glamorgan Crescent, strive to keep their homes, yards and fences in pristine condition. As many residents of Glamorgan themselves reside in the homes on this community, they take extreme pride in their residences and want to ensure their property value remains high.

-the proposed redesignation may open the door to more secondary suites, eroding single family dwellings, thus perpetuating the above problems. In my opinion, there is a real risk that the character and property values of the community of Glamorgan will change for the worse. For example, a double rental suite with multiple tenants and cars may be a deterrent to someone looking to buy a single-family home in my treasured community.

Thank You.

Sincerely,

Sandra Carlson

4507 45 St. S.W.

Calgary AB

T3E 6K7

Gee, Kristin

RECEIVED

From: Sandra Carlson <sdckitty@shaw.ca>
Sent: Friday, July 14, 2017 7:17 PM
To: City Clerk
Subject: [EXT] attached photos for 307

2017 JUL 17 AM 9:02

THE CITY OF CALGARY
CITY CLERK'S

Dear City Clerk,

I meant to attach these two photos of 307 Glamorgan Crescent S.W. to my letter. Please keep these photos with my letter that I sent you around 3:00pm. today

Thank you,

Sandra Carlson





Gee, Kristin

From: Nick Wood <nickwoodrealestate@gmail.com>
Sent: Sunday, July 16, 2017 4:41 PM
To: City Clerk
Subject: [EXT] Secondary Suite Support: 307 Glamorgan Cres SW

To whom it may concern,

My name is Nick Wood. I am a resident of Glamorgan. My address is 36 Galway Crescent SW.

I saw the sign on the lawn regarding the rezoning of 307 Glamorgan Cres to RC1S (for a secondary suite).

There has been a huge improvement to the state of the property since the current owners took over and I fully support their application for rezoning.

This house is a great candidate for a secondary suite due to the location, ample parking, alley that wraps around the home, detached garage, and proximity to multi family housing. The owners clearly take pride in their ownership.

I'm a Realtor who does extensive business in the area and am an advocate for secondary suites in the community.

Sincerely,

Nick Wood



Nick Wood
RE/MAX House of Real Estate
403-863-4220
"Providing Honest and Reliable Real Estate Advice"

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2017 JUL 17 AM 9:01
THE CITY OF CALGARY
CITY CLERKS

Gee, Kristin

From: Dr. Evan Durnin <dr.durnin@gmail.com>
Sent: Sunday, July 16, 2017 3:33 PM
To: City Clerk
Subject: [EXT] Letter of Support for 307 Glamorgan Cres

I recently saw the attached City sign up at a house near to one that my wife and I have just bought less than a block away in the community of Glamorgan ([307 Glamorgan Crescent SW](#)). The sign says they're trying to redesignate this house from RC1 to RC1S. The bylaw number is 238D2017. My wife and I hope this goes through.

We are also hoping to make a City application to change our zoning for a legal basement suite sometime in the near future so we thought that we would respond to this sign. We'd rather not say our address.

Hopefully our neighbours at [307 Glamorgan Crescent](#) are approved in their application to rezone to RC1S. This area is amazing for renting to MRU students and finding responsible, family oriented tenants. We walked by the house and it looks like the owners would be responsible people and good neighbours. It's a nice looking place and the location is wicked for a basement suite.

We hope that this application is approved and that our application also gets approved sometime in the next year or so.

Thanks for your consideration.

-Anonymous

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2017 JUL 17 AM 9:01
THE CITY OF CALGARY
CITY CLERKS



NOTICE

LAND USE BYLAW AMENDMENT

An application has been made to redesignate this site municipally known as:

Address
307 GLAMORGAN CR SW

From R-C1
To R-C1s

Any person claiming to be affected by this amendment may make written representation to the City Clerk, City Hall, Calgary at cityclerk@calgary.ca before 10:00 A.M. on July 20, 2017.

Persons who wish to address Council may do so at the Public Hearing on this Bylaw in the Council Chambers commencing at 9:30 A.M. on July 31, 2017.

