

**Duxbury, Christa A.**

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**From:** BARRY SCHUR [schur.barry@shaw.ca]  
**Sent:** Wednesday, May 31, 2017 10:39 AM  
**To:** City Clerk  
**Cc:** schur wendy  
**Subject:** Application Bylaw # 172D2017: To redesignate the land located at 3208 Carol Drive NW (Plan 3844HS, Block 2, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.  
**Attachments:** Redesignation Submission 3208 Carol Dr.pdf

Please find attached my submission to City Counsel regarding this Redesignation Application #172D017.

I plan to attend Counsel Chambers on Monday, June 12, 2017 at 9:30 a.m. to address my concerns.

Thank you for your time and consideration on this matter.

Barry Schur  
1636 Chester Place NW,  
Calgary, Alberta T2L0K3  
403-483-2015  
[schur.barry@shaw.ca](mailto:schur.barry@shaw.ca)

**RECEIVED**  
2017 MAY 31 AM 10:39  
THE CITY OF CALGARY  
CITY CLERKS

May 31, 2017

Office of the City Clerk,  
The City of Calgary  
700 Macleod Trail S.E.  
P.O. Box 2100, Station M  
Calgary, Alberta, T2P 2M5

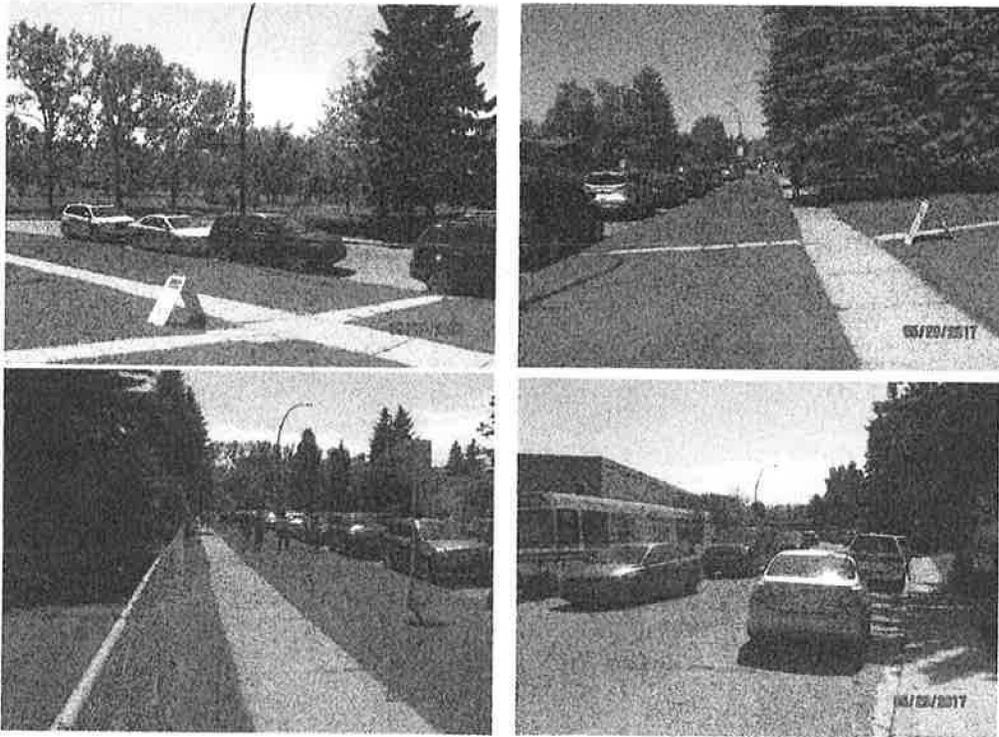
**Application Bylaw # 172D2017: To redesignate the land located at 3208 Carol Drive NW (Plan 3844HS, Block 2, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.**

My name is Barry Schur and I reside at 1636 Chester Place NW. My residence is located directly across the back alley from 3208 Carol Drive NW and I am opposed to the redesignation of this property to R-C1s.

This property is located on Carol Drive NW. Carol Drive NW serves as the only entrance and exit for 87 single family homes, and 30 apartments/condos.

St Margaret's Catholic K – Grade 9 School is also located on Carol Drive NW. St Margaret's School is the only Spanish Immersion Catholic School in the NW. The vast majority of students live outside the immediate area. As a result, there is a large volume of school bus and parent vehicle traffic at certain times of the day.

