

Smith, Theresa L.

From: John McIntyre [john-mcintyre@shaw.ca]
Sent: Sunday, February 26, 2017 4:55 PM
To: City Clerk
Subject: LOC2016-0314

RECEIVED
2017 FEB 27 AM 8:24
THE CITY OF CALGARY
CITY CLERKS

Response to Application for Land Use Amendment LOC2016-0314
Location: 38 Granlea Pl. S.W.

Background:

When we were younger, my wife and I lived in two different higher-density inner city neighbourhoods. While living there, we experienced difficulties with parking, increased crime and rapid turnover in neighbours such that we felt we were living in unstable surroundings. During that time, Calgary had experienced difficulties with stability in the Oilpatch, extremely high interest rates and seemingly endless recession. We struggled to save to get enough money to move into a R1 neighbourhood.

We had learned that it is more important to purchase the "neighbourhood" than the house. We found that "R1" location to be Glendale Meadows. It had green spaces, was relatively close to downtown and a had very stable community. We felt it was an excellent place to raise a family.

Our neighbours of more than 30 years have worked hard to maintain a tight knit community for gatherings in the centre park for us and our children to play in. We all look out for each other. We desire the same offering for our children and future generations. Not all areas of the inner city need to be high density. There should be some R1 (RC1) "island locations" for future generations.

Application for Land Use Amendment LOC2016-0314.

As we will be next door to the applicants, we are off to a rough start. If they wanted to have a neighbourhood with secondary suites, they should have done their homework. As newcomers, the developers of the home want the entire neighbourhood to *change the zoning just for them*.

We have signed a petition on our street to **deny the request for rezoning**. Greater than 90% of the residents on our street support this. We feel the overwhelming wishes of the taxpaying residents on our street need to be listened to.

We already have to deal with parking issues from houses on 17th Avenue . They have no street parking and crowd our alleyway with vehicles already.

Our major concerns: Parking, increased noise, loss of stability in the neighborhood due to renter turnover and safety concerns for residents.

In conclusion: We strongly request council considers our opinions and value the comments via letters and petitions submitted to block the rezoning request.

Thank you for your attention in this matter,

John McIntyre
38 Granlea Pl. S.W.
Calgary, T3E 4K2

Smith, Theresa L.

From: Sandy [sanber@shaw.ca]
Sent: Tuesday, February 28, 2017 11:40 AM
To: City Clerk
Subject: GLENDALE BYLAW 82D2017

Redesignation of the land located at 36 Granlea Place SW (Plan 6182HM, Block 5, Lot 22) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

As the owners of adjacent property, 34 Granlea Place SW, we strongly oppose the proposed redesignation which would affect our PRIVACY, PARKING AVAILABILITY, TRAFFIC VOLUME and PROPERTY VALUE.

Ulo and Bernice Sandre
34 Granlea PI SW
Calgary AB
T3E 4K2

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2017 FEB 28 PM 1: 16

**THE CITY OF CALGARY
CITY CLERK'S**

March 1, 2017

Sent via email to cityclerk@calgary.ca

Office of the City Clerk/The City of Calgary

Re: Application Reference: LOC2016-0323

Re-designation of 4320 – 19th Ave SW from R-C1 to R-C1s

Public Hearing Monday March 13, 2017 commencing 9:30am

2017 MAR - 1 PM 2:56
THE CITY OF CALGARY
CITY CLERKS

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To Whom it May Concern:

My name is Madeleine Macdonald. I am the registered owner and resident of 1940 Glenmount Drive SW, which is the rear adjacent property to the above referenced property, and I have lived at this address for most of my life.

I plan on attending and wish to speak to Council on March 13th regarding this application. I strongly object based upon but NOT limited to the following main concerns:

1. **PARKING** – Said property has a small, undersized double garage, and a small gravel area adjacent to the garage; both of which immediately back onto a narrow gravel laneway on the south side of my home. The registered owners do not live or occupy the premises, and it is my understanding that they intend to rent the main floor and the basement suite to two (2) separate families. Therefore this would NOT be sufficient parking for two (2) rental families.
2. **SAFETY** – It is important to note that this narrow, south gravel laneway is extremely close to the intersection of a rather blind junction with another

narrow gravel laneway, which runs east of my home. Therefore both alleys surround my property - one on the south side and one on the east.

These narrow, gravel laneways built in the early 50's are becoming roads with higher than normal traffic. Most residents do NOT have front drive garages, own more than 1 vehicle, and park their vehicles in large double garages right on backyard property lines with no setbacks.

In addition to vehicle usage by owners, there are motorists that cut through the south laneway to avoid the nearby 4 way stop, school children that walk to and from school, dog walkers, cyclists and other pedestrians that use these laneways.

The large City Garbage and Recycling trucks have difficulty (particularly at the intersection) and also with overhead power lines. They keep moving both my bins further and further away from my back gate, making it much more difficult for myself.

These overtaxed, crowded and very narrow gravel laneways, in combination with very poor visibility (particularly at the blind corner of the T- intersection) poor lighting and very large mature trees, all contribute to serious safety concerns.

Only one standard sized vehicle can go in one direction at one time, and this is even more cumbersome in the winter. I have personally witnessed multiple near misses over the years. Residents continue to go too fast.

3. ACCESS – Accordingly, due to said narrowness of the alleys, multiple large double garages situated right on backyard property lines with no setbacks, poor visibility, garbage/recycling and soon to be compost bins etc., proper access and maneuverability is restricted and at times virtually impossible. In the past this has led to damage of my property as more fully outlined in item #4 below.

Please note that if there are two (2) families renting at said property, once the City introduces composting there will ultimately be a total of 6 bins associated with this property; and I have no idea where all those will go, further contributing to congestion and access issues.

4. PROPERTY DAMAGE – Over the years the following has occurred. I am very concerned these problems will only escalate with the addition of a secondary suite at said property.

The prior owners of said property hit and damaged my south fence, when parking into or most likely backing out of their small gravel parking area on their property. I did not witness it nor could I prove it, and thus had to incur the cost of repairing/reinforcing the fence.

To this day I often see tire marks on my grass or in the snow on the unfenced portion of my south lawn. This is because in order to swing around and park into said property (particularly with a larger vehicle), they come on to my property. I do not feel that I should have to incur the cost of additional fencing which will only incur future frequent damage requiring repair; nor do I wish to occlude the sunlight into my basement windows.

I had a new compost bin installed immediately next to my east fence near my back gate. I believe the owner of the property behind me and to the east hit and destroyed it when backing out of their double garage, located right on their property line with no setback, and on the east alley. Once again I did not witness it nor could I prove anything, and as no one came forward I had to throw this new, unused item out.

A large rock was thrown from the south alley into my south facing bedroom/den which I was in at the time. I did not see the culprit, was very lucky not to be hurt, had to replace said window, and then a few years later this new window was 'egged' when I was not home. As a result I have turned this room into a storage room as I've been nervous about future incidents.

5. TRESPASSING/INVASION OF PRIVACY - Recently when the new owners of said property had a "For Rent" sign on their property, many prospective tenants were coming and going with their vehicles in the south alley, as well as looking around and walking in the alleys. Some actually had the audacity to come on to my south lawn and peer into my south facing basement windows while I was home.

6. QUALITY OF LIFE/POOR SIGHT LINES ETC. – It goes without saying that two (2) families with associated vehicles and pets cramped into a small, dated 1950's bungalow adds to noise and congestion. This backyard property is totally 'on view' with only a partial chain link fence, and has been an eyesore. I have had to put glass blocks in my south facing dining room window, so I did not have to look at the old dog house, garbage bins etc. These problems will only get worse if the zone re-designation is approved.