For the ongoing status of the application as well as basic information see: www.calgary.ca/developmentmap

For further information on this matter, call Development & Building Approvals at 403-268-6774.

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

The Personal Information on Submissions made regarding this Land Use Redesignation Application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 19(1) and subsequent provisions of this act. The submission may be included in the public meeting agenda of the Council and as such the personal information included in the submission will be publicly available in accordance with Section 80(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact: 403-268-6774 for the FOIP Program Administrator, Planning, Development & Assessment Department, (Development & Building Approvals Business Unit, P.O. Box 2100, Stn "M", Calgary, AB T2P 2M5).

17-100000-000

Gee, Kristin

From: Sandra Gray <sandra_gray@shaw.ca>
Sent: Sunday, July 16, 2017 9:53 AM
To: City Clerk
Subject: [EXT] Glamorgan bylaw 238D2017

Regarding **GLAMORGAN BYLAW 238D2017** to redesignate the land located at **307 GLAMORGAN CRES. SW** (Plan 7429JK, Block 16, Lot 3)

from

Residential - Contextual One Dwelling (R-C1) District

to

Residential - Contextual One Dwelling (R-C1s) District

We do not agree with this residence being redesignated to (R-C1s) for the following reasons:

- *Rest of the Cres. is all (R-C1)
- *Parking Is challenging for residents because of the curvature of the roadway not always allowing for owners to park their vehicles and this would lead to more cars on the street. (Too many vehicles.)
- *Owner is absent and renters are not monitored. (Current use of street for car pooling by renters)
- *Property values will decline for all other resident owners on this Crescent.

Jim and Sandra Gray
383 Glamorgan Cres. SW

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2017 JUL 17 AM 9:01
THE CITY OF CALGARY
CITY CLERKS

Gee, Kristin

RECEIVED

From: Sonja Lusignan <sonja@cfla.law>
Sent: Monday, July 17, 2017 10:38 AM
To: City Clerk
Subject: [EXT] Redesignation

2017 JUL 17 PM 3:13

THE CITY OF CALGARY
CITY CLERK'S

To City Council,

My name is Sonja and I am a neighbor of 307 Glamorgan Crescent and resident of Glamorgan. My address is 4528 45 street SW.

I'm writing to express my support for the redesignation of 307 Glamorgan Crescent from RC1 to RC1S. This is a nice home that makes for a great, clean rental property.

I believe that Glamorgan needs more secondary suites due to our prime location close to MRU and direct commute downtown. I hope more applications are approved in our community like this in the future.

Thank you,

Sonja

Please note my new address and fax number, commencing August 1, 2017:
Calgary Family Law Associates
#450 Central Park Plaza
340 12th Avenue SW, T2R 1L5. (Two buildings east of my existing location).
My phone number will remain the same, my email address will be: sonja@cfla.law
My new fax number will be: 587.393.7851

Sonja Lusignan www.calgarycustodylawyer.com

Child Welfare | Divorce | Child and Spousal Support | Custody and Access | Division of Matrimonial Property

Barrister, Solicitor, and Mediator, Campbell O'Hara

An Association of Independent Law Practices

1160, 1122 4th Street SW,

Calgary, AB T2R 1M1

Tel: 403.232.0840

Fax: 403.229.2977

Note: This e-mail address is not a valid address for service pursuant to Rule 11.21 of the Alberta Rules of Court. For service of documents, please do so by courier, recorded mail or fax.

Albrecht, Linda

From: Deanna Coyle <deannacoyle@hotmail.com>
Sent: Tuesday, July 18, 2017 10:38 AM
To: City Clerk
Subject: [EXT] 307 Glamorgan Cres Suite Application

To whom it may concern,

My name is Deanna Anderson-Coyle and I am a resident of Glamorgan.

I'm writing to express my support for Rebecca and Nelson Yarmoloy's secondary suite application at 307 Glamorgan Crescent SW (bylaw application #238D2017).

I support secondary suites in Calgary and hope that this application and more similar applications in the future are approved.

Thank you.

