

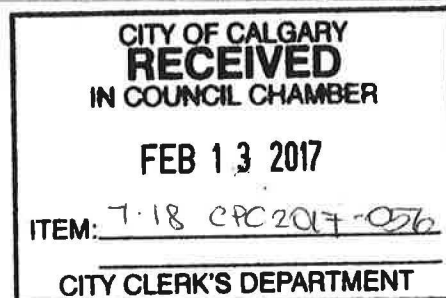
## Executive Assistant Ward 14

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**From:** Mike Anderson [anderson@dbblaw.com]  
**Sent:** Monday, February 13, 2017 12:20 PM  
**To:** Demong, Peter  
**Subject:** Re: Agenda Item 17.8 (Email #1)

**From:** Mike Anderson  
**Sent:** Monday, February 13, 2017 10:36 AM  
**To:** Mike Anderson  
**Subject:**

From: Roxanne, (403) 837-9191. 252 Midlawn Close SE



Thank you for your letter. I am sorry I am unable to attend with you but I work 12 hr shifts and just got home. I agree with you I work hard and long hours to pay for my house and like you want to live in residential area. They have already built monster buildings behind our close which is an eye sore and dropped our property value. And being that it is a close and road curves there is less parking. The house across from me is a rental and for over a year I could not park in front of my house 80% of the time because it was rented to 5 young people each who had vehicles . At this time our city has many vacancies for rentals so this really is not required or needed nor wanted. Hope this helps. 252 Midlawn Close. .Roxanne

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February 8, 2017

To Whom it Concerns,

I am writing this letter about the Application for Land Use Amendment at 143 Midlawn Close SE. It is my understanding that this Application for the purpose of a secondary suite to be added to that address.

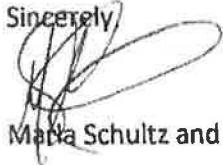
My concerns and disagreement for this application is for the following reasons:

- A) When my family and moved into the Close, one of the things we found appealing was the single family homes. If one were to drive around Midnapore you would find numerous duplexes, and condos. The attractiveness of a home on a lot was what we were looking for.
- B) We are a family with two small children that play at the playground at the entrance to the Close. It has been my observation that vehicles coming in and out of the Close are already plenty, with speeds concerning to a parent. Living on a "non-through street" was important to us. I am unhappy now to have the potential of more traffic coming and going.
- C) Parking on Midlawn close is dreadful already, and that is with the possibility to park in the back of most lots. With a secondary suite there will be more issues on finding place on streets. If I have guests over frequently they cannot park in front of my house due to vehicles being parked there, and these vehicles are from houses down the street.
- D) Lastly, my spouse and I are both shift workers, and extra vehicles and occupants will make for extra noise. There is enough noise pollution with diesel trucks and outside social activities, more people don't need to add to it.

We love living on Midlawn Close. We have great neighbours and my children have made good friends on this block. We bought it for reasons that don't involve a secondary suite. Primarily I am concerned with my childrens' safety and that the quietness of our little area in Calgary will change, and not for the positive.

Thank you for taking the time to let us address this situation.

Sincerely,



Maria Schultz and JP Galli

As a long time residents of Midlawn close we would like Council to consider denying the application for a secondary suite at 143 Midlawn close SE. We realize that when a homeowner's wishes to prevent this type of application they are accused of nimbyism. This is far from the truth in our case. We are not opposed to renters as in a span of seven houses, ours included, there are currently three that are rentals. Across the street there is already a home that was given the secondary suite designation. There may also be many more homes around the close that are rentals as well that we are not aware of. Midnapore itself has already met the criteria for a community close to transit by providing mixed use homes such as duplexes, condos, apartments secondary suites on main streets and low cost housing and senior citizen apartments. When is enough enough? It is simply our wish for council to honor the current zoning regulations for this block. It is easy for someone who does not live in a situation to pass judgement on those who do, but we as the residents are the ones who live with the consequences of your decision. What are the consequences? Increased parking woes in an already overcrowded Close. Increase in the volume of traffic on our street which also has a playground zone contained in our street. Devaluation of our home's property values. ~~When we purchased our homes part of the reason for choosing this home was the fact it was a single family zone and this was an important consideration for us when we bought.~~ When we purchased our homes part of the reason for choosing this home was the fact it was a single family zone and this was an important consideration for us when we bought. As there are many new neighbourhood's being constructed here in the south Council should be looking at ways to increase rentals from that prospective and not to change the rules for the zoning regulations that the City themselves created. We are asking for you to give the homeowners consideration in this matter,

Thank you

Arlene and Brent Keir

A handwritten signature in black ink, appearing to read "Brent Keir". The signature is stylized with a large, looped "B" and a cursive "Keir".

