

**Albrecht, Linda**

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**From:** Property Management [propertymanagement@sominvestments.com]  
**Sent:** Monday, June 20, 2016 11:19 AM  
**To:** City Clerk  
**Cc:** Brar, Sabrina K.; Demong, Peter  
**Subject:** Letter on behalf of LOC2016-0017 Land Use Amendment  
**Attachments:** Land Use Amendment - Applicants Letter to Council.pdf

Hello Susan Gray,

Please see attached letter and attached information regarding LOC016-0017 application for Land Use Amendment. I am unable to be present at this meeting and have requested my application to be tabled till the next meeting on September 12,2016. However, I am under the impression that this decision will not be made till the actual date so in case the application is not tabled. I wanted to submit a letter on my behalf. Hopefully answering any questions that may arise at the July 4th meeting.

I am unable to be present but could be reached by conference call if that is something the council members would be interested in. I would like to keep my phone number private so I have not stated it in the letter. But I am willing to assist in anyway.

If you can please do me a favor and send me a quick reply to this email, so that I may know it arrived and prior to the June 23 deadline. Thanks for your assistance in this matter.

Sincerely,

Alanna Fagervik  
Owner and applicant to LOC2016-0017

RECEIVED  
2016 JUN 20 AM 8:36  
THE CITY OF CALGARY  
CITY CLERK'S

June 20, 2016

RECEIVED

2016 JUN 20 AM 8:36

RE: Land Use Amendment LOC2016 – 0017

THE CITY OF CALGARY  
CITY CLERK'S

To City and Council Members:

I write today regarding my application, LOC2016-0017, for Land Use Amendment. Recently I have written to Mr. Peter Demong, requesting permission to table my application from the July 4 Council meeting to the next one on September 12. Unfortunately, I have committed my family to a wedding this July long weekend in Northern BC and am unable to be present. I apologize for the inconvenience of my request, however I had committed to this invitation months ago and don't want to disappoint my family.

On the chance you would like to proceed, I thought I would address some of the comments that have been and may be asked at council. The following comments were addressed at the CPC meetings package:

➤ **Desire to keep the single family character of the area**

*We worked very hard to keep the look and feel of the homes around this property. When I look at the property and this question I am not sure how this property does not have "single family character". We didn't demo the home and put in a huge architectural home. Colors were chosen to fit the surrounding houses. We attempted to add some new features like French Doors in the entrance way, which I have seen at several other houses in the area. We also did the siding to be similar to several house close to ours. Please view the pictures attached as Schedule "A". There is no covenant or architectural controls in Maple Ridge; but I am more than willing to work with the community if there is something significantly wrong that should be fixed. We take pride in our properties and I want to part of this community.*

➤ **Concerns regarding potential garage suite**

*This comment bothers me as no where on my application does it imply that we are putting a garage suite or have requested one. This comment comes from an anonymous flyer that was sent out to Maple Ridge, Willow Park and surrounding areas. This flyer is clear propaganda, falsifying my application and putting my application in a negative light. I understand the community has the right to voice their opinion regarding my application. What I don't appreciate is stating facts that are not true and have people comment on facts that are clearly misrepresented. As council men you know as much as I do that negative slander like this can ruin your campaign. I hope you will consider this when looking at "registered objections" and petitions. I was not privy to any of these of course, so I ask myself where in the neighborhood are the objections coming from; and what are they objecting exactly too.*

➤ **Decrease of on-street parking availability / Increase in traffic**

*Any Single family residents in Calgary could have 2 or more cars at their home. Now add flat bed/utility trailers, RV/5<sup>th</sup> wheels, boats, quads, snowmobiles, riding lawn mowers, and if you have driving teenagers you definitely are adding more vehicles into the mix. This is just from a single family. Most renters don't have ¾ of these toys and things. I own several up and down properties and on average there is 3 cars at a property.*