RECEIVED
2017 JUL 18 AM 11:36
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2017 JUL 18 PM 3:00

THE CITY OF CALGARY
CITY CLERKS

July 7, 2017

Re: Application for Land Use Amendment : LOC2017-0077
Location: 307 Glamorgan Crescent SW

To Whom It May Concern ;

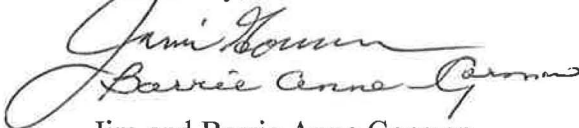
This letter is regarding a proposed development of a legal secondary suite in the basement of 307 Glamorgan Cr. S.W. We are definitely AGAINST this redesignation.

We are long time residents of Glamorgan Crescent. We have lived here for nearly 47 years. We were the first house built in this area. This Crescent was zoned as R-C1, and has remained as such for all of this time. Rezoning of 307 Glamorgan Crescent would NOT be in the best interests of the residents living here.

It is well known that there are at present, and have been in the past ,a number of adults living at 307 Glamorgan Cr. At any given time there are at least 5- 6 vehicles parked outside. This property is not well maintained now, and we are certain if they are allowed to build a secondary suite, there would be more people, and more vehicles taking up more parking spaces on the crescent.

We are already aware of at least 2 illegal suites on this Crescent. Rezoning of 307 Glamorgan Crescent to R-C1s would only open the door for more suites to be developed on this Crescent which we are TOTALLY against.

Yours truly,



Jim and Barrie Anne Gorman
364 Glamorgan Cr. S.W.
Calgary, Alberta T3E 5B8

Albrecht, Linda

From: Jess Robinson Lychak <jrobinsonlychak@gmail.com>
Sent: Tuesday, July 18, 2017 7:34 PM
To: City Clerk
Cc: Kerri Robinson (robinsonkerri@rocketmail.com)
Subject: [EXT] Opposition to changing zoning from R-C1 to R-C1s in Glamorgan

Importance: High

To Whom it May Concern,

In regards to the proposal to re-zone 307 Glamorgan Crescent SW from R-C1 to R-C1s, we as homeowners of 336 Glamorgan Crescent SW would like to voice our strong opposition to the proposed change in zoning.

A large part of our decision to buy property in Glamorgan was based on the fact that the zoning is RC-1, as we sought out a quiet family oriented neighborhood to settle in. Changing the zoning in the neighborhood will create issues with parking while taking away from the quiet family oriented community that we, and I'm sure many of the property owners on the crescent, based our decision to purchase on. To our knowledge there are already a large number of renters living in the property in question, each with a vehicle, which are causing issues for the immediate neighbors finding parking. If this re-zoning moves forward, the parking issue will only escalate causing additional problems for community members.

Short-term rental properties also open the community up to a potentially transient tenant population with less investment and commitment to property maintenance and this could ultimately impact property values. Considering many bought properties in the area at prime prices with the express desire to live in an R-C1 community, this would be a grave detriment to all of the property owners both financially and in regards to quality of life in their community if the re-zoning is allowed to proceed.

Thank you for considering this request. We hope to hear a response.

Sincerely,
Jessica Lychak-Dollard
& Kerri Robinson

RECEIVED
2017 JUL 19 AM 7:56
THE CITY OF GLENN
CITY CLERK'S

Albrecht, Linda

RECEIVED

From: Lisa Burke <lburk902@mtroyal.ca>
Sent: Wednesday, July 19, 2017 9:17 AM
To: City Clerk
Subject: [EXT] Support for: bylaw application #238D2017

2017 JUL 19 AM 11:56

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

Subject: 307 Glamorgan Cres Suite Application

To whom it may concern,

My name is Lisa Burke and I am a resident of Glamorgan living at 4915 43rd st SW.

I'm writing to express my support for Rebecca and Nelson Yarmoloy's secondary suite application at 307 Glamorgan Crescent SW(bylaw application #238D2017).

I support secondary suites in Calgary and hope that this application and more similar applications in the future are approved.