In past years, neighbors have been courteous and respectful enough to advise and personally discuss with me their renovation plans etc. prior to applying to the City for applicable permits or whatever. As my initial notice from the City was late, had I not noticed the public notice on said property before Christmas, I would not have been aware of the new owners' intentions.

As I have no idea whom the new owners from last summer are, and since I have only experienced very poor behavior associated with this property in the past year (blaring loud music, blocked alleys & the aforementioned peering into my basement windows etc.) I decided to search the new title.

Apparently two (2) gentlemen now own it, and since their mortgage is from a CIBC bank in Vancouver, I suspect both or at least one live in Vancouver. Clearly this is only an investment property for them. They have absolutely no intention or

desire to live here and be part of our wonderful neighborhood, a community that I truly value and grew up in.

Should there be problems, there will be no one to contact other than calling 311 or the police. Any property damage to me will become my burden, as I will not be able to prove it unless I personally witness it.

I am a 63 year old woman in poor health and currently on disability. This home was originally built and purchased by my parents in 1954, and it is my desire to live here until the end. I do not appreciate nor need the stress of this situation along with the cumbersome, onerous process.

In conclusion, I respectfully request that Council deny this application based on the merits of my main concerns as outlined herein.

Thank you.

Sincerely,

Madeleine Macdonald

mc.warthe@gmail.com

403-249-2582 (home)

587-435-2582 (cell)

Smith, Theresa L.

From: Mike Meredith [mikerameredith@gmail.com]
Sent: Wednesday, March 01, 2017 2:03 PM
To: City Clerk
Subject: Letters from Glendale/Glendale Meadows Community Association re LOC 2016-0314 and LOC 2016-0323
Attachments: GGMCA Letter Re LOC 2016-0314.pdf; GGMCA Letter Re LOC 2016-0323.pdf

To Whom It May Concern:

Please find attached two letters from the Glendale/Glendale Meadows Community Association regarding the two land use re-designations that are going before City Council on March 13, 2017.

If you could please confirm receipt of the email it would be appreciated.

Kind regards,
Mike Meredith

Secretary
Glendale/Glendale Meadows Community Association

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Glendale/Glendale Meadows Community Association
4308 26 AV SW
Calgary, AB
T3E 0P7

March 1, 2017

Office of the City Clerk c/o
City of Calgary
700 Macleod Trail SE
Calgary, AB
T2P 2M5

Sent by Email: cityclerk@calgary.ca

Re: LOC 2016-0314 - 36 Granlea PL SW

To Whom It May Concern:

The Glendale/Glendale Meadows Community Association (the "GGMCA") does not support land use re-designations to permit secondary suites within its boundaries.

The GGMCA has worked and continues to work with The City to increase density along two of the perimeter roads (17 Ave SW and 37 St SW) of our community. The GGMCA feels that increases in density through area re-designations such as the Main Streets program (37 St SW) is the best method of increasing density in the community.

If you need any further information please contact the board of the GGMCA at the above address or at board@myglendale.ca.

Kind regards,


Michael Meredith
Secretary,
Glendale/Glendale Meadows
Community Association

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Smith, Theresa L.

From: Phil Leinweber [pleinweber@shaw.ca]
Sent: Wednesday, March 01, 2017 2:29 PM
To: City Clerk
Subject: Land use Bylaw amendment 36 Granlea Place SW
Attachments: Land Use Bylaw Amendment 36 - Granlea PI SW (RC-1 to RC1s).docx

Please find the attached Land Use objection to the proposal for 36 - Granlea Place SW and distribute as required for council review in preparation for March 13, 2017 council hearing.

Thank you,

Philip & Debra Leinweber

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Philip & Debra Leinweber
22 - Granlea Place SW
Calgary, Alberta
T3E 4K2
March 1, 2017

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100 Station "M"
Calgary, AB T2P2M5

Email: cityclerk@calgary.ca

Re: Objection to Land Use Bylaw 82D2017 Amendment Application - 36 Granlea Place SW, Calgary, AB. File number: LOC2016-0314.

We are writing to you today to add our comments to the decision making process for the above noted Bylaw Amendment Application at 36 Granlea Place SW.

Firstly, we support all the arguments of objection supplied in submissions to the City Clerk and the petition that has been signed by the overwhelming majority (greater than 90%) of the homeowners on the street opposing the application with respect to parking, revenue generation, safety, uses of the suite and other issues as are brought forward. Changing the zoning from RC-1 to RC-1(s) will allow basement suites or garage suites which we **oppose**. These issues apply to all forms of RC-1(s) zoning.

In addition, we as one family on the street have our own specific comments to add.

In 1989 we moved into the Glendale/Glendale Meadows district onto Granlea Place SW after an exhaustive year long search for a **SINGLE** unit residential property that met our needs for family environment and affordability and would also provide a good environment to raise children. Paramount on our list of needs was a quiet, family oriented street with minimal traffic, open space, access to nearby schools, playgrounds, park areas and nonintrusive access to major transportation routes. These attributes were found on Granlea Place. The street is all single unit residences and has gone through a few cycles of rebirth, free from speeding traffic, and inhabited by families with very similar values to raise children in a safe environment where we all watch out for each other.

We purchased a single unit residence in an attractive area **specifically avoiding** areas with zoning where suites and multiunit dwellings would be in contradiction to our desires and needs.

The nature of this type of environment has by virtue of its single entrance access, and vested interest of home ownership, fostered a unique character where the families have developed many long lasting, positive relationships and interaction because of the attributes of this unique street.

Residents in other neighbouring districts such as Rosscarrock, Glenbrook, and Killarney have demonstrated a desire for multiunit zoning. They would have done this via the same process we are seeing in this instance, and have chosen as residents to mostly support or not object to proposed changes that may affect them. Although we respect the choice of these other area residents to make a choice in the zoning of their neighbourhood, we would also ask for reciprocal respect for our choices as residents in this affected area. Clearly we as residents of Glendale /Glendale Meadows have a differing opinion of the district we choose to reside in and we do not understand why those characteristics that we searched for and found should be taken away for the **benefit of the one** and the detriment of the many.

The effective reality of adding a garage suite as proposed by the applicants is to place 2 distinct dwellings in a single dwelling zoning area and call it a modified single dwelling lot by simply adding an (s) designation. My first grade teacher always insisted that $1+1 = 2$, which in this case to us means the zoning is effectively changing to an RC-2. Calling it something else does not change the reality.

On this street, in the past, home renovation by improving and updating existing single unit dwellings has had the effect of adding value to the properties thus increasing taxation opportunities for the city and improving street appeal while maintaining all the qualities discussed above. The impact of the renovation and updating of the single unit properties in the RC-1 (current zoning) is positive for all residents, an attribute not supported by an RC-1(s) development as proposed.

City Council is mandated with authority to guide and authorize the attributes that contribute to the well being of Calgary citizens. In large part that is done by making decisions that affect a significant number of people. Things like freeways, interchanges, general zoning for new district development and many others are part of the mandate. Council authority and actions on the broad issues that affect tens of thousands to hundreds of thousands of people are constantly exercised and appreciated by voters. The decision in this matter however has no affect on a resident several kilometers away, whereas an interchange decision your team may make will affect anyone who may use the interchange or be connected with someone that will. Issues that directly affect smaller numbers of people such as a local zoning change like we have here belong in the hands of those affected. In this case, the **overwhelming majority of the affected residents object to the proposed changes**. Other areas of the city in this instance 'have no skin in the game' as they are unaffected and need not, by proxy of the ward councillor, be involved in this decision. However, the current process as it stands requires council vote for these issues and may still be respected by virtue of the unaffected ward councillors' vote being cast to reflect the will of those affected.