It is not unusual to have up to a 20 minute delay when exiting our neighbourhood during these peak times. In the afternoon, Carol Drive NW is completely filled with cars parking on both sides of the road. It makes the passage of two vehicles, especially school and transit buses, almost impossible as illustrated by photos taken May 29, 2017.



With the proposed changes to the intersection of Carol Drive NW and Northmount Drive NW, as a result of the upcoming bike lane addition, the traffic flow out of our neighbour will be more difficult. Many residents worry about the ability for emergency response vehicles to access our neighbourhood during these peak periods. After the original Bike Lane plans were made public, City Planners changed their original plans for this intersection due to the high volume of school related traffic congestion.

Increasing the density and the number of vehicles' parking along Carol Drive NW will only increase this congestion.

The residence in question is currently rented to a single family. The property has a single car garage located off the back alley however this garage has not been used for parking purposes for at least 3 years. The current tenant last summer had upwards to 4 vehicles. All were parked on the street or in the back alley in front of the garage. One vehicle was parked in front of the garage in the back alley the entire summer. The grass in the back alley surrounding the vehicle was 2 to 3 ft. high.

The previous renters had a total of 4 trucks which were all parked along Carol Drive NW. As a result a long-time resident (60+ years) living next door was unable to park in front of her residence.

As noted by the submission by the Tri-Wood Community Association, there is a power line running along the rear of the property in question with a series of guywires coming down in the middle of the back yard. This power system provides electricity to 38 residents and the 6

apartment/condo complexes'. Expanding the parking in the back of the property without dealing with the guywires will put the power supply within the neighbourhood at risk.

Here is a photo of the back of property showing the guywire:



The current owner of 3208 Carol Dr NW has lived in the property twice during the past 5 years. He lived in the home during these periods while he constructed various residences which he ultimately moved into. He has rented it to 3 separate tenants during his ownership.

In his submission, he makes the following statement:

- *Our future plan would be update the home, develop a legal registered basement suite and provide adequate on-site parking.*
- *We would eventually like to downsize and live on the main floor and rent out the basement suite.*
- *Our hope would be to lower our living costs in retirement and provide a legal and safe basement suite to the rental market*

The owner of the property currently resides in his newly constructed home at 100 Clarendon Rd NW which is valued by the City at 1.76 Million. He has expressed to his current neighbours that this is his families "Forever Home". This new home is located approximately 980 metres from 3208 Carol Dr NW.

A picture of his current residence is below:



It is unlikely that he and his family would downsize from this type of residence to a 1,000 sq. ft. bungalow with a basement suite.

If the applicant was truly interested in reducing his living costs and providing a safe rental option in the area he could have built his current residence to include a legal basement suite.

Home owners in our small area have purchased their homes expressly due to the current R-C1 land use designation of the neighbourhood. There is only one other property within the 87 homes that has been redesignated R-C1s. That was undertaken to allow the home owner to update a suite in their family occupied home to accommodate a mother-in-law.

In closing, I would like to again express my opposition to this redesignation. It will only lead to increased parking and traffic congestion which could put the community at risk in case of an emergency. The power pole situation at the rear of the property does not make it a good candidate for the mandatory off-street parking.

There is no benefit to our community. Residents are overwhelmingly opposed to this redesignation as illustrated by the petition that has been presented to City Council by Paul Rudge.

Please ensure that my comments are available to City Council for their consideration regarding this redesignation request.

Barry Schur  
1636 Chester Place NW,  
Calgary, Alberta, T2L 0K3  
403-483-2015  
schur.barry@shaw.ca

**Duxbury, Christa A.**

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**From:** paul rudge [paul\_rudge@hotmail.com]  
**Sent:** Wednesday, May 31, 2017 11:15 AM  
**To:** City Clerk  
**Subject:** FW: City of Calgary Application for Land Use Amendment:LOC2017-0017,3208 Carol Dr. NW, CPC2017-0168  
**Attachments:** img366.zip

Attached to this email is a petition signed by home owners on Carol Dr., 32 Ave. and Chester Pl. NW., Calgary. These owners are **opposed** to the re-designation of land use at 3208 Carol Dr. NW. from R-C1 to R-C1s. Of the 35 homes contacted on these streets, 30 homes (86%) are opposed to Application LOC2017-0017 which would allow for construction of a basement or back-yard rental secondary suite. The reasons for opposition vary, but comments received are as follows;

- Owners want the neighborhood to remain single dwelling/family R-C1 zoned; that's what they bought into. The City of Calgary should be promoting secondary suites in areas zoned for multiple dwelling/family use where rental properties are allowed/anticipated (eg. R-C2 etc.).
- Rental properties look un-kept and devalue adjacent properties. The applicant/owner does not reside at this location; the entire house is a rental revenue property, making it more likely to be un-kept now and in future.
- On-street parking will be increased due to tenants and their visitors, despite provision for an extra single off-street parking stall. This will further impact parking and congestion on Carol Dr. which is filled with cars and busses accessing St. Margaret's school on the weekdays.
- Question whether a backyard parking stall could be safely accessed considering setbacks and impacts of power pole anchor cables located approximately midpoint of rear property boundary along back alley.