Having been a student at Mount Royal University and now having transitioned into full time work, I highly support secondary suites in the surrounding neighbourhoods, as I believe providing affordable housing to students is increasingly important in today's economy and with the increase in student expenses. Having a well educated population benefits everyone in Calgary and supporting that process is a responsibility that falls on everyone.

As Calgary grows it is also important to support an increase in denser neighbourhoods to accommodate both individuals and families. Denser livings allows us to lower our negative impact on the environment both by decreasing the amount of single family homes needing to be built and reduces the level of transportation that becomes necessary with urban sprawl.

I also look forward to an increase in community and downtown activity as the city become denser.

With the growing and evolving population it is inevitable that secondary suites and alternatives to single family homes are going to be popping up and supporting individuals to contribute to this process in a safe and responsible way is highly important to the process.

Thank you.
Lisa Burke

Sent from my iPhone

Albrecht, Linda

From: awbotsford@shaw.ca
Sent: Wednesday, July 19, 2017 2:44 PM
To: City Clerk
Subject: Online Submission on LOC2017-0077
Attachments: Application for Land Use Amendment LOC 2017 a.docx

July 19, 2017

Application: LOC2017-0077

Submitted by: Alan Botsford

Contact Information

Address: 315 Glamorgan Crescent SW

Phone: (403) 246-5330

Email: awbotsford@shaw.ca

Feedback:

RECEIVED
2017 JUL 19 PM 3:32
THE CITY OF CALGARY
CITY CLERKS

Attached is a written submission requesting denial of the Application for Land Use Amendment LOC2017-0777...Location 307 Glamorgan Crescent SW

Application for Land Use Amendment LOC2017-0077
Location 307 Glamorgan Crescent SW

Request that application be denied

- BENEDICT ANG
- (403) 268-3209
- Ben.Ang@calgary.ca

Ben Ang, File Manager
Benedict, Ang @calgary.ca

RECEIVED
2017 JUL 19 PM 3:32
THE CITY OF CALGARY
CITY CLERKS

As owners and residents of the 315 Glamorgan Crescent property, my wife and I hereby make a written submission respectfully requesting that the subject Application to rezone the 307 Glamorgan Crescent property from R-C1 to R-C1s be denied.

Our denial request is based on the following reasons:

1. Rezoning to R-C1s is not in keeping with the existing R-C1 zoning of the other 54 properties on the Crescent, and likely will lead to a lowering of the property values due to the loss of the benefits and quality of life associated with living in an RC-1 zoned area
2. Rezoning likely will result in more on street vehicle parking and more vehicular traffic on the Crescent. This would have a negative impact on the Crescent on street parking and on children play safety
3. Rezoning will result in renter property occupancy rather than owner occupancy. As a result the property will be owned by and occupied by individuals who generally have a significantly lower level of accountability or concern for property maintenance or for neighbor concerns.

Following are our comments with respect to reason #1 above:

When my wife and I purchased our property in 1972, the Crescent was zoned RC-1. At that time the City was in the process of attempting to increase the population density of various communities, including Glamorgan, which was primarily an RC-1 area. After community consultation, to achieve the City's desired Glamorgan population density level, the City rezoned the area between Sarcee Trail and 51 Street south of Richmond Road to accommodate high density high rise apartments and high density condominiums and townhouses. As a result of this action, we felt that properties on Glamorgan Crescent could be expected to remain RC-1 over the next 50 – 80+ years. In Calgary, RC-1 properties have an associated premium property value due to such benefits as increased lot size, lower population density, lower vehicular traffic levels, less on street parking issues, etc.

Over the years we have lived on the Crescent, many Crescent properties have been sold and resold. One of the main reasons for people purchasing a Crescent property was that they valued the benefits of

the Crescent's RC-1 zoning in providing a safe/secure neighborhood to raise their families from both a responsible neighbor accountability standpoint, and a traffic safety standpoint..

Based on past history, it appears that as homes in RC-1 communities reach a point that they have to be replaced due to age, and that time the communities tend to be rezoned and redeveloped with higher density housing. However, when people buy such properties they are buying because that is the type of property that they wish to purchase.