*The city only requires two parking spots for such applications and garage can be included as parking. From my personal and professional experience, I have found that garage spaces are rarely used for parking cars and used more for storage and toys. As such, if we were to proceed, our application would include 4 additional stalls along the back of the property accessible from the back alley. The house three doors down has done the exact same as what we are requesting and reduced their yard to accommodate more parking. Interestingly enough, that property I speak of typically parks on the street. This additional rear parking assists with the availability of on-street parking.*

*I would like to note that at the Open House Forum in Willow park regarding my application the community also had concerns with the backyard becoming a "parking lot". Unable to address this comment at the time, I feel this is a contradiction to the above concern. Having the property backing onto Southland, this property has no neighbors behind them. When you stand in the back of the property off the alley and look to the left, the left neighbors garage shelters their view from looking into our lot. When you look to the right, our garage the neighbors garage obscure any possible "eye-sore" that may be considered from having cars parked the back of the property. The only individual that would see this driveway is people who may walk the back alley and individuals using the alley to get to their own residence.*

➤ **Decrease in property values**

*I apologize, but I scratch my head at this "problem/comment" as any renovations done to any home big or small will benefit the property and the surrounding neighborhood; not decrease it. We have spent \$119,244.02 on renovation to this home. There is nothing on this property that has not been touched. We have obtained all permits and hired all the right companies to make sure this home will be standing for the next 50 years. This comment was brought up in the Open House forum. So I went ahead and paid to get the property appraised by a certified appraisal company to verify and confirm how much this property has "Decreased in Value". The property was purchased for \$383,000 which can be verified on MLS. We put close to \$120,000 in renovations. I have attached the appraisal document as Schedule "B" showing the properties worth at \$570,000. This is close to \$200,000 in "Increased value". This number will also reflect to*

*my adjoining neighbors and as the property value of this home goes up; so does the value of their homes.*

*I do think that the comment may have had a different meaning in that it will "decrease the value of the home by having renters beside them". I have had my up and down properties for over 4 years and am in good communication with all my neighbors. Just this spring, one sold their property, because he needed more space for his toys. The sale/value of his home had increased in value even in this current economy and sold in record time. The fact that he lives beside a "legal up and down" property didn't affect the negotiations. I spoke with realtors in the area and asked if there has ever been a concern having a legal rental suite resident beside them. They said that there is tons of properties rented and most of the time people don't know who the owners are verse tenants. Buyers are more turned off by Daycare/Day home facilities, grow-ops (which are in every community), or legal issues. These things can be found in every neighborhood in Calgary. Maple Ridge is no exception.*

*Individuals asking for a legal basement suite are trying to do things right. It would be easier, cheaper, and faster to slap an illegal unit in the basement and no one would be the wiser. I would also like to think the individuals making these applications also take pride in their home and area to offer a safe environment for themselves and their future tenants. Legal suited properties should not be categorized with illegal units. They are built, constructed and possibly managed differently then someone who wants to do it right and properly.*

#### **General opposition to secondary suites, as there are not existing R-C1s designated sites in Maple Ridge**

*I understand I am the first individual to submit such an application and that can be scary to some. There are many communities all over Calgary that have a variety of different Land uses amongst each other. It doesn't mean that every place is going to put into a suite. Many homeowners live right beside R2's and R-C1s and they don't even know it. As mentioned above, the zoning on a property is not going to reflect the value or change in the neighborhood as much as some may think. Many buyers who may be considering moving into Maple Ridge aren't going to stop looking in the area because one lot of 788 homes has a change in their land use. New buyers typically don't worry about the land use or even understand it. They buy a property because they love the home, the lot, community, and school system. The land use is part of your property, but having one lot stated a little different out of 788 isn't going to change the view of someone being in that neighborhood.*

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- **“Spot Zoning” does not protect the interests of the neighbours, who wish to remain in a single family area.**

*Residence in Maple Ridge are still in a single family area. Of the 788 dwellings in Maple Ridge this is one house...one application. That is 0.00127% of the housing population in Maple Ridge. I am not sure how this one house is going to effect the neighborhood and its ability to stay a Single Family Residence. Personally, and selfishly, my biggest concerns are the well being of my adjoining neighbors and that I improve our area and become a vital part of our street. I take pride in our properties and want to be apart of this neighborhood.*