For these reasons, the majority of affected owners in our neighborhood would urge the city to reject this application as it is not in the best interests of our community.

Please present this petition to City Council for their consideration before the June 12, 2017 Public Hearing on this matter.

Thank you,

Paul Rudge  
3203 Carol Dr. NW.  
Calgary AB, T2L0K5  
[paul\\_rudge@hotmail.com](mailto:paul_rudge@hotmail.com)  
403 284-3161,

**RECEIVED**  
2017 MAY 31 PM 12:13  
THE CITY OF CALGARY  
CITY CLERKS

On behalf of opposing residents on Carol Dr., 32 Ave. and Chester Pl. NW. Calgary AB.

Sent from [Mail](#) for Windows 10



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[www.avast.com](http://www.avast.com)



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# PETITION

OPPOSING APPLICATION LOC2017-0017 TO CITY OF CALGARY FOR LAND USE REDESIGNATION OF PROPERTY  
LOCATED AT 3208 CAROL DR. NW

We the undersigned are opposed to the re-designation of land use for the property located at 3208 Carol Dr. NW in Calgary, from R-C1 (Contextual One Dwelling/Family District) to R-C1s (allowing for construction of secondary basement and garage rental suites).

NAME	ADDRESS	RESIDENT SINCE (YEAR)	SIGNATURE
1. PAUL + DEBBIE RUDGE	3203 CAROL PL. NW, CALGARY	1988	
2. Diane Mahog Zabotney + Doreen Barry	3207 Carol Dr. NW Calgary	2009	
3. Wendy Schur	1636 Chester Pl. NW	1987	
4. Aileen Erickson	1620 Chester Pl. NW	1965	
5. Fernanda Lima	9224 Carol Drive	1978	
6. Elizabeth O'Leary	3303 Carol Dr. NW	1997	
7. Kathy Scheind	3307 Carol Dr. NW	2002	
8. Johanne Gaudin	3319 Carol Dr. NW	1988	
9. ALISON MAH	3211 CAROL DR. NW	1995	

May 2017

# PETITION

OPPOSING APPLICATION LOC2017-0017 TO CITY OF CALGARY FOR LAND USE REDESIGNATION OF PROPERTY  
 LOCATED AT 3208 CAROL DR. NW

We the undersigned are opposed to the re-designation of land use for the property located at 3208 Carol Dr. NW in Calgary, from R-C1 (Contextual One Dwelling/Family District) to R-C1s (allowing for construction of secondary basement and garage rental suites).

	NAME	ADDRESS	RESIDENT SINCE (YEAR)	SIGNATURE
10.	WALTER & CAROL SHAMY	3215 CAROL DR NW	1991	
11.	Doreen & John	1635 32 Ave NW	1978	
12.	Lynna McInyre	3311 Carol Dr NW	1992	
13.	Dave Van Belleghem	3315 Carol Dr NW	2010	
14.	Colleen Holm	3331 Carol Dr NW	1999	
15.	VIRAL PRAJAPATI	3339 Carol Drive NW	2014	
16.	John Kulsallow	1631-32 AVE N.W.	1960	
17.	BOB & KATE HARG	1623-32A0 NW	1986	
18.	DOUG & DONNA WATSON	1628 CHESTER PL. N.W.	1975	
19.	MIKE LIX	1616 CHESTER PLACE NW.	1987	

May, 2017

# PETITION

OPPOSING APPLICATION LOC2017-0017 TO CITY OF CALGARY FOR LAND USE REDESIGNATION OF PROPERTY  
 LOCATED AT 3208 CAROL DR. NW

We the undersigned are opposed to the re-designation of land use for the property located at 3208 Carol Dr. NW in Calgary, from R-C1 (Contextual One Dwelling/Family District) to R-C1s (allowing for construction of secondary basement and garage rental suites).