We believe the Glamorgan Crescent properties probably have an additional 40-50 years before they will have to be replaced. If the Glamorgan Crescent properties are allowed to be rezoned at this time to allow higher density housing, we believe that the value of our properties will be negatively impacted because they will no longer offer the benefits and quality of life associated with RC-1 properties.

Following are our comments with respect to reason #2 above:

The Crescent has only two entry points and the vehicle traffic is primarily owner related, resulting in generally lower traffic density and vehicle speeds. Also, many of the owners also have back alley detached garages which reduces the level of on street parked cars. The lower traffic density and vehicular speeds, and the lower level of on street parking has made the Crescent a relatively safe neighborhood for the residents' children to play in. With higher density zoning for the 307 property and its use as a rental property, Crescent vehicular traffic can be expected to increase and, correspondingly, significantly increase the risk of a child-vehicle accident occurring.

Higher density zoning for the 307 property to accommodate its use as a rental property also can be expected to increase the property occupancy level compared to an owner occupied residence. Based on the past rental history of this property, it can be expected that the rental tenants will require more on street parking space for their vehicles than the property provides. Accordingly, the tenants, as in the past, can be expected to regularly park their vehicles in front of the various neighbors' residences.

Most recently the 307 property appears to have about half a dozen adults residents with many being vehicle owners. Since the tenants have not had enough parking spaces in front of the 307 property, there has been a significant amount of renter vehicle parking on the street in front of neighboring residences. In addition, because the tenants are all adults, they have had a significant number of adult visitors regularly coming to the property, and these visitors also have been parking their vehicles on the street in front of the neighbors' properties. Further, on frequent occasions, it appears that several non-residents have come to the 307 property, have parked their vehicles on the street for the day, and then have carpooled with one or more of the residents to some other location. As a result, for most of the day, there has been an excessive amount of unattended vehicles left parked on the street around the 307 property. These unattended cars have caused inconvenient day time parking issues for neighbors, have prevented City spring and winter street maintenance, and have increased the risk of a child-moving vehicle accident occurring.

Following are our comments with respect to reason #3 above:

Over the years, the 307 property has been sold and resold several times. During this time the owners have been particularly concerned with neighbor relations with respect to property development or with tenant screening.

We believe that both the previous and current 307 property owners have not acted responsibly in the development of this property as a rental income property. Although we are not certain, we believe that on some occasions in the past, the basement of the 307 property probably was developed and rented out as an illegal suite. And, again we are not certain, most recently it appears that the current owners of the house purchased the property, undertook a major unpermitted basement suite development, and then rented the basement out.

During the time the 307 property has been used as a rental income property it has had a variety of tenants. For the most part, these tenants have not shown any significant concerns with the impact they have on neighbors as a result of large, noisy parties, property clean-up/maintenance, sidewalk snow clearing, neighbor on street parking inconvenience caused by the parking of their vehicles on the street and in front of the neighbors' houses, etc. Further, over the past several years, various tenants house have caused significant damage to the house which necessitated significant repairs to the property.

Because of the 307 property past occupant and occupant tenure history, we would prefer that the rental occupancy level of this property be practically minimized by the subject rezoning application being denied.

Albrecht, Linda

From: Alan Botsford <awbotsford@shaw.ca>
Sent: Wednesday, July 19, 2017 3:15 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 6; Ben.Eng@calgary.ca
Subject: Submission Requesting Denial of the Application for Land Use Amendment
LOC2017-0077...Location 307 Glamorgan Cresent SW
Attachments: Application for Land Use Amendment LOC 2017.docx

Attached please find a copy of a written submission requesting denial of the Application for Land Use Amendment LOC2017-0077...Location Glamorgan Crescent SW. We request that this submission be made available for consideration by City Council at the July 31, 2017 Council public hearing for this Application. Thank you.