Feb 12, 2017

Dear Council,

I am protesting the rezoning of Midlawn Close to allow secondary suites:

1. Midnapore already has two large, low income housing complexes Midglen Gardens and Banriester Manor, along with duplexes, triplexes, condos and apartments. There is no need for more housing of this type in the neighborhood, other than simply a financial investment. As financial investments, there is little incentive to the owner or occupants to keep up on repairs, garbage issues, property enhancement such as cutting the lawn, shovelling snow, etc.
- 2 Midnapore was built with zero lot lines. The density of our neighbourhood and amount of vehicles is already very high. The long, collector lane ways are in poor shape due to previous & ongoing construction and are very busy with pedestrian traffic going

to the University, Fish Creek Park, Fish Creek  
Train Station and between the play park on  
Midlawn Close and Bannister Manors many children.

3. As the city also tickets cars parked perpendicular  
to the curb, our zero lot lines in many cases,  
do not allow even one car sufficient room to  
parallel park in front of a residence. Most residences  
have 2 or 3 cars already parked on the street  
where will the extra vehicles be parked?

Adding more traffic + parking woes will  
only have a detrimental effect on residents  
already living and invested in our community.  
Please do not allow this to happen.

Carol Huber

195 Midlawn Close S.E.

## Executive Assistant Ward 14

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**From:** Mike Anderson [anderson@dbblaw.com]  
**Sent:** Monday, February 13, 2017 12:34 PM  
**To:** Demong, Peter  
**Subject:** Agenda Item 17.8 (Email #3)  
**Attachments:** Nina Gilroy.PDF

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**From:** ngilroy <[ngilroy@telus.net](mailto:ngilroy@telus.net)>  
**Sent:** Friday, February 10, 2017 1:34 PM  
**To:** Mike Anderson  
**Subject:** support of Mike my neighbour, from Nina Gilroy 128 Midlawn Close

Dear Mike,

This is in response to your letter re: Application land use Amendment (at 143 Midlawn Close SE)

I am fully supporting your concerns and opposing of this amendment and the amendment that was put through at 124 Midlawn Close SE for the same reasons.

I attached further detail about my opposing for another property on our street where I tried to make clear my concerns.

Since I am away next week, I will be unable to attend the council meeting but trust you are able to speak on my behalf as well.

Please, keep me posted about the further developments in this regards.

Thank you, good luck and talk soon again,

Nina  
128 Midlawn Close SE  
Calgary, AB T2X 1A8  
cell 403.919.0642  
[ngilroy@telus.net](mailto:ngilroy@telus.net)

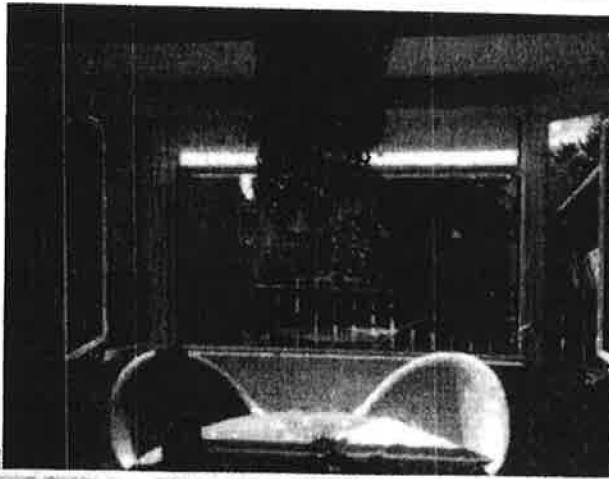
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**From:** "Mike Anderson" <[anderson@dbblaw.com](mailto:anderson@dbblaw.com)>  
**To:** "[ngilroy@telus.net](mailto:ngilroy@telus.net)" <[ngilroy@telus.net](mailto:ngilroy@telus.net)>  
**Sent:** Friday, February 10, 2017 1:16:08 PM  
**Subject:** Mike's contact info

