

Smith, Theresa L.

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**From:** Carol Doris [caroldoris@shaw.ca]  
**Sent:** Tuesday, January 31, 2017 10:32 AM  
**To:** City Clerk  
**Subject:** Opposition to secondary suites in Southwood

To city councillors,

This letter is written with concern, that the neighborhood of Southwood is being given the wrong designation from a R 1 area to R 2 or as stated on the signs in our neighborhood R 1's. I realize that council is allowing individuals to request application for legal secondary suites. I am in opposition to this. I feel a plebescite should be on this upcoming city election. The people in the neighborhood should be able to make this decision. I have lived in Southwood for over 50 years, my parents bought here, under the R1, we today have three separate applications for suites, which has added increased traffic in our neighborhood and street parking overload, as well. Applicants which do not live in the homes should not be able to change the designation. The following application 64D2017 711 104 Ave. S.W. Is one applicant that I am opposing. The other two applications are under the same name, which does not seem that they could live in both homes. The applicants at 63d2017 10303 8 St S.W. is a home also applying for a change in designation. I feel councils time could be spent in a more productive manner by allowing the electorates to make a decision for their neighborhood. Hoping you will consider this matter today and listen to the people. Regards Carol Doris 615 Seymour Ave. S.W. Southwood resident for 51 years.

Sent from my iPad

RECEIVED  
2017 JAN 31 AM 11:41  
THE CITY OF CALGARY  
CITY CLERK'S

Smith, Theresa L.

**From:** STEVE GULYAS [s.gulyas@shaw.ca]  
**Sent:** Monday, January 30, 2017 1:50 PM  
**To:** City Clerk  
**Subject:** 10303-8th St.SW Secodary Suite Application  
**Attachments:** 20161206\_191357345\_iOS.jpg; IMG\_1587.JPG; IMG\_1846.JPG; IMG\_2074.JPG; IMG\_2077.JPG; IMG\_2078.JPG; IMG\_2079.JPG; IMG\_2080.JPG; 20161023\_180005000\_iOS.png; 20161206\_191338802\_iOS.jpg; 20161206\_191357345\_iOS.jpg; IMG\_1587.JPG; IMG\_1846.JPG; IMG\_2074.JPG; IMG\_2077.JPG; IMG\_2078.JPG; IMG\_2079.JPG; IMG\_2080.JPG; 20161023\_180005000\_iOS.png; 20161206\_191338802\_iOS.jpg

To whom it may concern regarding application of this property.

I Steve Gulyas who lives next to this property in question would like council to deny application. I've lived in this community for over 20 years. Invested well over a hundred thousand dollars into my home improvements to make this community a nicer place to live in with neighbors following the trend.

This property in question at 10303- 8th St. SW since it was sold few years ago has been an eye sore to the neighborhood. Brings down the property value of my house and people adjacent to the property. Owner does not care about his property. Serious home improvements are needed. Eaves trough flowing in opposite direction with water coming onto my property. Issue was addressed to caretakers and never resolved. Chimney rusting away. **Clearly a fire hazard.** Front walk steps are a **Liability hazard** to the public who enters onto the property. Concrete step missing. Fence in back needs serious attention. Fence is falling apart. Roof has never been replaced as all neighbors in the block now have new roofs. Keeping the neighborhood looking nice. Garbage problems weekly with city pick up. Renters don't segregate garbage. Snow never shoveled. Grass never gets cut. Clear indication that home owner does not care about the appearance of this home nor the people who live in it. This house has been in violation of a illegal secondary suite couple years ago. Now tenant living in the home has 7 children. This is a **safety hazard** to the children if secondary suite gets approval. Family of 8 will now live up stairs stuffed into 3 small bedrooms and 1 bathroom. Clearly a sign of greed and no concern to human health. I ask council to seriously consider a denial to this application. Please post pictures onto screen during council meeting as I will be in attendance.

