

Duxbury, Christa A.

RECEIVED

From: Darlene Pierce [dpierce1963@gmail.com]
Sent: Wednesday, May 31, 2017 12:08 AM
To: City Clerk
Subject: 10439 Rockledge Street NW - application to rezone
Attachments: IMG_5636.JPG; ATT00001.txt

2017 MAY 31 AM 8:04

THE CITY OF CALGARY
CITY CLERK'S

Dear sirs:

I am writing in regards to the above address seeking to rezone their property into a rental unit.

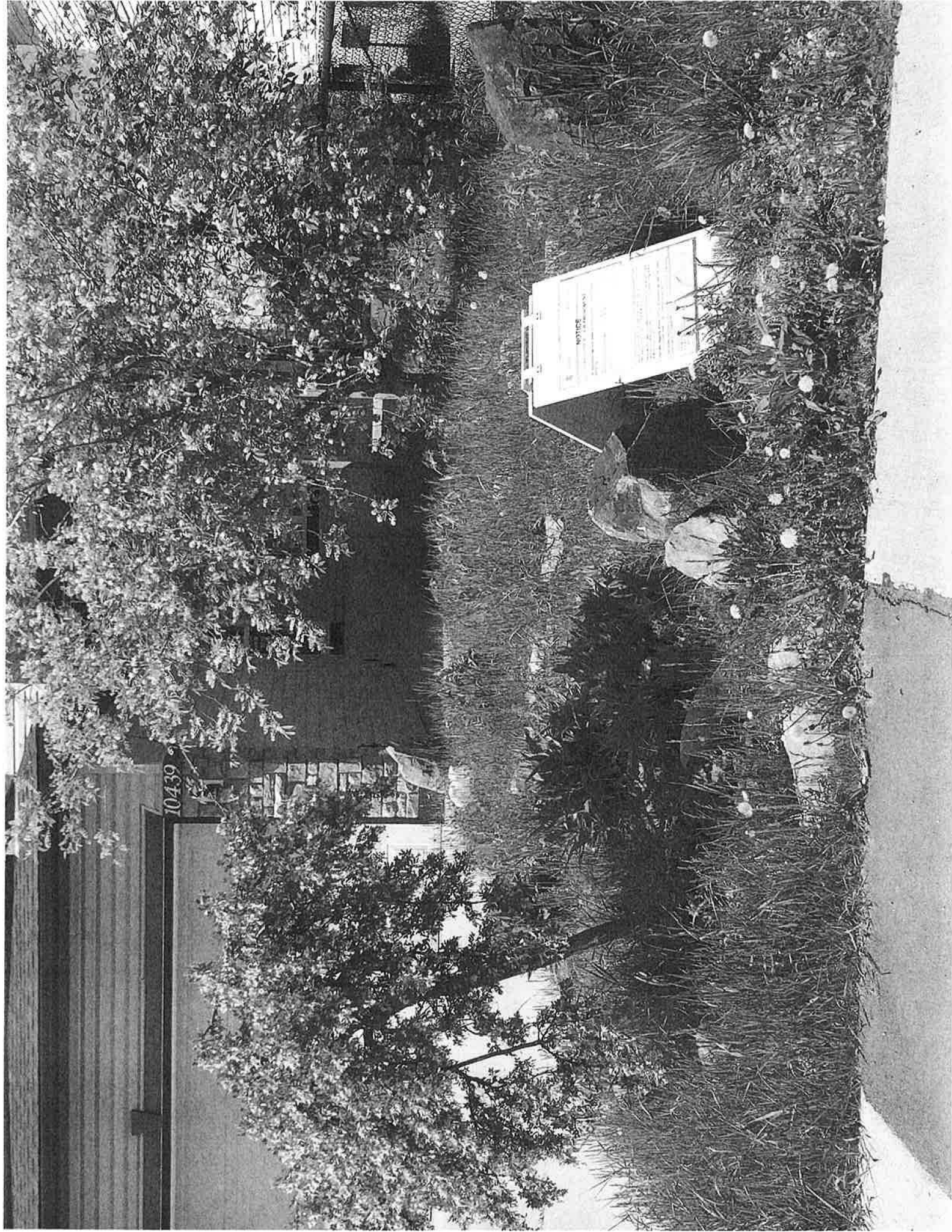
I am very much opposed to this being approved, based on the following criteria:

1. As you can see from the picture taken today of the property in question; the owners have and continue to neglect the basic requirements in maintaining the exterior of their property; mainly their yard. In the summer the yard is permanently overgrown with weeds and is very unkept. I now have a serious weed issue resulting from being across the street from this house. I have asked myself how or why would these owners be good landlords if they can't even maintain their own yard? I think having renters will contribute to this problem. Also, weekly flyers delivered to this house sit out for days - and sometimes weeks - on their front steps. This lack of attention as we all know draws in robbery, as the mindset is no one is at the home and therefore an easy target to rob. I am a single mother of a 13 year old and this issue is of enormous concern; enough that I have installed a security system. Again, this contributes to my overall impression that the owners of the property would not be considerate and diligent landlords. They also do not shovel their sidewalk and driveway in the winter within the required timeframe of new snow. The homeowners appear to not take into consideration how their actions, or lack of actions, affect their neighbours.
2. I have tried to engage in conversation with the owners of the above referenced property, but to no avail. They do not appear to be concerned with their neighbours concerns.
3. Just recently permit parking has been implemented one street over from the above referenced house. This, combined with a severe lack of tenant parking at the Blu Sky condo development situated at the end of Rockledge Street, approx 1 1/2 blocks from referenced house, has made parking on the street all around the referenced house extremely crowded. Already I have witnessed almost 2 accidents, one potentially with a small child, due to the lack of visibility of the street being overcrowded with the influx of new vehicle parking. If the above referenced house is turned into a rental property one can assume this would just contribute to the extreme overcrowding of vehicles on the referenced street.

I have spoken to at least a dozen neighbours who share the same opinion as I do about the referenced property getting rezoned. I know 2 neighbours have already written in regarding this issue. Sadly the others will not as they feel it will not have any bearing on the situation. Therefore I am asking you what criteria is used to determine whether or not this rezoning gets passed? If you could please shed some light on this I would appreciate knowing what, if anything else, I can do in order to stop the motion from being granted. I am very concerned and worried about my safety and my neighbours.

Thank you and I look forward to hearing back from you.

Darlene Pierce



2017 JUN -1 AM 9: 22

Duxbury, Christa A.

THE CITY OF CALGARY
CITY CLERK'S

From: Debra Connell [Debra.Connell@cls.ab.ca]
Sent: Thursday, June 01, 2017 9:11 AM
To: City Clerk; Huber, Morgan J.
Subject: Amendment Bylaw to R-C1s 10439 Rockylodge St NW
Attachments: 10439 Rockylodge Street#2.JPG; 10439 Rockylodge Street.jpg; Application Planning_development.pdf

Hello, I have concern re: the re-designation of the address 10439 Rockylodge St NW to R-C1s from the existing R-C1. My objections are as follows:

1.) Parking:

It is stated in the applicant's submission as follows: "Parking shall not be a problem, as the current attached garage can accommodate 2 cars inside, with another 2 cars outside on the garage driveway".

This is highly unlikely to be the case. Vehicles parked on the driveway will obviously block the exit of the vehicles inside the garage. It is far more likely that the occupants of the secondary suite will park on the street in front of other homes in the area that continue to be designated R-C1.

I wish to request that vehicles belonging to the occupants of the secondary suite be identified with a permit to park on the property of 10439 Rockylodge Street **ONLY**. I request that Parking elsewhere other than on the stated (in garage or on driveway) for overnight or longer should then be subject to ticketing by the City of Calgary.