#### **2014 Calgary Civic Census Dwellings**

##### **Owner-occupied dwellings**

Maple Ridge		
	Number	Per cent
<b>Total occupied dwellings</b>	<b>788</b>	<b>100%</b>
Owner occupied dwellings	738	94%

Source: Calgary Civic Census, 2014

- **Lack of upkeep on rental properties**

*Any property (owned or rented) has the possibility of having a lack of upkeep. I can't speak for other neighbors but regarding our portfolio, it is required that the tenants keep the property groomed and well managed. They are required to sign an agreement stating so. Our properties are checked a minimum of once a month to make sure the property is mowed, garbage is removed and overall property is in good working order. If the property is not taken care of then the landlord "myself" will contact them and address the problem, and if not I will hire the right people to take care of whatever the problem is and charge back to the tenant. If something happens in the short term between inspections, having great communications with my neighbors helps us to address things ever faster. If you had an "owner" beside you who had furniture or garbage every where, you could talk to him, but he doesn't have to listen. Tenants have to abide by the rules or we can remove them from the unit. I know it was addressed in the Open House Forum that we would be "absent Landlords" because our address is in High River. High River is 20 minutes to the City Limits. I am at the Maple Ridge property in 45 minutes or less pending on traffic. I guarantee that depending on where you live in Calgary it can take 45 minutes or longer and that individual has a Calgary address. Please see attached letter from one of my current Tenants as Schedule "C" regarding how we are as landlords and how we manage our properties.*

- **Transients creating instability in the community**

*I am assuming they are using the word "Transients" because typically they feel renters don't stay very long. I on the other hand have not had that experience. My tenants*

*stay on an average 2.5 years. I am very proud of this and believe it is due to our management and homes we supply to them. We do not do month-to-month tenancy. The minimum Lease we will take is a one year. I just signed a 5 year Lease and a 2 year Lease last month. People who own can move and sell their home just as much as tenants do. The differences are that tenants can relocate much faster. I am not sure how tenant would make the community anymore instable than an owner selling their home.*

➤ **Noise Pollution**

*All my Leases have a full Schedule of Rules and Regulations. Which is very standard with most rental. Tenants have to abide by the same rules and bylaws as every other individual and owner. I actually think tenants are more respectful because they don't want to be kicked out. Noise Pollution can happen anywhere. An Owned home with teenagers is going to run into some "noise pollutions" ever so often. I don't see how a basement suite is going to increase the noise pollution in this neighborhood.*

➤ **Opposition to renters in the community:**

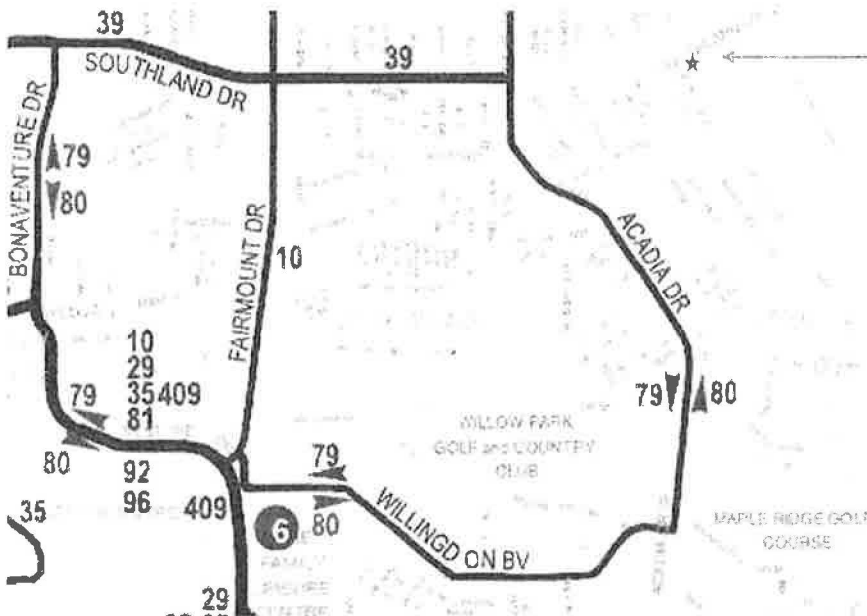
*I received an email from the City planning & Development department on May 31, 2016 saying that they had received several emails stating that we had sold our 20 Maple Court Property and that new "owners" had moved in. When speaking with the city planning department I thought it was interesting in the claim of new "ownership". My point being that the community could not determine the difference between if the people staying at 20 Maple Court Cres were "new property owners" or "Renters". Not all individuals choose home ownership but still want a nice communities and neighborhoods to live in. Renters can live on a property, do everything an owner does, and yet not be on title. There are examples of renters in every area including Maple Ridge. It doesn't make them bad people.*