Alan and Barbara Botsford
Owners and residents of
315 Glamorgan Crescent SW

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2017 JUL 19 PM 3:32
THE CITY OF CALGARY
CITY CLERK'S

July 19, 2017

RECEIVED

Submission Requesting Denial of the Application for Land Use

2017 JUL 19 PM 3: 32

Amendment LOC2017-0077

THE CITY OF CALGARY
CITY CLERK'S

Location 307 Glamorgan Crescent SW

As owners and residents of the 315 Glamorgan Crescent property, I, Alan Botsford, and my wife, Barbara Botsford, hereby make a written submission respectfully requesting that Application LOC2017-0077 to rezone the 307 Glamorgan Crescent property from R-C1 to R-C1s be denied.

Our denial request is based on the following reasons:

1. Rezoning to R-C1s is not in keeping with the existing R-C1 zoning of the other 54 properties on the Crescent, and likely will lead to a lowering of the property values due to the loss of the benefits and quality of life associated with living in an RC-1 zoned area.
2. Rezoning likely will have a negative impact on the Crescent on street parking and on children play safety as a result in more on street vehicle parking and more vehicular traffic on the Crescent.
3. Rezoning will establish a two unit non-resident owned rental property which likely will increase the property occupancy level and add to the historical renter related issues associated with this property.

Following are some supplemental comments with respect to reason #1 above:

When my wife and I purchased our property in 1972, the Crescent was zoned RC-1. At that time the City was in the process of attempting to increase the population density of various communities, including Glamorgan which was primarily an RC-1 area. After community consultation, the City rezoned the area between Sarcee Trail and 51 Street south of Richmond Road to accommodate high density high rise apartments, condominiums, and townhouses as the means of achieving its desired Glamorgan population density level. As a result of this rezoning action, we felt that properties on Glamorgan Crescent could be expected to remain RC-1 over the next 50 – 80+ years.

We acknowledge that, due to age, homes in RC-1 communities generally do reach a point that they have to be replaced, and when this occurs, the communities often tend then to be rezoned and redeveloped with higher density housing. But when, at that time, people buy properties in these rezoned communities, they are buying them fully aware of the area's higher density zoning.

We believe the Glamorgan Crescent properties have an additional 40-50 years before they will have to be replaced. If the Glamorgan Crescent properties are allowed to be rezoned at this time to allow higher density housing, we believe that the value of our properties will be negatively impacted because our properties will no longer offer prospective purchasers the benefits and quality of life associated with RC-1 properties.

In Calgary, RC-1 properties have an associated premium property value due to such benefits as increased lot size; lower population density; lower vehicular traffic levels; less on street parking issues; properties being occupied by resident owners; etc. Over the years that we have lived on Glamorgan

Crescent, many Crescent properties have been sold and resold. One of the main reasons for people purchasing a Crescent property was that they valued the benefits of the Crescent's RC-1 zoning in providing a safe/secure neighborhood to raise their families.

Following are some supplemental comments with respect to reason #2 above:

The Crescent has only two street entry points and Crescent vehicle traffic is primarily Crescent property owner related, generally resulting in lower traffic density and vehicle speeds. Also, many of the owners also have back alley detached garages which reduces the level of on street parked cars. The lower traffic density and vehicular speeds, combined with the lower level of on street parking, has made the Crescent a relatively safe neighborhood for the residents' children to play in. With higher density zoning for the 307 rental property, Crescent vehicular traffic can be expected to increase and, correspondingly, significantly increase the risk of a child-vehicle accident occurring.

Re-zoning for the 307 property to accommodate its use as a two unit rental property will likely result in an increase in the 307 property occupancy level compared to that of a single unit rental property. Based on the past rental history of the 307 property, it can be expected that if the occupancy level increases, that correspondingly, there will also be an increase in the number of tenant owned vehicles, and that these vehicles will require more on street parking space than the 307 property provides. Accordingly, the tenants, as in the past, can be expected to regularly park their vehicles in on street parking spaces in front of the various neighbors' residences.