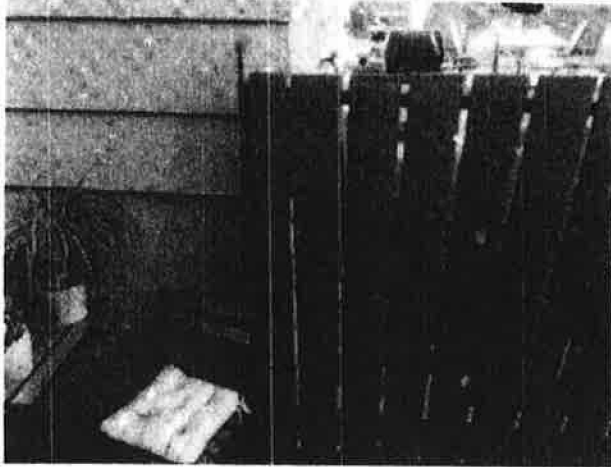
Hi Nina,

Here is my contact info.

Michael D. Anderson  
Dunphy Best Blocksom LLP  
(403) 750-1142  
[anderson@dbblaw.com](mailto:anderson@dbblaw.com)



Pictures attached



Begin forwarded message:

**From:** Nina Gilroy <ngilroy@telus.net>  
**Subject:** LAND USE AMENDMENT LOC2016-0212  
**Date:** August 29, 2016 at 5:36:50 PM MDT  
**To:** kate.vanFraassen@calgary.ca

Dear Mrs. Van Fraassen,

LAND USE AMENDMENT LOC2016-0212

I have been the house owner of 128 Midlawn Close SE for more than 12 years and am the direct neighbour to the house owner requesting the above.

Please, accept my following comments and concerns to this building permit:

My house has a large bay kitchen window facing the house's backyard and building a house extension beside the property line and in front of the window would defeat the purpose of this window and therefore lowering the value of my house. Pictures are attached for your understanding.

I had several issues with wet basement on the side of the house, facing this neighbour and it required an expensive re-landscaping of the side of the house last year. Please, understand my concern about rips in my house wall caused by digging up or tampering the earth beside. And

please understand that any construction along the side of the property line cannot change the current landscape nor affect us hindering of the use of our back entrance.

Furthermore, I have been noticing for long time that the owner spending large amounts of time in his garage, my family has been hearing wood saw and hammering noise, also during weekends. At one point, I asked the father of the current owner what he was doing in the garage. He told me his son who is a cabinet maker had a big order for a church, building benches.

I start to wonder if the sawing business will be only business being run out of the home/garage otherwise space that could be used for cars? For how long will the suite actually be used for tenant subletting, and what time frame is the "near future" before a business is opening up?

Parking space is an issue on our street. The neighbor's has an oversized garage which usually can fit two cars, and two spots are generally available in front of his house. Would the businesses have furthermore public traffic? Would that mean more traffic on a close with a playground, and already a lot of traffic in a 30 speed limit zone?

Thanks for your consideration.

Yours sincerely,

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## Executive Assistant Ward 14

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**From:** Mike Anderson [anderson@dbblaw.com]  
**Sent:** Monday, February 13, 2017 12:36 PM  
**To:** Demong, Peter  
**Subject:** Agenda Item 17.8 (Email #4)

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**From:** Jason Olmstead <j.olmstead@hotmail.com>  
**Sent:** Sunday, February 12, 2017 5:59 PM  
**To:** Mike Anderson  
**Subject:** 143 midlawn close land amendment

To whom it may concern,

I, Jason Olmstead, property owner at 140 midlawn close, am opposed to the application at 143 midlawn close for all of the reasons listed in the letter drawn up by my neighbour Mike Anderson at 139 midlawn close.