If an entrepreneur wishes to provide RC-1(s) accommodation, then it is best provided in an area where the neighbouring residents embrace it. There are many of those areas throughout the city.

One applicant should not be permitted to impose their personal desires on 60 or more current residents who embrace the current zoning as part of the value they place on their neighbourhood and property. The applicant should have known that the current zoning does not permit the type of project being proposed. To muscle in to a neighbourhood that has steadfastly opposed these zoning changes reflects an attitude of selfish bullying.

We strongly **oppose** the proposal for rezoning and urge the Mayor and all Councillors to vote to **REJECT** the application.

Respectfully,

Philip Leinweber

Debra Leinweber

Smith, Theresa L.

From: Bruce Calderbank [bruce_calderbank@nucleus.com]
Sent: Wednesday, March 01, 2017 10:52 AM
To: City Clerk
Subject: Bylaw #82D2017 - Backyard Suite at 36 Granlea Place SW
Attachments: Calderbank - Objection Letter - 28 Feb 2017.pdf

Dear Sir

Attached is our letter objecting to the proposed backyard suite at 36 Granlea Place SW.

Thank you to your attention to this matter.

Please let us know that this email has been received.

Best Regards,

Bruce and Louise Calderbank
74 Granlea Place SW

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2017 MAR -1 AM 11:00

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28 February 2017

Bruce and Louise Calderbank
74 Granlea Place SW
Calgary, Alberta, T3E 4K2
Telephone: 403-246-1265

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

Dear Sir / Madam,

Re: File Number LOC 2016-0314 regarding Land Use Rezoning via Bylaw #82D2017 for a Backyard Suite at 36 Granlea Place SW

We are writing to you regarding the Land Use Amendment requested by the new property owner of 36 Granlea Place SW (plan 6182HM, block 5, lot 22). We oppose the application to rezone the property from R-C1 to R-C1s, which would allow a backyard suite on the property, as set out in the paragraphs below.

Diminishing the Urban Forest

Already one tree at the front of 36 Granlea Place has been designated for removal by the City of Calgary Parks. Should the backyard suite be allowed to go ahead, then 2 full growth coniferous trees along the north side of the 36 Granlea Place parcel at the alley, will have to be removed to allow for the designated motor vehicle parking stall for the backyard suite.

The Calgary Land Use Bylaw IP2007, Part 4 – Uses and Use Rules, Division 2 – Defines Uses, "Backyard Suites", section 153.1 (c) "requires a minimum of one (1) motor vehicle parking stall ...". The Calgary Land Use Bylaw IP2007, Part 3 – Rules Governing All Districts, Division 6 - Requirements for Motor Vehicle Parking Stalls, Bicycle Parking Stalls and Loading Stalls, Standards for Motor Vehicle Parking Stalls, section 122 (1.1) (b) "The minimum width of a motor vehicle parking stall ... is 2.85 metres when a physical barrier abuts only one side." In section 122 (3) (a) "The minimum depth of a motor vehicle parking stall is 5.9 metre where it is required for: (a) a Backyard Suite ..." In section 122 (15) "Motor vehicle parking stalls for a Backyard Suite ... must be: (a) hard surfaced; and (b) located wholly on the subject parcel."

Whether the required motor vehicle parking stall is laid out parallel to the western side of the planned garage, or is installed at right angles to the alley, both of the full growth coniferous trees along the north side of the 36 Granlea Place parcel at the alley, will have to be removed if the backyard suite is approved.

Traffic Safety in Granlea Place

Granlea Place is removed from the main traffic routes in Glendale Meadows. Granlea Place is off of Grove Hill Road and there is only one entrance which is also the exit out of the Place. Occasionally the street is used for hockey ball games, basketball games and skateboarding by the children and adults in Granlea Place. Young children freely cross the street to use the wonderful park in the centre of Granlea Place. With the limited alley parking available for both the occupants of the

3cc LC

dwelling and the backyard suite, there is expected to be an increase in the traffic volume and potential for reduced traffic safety in Granlea Place.

Traffic Safety in the Alley

The Calgary Police Service (CPS) is already aware of rush-hour short cutting traffic using the alley in between 17th Avenue and Granlea Place to avoid congestion at the traffic control lights at 17th Avenue and 45th Street. The engineered walkway between 36 and 38 Granlea Place, and its continuation between 4915 and 4919 17th Avenue is used by pedestrians, cyclists and skateboarders.

In the alley in between Granlea Place and 17th Avenue SW, on a number of occasions over the years, it has been noted that vehicle(s) have been parked in the alley in the area at or close to where the engineered walkway crosses the alley. The potential for extra visitor parking in the alley from the proposed backyard suite, could introduce further opportunities for obstructions to vision at this critical location.

Should the proposed backyard suite be allowed then the required allocation of space for the black garbage, blue recycling and eventual green organic bins, which would be 6 bins in total along the north side of the 36 Granlea Place parcel at the alley, will further reduce motor vehicle maneuverability and obstructions to vision in this area of the alley.

The potential for extra bins and visitor vehicle(s) in the alley will restrict visibility for the engineered walkway users who will be crossing the alley going to and from 17th Avenue. This will cause blind spots and will increase the safety risks to pedestrians, but even more so to cyclists and skateboarders who may be travelling at speed across the alley at the engineered walkway.

Potential Increased Granlea Place Parking

At 36 Granlea Place the frontage is 11.9 metres. By Calgary Land Use Bylaw IP2007, Part 3 – Rules Governing All Districts, Division 6 - Requirements for Motor Vehicle Parking Stalls, Bicycle Parking Stalls and Loading Stalls, Standards for Motor Vehicle Parking Stalls, section 122 (3) "The minimum depth of a motor vehicle parking stall is 5.9 metres...", which if used as a typical motor vehicle length could mean 2 motor vehicles could park within the front of the property.

If the resident of the dwelling unit has two (2) cars then there is a possibility that four (4) cars could be parked (2 with permanent parking passes and 2 with temporary parking passes) in Granlea Place which would not all fit across the front of the property. Generally, residents and visitors within Granlea Place are keen to ensure their cars are parked in front of their own property whenever possible.

If the proposed backyard suite be allowed, then should the tenant of the backyard suite chose to park in Granlea Place, additional cars will be added to what could be an already congested parking area.

Potential Increased Alley Parking

Currently by Calgary Bylaw Number 26M96, section 27 describes the "Parking On Alley" restrictions as enforced by the Calgary Parking Authority. Section 27 ensures that motor vehicles have safe access to garages and driveways; the City of Calgary Waste and Recycling trucks have access to the garbage, recycling and eventual organic bins; and that alley traffic is not hindered.

File Number LOC 2016-0314 - Objections to Bylaw #82D2017 - Calderbank

Although not mentioned in section 27, ensuring there is easy access to the various backyard gates located in the alley should also be considered when parking in an alley.

Below are the details of the parking issues in the alley near 36 Granlea Place.

Along the west to east part of the alley the following parking conditions apply.

At 36 Granlea Place, section 27 (3) states that parking opposite an existing driveway or garage entrance is not allowed hence parking along the north side of the 36 Granlea Place parcel at the alley is not allowed. [Confirmed with the Calgary Parking Authority by telephone on 14th and reconfirmed on 21st February.] Be advised that a private "No Parking" sign has been mounted on the alley side of the northern fence of 36 Granlea Place to facilitate egress from the 3 garages and 2 parking stalls opposite.

At 4915 – 17th Avenue, section 27 (1) states that parking is not allowed in front of the 2 garage entrances.

