

Smith, Theresa L.

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**From:** Carol Doris [caroldoris@shaw.ca]  
**Sent:** Tuesday, January 31, 2017 10:32 AM  
**To:** City Clerk  
**Subject:** Opposition to secondary suites in Southwood

To city councillors,

This letter is written with concern, that the neighborhood of Southwood is being given the wrong designation from a R 1 area to R 2 or as stated on the signs in our neighborhood R 1's. I realize that council is allowing individuals to request application for legal secondary suites. I am in opposition to this. I feel a plebescite should be on this upcoming city election. The people in the neighborhood should be able to make this decision. I have lived in Southwood for over 50 years, my parents bought here, under the R1, we today have three separate applications for suites, which has added increased traffic in our neighborhood and street parking overload, as well. Applicants which do not live in the homes should not be able to change the designation. The following application 64D2017 711 104 Ave. S.W. Is one applicant that I am opposing. The other two applications are under the same name, which does not seem that they could live in both homes. The applicants at 63d2017 10303 8 St S.W. is a home also applying for a change in designation. I feel councils time could be spent in a more productive manner by allowing the electorates to make a decision for their neighborhood. Hoping you will consider this matter today and listen to the people. Regards Carol Doris 615 Seymour Ave. S.W. Southwood resident for 51 years.

Sent from my iPad

**RECEIVED**  
2017 JAN 31 AM 11:41  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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**From:** Larry Heather [lheather@shaw.ca]  
**Sent:** Monday, January 30, 2017 9:59 AM  
**To:** City Clerk  
**Subject:** Secondary Suite in Southwood Submission Bylaw 64D2017  
**Attachments:** Councillor Letter 711 - 104th Ave. SW.docx

**See letter of opposition attached to secondary suite application 64D2017 for the February 13<sup>th</sup> Public Hearing\**

Sincerely,  
Larry Heather

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**2017 JAN 30 AM 10: 59**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

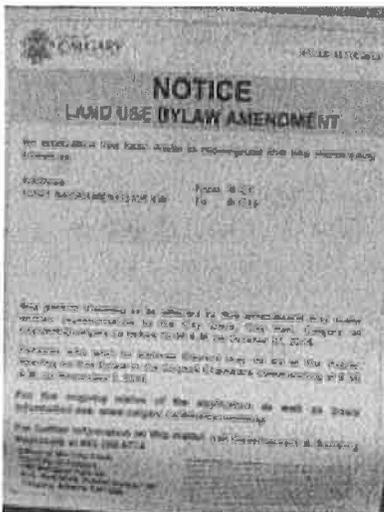
# AGAINST Secondary Suite Application

711 – 104<sup>th</sup> Ave. SW- Bylaw 64D2017

*From Southwood Resident Larry Heather [jerusalem1@shaw.ca](mailto:jerusalem1@shaw.ca)  
627 – 104<sup>th</sup> Ave. Ph. 403-253-0676*

We urge you to turn down this application by Landowner Tajshabir Esmail and applicant Sara Karimiavval , who also lives on 104<sup>th</sup>. Ave. We have lived in our Southwood residence on 104<sup>th</sup> Ave. SW in Southwood for 54 years. Conflicted domain communities result in inevitably less safe communities, higher turnover and less neighbor surveillance due to increased anonymity. This area of Southwood was designated R1 Residential from the beginning, but a scheme installed by Imagine Calgary & repeated in the MDP is being used to override all past guarantees.

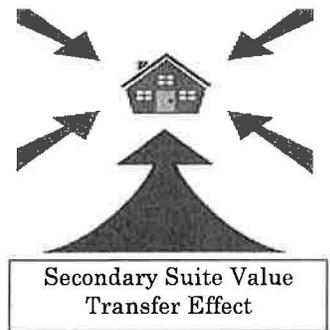
*Number the ways City Hall makes it hard for Residential 1 Investors to defend their R1 Zoning Assets in Southwood:*



**1. Sign Size and Obscurity:** The small print in legalese R1 to R1s in the sign to the left is what appears on this property. It has been repeatedly requested that a Large Letter title should be Secondary Suite Application so passing drivers can identify the topic. This the Calgary Planning Department has refused to do. Only the homes directly adjacent to the applicant were a mailed letter of notice. This sign is a confusing obscurity, not visible to anyone other than pedestrians, about 5% of the traffic.

**2. The Stealth Wealth Transfer to Applicant:** What must be understood is that the zoning change to a R1s secondary suite in an R1 district is a type of wealth/ asset transfer. The potential increase of renting a secondary suite is a gain for the applicant, but a loss of value (red arrows) for the surrounding R1 Southwood residential properties. The more secondary suites approved, the more of the value of purchasing into an R1 single dwelling

Southwood is devalued. R1 owners, having invested thousands in the improvement of their properties, begin to invest less when secondary suite approvals break up visibly their former quality of living. Like all finer things in life, R1 Residential living provides far more that what meets the eye than less density. We also may have objections based on past use of the property, parking, and investment values.



**3. Divisive free application fee giveaways:** paid again by the very

unwilling taxpayers from whom R1 assets, polarize society into segments, some getting what they want at somebody else's R1 Investment loss, This creates mutual bitterness that can harm community unity in Southwood. First the City taxes the living daylight out of us via property and utilities, then entices our stressed neighbors to transfer our R1 assets to them.

**4. Up-zoning & Flipping without Development:** With a no fee cost to applying, it is very probable that many applications are mere up-zonings, calculated to flip the property at a higher price even though no actual suite was developed. Councillors have repeatedly asked planning to enumerate the applications which never proceed to development and they have repeatedly failed to divulge this to present. Revoking Zoning: Moreover, an annual list of failures to develop should revert to the previous R1 zoning, but this never



happens. Meanwhile, the area Southwood assessments could be needlessly increased because of the up-zoning.

### 5. Arrogant Obstructionism of City & Planning Officials:

In September 2016, a planning presenter in an open public hearing actually said on the mike, that objection letters to the applications were, 'frankly irrelevant' In 2016 they have also taken to citing the peak and current population of each community involvement, guilting the residents for not maintaining density despite natural family ebb and flows.

The Planning Commission also refuses to pass letters submitted to them to the Councillors to see in Public Hearing, requiring objectors to submit letters again to the City Clerk for the Public Hearing. Citing confidentiality. They merely need to inform the submitters that these are public documents passed onto the Council unless requested otherwise.

Some members of Council consistently berate citizens for sharing their true feelings on past land use behavior of the applicants or sharing personal motivations for seeking or opposing a change. Or even being called racist for disagreement over differing cultural expectations and obligations to maintain community standards. This is a major Charter infringement of freedom of speech. This has no doubt will hinder some Southwood residents from presenting at the Public Hearing.

### 6. Transit Oriented Developments (TOD) at Anderson and Southwood LRT

Phase one calls for the removal of 750 parking stalls from the 1250 at Anderson LRT. A grim picture of life in Southwood in the future as desperate parkers spill onto our streets.

## **The mythical world of Transit Oriented Development**

*By John A. Charles Cascade Policy Institute Policy Perspective 1019*

*Quote: "Has the dream of transit-oriented living been realized? Surprisingly, none of the local TOD advocates knows the answer. Neither Portland nor Tri-Met has done any monitoring to see how people who live there actually travel."*

*Quote: "Attempting to retrofit the suburbs through TOD will be a costly exercise in futility, while making regional traffic problems worse. Local transportation officials should accept that fact and stop wasting money on nostalgia trips into the last century."*

Yours Truly,

Larry Heather - Southwood Carma Developers Guarantee of R1 Residential Zones

