

Note: Letter 1 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Smith, Theresa L.

From: Connie Boucher [connbou888@icloud.com]
Sent: Saturday, November 19, 2016 10:30 PM
To: City Clerk
Subject: 104 Edgebank Circle NW - land use bylaw amendment notice objection

Hello,

I live in the Edgemont community and am writing to inform you of my disapproval and objection to house number 104 Edgebank Circle NW's application for land use bylaw amendment.

It upsets and disappoints me that the City has in place zoning bylaws to maintain the integrity of our single family neighbourhood and now I'm in put in a position where I have to fight to maintain that because someone decides they do not like the rules. I believe that if they wanted to have a secondary suite they should have chosen to live in an area where these are allowed.

I chose to purchase a home and raise my family in a single family neighbourhood because of the sense of community, feel, the quiet streets and low traffic. As such, I am concerned with the potential increased noise, parking and traffic in the area. There are many children in our neighbourhood, including my own, who walk to and from school on a daily basis and who play in the park areas. As well, there are a number of elderly in our neighbourhood who go for daily walks and I feel the increased traffic would affect their safety as well.

I believe the city is diverse and I support secondary suites in neighbourhoods that are zoned for it so that everyone buying into the neighbourhood knows what they are buying into. Although I appreciate this house hold going through the proper channels and not just putting in an "illegal" secondary suite, I do not feel it is acceptable for this single house hold to expect our entire community to change to meet their own needs.

Thank you for your attention and time in this matter.

Sincerely,
Connie Boucher
Concerned Edgemont resident

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2016 NOV 21 AM 7:44
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Smith, Theresa L.

From: Luke Cao [lukecao2012@gmail.com]
Sent: Tuesday, November 22, 2016 9:05 PM
To: City Clerk
Subject: Against Bylaw #297D2016

Dear Calgary Officer,

I disagree the address 104 EDGEBANK CI NW from R-C1 to R-C1s.

My concern is traffic risk, this address is in a corner that almost half circle residences must pass everyday, more than 200 vehicles will turn left and right pass this small T intersection. If some change in this corner will cause more traffic risk. And this address close to Edgemont School, many students and parents go through here everyday.

Ye Cao
513 Edgebank PL NW Calgary

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Note: Letter 4 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Note: Letter 5 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Smith, Theresa L.

From: JOSEPH LAW [jklaw@shaw.ca]
Sent: Sunday, November 20, 2016 2:30 PM
To: City Clerk; Chu, Sean
Cc: kittylaw3@gmail.com
Subject: Land use bylaw amendment at 104 Edgebank Circle N.W., Calgary from R-C1 to R-C1s, Bylaw #297D201

As registered owners at 18 Edgebank Circle NW Calgary, we oppose the application of the subject amendment.

Please consider this email as our official objection.

Joseph Law and Katherine Law

Sent from my iPad

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2016 NOV 21 AM 7:52

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Note: Letter 7 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Albrecht, Linda

From: karen moroz [karenmoroz@hotmail.com]
Sent: Sunday, November 13, 2016 1:36 PM
To: City Clerk
Subject: 104 Edgebank Circle NW

To Whom It May Concern,

I am opposed to a secondary suite being approved at 104 Edgebank Circle NW for the same reasons I brought to your attention on September 5th, 2016.

It is my belief that an estate neighborhood is not the place for this type of designation as it will create higher density and with that added traffic which is already a bit of an issue in the community. In turn, if this type of zoning is approved in this community the very nature of the neighborhood will be altered beyond repair.

Therein lies the real danger of this issue, if Council approves this application a precedent will be established thereby opening up the community to rental suites when it's initial designation was for single family dwellings.

In turn, property values will undoubtedly decline resulting in less taxes collected by the city.

Options should certainly be provided to individuals and families in terms of where they may reside. Yet, common sense should be the basis for decisions on secondary suites. Current high density communities can easily absorb housing of this type whereas areas prescribed as predominantly single dwelling should not have their designation altered because an investor wants to add to their income. This issue comes down to retaining the integrity of a community for future generations. One need only examine the history of the decline of certain American and Canadian cities as confirmation that secondary suites should not be permitted in low density single dwelling communities.

It is, therefore, for the above reasons I hope Council, in it's wisdom, will vote against allowing a secondary suite at the the aforementioned address.

Yours truly,
Karen Moroz

Sent from my iPad

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2016 NOV 14 AM 7:37
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Albrecht, Linda

From: Dave Noseworthy [dnoseworthy@hotmail.com]
Sent: Sunday, November 13, 2016 1:49 PM
To: Chu, Sean; City Clerk
Subject: 104 Edgebank Circle N.W.