At 4911 – 17th Avenue, section 27 (1) states that parking is not allowed in front of the garage entrance and the 2 on-site parking stalls.

From the eastern edge of the garage at 4907 – 17th Avenue to the western edge of the garage at 3 Gateway Drive there is 15.3 metres. Section 27 (1) states that 1.5 metres clearance has to be allowed for each garage, which leaves 12.3 metres

At 4907 – 17th Avenue, the occupant occasionally parks a car in the alley parallel to the southern fence of the property just east of the garage. This occupant and the occupant of 3 Gateway Drive leave their garbage and recycling bins in the space remaining between where the end of the car is parked and the western edge of the garage for 3 Gateway Drive. It should be noted that on street parking on the south side of 17th Avenue is avoided by the tenants in six (6) houses numbered 4907, 4911, 4915, 4919, 4923 and 4927 as well as the tenants in 3 Gateway Drive to assist with the traffic flow to the east on 17th Avenue and to prevent any hazards by parking on 17th Avenue.

At 11 Gateway Drive, the fence has not been extended along the northern edge of the property to the alley intersection. If the fence was extended it would be 1.1 metres from the northern side of the garage based on the existing fence location. If a car parked parallel to the garage at 11 Gateway Drive but within the alley, with a car parked opposite at 4907 – 17th Avenue, then section 27 (2) would apply as any alley traffic would be impeded.

Along the north to south part of the alley the following parking conditions apply.

At 11 Gateway Drive, along the western fence there is 9.4 metres. Section 27 (1) states that 1.5 metres clearance has to be allowed for the garage, which leaves 7.9 metres for parallel parking.

At 15 Gateway Drive, along the western fence there is 11.6 metres. However, the occupant leaves their garbage and recycling bins north of the gate in the western fence which along with section 27 (4) states that 1 metre clearance has to be allowed for the northern most bin, which reduces the available parallel parking distance to 5.5 metres.

Hence between 11 and 15 Gateway Drive there is 13.4 metres available for parallel parking next to the western fences of these properties.

File Number LOC 2016-0314 - Objections to Bylaw #82D2017 - Calderbank

At 34 Granlea Place, along the eastern fence, there is 20.4 metres before the paving stone platform that the occupant uses for the garbage and recycling bins is reached. The paving stone platform is at the northern end of the fence. Currently the paving stone platform is piled high with shoveled snow from the parking stall and driveway for the garage for 34 Granlea Place. Section 27 (1) states that 1.5 metres clearance has to be allowed for the rear alley driveway at 32 Granlea Place, and section 27 (4) states that 1 metre clearance has to be allowed for the southernmost bin for 34 Granlea Place which leaves 17.9 metres for parallel parking.

Note that motor vehicles should not be parallel parked in the alley behind 11 and 15 Gateway Drive AND 34 Granlea Place at the same time, as it is unlikely there will be more than 3 metres between such parked motor vehicles as stipulated in section 27 (2) to ensure the alley traffic will be not be impeded.

Thank you for considering our objections to the proposed Land Use Amendment request with respect to backyard suite at 36 Granlea Place SW.

Yours truly,



Bruce Calderbank



Louise Calderbank

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2017 MAR -1 AM 11:43
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: PATRICIA MCINTYRE [patricia-mcintyre@shaw.ca]
Sent: Wednesday, March 01, 2017 11:38 AM
To: City Clerk
Subject: Glendale, Bylaw 82D2017

Re: Bylaw 82D2017
LOC 2016-0314
Application to re-zone property at 36 Granlea Place, S.W.

Dear Sir/Madam,

I live next door to the property to which this application pertains. My husband and I are strongly opposed to its re-designation to allow for a secondary suite.

Granlea Place is a unique, peaceful, family-oriented cul-de-sac that we have been happy to call home for 30 years. We chose the community of Glendale Meadows because of its proximity to schools and green spaces and because of its R-1 zoning. The houses here are older, modestly-sized and appointed, with yards for children to play in, for vegetable gardens and outdoor clothes-drying and room for beautiful, mature trees. Our children have fond memories of growing up here and playing in the park that all of our houses face. A new generation of home owners is moving into the neighbourhood for the same reasons we moved here and we are thrilled to see young children again playing in the park and learning to ride their bikes on our sidewalks and streets. One of the things that all of us have in common, whether we moved here years ago or recently, is that we purchased our homes without expecting the neighbourhood to change to suit us.

The applicants submission suggests that they have no regard for the unique setting of the house they purchased. In fact, the application sounds like a real estate ad, as though they are already planning their next move. We understand the house was not in great shape since the previous owner was loath to maintain it through a succession of renters. (The renters were not at fault. Most of them were lovely people who were good neighbours). Those of us who consider this area to be home will be left to live with whatever is built to replace it.

Designing and building a house that stretches ones budget such that a secondary suite is contemplated, seems an exercise in poor judgement. With the downturn in Calgary's economy, landlords all over the city are having trouble attracting and keeping tenants. Although there is talk that a recovery is coming, a survey of 72 Canadian oil and gas companies conducted by Ernst and Young and U. of C.'s Haskayne School of Business, suggests that the economic recovery will be a "jobless one". That is, most companies do not anticipate adding staff and some say they see more cuts coming. Furthermore, the 2016 city census shows that the only reason Calgary appeared to grow in population was a healthy birth rate. In such an environment as we find ourselves, expecting to make ends meet with a secondary suite is unrealistically optimistic.

The plan to place a suite over a garage is inconsiderate of the neighbours. A two-story building in the back yard will have an impact on the immediate neighbours and our ability to enjoy our own back yards. While gardening or entertaining, we will have to put up with a looming presence that will diminish the privacy of our own property and at night the lights from an elevated residence will be intrusive.

Our community recognizes that increasing density is an aim of the Municipal Development Plan. Our community association is working with the city to increase density without damaging the character of the community we all love. Part 2.2.5 of the MDP says, "Intensification should be accommodated within existing communities in a sensitive manner." Later, in part 2.3.2, one of the stated policies is "Respect the existing character of low-density residential areas..." Glendale/Glendale Meadows community has consistently expressed a desire to maintain its R-1(RC-1) zoning. Proposals to increase density around the perimeter of the community are compromises that we hope will enable the community to maintain its character within those bounds.

I have not spoken about traffic and parking concerns because I know one of my neighbours has submitted a letter dealing with those issues. I will say, however, that these are concerns of mine as well. Living across the alley from the houses that face 17th avenue is a challenge in that regard. With no parking on 17th avenue, the inhabitants of those houses must park in the back, sometimes making access to my garage, and the garages of my neighbours, difficult. As well, cars travelling east in the morning shortcut through the alley in an effort to avoid the light at 45th Street. The degree of

vehicular use raises the risk to pedestrians attempting to use the walkway to 17th Avenue or walking their dogs in the alley. Placing a new residence in the back yard would add to the traffic congestion. Although minimal parking would be provided for the suite, it would certainly not be enough for visitors or even a couple with two cars.

In closing, I would ask that you consider my concerns and those of my neighbours who have taken the time to sign petitions and comment on this application. Good work is already being done in good faith to accommodate growth in the area while maintaining a neighbourhood that many of us know and love.

Thank you,
Patricia McIntyre
38 Granlea Place S. W.

Smith, Theresa L.