➤ **Negative impact on neighbourhood dynamics**

*Why? How is this one house going to negatively impact Maple Ridge? There are no neon signs or blinking lights identify it as a rental. The property has been fully renovated and upkeep maintained? Property values have gone up. What makes this property negative impact? As stated above the current neighbors don't even know if there is new owners or tenants living there right now.*

➤ **Transit bus stops are not in close proximity to this property;**

*Bus Route #4212 – Acadia Drive through Maplecroft Rd SE;  
Bus Route #4261 – Acadia Drive through Malpecroft Rd SE;  
Bus Route #4259 – Acadia Drive through Willow park Dr SE;  
Bus Route #4935 – Acadia Drive through Willow park Dr SE;  
Bus Route #4213 – Acadia Drive through Mapleburn Dr SE  
Bus Route #6115 – Southland and 5<sup>th</sup> Street*



6 or more Bus routes travel within a 10 minute walk from the application site.

Plus, property is within 20 minutes walking distance of a major fairways.

Map taken from the City of Calgary Transit Site. [http://www.calgary.ca/CS/IIS/Documents/emaps/transit\\_map.pdf](http://www.calgary.ca/CS/IIS/Documents/emaps/transit_map.pdf)

➤ **Opposition to multi-family dwellings in the community**

*The comment comes from false accusation made in an anonymous flyer distributed throughout Maple Ridge and surrounding areas regarding my application. At no time did we apply to have a secondary suite and garage suite, making this a multi-family unit. This flyer submitted information that was incorrect giving the neighborhood and community the wrong impression of us and what we were requesting. I am glad to answer anyone's questions. But I hope that complaints made about my applications are the actual facts regarding what has been submitted as well where these complaints are coming from. I have spoken to most of my neighbors and they are happy with the improvements we have made on the property. So when I get told that there are people against our application, I wonder where they are located and how much this application is effecting their lives directly.*

➤ **Precedent for secondary suites in the community**

*I don't know what is going to happen tomorrow, a year, 5 years, or even 10 years. There may be applications like mine in the future or there may never be another one. But I ask that my application not be judged on what could happen. But rather the facts put in front of you. I know some individuals are not completely on board. But I wonder how much of that is because of change, unknown, education. I am a good landlord; good owner. I work hard to do things properly safely and develop high-end rentals, which brings high-end renters. I know that there are bad owners, bad renters, etc. But I shouldn't be punished on how other Landlords run their business, or what may happen in Maple Ridge over the next 50 years. Each application should be reviewed and judged on the facts and the specifics of that request. I applaud the community for taking a strong interest in my application. It shows me that they care on what happens in their area. But it also encourages me to be there even more and be able to supply a home for others to have a chance to live there too.*

After reviewing this, I apologize for being so long winded. I know there is some opposition about this application and I took a beating at the Open House Forum. But I strongly believe we have a great house, property, and application. We went above and beyond in our renovations to make this home beautiful, modern, safe and if this land use is accepted we intend to continue that effort and level of quality through the Secondary Suite process. I have been asked by many people from many professions why I continued with this application especially after the slander flyer and response at the Open House. I told them that I believe we are offering something good here and I know once all the facts are laid out. The right decision will be made for everyone and I will stand by that decision. Again my sincere apologies for being absent. It weighs heavy on me that at the point you need me there to answer your questions I am unable to do so. Good luck, as I can believe this won't be an easy decision to make.