	NAME	ADDRESS	RESIDENT SINCE (YEAR)	SIGNATURE
20.	Chris DeLuca	1632 Chester Pl NW	2017	
21.	Tom Col	1607-32 AVE NW	1964	
22.	Bruce Gawalko	1612 CHESTER PL NW	2004	
23.	Pat Ranger	3204 Carol Drive N.W.	1985	Pat Ranger
24.	Esther Gubert	3212-Carol Dr. NW	Aug 1961	
25.	Kelly Dolan	3227 Carol Dr NW	1993	
26.	Melanie McBride	1627 32 AVE NW	2013	
27.	Greg Kapecki	1603 32 AVE NW	2000	
28.	John Grant	3327 Carol Dr NW	2001	
29.	Sandra Porter	1624 Chester Place NW	2003	

May, 2017



**Smith, Theresa L.**

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**From:** paul rudge [paul\_rudge@hotmail.com]  
**Sent:** Tuesday, May 16, 2017 5:54 PM  
**To:** City Clerk  
**Cc:** debbie rudge  
**Subject:** FW: City of Calgary Application for Land Use Amendment: LOC2017-0017, 3208 Carol Dr. NW, CPC2017-0168

In response to the city sign posted at this property today, we want to re-enforce our opposition to this application to re-designate the property from R-C1 to R-C1s.

Please present our response to City Council for their consideration before the June 12 meeting.

Thank you.

Paul and Debbie Rudge  
3203 Carol Dr. NW.  
Calgary, AB  
T2L0K5

Sent from Mail for Windows 10

RECEIVED  
2017 MAY 17 AM 7:43  
THE CITY OF CALGARY  
CITY CLERK'S

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**From:** paul rudge  
**Sent:** May 11, 2017 4:47 PM  
**To:** cityclerk@calgary.ca  
**Cc:** debbie rudge; morgan.huber@calgary.ca  
**Subject:** FW: City of Calgary Application for Land Use Amendment: LOC2017-0017, 3208 Carol Dr. NW, CPC2017-0168

Please be advised of our opposition to the subject Application for Land Use Amendment. Our May 5 email addressing this is attached below.

Please present our response to City Council for their consideration before the June 12 meeting.

Thank you.

Paul and Debbie Rudge  
3203 Carol Dr. NW.  
Calgary, AB  
T2L0K5

Sent from Mail for Windows 10

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**From:** Huber, Morgan J.  
**Sent:** May 11, 2017 12:03 PM  
**To:** 'paul rudge'  
**Subject:** RE: City of Calgary Application for Land Use Amendment LOC2017-0017: 3208 Carol Dr. NW

Hi Paul,

You should be receiving another letter from the City with instructions, but feel free to send your comments below to City Clerk's: <http://www.calgary.ca/CA/city-clerks/Pages/Contact-City-Clerks.aspx>

Please quote LOC2017-0017, the subject parcel address and CPC2017-0168 in your correspondence. This will ensure Council will see your comments directly in their package along with the Administrative report from CPC. You will also have the opportunity to speak before Council on June 12.

Cheers,

**Morgan Huber, RPP, MCIP**

Planner 2, North Team | Community Planning  
T 403.268.3536 | E [morgan.huber@calgary.ca](mailto:morgan.huber@calgary.ca)

ISC: Protected

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**From:** paul rudge [mailto:[paul\\_rudge@hotmail.com](mailto:paul_rudge@hotmail.com)]

**Sent:** Friday, May 05, 2017 8:04 AM

**To:** Huber, Morgan J.

**Subject:** City of Calgary Application for Land Use Amendment LOC2017-0017: 3208 Carol Dr. NW

We own the residence at 3203 Carol Drive and have lived here since 1988. The area is zoned R-C1 for single family dwellings. We **oppose** this application to re-designate the land use to R-C1s which allows for development of secondary basement and/or garage suites on this property.

We do not like the prospects of having a multiple family property in our area that is currently zoned R-C1 Single Family Dwelling. The subject residence has had multiple renters since November 2011 which has detracted from the long term single family atmosphere within the neighbourhood. With close proximity to SAIT and UofC this land re-designation will also be a prime candidate for student rentals and the associated social issues. We do not want to have to deal with these "rental" situations now or in the future. That's why we bought into this RC-1 neighbourhood many years ago. If the city wishes to increase the inner city density with the help of secondary suites, it would be fair to do this in those areas that were originally zoned for multiple family/dwelling use.

While the applicant's submission sounds honorable, their livelihood is reportedly derived from buying/fixing-up/selling houses. Re-designation of the property land use will likely provide the owner with either long term rental revenue of the entire dwelling or a resale opportunity. We strongly believe this property is merely a commercial investment for the applicant. Historically, owner occupation has been brief and tied to the renovation/sale of other owned properties. It is unlikely that the owner will take up full time residence at this location in the foreseeable future.