I do not believe the address regarded in this case is a suitable location for a secondary suite, again referencing the letter that has been drawn up.

Thank you for your time,  
Jason Olmstead

Sent from my Bell Samsung device over Canada's largest network.

## Executive Assistant Ward 14

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**From:** Mike Anderson [anderson@dbblaw.com]  
**Sent:** Monday, February 13, 2017 12:40 PM  
**To:** Demong, Peter  
**Subject:** Agenda Item 17.8 (Email #5)

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From: robert solda <rsolda@shaw.ca>  
Sent: Sunday, February 12, 2017 4:37 PM  
To: Mike Anderson  
Subject: 143 Midlawn Close S.E.

Mike,

I appreciate the fact that you are able to attend the Land Use Amendment hearing to speak on our behalf. As we've stated in our letter to the city, we are against this application for various reasons. Some of them are:

### R-1 Zoning.

We purchased our home in an R-1 area for the very reason of one family, one home. As well, this area of Midnapore, being the first phase at the time of development, the lots were zoned "Zero lot line" This means one side of the houses are built directly on the property line. This increases side yards on one side, however, if the style of the house have doors on the sides, this reduces overall yard privacy. An additional suite would mean less privacy.

### Parking

Parking is already a nightmare as this is Close, with four corners that residents have to nose park in, as that is the only way to get cars parked. With an average family having two cars, this would just make a bad situation even worse.

### Property Values

My concern of this application is that the entire house was rented prior to this application. If this is not owner occupied, ie, both main floor and basement rented, this will severely decrease property values for the rest of the Close.

Good luck with your presentation tomorrow.

Regards  
Rob and Nancy Solda

## Executive Assistant Ward 14

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**From:** Mike Anderson [anderson@dbblaw.com]  
**Sent:** Monday, February 13, 2017 12:40 PM  
**To:** Demong, Peter  
**Subject:** Agenda Item 17.8 (Email #6)

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**From:** 4038036912@msg.koodomobile.com <4038036912@msg.koodomobile.com>  
**Sent:** Monday, February 13, 2017 12:39 PM  
**To:** Mike Anderson  
**Subject:**

Mike,

I got your letter about the application for a secondary suite for 143 midlawn close and we are in full support of your cause to oppose the application. We don't need anymore traffic or less parking for the residents that already struggle to find spots in front of their house. We won't be able to make the council meeting on Monday but you can voice our concerns opposing this application for a secondary suite.  
Thank you for your diligence in opposing this application.  
Adam and Lacey, midlawn close residents.

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## Executive Assistant Ward 14

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**From:** Mike Anderson [anderson@dbblaw.com]  
**Sent:** Monday, February 13, 2017 12:41 PM  
**To:** Demong, Peter  
**Subject:** Agenda Item 17.8 (Email #7)

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**From:** Jon Boruch <jboruch13@gmail.com>  
**Sent:** Sunday, February 12, 2017 5:54 PM  
**To:** Mike Anderson  
**Subject:** Fwd: CPC2017-056

Begin forwarded message:

**From:** Jon Boruch <jboruch13@gmail.com>  
**Subject:** CPC2017-056  
**Date:** 1 February, 2017 6:57:19 PM MST  
**To:** [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

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

RE: Midnapore / BYLAW 60D2017

I, Jonathan Boruch, homeowner of 35 Midlawn Green SE Calgary AB am opposed to the redesignation of 143 Midlawn Close SE (Plan 7710317, Block 1, Lot 39) from R-C1 to R-C1s (CPC2017-056). My wife and I have the following concerns with this potential redesignation of this property.

- 1.The property is already not maintained well and never has been in the 5+ years we've owned our home directly across the lane
- 2.I believe with limited parking at the front of the home there will be problems with vehicles parking in the lane
- 3.When the overfilled garbage and recycling bins are leaking their contents in the back lane the garbage does not get picked up
- 4.We live in a single dwelling neighbourhood and adding units could have a negative impact on my property value
- 5.With an increase in tenants our privacy across the lane will become compromised
- 6.The potential of a backyard suite would cause a lot more noise and traffic in our lane

Regards,

Jon and Tamara Boruch  
35 Midlawn Green SE