Sincerely,



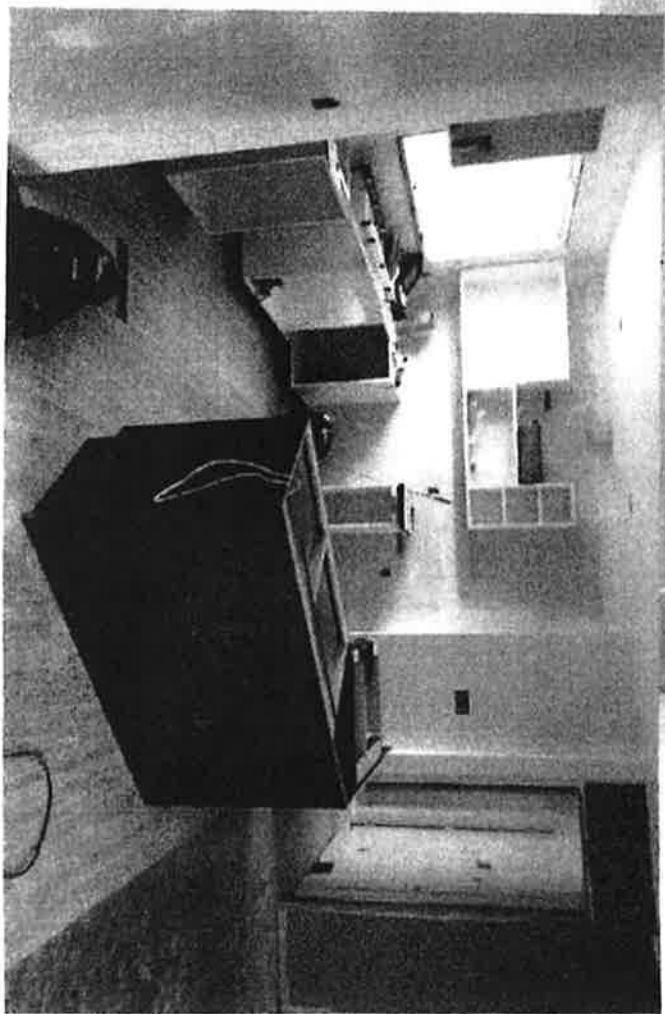
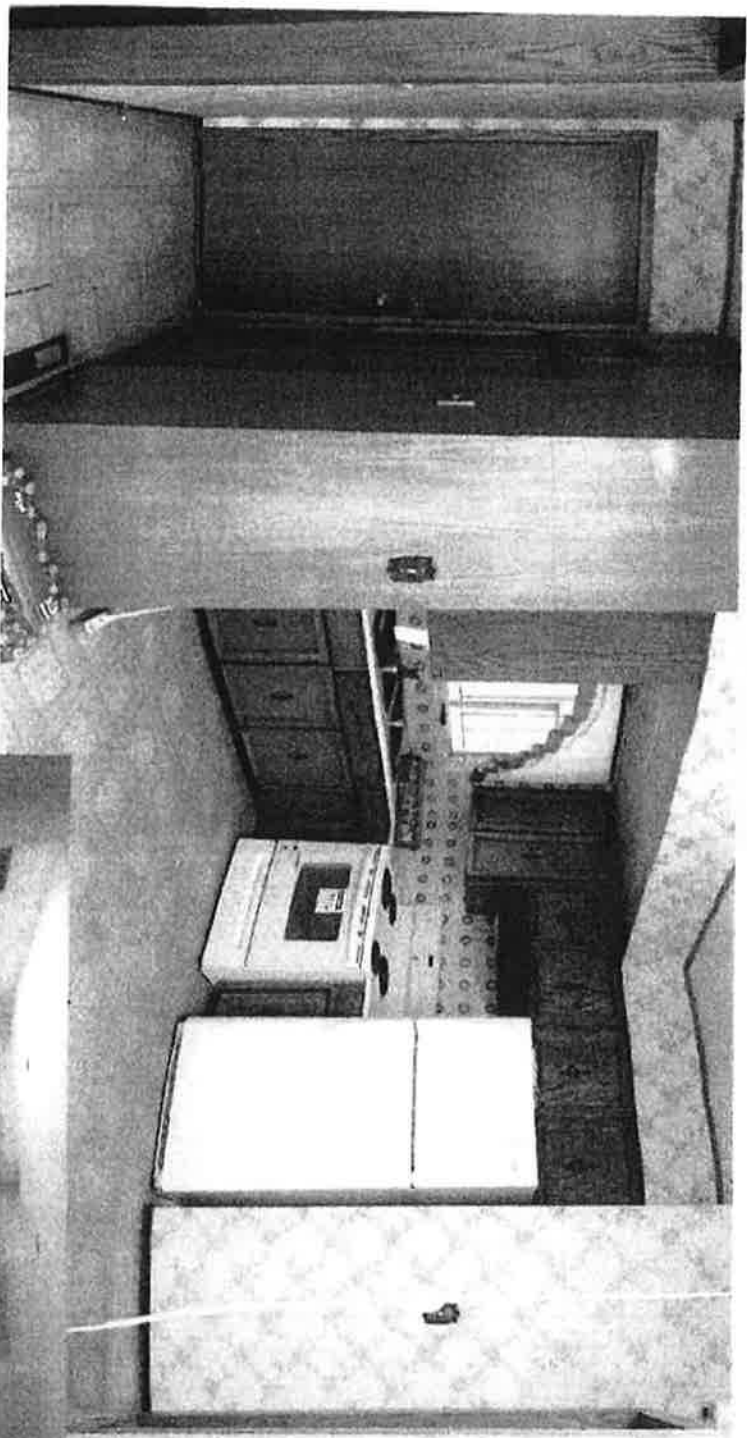
Owner of 20 Maple Court Cres