Most recently, the 307 property appears to have about half a dozen adult tenants with many being vehicle owners. Since the tenants have not had enough parking spaces in front of the 307 property, there has been a significant amount of tenant vehicle parking on the street in front of neighboring residences. In addition, because the tenants are all adults, they also have had a significant number of adult visitors regularly coming to the property, and these visitors also have been parking their vehicles on the street in front of the neighbors' properties. Further, on frequent occasions, it appears that several non-tenants have come to the 307 property, have parked their vehicles on the street for the day, and then have carpooled with one or more of the property tenants to some other location. As a result, on many days, there has been an excessive amount of unattended vehicles left parked on the street around the 307 property for most of the day. The unattended tenant and non-tenant vehicles have frequently caused day time parking issues for neighbors who require on street curbside parking because they have small children or have dependants who have mobility issues. These vehicles also have periodically negatively impacted the City's spring and winter street maintenance operations on the Crescent. Their presence also increases the risk of a child-moving vehicle accident on the Crescent..

Following are some supplemental comments with respect to reason #3 above:

Over the years, the 307 property has been sold and resold several times. The last two owners of this property have been non-resident owners who purchased the property for rental income purposes. We do not believe that these latter owners have shown the same level of concern regarding neighbor relations, property development/maintenance, or renter tenant screening, as they would have shown had they been resident owners.

Although we are not certain, we believe that on some occasions in the past, the basement of the 307 property probably was developed and rented out as an illegal suite. And, although we are not certain, it

appears that the current owners of the house purchased the property, undertook a major unpermitted basement suite development, and then rented the basement suite out.

During the time the 307 property has been used as a rental income property it has had a variety of tenants. For the most part, these tenants have not shown any significant concerns with the impact they have on neighbors as a result of large, noisy parties, property clean-up/maintenance, sidewalk snow clearing, neighbor on street parking inconvenience, etc. Further, over the past several years, the 307 property house has periodically required significant repairs to be made to it as a result of tenant related damage.

If the 307 property rezoning is approved, the property will become a two unit rental property, and we expect that the above described rental property related issues will likely continue, and even increase, due to a likely increase in property occupancy levels.

Submitted by

Alan and Barbara Botsford
Owners and Residents of
315 Glamorgan Crescent SW, Calgary, Alberta

Albrecht, Linda

From: Jean Bartko <jbartko43@gmail.com>
Sent: Wednesday, July 19, 2017 4:21 PM
To: City Clerk
Subject: [EXT] Zone change

I jean Bartko at 340 Glamorgan Cr. Definitely disagree that 307 Glamorgan Cr. should be R/S as Glamorgan is zoned as R1. This is the reason why I purchased a home in this single family community R1 zone in 1976. We are already going to experience greater density and traffic from the multiple building complex to the south of Glamorgan Cr. Again NO to this change.

Sent from my iPad

RECEIVED
2017 JUL 20 AM 8:11
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Tamara Kozak <tamara_shanit@yahoo.com>
Sent: Wednesday, July 19, 2017 4:45 PM
To: City Clerk
Subject: [EXT] Response to Secondary suite-Application 307 Glamorgan Cres SW

Hi,

I am writing you concerning the property located at 307 Glamorgan Cres. SW (Plan 7429JK, Block 16, Lot 3). We do not agree that this property should be re-designated from a R-C1 to a R-C1s.

We moved in to this neighbourhood, because it was an established neighbourhood. The people who live here, take pride in their homes and have lived their lives here. Others, like ourselves, move here to begin and also raise our families. Adding rental suits will take away from that, there will be more cars on our quiet side streets, busy playgrounds and there will be more moving in and out when it comes to the residents.

The home is being used strictly as an income rental property, there does not need to be an additional rental suite. The owner does not live on the property and may not have the pride the rest of us owners have of the neighbourhood and may also not be aware of what we are trying to preserve here.

The street parking is already quite full on this block and I don't believe that the garage has been used for parking, as the previous owners rented it out.

There was an incident where we returned from a weekend away and had our garbage and recycling bin overflowing to a point where the lids would not close, with garbage and items such as large tupperware bins. It was quite obvious that it had come from the moving out/in on the above named property, since their bins looked just the same and we could see moving trucks.

We thank you for your time and hope that this application will not be passed.

T&M. Kozak

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