From: B Stasyk [bstasyk@gmail.com]
Sent: Thursday, March 02, 2017 12:11 AM
To: City Clerk
Subject: Land Use Rezoning via Bylaw #82D2017 for a Backyard Suite at 36 Granlea Place SW, Calgary, AB T3E4K2

March 01, 2017

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary, AB T2P2M5

Email: CityClerk@Calgary.ca

RECEIVED
2017 MAR -2 AM 8:29
THE CITY OF CALGARY
CITY CLERK'S

Re: File Number LOC2016-0314 regarding Land Use Rezoning Bylaw #82D2017 for a Backyard Suite at 36 Granlea Place SW, Calgary, AB T3E4K2

As long time residents and homeowners at 17 Granlea Place SW, we STRONGLY OPPOSE the application to rezone the property from R-C1 to R-C1s, which would allow a backyard suite on the property. The neighbourhood of Glendale/Glenmeadows has a zoning designation of R-C1 or single family/single homes. As owners, we searched for a single unit residential property. We looked for an area where suites and multi-unit dwellings would not be allowed. We looked for a quiet street with minimal traffic, access to open spaces and away from busy main streets and intersections. We bought our home on this street for all of those reasons and we love it. We do not want to see an increase in the population or traffic in our neighbourhood.

Granlea Place is a quiet cul-de-sac, with a large green space in the middle, where we often meet for coffee, watch our children play or hold an event. It includes everyone from babies to the elderly We do not want increased traffic creating a safety issue.

Parking would be an issue. 36 Granlea Place is a pie shaped lot, with very little parking in front, certainly not intended for multi-families. We respect each other on the street by parking in front of our own homes, giving our neighbours space for their vehicles in front of their homes. Parking behind this house is not available as those houses across the alley face 17 Avenue SW and there is no street parking for them, so they park in the alley, many of them illegally. There is a city walkway by this house and with an already crowded back alley, safety issues arise for crossing through the alley to the continuing city walkway to get to 17 Avenue SW.

The applicant suggests a secondary suite could help pay the mortgage. This is no reason for a redesignation and should be of no concern to the city or the other residents of Granlea Place. That is a private matter between a home owner and his/her financial institution.

A landlord and tenant environment does not enhance our street. Tenants are often here for the short-term, are not vested in looking after the property and are unlikely to join the community association and be involved in the community as homeowners are. As far as a nanny suite or a suite for aging family members, this sounds like an investor out to make a profit on a great property and not respecting the zoning of the area that we all bought

into, an area that we all enjoy and wish to enjoy for years to come. A new homeowner on the street should not be allowed to impose their ideas upon the other residents who consider the R-C1 zoning as part of the value of their property.

We ask you to reject this application for rezoning, respecting the residents who live in this neighbourhood with the R-C1 zoning that is in place. Please contact us at 403-249-7448 if you have further questions.

Sincerely,

Bonnie Stasyk

Metro Stasyk

Smith, Theresa L.

From: Stalders [stalders@shaw.ca]
Sent: Tuesday, February 28, 2017 11:16 AM
To: City Clerk
Subject: Glendale Bylaw 82D2017
Attachments: Letter head CA opposition letterletterhead.docx; Daniel Blattler.docx; 36 submission.docx

Good morning Susan.

Please find attached letter of opposition, and accompanying reference documents. Areas of reference were highlighted in email document to speed up reading. If this is not proper procedure, you have my permission to remove highlight or let me know and I can send an un-highlighted copy.

Regards,

Grant MacArthur
Director, Civic Affairs
Glendale/Glendale Meadows
Community Association

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

RECEIVED
2017 FEB 28 AM 11:58
THE CITY OF CALGARY
CITY CLERK'S



*Glendale / Glendale Meadows
Community Association*

2405 Glenmount Drive S.W.
Calgary, Alberta T3E 4C1
Tel. (403) 246-5013

February 28, 2017

Office of the City Clerk
City of Calgary

The Glendale/Glendale Meadows Community Association (G/GMCA) is aware that the City wishes to increase density around transit hubs. The G/GMCA appreciates and respects that developers/builders take the time to present their proposals to our board. We have had very few problems with contextual development and are proud of the fact that people choose to buy and build within the G/GMCA boundaries and become part of our community.

In regards to LOC2016-0314 at 36 Granlea Place, we have compiled a time line to better understand the circumstances:

- Nov 10, Daniel Blattler, the new owner, sends an email to Paul McCormick and cc's Councilor Pootmans noting his desire to build a back yard suite above a proposed garage. See attached. It was after our monthly meeting and during the very involved Main Street discussions and meeting in regards to people on 37th and 38th streets.
- Approx. Nov 19, Daniel introduces himself to Ulo and Bernice Sandre (#34 owner) and Connor McIntyre (son @ #38) and mentions back yard suite. Nevertheless, despite no other communications with the G/GMCA or other homeowners, he proceeded to apply first for the land use (Nov 24 – LOC2016-0314) and then for the development permit (DP) (Dec 7 – DP2016-5019).
- Dec 14, residents of Granlea Place arrive on-mass to G/GMCA meeting looking for answers regarding the LOC. Granlea Pl is a cul-de-sac with 26 houses. A document in opposition to the land use change, showing 24 of the 26 households in opposition, was presented at the meeting. These residents have a strong sense of ownership not only in their cul-de-sac but also in the community as well (21 card carrying members). **The G/GMCA sent a letter to the file manager with Planning and Development noting their opposition to LOC2016-0314.**

- Feb 08, Daniel, girlfriend and mother attend the CA meeting because the CA did not receive plans for the DP and they thought there may be questions. The CA Board had no problem with the DP but the huge opposition to the land use was mentioned. When questions were asked about the land use change and Glendale being RC-1, they were vague other than the fact that Paul McCormick hadn't gotten back to their Nov 10 e-mail.

Although the applicant mentions that the secondary suite would be reasonably priced in his application (see attached) that does not guarantee affordable housing.

We hope that the City would not make a decision that would impact the many long-term residents for the wishes of one new resident. The G/GMCA's opposition reflects the stance of the residents of Granlea Place and the CA's sense of the stance of the other residents of the "best little town in the big city."

Respectfully,

Grant MacArthur
Director, Civic Affairs
Glendale/Glendale Meadows
Community Association

APPLICANT'S SUBMISSION

Regarding the application for Land Use Re-designation (R-C1 to R-C1s) of the property at 36 Granlea Place SW Calgary, AB T3E 4K2.

The applicant is requesting a re-designation from R-C1 to R-C1s in order to place a backyard suite above a proposed double garage that is to be installed in the back NE corner of the lot that will be accessed off the back alley. The lot has just been purchased and a development permit application is presently being prepared for the house redevelopment and the addition of a garage. If/when this re-designation to an R-C1s zoning is approved we would amend the permit to include the suite above the garage.

In the immediate future, the backyard suite will help to enable the new owner to have the potential for additional revenue to assist with his mortgage obligations. With the economic issues facing Calgary at this time, this would provide some additional financial security. In years to come this suite may also be beneficial to a young family with small children to incorporate a live-in nanny. There is also the possibility that it may be used as a home office /study space for the owner of the home, or possibly a suite for an aging family member.

36 Granlea Place SW is a large pie shaped lot with plenty of room for the garage suite and still leaves a large backyard area to enjoy outdoor living. The renovation and addition of a garage/backyard suite is well under the maximum of 45% building coverage allowed on the lot.

The suite would be located within minutes of walking to the west LRT station located near 45 St. SW and would be a great location for anyone needing quick and convenient access to downtown Calgary for a work placement or anywhere the LRT may take them. The community has ample access to community green spaces and volunteering positions which promotes healthy, active lifestyle.