We were unable to provide a response to this application by Feb.22 as we were out of the country. Please make our comments available to City Council for consideration before the final decision is made.

Thank you,

Paul and Debbie Rudge  
3203 Carol Dr. NW  
Calgary, AB  
T2L0K5

Sent from [Mail](#) for Windows 10

**Duxbury, Christa A.**

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**From:** Diane Mahar [dianemahar@hotmail.com]  
**Sent:** Monday, May 22, 2017 3:16 PM  
**To:** City Clerk  
**Cc:** dougzabolotney@shaw.ca  
**Subject:** City of Calgary Application for Land Use Amendment: LOC2017-0017, 3208 Carol Dr. NW, CPC2017-0168

Please be advised of our opposition to the subject Application for Land Use Amendment.

The area is zoned R-C1 for single family dwellings. We oppose this application to re-designate the land use to R-C1s which allows for development of secondary basement and/or garage suites on this property.

We do not like the prospects of having a multiple family property in our area that is currently zoned R-C1 Single Family Dwelling. The subject residence has had multiple renters since November 2011 which has detracted from the long term single family atmosphere within the neighbourhood. With close proximity to SAIT and UofC this land re-designation will also be a prime candidate for student rentals and the associated social issues.

We moved out of a multiple family property neighbourhood 8 years ago, into this single family neighbourhood as our retirement plan. We did not want to continue to live in an area where many of our neighbours did not take pride in home ownership; including maintaining their yards, respecting noise levels, and lack of street parking.

While the applicant's submission sounds honorable, their livelihood is reportedly derived from buying/fixing-up/selling houses. Re-designation of the property land use will likely provide the owner with either long term rental revenue of the entire dwelling or a resale opportunity. We strongly believe this property is merely a commercial investment for the applicant. Historically, owner occupation has been brief and tied to the renovation/sale of other owned properties. It is unlikely that the owner will take up full time residence at this location in the foreseeable future.

Please make our comments available to City Council for consideration before the June 12 meeting. Thank you.

Sincerely,

Diane Mahar & Doug Zabolotney  
3207 Carol Drive N.W.  
Calgary, Alberta T2L 0K5

RECEIVED  
2017 MAY 23 AM 8:18  
THE CITY OF CALGARY  
CITY CLERK'S

**Duxbury, Christa A.**

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**From:** Johann Gawley [johanngawley@shaw.ca]  
**Sent:** Wednesday, May 17, 2017 2:04 PM  
**To:** City Clerk  
**Subject:** Fwd: City of Calgary Application for Land Use Amendment LOC2017-0017:3208 Carol Dr. NW

I am forwarding this e-mail as recommended by Morgan Huber.

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**From:** "morgan huber" <Morgan.Huber@calgary.ca>  
**To:** "johanngawley" <johanngawley@shaw.ca>  
**Sent:** Monday, May 15, 2017 9:49:40 AM  
**Subject:** RE: City of Calgary Application for Land Use Amendment LOC2017-0017:3208 Carol Dr. NW

Hi Johann and Richard,

Thank you for taking time to provide comments on this application. As this file has gone to Calgary Planning Commission and is on its way to Council Public Hearing on June 12, the best way to share your concerns with Council is to send your comments below to City Clerk's: <http://www.calgary.ca/CA/city-clerks/Pages/Contact-City-Clerks.aspx>

Please quote LOC2017-0017, the subject parcel address and CPC2017-0168 in your correspondence. This will ensure Council will see your comments directly in their package along with the Administrative report from CPC. You will also have the opportunity to speak before Council on June 12.

Cheers,

**Morgan Huber, RPP, MCIP**  
Planner 2, North Team | Community Planning  
T 403.268.3536 | E [morgan.huber@calgary.ca](mailto:morgan.huber@calgary.ca)

ISC: Protected

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**From:** Johann Gawley [<mailto:johanngawley@shaw.ca>]  
**Sent:** Sunday, May 14, 2017 2:57 PM  
**To:** Huber, Morgan J.  
**Subject:** City of Calgary Application for Land Use Amendment LOC2017-0017:3208 Carol Dr. NW

As home-owners residing at 3319 Carol Drive NW, we oppose the re-designation of land use from R-C1 to R-C1s in this area.

We do not want our neighborhood to become a rental property area.

Thank you,  
Johann Gawley and Richard Weed

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2017 MAY 17 PM 2:04  
THE CITY OF CALGARY  
CITY CLERK'S OFFICE