Dear Sean Chu and City Clerk,

I am opposed to a secondary suite being approved at 104 Edgebank Circle NW for the same reasons I brought to your attention on September 5th, 2016.

It is my belief that an estate neighborhood is not the place for this type of designation as it will create higher density and with that added traffic which is already a bit of an issue in the community. In turn, if this type of zoning is approved in this community the very nature of the neighborhood will be altered beyond repair. Therein lies the real danger of this issue, if Council approves this application a precedent will be established thereby opening up the community to rental suites when it's initial designation was for single family dwellings. In turn, property values will undoubtedly decline resulting in less taxes collected by the city.

Options should certainly be provided to individuals and families in terms of where they may reside. Yet, common sense should be the basis for decisions on secondary suites. Current high density communities can easily absorb housing of this type whereas areas prescribed as predominantly single dwelling should not have their designation altered because an investor wants to add to their income. This issue comes down to retaining the integrity of a community for future generations. One need only examine the history of the decline of certain American and Canadian cities as confirmation that secondary suites should not be permitted in low density single dwelling communities.

It is, therefore, for the above reasons I hope Council, in it's wisdom, will vote against allowing a secondary suite at the the aforementioned address.

Yours truly,
Dave Noseworthy

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Smith, Theresa L.

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From: Ray Pasquini [ray.pasquini@shaw.ca]
Sent: Wednesday, November 23, 2016 10:20 PM
To: City Clerk
Subject: LOC2016-0215

2016 NOV 24 AM 7:50

THE CITY OF CALGARY
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To the City Clerk:

Please accept these comments of opposition for the above mentioned Land Use Amendment.

1. Under Bylaw 2P80 this area was zoned R-1 allowing for single family detached only. It is one of the main reasons we chose to live in this community and this street in particular.
2. It is only because of the new Bylaw 1P2007 that a permit for this use can even be applied for or even considered. R-1 designation from 2P80 should be grand fathered.
3. Secondary Suite District belong in areas with back alleys or lanes. This lot is lane less and 100% of the homes on this street have front drive garages. Parking therefore is very limited on the street.
4. The applicant states that he has onsite parking available on his driveway for four cars. His illegal tenants have never used the driveway for their parking and have parked on the street. Why would this change should he receive approval. How would he be able to get out of his garage if four cars are parked in tandem and blocking his access.
5. The applicant states that he wants to add additional living space and a place for his mother in law. You don't need a Land Use Amendment to do that. He will most definitely rent out this space and goes on to state that.
6. With the approval of a Secondary Suite at 179 Edgebrook Close NW, which is very nearby, I fear a precedent has been set and future applications are just a formality and will be rubber stamped.
7. The site being a corner lot will have visibility issues with all the extra parking on the street.
8. I feel that if approved, this site and this owner will be a Bylaw Enforcement nightmare for the City of Calgary. He has already run an illegal suite for years, rented out his RV pad and had people living in their motor home until he had to shut all of it down and apply for the permits.
9. The site has been very untidy with the illegal tenants and has produced so much garage that he has resorted to disposing of it across the street in the City of Calgary Park bin.

Thank you for allowing me to state my comments of opposition.

Ray Pasquini
127 Edgebank Circle NW
H: 403 547-0819
C: 403 819-1642

Albrecht, Linda

From: pdpayne@shaw.ca
Sent: Sunday, November 13, 2016 3:53 PM
To: City Clerk
Subject: Online Submission on LOC2016-0215

November 13, 2016

Application: LOC2016-0215

Submitted by: Paul Payne

Contact Information

Address: 160 Edgebank Circle NW Calgary

Phone:

Email: pdpayne@shaw.ca

Feedback:

We have no issues with family members moving in to support each other, however we do have an issue with a secondary suite for extra income. We believe the approval of this secondary suite for profit will cause our property to decrease in value. This is a family oriented community not meant for individuals and families that can not afford to purchase a home and will litter the road ways with vehicles. This home had renters in the backyard this past year and we had issues with vehicles parked all over the road, limiting view and almost causing accidents. If every home in this area had secondary suites is the services able to handle the extra load. Who will pay for the extra services, the current home owners in the community. If you allow one secondary suite others may follow and try and buy homes in the area with the knowledge they can only afford a home in this community with the extra income. The streets will be clogged with cars and devalue our homes more and potentially cause emergency vehicles limited access.

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Smith, Theresa L.

From: R & L Smith [linrod@shaw.ca]
Sent: Monday, November 14, 2016 8:26 PM
To: City Clerk
Cc: Chu, Sean
Subject: 104 Edgebank Circle N.W. - Zoning Change

City of Calgary City Clerk
Re Proposed Zoning change at 104 Edgebank Circle N.W.