We believe this to be a win-win situation for both the owner of the property and the City of Calgary in helping to house citizens in a well developed community in a legal suite which is reasonably priced with great access to transportation and community services

On Thu, Nov 10, 2016 at 9:40 AM, Daniel Blattler

<[javascript: e\(%7B%7D,'cvml','dan.blattler@gmail.com'\);](mailto:javascript:e(%7B%7D,'cvml','dan.blattler@gmail.com');>)> wrote:

Dear Mr. McCormick,

I have recently purchased a home in Glendale at 36 Granlea Place SW. The home has been rented for the past 10 years and is in need of a renovation. I am planning to rebuild using the same foundation with an addition of a front foyer area in the front aspect and additional living space in the back which would be built on a slab on grade foundation. In addition, the home does not have a garage. The lot that this home is on is quite large and pie shaped with ample room in the back yard for a double garage and still plenty of area to enjoy the outdoors. The alley behind the house is on a corner of a 3 way intersection. My intention would be to add a double car garage off the back alley with a parking pad beside it in the Northeast corner.

It is my desire to also build a backyard suite over the garage in order to provide a revenue to assist with my mortgage payments. I am 26 years old at the present time and would be living in the home alone. In order to do the backyard suite off the alley, I will need to apply for a land use re-designation permit. My plan at this time would be to rent the backyard suite to a single individual. In the future, I could see it being used by a young family for a live in nanny or possibly for a home office scenario.

I am contacting you as well as copying the Ward 6 Councillor, Richard Pootmans, to ask for your input regarding this idea. Being the President of the community I wanted to let you know that I would be applying for a development permit and hopefully a land use re-designation permit and I thought that **you may have some insight into whether this would be something the residents in this particular area may be in support of.** I would be willing to discuss this with you personally and will also take it upon myself to discuss this in person with the neighbours that would be adjacent to me on Granlea Place.

I would appreciate any comments or concerns that you may have. Please contact me any time. My email is [javascript: e\(%7B%7D,'cvml','dan.blattler@gmail.com'\);](mailto:javascript:e(%7B%7D,'cvml','dan.blattler@gmail.com');) and phone is [587-777-5378](tel:587-777-5378).

Thank you for your time.

Sincerely,

Daniel Blattler

RECEIVED

REQUEST FOR COMMENT ON APPLICATION

File Number: LOC2016-0314

2017 FEB 21 PM 3:47

THE CITY OF CALGARY
CITY OF CALGARY

As a forward to our opposition of Land Use Amendment at 36 Granlea Place SW (6182HM;5;22), Calgary, the Glendale/Glendale Meadows Community Association (GGMCA) has offered to work with The City of Calgary to increase density along our perimeter Streets, those being 17 Av and also 37 St (part of the Main Streets program). Any Land Use Amendments outside of this is very much opposed.

The GGMCA and the homeowner/residents of Granlea Place are opposed to this Land Use Amendment for the following reasons noted in the Applicants Submission letter:

Granlea Pl. requires Parking Permits and a legal suite allows for double the parking permits/property (2 registered and 2 visitor x 2). This property has only enough space for 1 vehicle in front (pie shape lot) and nowhere to legally park in the back alley.

- 1) Applicant letter states suite above garage will be accessed from back lane.
 - Guests and additional vehicles illegally parked could further clog up the back alley and elderly visitor spots on the street.
- 2) Applicant letter states revenue from suite would assist in his mortgage obligations and provide additional financial security while being reasonably priced.
 - With vacancy rates being what they are in Calgary there are no guarantees for financial security, let alone a financial institution that would lend on speculation of rental income. The GGMCA would hate to see someone over extend their finances on the premise of having permanent tenants. Reasonably priced is what the market commands and that's not a lot right now.
- 3) Applicant letter states suite could be used for an aging family member.
 - The GGMCA and Granlea Pl. home owners agree that no aging family member should have to go up more steps than necessary to get to their living space. Above a garage is a little excessive.
- 4) Applicant letter states in the future this suite could benefit a young family with a live-in nanny.
 - This does not sound like a person who wants to live within the community and this peaceful cul-de-sac, but someone who wishes to profit from an ideal location. Through a Web search, it appears the applicant is in the field of residential redevelopment and not a new homeowner who truly has the best interests of being a good neighbor of Granlea Pl. or the GGMCA.
- 5) Applicant states suite would be located within minutes of a West LRT station, ample green spaces and volunteering positions which promote healthy, active lifestyles.
 - This sounds more like a Realtors pitch to prospective buyers/investors than it does to inviting someone to buy in a beautiful family oriented cul-de-sac in a great inner city community.

Not once in the applicants letter did it mention the family oriented cul-de-sac or the great family oriented programs run and sponsored by the GGMCA. To the GGMCA and the homeowner/residents of Granlea Pl. this application appears to be nothing more than a Realtor/Investor out to make a quick dollar at the cost of the long term resident owners.

OPPOSITION To File Number LOC2016-0314

Change of use from R-C1 to R-C1s

File Manager; Rayner Dsouza

Within this hard copy package please find;

- Original opposing petition (from Nov.22, 2016) to the upcoming "change use" application.
- Cover sheet with general information for homeowners of Granlea Place who may be in opposition of the land use change application (LOC2016-0314).
***Please note that all signatures are from homeowners/title holders only, and that 24 of the 25 (excluding 36) owners are opposed to this application.**
- 12, hard copy letters from title holders (parcel owners) expressing their displeasure with the application.
* Many of these letters may be duplicates to ones you've already received electronically, but owners wanted to ensure they are heard.

Thank you,

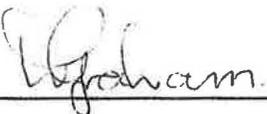
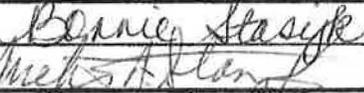
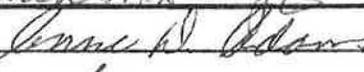
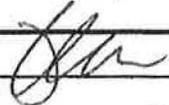
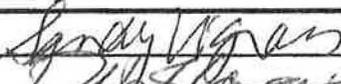
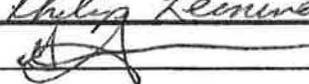
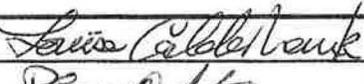
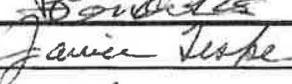
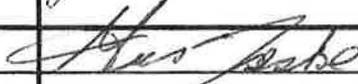
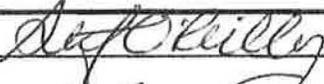
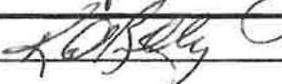
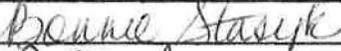
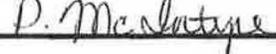


Grant MacArthur
60 Granlea Place
403-249-3319
stalders@shaw.ca

Dec. 15, 2016

REQUEST FOR COMMENT ON APPLICATION

File Number: LOC2016-0314

Location	Name	Signature	Date
G/GMCA	PAUL MCCORMICK		DEC. 14/16
Granlea PI			
00	DAVID GRAHAM		Dec. 11/2016
48	Julia Fulford Colin McKenny		Dec 11/2016 Dec 12/2016
17	Bonnie Stasyk Metro Stasyk		Dec. 11, 2016 Dec. 11, 2016
62	ANNE ADAMS		Dec. 11/16
#26	Terrie Pekar		Dec. 11/16
#26	Matthew Pekar		Dec 11/16
#18	Sandy Vigrass RANDY VON HAGEN		Dec 11/16 Dec 12/16
#22	Debra Lemweba Philip Lemweba		Dec 11/16 Dec 11/16
#60	Grant Mackthun		Dec 11/16
#74	LOUISE CALDERBANK BRUCE CALDERBANK		DEC 11/16 DEC 11/16
#44	JANICE TESKE		Dec 11/16
#44	GUS TESKE		DEC 11/16
#52	STEFANIE O'REILLY		Dec 11/2016
#52	KYLE O'REILLY		Dec 11/2016
Witness	BONNIE STASYK		Dec 13, 2016
Whitness	Patricia McIntyre		Dec 13, 2016

