

Maintain R1 at 631- 104th Ave. SW Calgary Bylaw 118D2017

April 10th,2017 Larry Heather jerusalem1@shaw.ca

I have calculated that the City of Calgary has expended about \$4400 dollars of taxpayer's money to enable the applicant to change the original zoning in Southwood to a secondary suite status.

In the name of equitable treatment, I should expect to go to City Manager Jeff Fielding's office to demand a cheque of \$44 hundred dollars to defend R1 status on 104th Ave.

This application was turned down by Council just over one year ago. And within six months, the reapplication to overturn Council's decision had reappeared and was approved by the Planning Commission in November. Then mysteriously, like a Houdini stage act, it dropped off the radar for some 4 months and now reappears

One wiser than I has written this. "By justice a King brings stability to a land, but a man who demands contributions demolishes it." Identity group politics in land use applications depends on satisfying the demands of a restive minority to the detriment of the stable majority. Normal principles of just procedure are suspended to produce results in accordance with some plan divorced from proper administrative procedure. No landowner in Southwood arrived in this community by falling off the turnip wagon. The original R1 Covenant with Carma Developers in 1962 and the Historical Agreement with the City of Calgary should not be continually subverted.

To allow an applicant to reapply for a secondary suite a mere six months after Council has turned it down is a great subversion of the democratic process. There is no way a citizenry can mobilize the resident public resistance every six months on the same issue without reaching the limits of human endurance. And on this limit of endurance the bureaucracy can easily wear the will of a community down. And now a prohibition is passed to kneecap anyone who tries to reach every door on 104th with a printed land use notice.

It is like the fabled Mrs. Partington trying to sweep the Atlantic tide back from her doorstep with a corn broom. And the ranks of the bureaucracy, sitting back in their chairs, regale themselves at the harried attempts of the locals to repulse the transfer of their R1 Land values to the applicant.

Despite free giveaways, the Socialust scheme produces a very low return of actual secondary suite occupancies, paid for by impoverished taxpayers. In other words unlimited use of the six month rule amounts to unethical financial inducement.

I urge you once again to turn down this taxpayer funded re-application.