As residents & single family home owners on Edgebank Circle N.W. for 27 1/2 years, we are definitely against any single family residential lot zoning changes.

We bought our home in a single family R1 area and wish to remain living in a single family R1 area.

We do not want a zoning change on Edgebank Circle N.W.

We feel that once a residential lot on Edgebank Circle N.W. is allowed to change its zoning description, it will make it easier for other like minded house lot owners to follow in their tracks.

This proposed zoning change is definitely not a positive change for the remaining single family residents of Edgebank Circle N.W.

Linda & Rodger Smith

277 Edgebank Circle N.W.

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Smith, Theresa L.

From: Clarence & Pat Standish [csps1968@telus.net]
Sent: Tuesday, November 15, 2016 2:19 PM
To: City Clerk
Subject: Application for Land Use Amendment, LOC 2016-0215
Attachments: City of Calgary Land Use R-C1 to R-C1s Rev.1.docx

Office of the City Clerk

Please find attached, our written comments on this application for Land Use Amendment. LOC 2016-0215

Thank You

Clarence E and Patricia m Standish

8301 Edgebrook Drive NW

Calgary AB

T3A 4N3

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2016 NOV 15 PM 4:16

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CITY CLERK'S

APPLICATION FOR LAND USE AMENDMENT: LOC2016 – 0215
104 EDGEBANK CIRCLE NW.

Office of the City Clerk.

My wife and I are the owners of an adjacent property to this application for land use amendment; our house number is 8301 Edgebrook Drive NW.

My wife and I in 1993 purposely purchased this bungalow in a Contextual One Dwelling (R-C1) District, for a place to retire in a quiet and peaceful neighbourhood, where there are no multifamily dwellings. We did retire in 2002 and do enjoy living in this part of the city.

We have paid a premium for taxes over the past 23 years just to be able to live in a single family dwelling district. I do believe as more multifamily dwellings increase we will also see an increase in taxes.

We are behind this property and because there is no back ally we are very close to the house, and we can hear the least amount of noise that is created. (Voices, Doors closing, Dogs barking) In the past 6 months to a year we have heard loud arguments going at the lower level door at this house from our bedroom window. We understand that the noises can be both ways and there is nothing that can be done to make a change. It is the increase in people; we are very concerned that the increase in people will increase the noise to a new level.

Our bedroom window measures 40 ft to the property line, and I scaled the distance from the property line to the lower level entrance door at the house across the back yard to be 30 to 35 ft, for a total distance of 70 to 75 ft between the houses.

We are an elderly couple and with my recent health issues I may justly be considered partially disabled, which puts me at serious risk of harm from low income renters being so close. I am defenceless against physical assault. There is no requirement in R-C1s that the landlord conduct police background checks on the low income tenants. The landlord's main intent is to raise money!! Crime is on the rise in Calgary according to the police who went door -to-door last summer to warn us to be more vigilant. "How can I be vigilant when new people are coming and going right behind my backyard fence? We do not wish to be Calgary's next home invasion victims. The increased danger of these low income renters would be very stressful. It would keep us up all night!. We would find this situation unbearable. It is unconscionable that the City would put its elderly, law abiding citizens in such wanton jeopardy!!!

Clarence E and Patricia M Standish

Sept. 07/2016

Smith, Theresa L.

From: Karen Thiara [kthiara@telus.net]
Sent: Monday, November 21, 2016 7:40 PM
To: City Clerk
Cc: Chu, Sean; 'Randy Thiara'
Subject: Rezoning Application - 104 Edgebank Circle NW - Neighbor Comments

RE: Address: 104 Edgebank Circle NW

To Whom It May Concern,

As resident homeowners at 313 Edgebank Circle NW, we wish to express our opposition to a potential rezoning of our Circle/Neighborhood of which will allow the accommodation of secondary suites. Upon purchasing our home back in 2004, our purchase and investment was predicated upon a single family location as a primary decision factor. We find it unjust for one particular owner within our neighborhood to change the existing zoning to suit his/her individual desire/need. As with us when purchasing our property, the owner at 104 Edgebank Circle NW would have been well aware that he/she were purchasing a home designated as single family. In the event someone wishes to have a secondary suite, that someone should therefore seek out such areas within the City of Calgary where the existing bylaws already allow for such or new areas where such communities have already taken into consideration accommodating factors to facilitate secondary suites.

We hope that The City of Calgary will deny the rezoning request of one individual owner on our Circle/Neighborhood.

Thank you,
Karen & Randy Thiara

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2016 NOV 22 AM 8:27
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