PM

REQUEST FOR COMMENT ON APPLICATION

File Number: LOC2016-0314

Location	Name	Signature	Date
38	John McIntyre		Dec 11 / 2016
38	Patricia McIntyre	P. McIntyre	Dec 11, 2016
34	B. Sandre	Beraine Sandre	Dec 12, 2016
	W. Sandre	W. Sandre	Dec 12, 2016
32	Hanny Rozema	H. Rozema	Dec 12, 2016
32	Roy Rozema	R. Rozema	Dec 12 / 2016
14	Joan Bedard	Joan Bedard	DEC 12, 2016
	Maurice Bedard	MABedard	Dec 12 / 2016
56	BARBARA MILLAR	Barbara Millar	Dec 12 / 2016
	ALLAN MILLAR	Allan Millar	Dec 12 / 2016
4	Kim Cook	Kim Cook	Dec 12 / 2016
	Mike Cook	Mike Cook	Dec 12 / 2016
40	Jim McArthur	Jim McArthur	Dec 12, 2016
10	Raija Niinimaa	Raija Niinimaa	Dec 12, 2016
58	Laura Graae	Laura Graae	Dec 12, 2016
	Kevin Graae	Kevin Graae	Dec 12, 2016
6	Jim Jarrell	Jim Jarrell	Dec 13/16
	Kathy Jarrell	Kathy Jarrell	Dec 13/16
78	LARRY LOEB	L. Loeb	Dec 13/16
70	Doreen Wittwer	Doreen Wittwer	Dec 13/16 pm
	John Wittwer	John Wittwer	Dec 13/16
30	Sherril Petricic	Sherril Petricic	Dec 13/16 pm
Witness	BONNIE STASYK	Bonnie Stasyk	Dec 13, 2016
Witness	Patricia McIntyre	P. McIntyre	Dec 13, 2016

COPY

Petition Against Any Form of Secondary Suite Within Granlea Place, S.W.

Whereas properties within Granlea Place, S.W., Calgary have been designated R-C1, we, the tax-paying homeowners within Granlea Place, S.W., do not want to see any properties re-designated from current R-C1 zoning status. Thus, we oppose all forms of secondary suites on any properties within Granlea Place, S.W.

Date	Surname and Given Name	Address	Signature	Witness
1 Nov 19	TESKE JANICE	44 GRANLEA PL S.W	[Signature]	P. McIntyre
2 Nov 19	TESKE Gus		[Signature]	P. McIntyre
3 Nov 19	McKenny Colin	48 Granlea Pl SW	[Signature]	P. McIntyre
4 Nov 19	Fulford, Julia	48 Granlea Pl SW	[Signature]	P. McIntyre
5 Nov 19	O'Reilly, Stefanie	52 Granlea Pl SW	[Signature]	P. McIntyre
6 Nov. 19	O'Reilly, Kyle	52 Granlea Pl SW	[Signature]	P. McIntyre
7 Nov. 19	MacArthur, Grant	60 Granlea Pl SW	[Signature]	P. McIntyre
8 Nov. 19	STASYK, BONNIE	17 GRANLEA PL SW.	[Signature]	P. McIntyre
9 Nov. 19	STASYK, METRO	17 GRANLEA PL SW.	[Signature]	P. McIntyre
10 Nov. 19	McIntyre, Patricia	38 Granlea Pl. SW	P. McIntyre	[Signature]
11 Nov 19	BEDARD, JOAN	14 GRANLEA PL SW	[Signature]	B. Stasyk
12 Nov. 19	BEDARD, MAUREED	14 GRANLEA Pl. SW	[Signature]	B. Stasyk

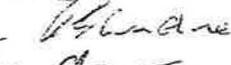
Name and Address of Witness: Bonnie Stasyk
17 Granlea Pl. SW.
Calgary, AB T3E4K3.

Patricia McIntyre
38 Granlea Pl. SW
Calgary, AB T3E 4K2

Petition Against Any Form of Secondary Suite Within Granlea Place, S.W., Continued

Date	Surname and Given Name	Address	Signature	Witness
13 Nov. 19/16	Niinimaa, Raija	10 Granlea Pl SW	Raija Niinimaa	B Stasiuk
14 Nov 19/16	Vigrass, Sandy	18 Granlea Pl. SW	Sandy Vigrass	B Stasiuk
15 Nov 19/16	VONHAGEN, RANDY	18 GRANLEA PL SW	Randy VonHagen	B Stasiuk
16 Nov 20/16	David Graham.	66 Granlea Pl SW	David Graham.	B Stasiuk
17 Nov. 20/16	ANNE ADAMS	62 GRANLEA PL SW	Anne D. Adams	B Stasiuk
18 Nov 20/16	ANNE PETRICEVIC	30 GRANLEA PL SW	Anne Petricevic	B Stasiuk
19. Nov 20/16	SHERA PETRICEVIC	30 GRANLEA PL SW	Shera Petricevic	B Stasiuk
20 Nov 20	ROZEMA Roy	32 " " "	Rozema Roy	B Stasiuk
21 Nov 20	Rozema Hanmy	32 GRANLEA.	H. Rozema.	B Stasiuk
22 NOV 20	CALDERBANK LOUISE	74 GRANLEA PL. SW	Louise Calderbank	B Stasiuk
23 NOV 20	CALDERBANK BRUCE	74 GRANLEA PL. SW	B. Calderbank	B Stasiuk
24 NOV 20	Witvoet John	70 Granlea Pl. S.W	John Witvoet	B Stasiuk
25 NOV 20	Witvoet Doreen	70 Granlea Pl SW	Doreen Witvoet	B Stasiuk
26 Nov 20	MILNAR BARBARA	56 GRANLEA PL. SW	Barbara Milnar	B Stasiuk
27 NOV 20	MILLAR ALLAN	56 GRANLEA PL SW	Allan Millar	B Stasiuk
28 NOV 21	Pekar Terrie	26 Granlea Pl SW	Terrie Pekar	B Stasiuk
29 NOV 21	Pekar Matthew	26 Granlea Pl SW	Matthew Pekar	B Stasiuk
30 NOV 21	Philip Leinweber	22 Granlea Pl. SW	Philip Leinweber	B Stasiuk
31 Nov. 21	Deb Leinweber	22 Granlea Pl. SW	Deb Leinweber	B Stasiuk

Petition Against Any Form of Secondary Suite Within Granlea Place, S.W., Continued

Date	Surname and Given Name	Address	Signature	Witness
32	Nov 21/16 Cook, Kenneth Michael	4 Granlea Pl SW		B. Stasysk
33	Nov 21/16 Jurell Katherine Ann	6 Granlea Pl SW		B. Stasysk
34	Nov 21/16 GRAFF, LAURA	58 Granlea Place SW		B. Stasysk
35	Nov 21/16 GRAFF, KEVIN	58 Granlea Place SW		B. Stasysk
36	Nov 22/16 SANDRE, ULC	346 GRANLEA PL SW		B. Stasysk
37	Nov 22/16 Jim McCartney, Jim	40 Granlea Pl SW		J. McCartney
38	Nov 22/16 Jim McCartney, Jim	38 GRANLEA PL SW		B. Stasysk
39				
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Smith, Theresa L.

