

**From:** [Linda Myziuk](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Letter for April 27, 2020 Meeting LOC2019-0197  
**Date:** Sunday, April 19, 2020 8:40:05 PM  
**Attachments:** [City of Calgary Re-Zoning Public Hearing Apr. 27, 2020 .pdf](#)

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Dear Office of the City Clerk,

Please see attached letter I would like to have included with LOC2019-0197, Coach Hill Bylaw 54D2020 on the agenda for April 27, 2020.

I sent an email April 14, 2020 to register to speak at this meeting, but I have not received a response as of yet. Since I am a frontline worker I would like to get a better idea of where on the agenda this may be.

I would appreciate an email back.

Thank you.

Kind regards,

Linda Myziuk

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

April 19, 2020

Re: Redesignation of land use from R-C2 to R-CG  
LOC2019-0197, DEP2019-6476

Thank you for the opportunity to speak to this application. I am Linda Myziuk, the home owner of 111 Coachway Rd. SW, the property directly adjacent to the property submitting the application for Land Use Redesignation.

I am adamantly opposed to the rezoning of the property at 113 Coachway Rd SW.

The Land Use Redesignation Applicant's submission to amend the Land Use Designation (zoning) is misleading, false, and incomplete and I would hate to see council or administration make decisions with this information.

I will now comment on the applicant's responses to the items on the Land Use Redesignation Applicant's Submission - Secondary Suites form.

Submission items:

**1. Benefits** - the benefits of the redesignation are solely to the owner, there are no benefits to the community, and significant negative impacts to the neighbouring property owners. I want it to be known that the applicant has not and does not live at this address since the purchase of the property approximately 3 years ago. By the applicant's own admission to the Community Association the plan is to continue to rent the property for at least 2-3 years which means that the re-zoning would be for rental property purposes. The applicant's reference to neighbours in the application is misleading. The tenants currently living at the property are my neighbours. Since the applicant does not live in this community how can they know what will add to the community? The Coach Hill/Patterson Heights Community Association is also opposed to the land use redesignation on this particular road and this is stated in the attachment to the March 19, 2020 Meeting Minutes from the City of Calgary Planning Commission. The density in this area is already high due to numerous semi-attached and multifamily dwellings.

**2. Engagement** - There was absolutely no engagement, none whatsoever. The applicant submitted their re-zoning application Dec. 18, 2019 and then came to my door Jan. 6, 2020. This was the first time I had heard of the re-zoning application. I definitely voiced my extreme

displeasure to this development at the time I was told and I explained to her the negative impact it will have on my quality of life. The next day I received the notice from The City of Calgary Planning & Development department that they had received this application for re-zoning. To state on #2 of the application that there has been no negative feedback is incredibly misleading. It is impossible to provide feedback on something you are unaware of. The applicant also asked me where the Community Association was on Jan 6, so obviously there was no prior engagement there either. The statement that "We have a good relationship with our neighbours," is not true. How can I have a good neighbourly relationship with a non-resident landlord.

The property is currently a rental property and the proposed backyard suite could be a second rental property. I am offended by the letter from the Applicant dated Feb. 9, 2020 that was also in the March 19, 2020 Meeting Minutes from the City of Calgary Planning Commission. I do not know what the reference to 2nd hand information was about. At no point was a suggestion of a meeting brought up to the neighbours. This type of engagement should have been done prior to any application to the City. The comment that the proposed development will not impede the surrounding properties is totally false. Also it is misleading to state that the property is small in size. It is a 2 story building with 10 ft ceilings on both floors that will be taller and wider (27ft wide) than my home (24ft). This part of the culdesac is comprised of duplexes not single detached homes and it would not fit it.

**3. Parking** - To say additional parking is available in the alleyway that doesn't impede on properties makes no sense to me. I cannot see how you can park in the alleyway without impeding traffic (i.e. City garbage trucks, cars driving through). The alleyway is not a parking lot and was not designed and purposed for residential parking. This was also brought up by the Community Association. Due to the population density in the area, parking is already tricky at times.

**4. Negative impacts** - All the negative impacts of this development are being borne by the neighbours, and the applicant does not seem able or willing to see the negative impacts nor to engage with neighbours to try to understand the negative impacts. I will lose my privacy, both in my yard and my home since I have windows facing south. The 2 story proposed suite will be higher than my home and the windows of the suite will be looking into my home and yard. The proposed structure will completely block my view of the park. The sunlight in my yard will also be greatly affected. The added noise of more people living next door will affect the peacefulness of my home.

As part of the negative impact section of this submission I will comment on how this proposed development also goes against the City of Calgary's Backyard Suites Design Principles.

### **1. Placement of the building**

First of all this building will not fit into the neighbourhood. The neighbouring duplexes on the same side of the lane do not have back alley garages, never mind back alley garages with suites. No matter what the design of the building or roofline it will not fit in ecstasically. The proposed building will be what I look out at from my home. I will lose my view of the park and be looking at a box shaped building with loss of privacy and people now being able to look into my home.

### **2. Sunlight and shadowing**

This proposed backyard suite will be located in a position that will greatly limit sunlight access to my home and yard. I have fruit trees in my yard that will be losing sunlight due to this building and threaten their health and survival. I also have a ground level and deck garden and that will

also lose sun exposure because of this building. Gardening is a great joy for me and now that will be negatively impacted with this development.

### **3. Height and Massing**

This will be a 2 story building that will be higher and wider than my house which is not 2 stories. I will lose my privacy in my house and yard. I have windows on the south side of my house that will now be exposed to the proposed building and block my view of the park. Again losing my privacy.

### **4. Windows**

The window placement on the north and east side of the backyard suite would invade my privacy. There would be direct unscreened views into my home and yard. Also light emitting from the windows and outside access lights from doors will be distracting from the current dark skies I see. I currently have a lot of privacy and the loss of this is extremely upsetting.

### **Personal Impact**

1. I chose to buy a duplex in a developed community, with the understanding that I am already living in a densely populated area and I did not foresee that to change. This area has plenty of duplexes, townhouses, and condo complexes already.
2. I purchased my home mainly for the location, privacy, view of the park and peacefulness of the area. With the addition of this backyard suite there will be an absolute loss of privacy, loss of my view of the park, increased traffic, more people and more noise living next to me.
3. I added a window to the south wall of my home to further enjoy the park and light it brings to my home. The light I get into my backyard allows me to enjoy gardening in my yard and on my deck. I also have fruit trees in my yard that require sufficient light for their health and survival. With the proposed garage and suite I would be losing all the reasons that attracted me to purchase my home in the first place. My quality of life will be negatively impacted.
4. This obviously will reduce the market value of my home as well.
5. Emotionally I feel devastated and fearful that the home and property I purchased will not bring me the enjoyment it has up to this time. The negative effect on my property value is also devastating to my financial future.

Thank you for your time and consideration on what is an extremely important matter to me.

Sincerely,

Linda Myziuk  
111 Coachway Rd. SW  
Calgary, AB T3H 1B2  
[lmyziuk@hotmail.com](mailto:lmyziuk@hotmail.com)  
403-975-9869