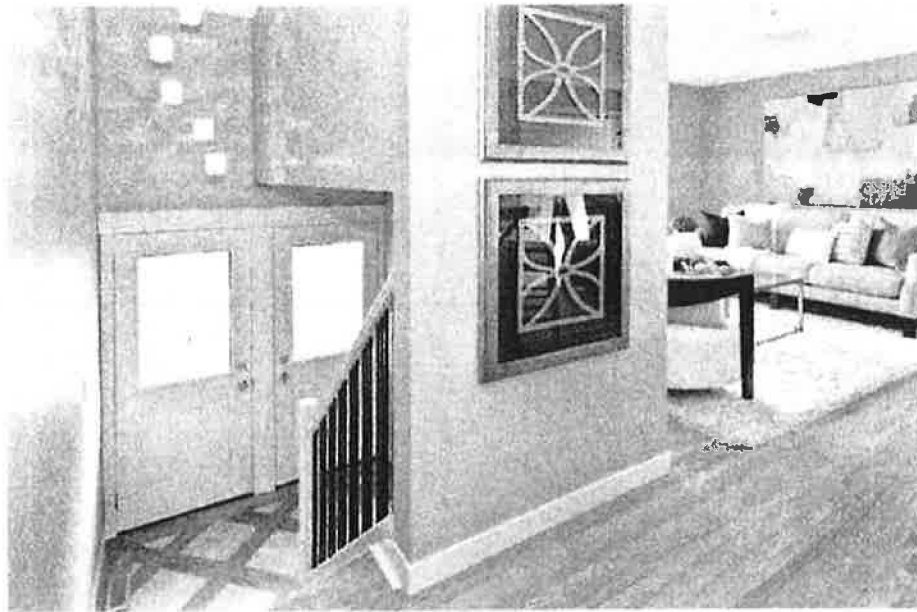