From: Stalders [stalders@shaw.ca]
Sent: Wednesday, March 01, 2017 4:52 PM
To: City Clerk
Subject: Opposition Bylaw 82D2017
Attachments: March 1.opposed letter to City Clerk.docx

Hello Susan.

Please add my letter of opposition to the package that goes to Council for the March 13, 2017 hearing.

Thank you,

Grant MacArthur

Your message is ready to be sent with the following file or link attachments:
March 1.opposed letter to City Clerk.docx

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March 1, 2017

Office of the City Clerk
City of Calgary

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Opposed to Bylaw 82D2017

I have lived in Granlea Place for 32+ years. It is a wonderful single family location with 26 houses and is extremely rare to find a property for sale here. Two of the last 3 sales, not including #36, were due to original owners passing away. Eighteen of the 26 households have been here in excess of 25 years and a third of those for over 50 years. 24 of the 26 households are opposed to the land use change.

Because of cul-de-sac configuration we are really a smaller community within the greater community of Glendale/Glendale Meadows (G/GM), "best little town in the big city". We are a fairly tight knit group and have been working very hard over the last few months to see what we can do to oppose what was LOC 2016-0314 and is now Bylaw 82D2017.

When I read through the city information (below) I get a little annoyed at the new owner, Daniel Blattler for putting us through this exercise. Daniel talked to 1 neighboring property owner and the son of another. He emailed the community President (info on web site and in monthly newsletter) but made no effort to attend a CA meeting (meeting dates and times are just below contact information) to talk about the possible land use change. Daniel, his girlfriend and mother did attend our February meeting but that was only because he thought there may be questions about the new building that would be going up. They were not very receptive to questions about their land use change application.

I did contact Daniels mother (from her business card) a week after our CA meeting to see if Daniel and her would like to get together and I could tell them about Granlea Place, if there was a chance they were contemplating their land use change? She said there wasn't.

Had Daniel followed any of the City recommendations we probably would not be where we are today, writing letter after letter to the file Manager and then again to Council (City Clerk) to question why The City puts hours upon hours of staff time into producing these documents and then have the applicant treat them as packing paper and literally ignore them. I don't believe it is the intent, but from my view point I see 24 households who are being called to task because 1 household chooses to ignore The City recommendations but meets certain City criteria. (continued below)

Land use redesignation (rezoning)

Things to consider before applying

Before you make an application for resignation, consider;

Consulting with neighbours, the community association and your ward councillor. Changing a property's land use district may have implications for adjacent properties. For this reason, The City allows those who will be affected to make their concerns known.

Pre application inquiry

Applicants may find a pre-application meeting helpful, prior to formal application. Due to the complex and sometimes controversial nature of land use redesignations, pre-application enquiries are recommended. They can help highlight major issues with the proposal and identify supplemental technical information that will be required with the formal application.

Land use resignation process

The applicant may choose to meet with the community association and obtain support from neighbours before submitting the application.

The residents of Granlea PI not only have great pride of ownership within their Granlea community, but also in the greater community of G/GM where 22 of 26 (Daniel included) have community memberships. Communities are only as strong as the community members supporting them. If The City doesn't listen to those members then it is in essence not listening to the community (see below) and thus weakening them. If you at secondary suites as an industry then Karl Marx's words are very appropriate, "the more industry grows, the quicker it destroys communities".

City of Calgary Municipal Development Plan

Part 2:

2.3 Creating great communities - In addition to meeting housing demands, The City will strive to maintain strong communities. This means that future growth does not undermine what Calgarians value most in their neighbourhoods, communities and city as a whole. This includes the built and natural heritage, access to safe and attractive parks and public spaces and overall liveability. Preserving the best qualities in Calgary's neighbourhoods and supplementing them with new, sustainable development is a key piece of Calgary's future growth strategy

I realize we are in an ideal location with what TOD recommends, but I would prefer to work with the City and developers on developing 17 Av or with the Main Streets project for 37 St, where affordable housing could be part of the build requirement. An affordable housing project does more for more than secondary suites, which are unregulated and rent as the market demands.

Thank you for your time,
Grant MacArthur
60 Granlea Place

Smith, Theresa L.

From: Jim Jarrell [jim.jarrell@rseg.com]
Sent: Thursday, March 02, 2017 8:05 AM
To: City Clerk
Cc: Kathy Jarrell; Steven Jarrell; Kathy Jarrell
Subject: Objection to Land Use Bylaw 82D2017 Amendment Application - 36 Granlea Place SW AB. File LOC2016-0314
Attachments: Land Use Bylaw Amendment 36 - Granlea PI SW (RC-1 to RC-1s) Jarrell.pdf

Warm regards,
Jim and Kathy Jarrell

James L. (Jim) Jarrell
President and Co-CEO
585 8th Avenue SW | Suite 1400 | Calgary, AB T2P 1G1
T:403.294.6487 M: 403.608.7107
jim.jarrell@rseg.com | www.rseg.com



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Jim and Kathy Jarrell
6 Granlea PL SW
Calgary, Alberta T3E 4K2
Ph 403 246-7107

2017 MAR -2 AM 8: 25

THE CITY OF CALGARY
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2017-03-01

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta, T2P 2M5
Dear Sir / Madam,

Re: File Number LOC 2016-0314 regarding Land Use Rezoning via Bylaw #82D2017 for a Backyard Suite at 36 Granlea Place SW

We are writing to you regarding the Land Use Amendment requested by the new property owner of 36 Granlea Place SW (plan 6182HM, block 5, lot 22). We oppose the application to rezone the property from R-C1 to R-C1s, which would allow a backyard suite on the property, as set out in the paragraphs below.

Granlea PI SW Traffic Safety

We are particularly concerned about how the approval of multi unit dwellings on Granlea PI SW will affect the traffic safety of children living on our cul de sac. Children are abundant in such a neighborhood because their families like mine were attracted to the central green space, Optimist Park and the 7 schools within walking distance. In that respect, the cul de sac is unique in the number and frequency if children walking and playing outdoors which all of us love to see, encourage and are proud to offer our families.

The approval of multi unit dwellings will increase the amount of traffic on our small cul de sac. There are areas that have far better access for more intense neighborhood vehicle traffic without the same local, walkable amenities that would not create the same danger. We should think about and be aware of the tragic unintended consequences to which a small cul de sac like Granlea PI would be uniquely susceptible if approval of multi unit dwellings is granted. And how these consequences can be avoided with some practical foresight.

We strongly oppose the proposal for rezoning and urge the Mayor and all Councillors to vote to **REJECT** the application.

Respectfully


Jim Jarrell


Kathy Jarrell

Smith, Theresa L.

From: Steven Jarrell [stevenj@clearbakk.com]
Sent: Thursday, March 02, 2017 8:08 AM
To: Jim Jarrell; City Clerk
Cc: Kathy Jarrell; Kathy Jarrell
Subject: RE: Objection to Land Use Bylaw 82D2017 Amendment Application - 36 Granlea Place SW AB. File LOC2016-0314

Strongly OPPOSED
Stay strong!

From: Jim Jarrell [mailto:jim.jarrell@rseg.com]
Sent: March 2, 2017 8:05 AM
To: cityclerk@calgary.ca
Cc: Kathy Jarrell; Steven Jarrell; Kathy Jarrell
Subject: Objection to Land Use Bylaw 82D2017 Amendment Application - 36 Granlea Place SW AB. File LOC2016-0314

Warm regards,
Jim and Kathy Jarrell

James L. (Jim) Jarrell
President and Co-CEO
585 8th Avenue SW | Suite 1400 | Calgary, AB T2P 1G1
T: 403.294.6487 M: 403.608.7107
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