Thank you  
Steve Gulyas

RECEIVED  
2017 JAN 30 PM 2:03  
THE CITY OF CALGARY  
CITY CLERK'S













**Smith, Theresa L.**

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**From:** Larry Heather [lheather@shaw.ca]  
**Sent:** Monday, January 30, 2017 10:25 AM  
**To:** City Clerk  
**Subject:** Secondary Suite Letter Bylaw 62D2017  
**Attachments:** Councillor Letter 10303 - 8th St. SW.pdf

Please fwd. the following letter for Bylaw 62D2017 to Council for Feb. 13<sup>th</sup> Public Hearing

Sincerely,  
Larry Heather

**RECEIVED**  
2017 JAN 30 AM 11:29  
THE CITY OF CALGARY  
CITY CLERK'S

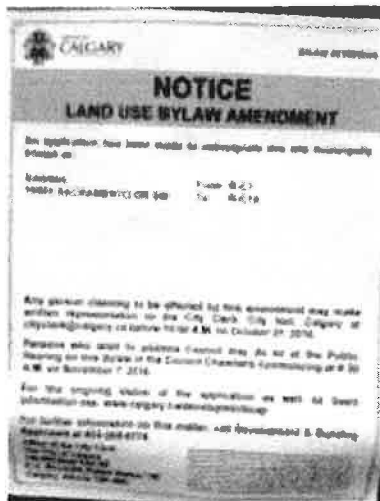
# **AGAINST Secondary Suite** Application

## **10303 SW- Bylaw 62D2017**

*From Southwood Resident Larry Heather [jerusalem1@shaw.ca](mailto:jerusalem1@shaw.ca)  
627 - 104<sup>th</sup> Ave. Ph. 403-253-0676*

We urge you to turn down this application by Landowner Hollis Sylvester of Ridgeline Properties. The property is in poor repair with roof and fence badly neglected. Recent newcomers to Canada (8) have been placed there and a second family in this bungalow is untenable. We have lived in our Southwood residence on 104<sup>th</sup> Ave. SW in Southwood for 54 years. Conflicted domain communities result in inevitably less safe communities, higher turnover and less neighbor surveillance due to increased anonymity.

*Number the ways City Hall makes it hard for Residential 1 Investors to defend their R1 Zoning Assets in Southwood:*

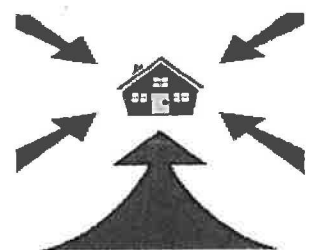


**1. Sign Size and Obscurity:** The small print in legalese R1 to R1s in the sign to the left is what appears on this property. It has been repeatedly requested that a Large Letter title should be Secondary Suite Application so passing drivers can identify the topic. This the Calgary Planning Department has refused to do. Only the homes directly adjacent to the applicant were a mailed letter of notice. This sign is a confusing obscurity, not visible to anyone other than pedestrians, about 5% of the traffic.

**2. The Stealth Wealth Transfer to Applicant:** What must be understood is that the zoning change to a R1s secondary suite in an R1 district is a type of wealth/ asset transfer. The potential increase of renting a secondary suite is a gain for the applicant, but a loss of value (red arrows) for the surrounding R1 Southwood residential properties.

The more secondary suites approved, the more of the value of purchasing into an R1 single dwelling Southwood is devalued. R1 owners, having invested thousands in the improvement of their properties, begin to invest less when secondary suite approvals break up visibly their former quality of living. Like all finer things in life, R1 Residential living provides far more than what meets the eye than less density. We also may have objections based on past use of the property, parking, and investment values.

**3. Divisive free application fee giveaways:** paid again by the very unwilling taxpayers from whom R1 assets, polarize society into segments, some getting what they want at somebody else's R1 Investment loss, This creates mutual bitterness that can harm community unity in Southwood. First the City taxes the living daylight out of us via property and utilities, then entices our stressed neighbors to transfer our R1 assets to them.



Secondary Suite Value Transfer Effect

**4. Up-zoning & Flipping without Development:** With a no fee cost to applying, it is very probable that many applications are mere up-zonings, calculated to flip the property at a higher price even though no actual suite was developed. Councillors have repeatedly asked planning to enumerate the applications which never proceed to development and they have repeatedly failed to divulge this to present. Revoking Zoning: Moreover, an annual list of failures to develop should revert to