- 2.) As evidenced by the attached current photo of the front yard of 10439 Rockylodge St NW, the owner of the property does not maintain the yard now. The grass is over a foot high and the weeds are constant. I don't expect this will improve in a Secondary Suite rental situation.

Questions:

- 1.) What recourse do neighbors have in this instance when the applicant does not comply it his/her own stated 'Reasons for Approval' regarding parking?
- 2.) Do these 'Reasons for approval' as stated in the Applicant's submission become **conditions** of the approval and must be adhered to or the approval will be revoked..... or are they just ignored until disgruntled neighbors complain who then have no recourse because approval has already been granted.

I wish to request:

- That this submission only be granted for a maximum of 1 year after which time the applicant can re-apply and only if all the 'reasons for approval' regarding parking have been met, may be granted for a second year.
- That the City of Calgary must enforce its bylaws regarding this property maintenance as follows:

Bylaws related to grass

Under our Community Standards Bylaw, private property owners must ensure that grasses and herbaceous plants do not exceed 15 cm (six inches) in height.

This is not to prevent or discourage xericaping (low water gardening practices) and does not apply to cultivated gardens.

Property owners are also responsible for caring for and maintaining the area adjacent to their property (i.e. boulevards) up to the middle of the alley and the street.

Bylaw Officers may respond to any complaint made and will issue Remedial Orders to property owners who have failed to keep their grass and herbaceous plants below 15 cm, on their property.

Non-compliance of an Order will result in the City taking corrective action and the property owner will be responsible for any costs incurred.

A \$400 fine may also be issued in accordance with the Community Standards Bylaw for this type of violation.

Respectfully submitted,

D. Louise Connell
10450 Rockledge Street NW
Calgary AB

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NOTICE

LAND USE BYLAW AMENDMENT

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

Address
10439 ROCKYLEDGE ST NW

From R-C1
To R-C1s

THE CITY OF CALGARY
CITY CLERK'S

2017 JUN -1 AM 9:22

RECEIVED

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 June 1, 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 June 12, 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 403-268-5774.

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2M 2M5

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PLANNING & DEVELOPMENT

Application for Land Use Amendment: LOC2017-0023

Location: 10439 Rockledge Street NW

The City of Calgary has received an application for a Land Use Amendment on the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above:

From: Residential Contextual One Dwelling (R-C1) District

To: Residential Contextual One Dwelling (R-C1s) (secondary suite) District

Learn more or provide comments at www.calgary.ca/developmentmap.

This application is currently being circulated to City departments, external referees and all adjacent owners. Circulation comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make representation to City Council, either in person or by filing a written submission.

If you have any comments regarding the Land Use Amendment application, please send your written response by **February 23, 2017** to:

**Morgan Huber, File Manager
Planning & Development, IMC #8076
P.O. Box 2100 Station M
Calgary AB T2P 2M5
Phone: (403)268-3536 Fax: (403)268-3636
E-mail: morgan.huber@calgary.ca**

The personal information on submissions made regarding this application is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c) and amendments thereto. The submission may be included in the public meeting agendas of either, or both, the Calgary Planning Commission and City Council and as such the personal information included in the submission will be publicly available. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

APPLICANT'S SUBMISSION

Reasons for applying land use redesignation from R-C1 to R-c1s:

- Currently the walkout basement is fully finished with 1 bedroom, 1 bathroom and big areas for entertainment/recreational space.
- The intention is to add another bedroom and a small kitchen to the developed walkout basement, making it like a secondary suite. We will either rent it or just have it ready for relatives that may come visit us from time to time.

Reasons for approval:

- The basement has already been fully developed with walk out basement.
- The renovation/addition will be minor project, and won't disrupt the community for long.
- Kitchen exhaust and safety shall not be of concern, as the basement is really airy, with existing separate walkout.
- Parking shall not be a problem, as the current attached garage can accommodate 2 cars inside, with another 2 cars outside on the garage driveway.

Thank you in advance for your kind consideration for the approval.