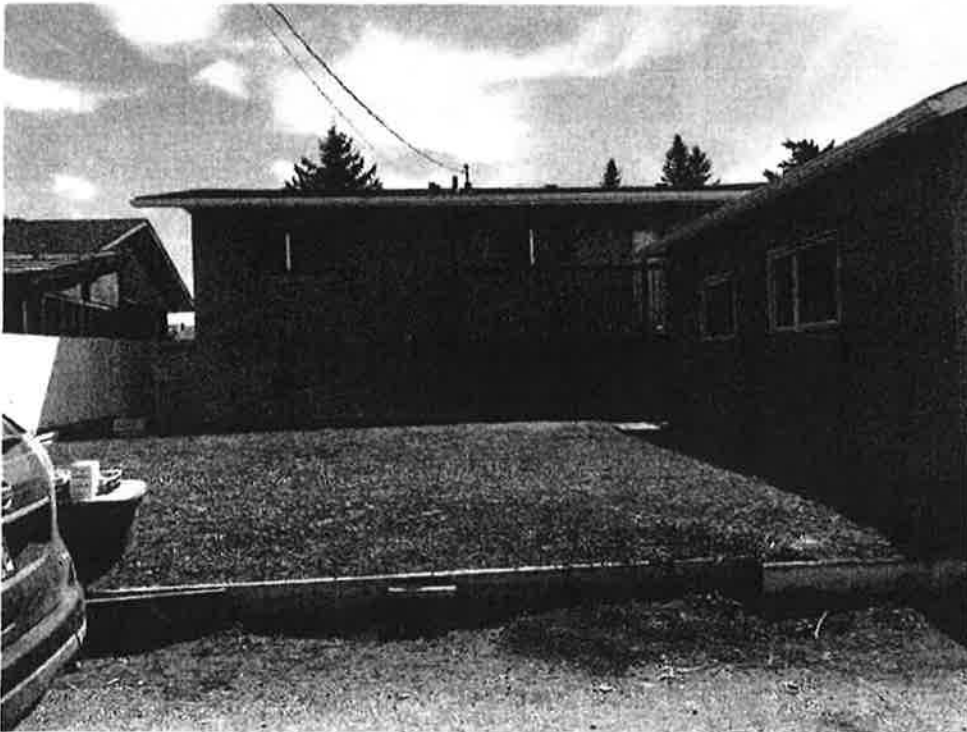
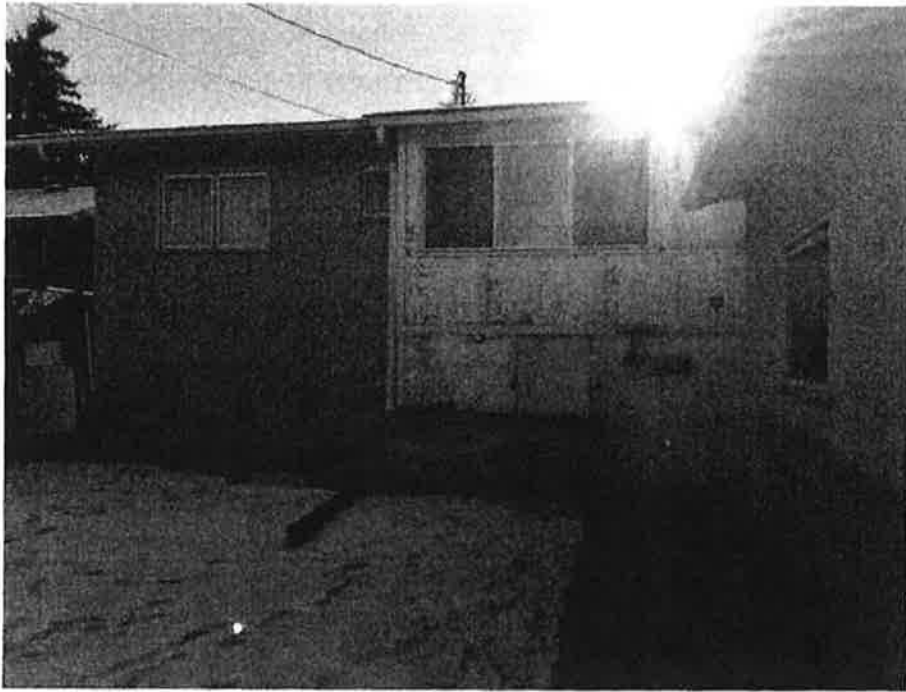


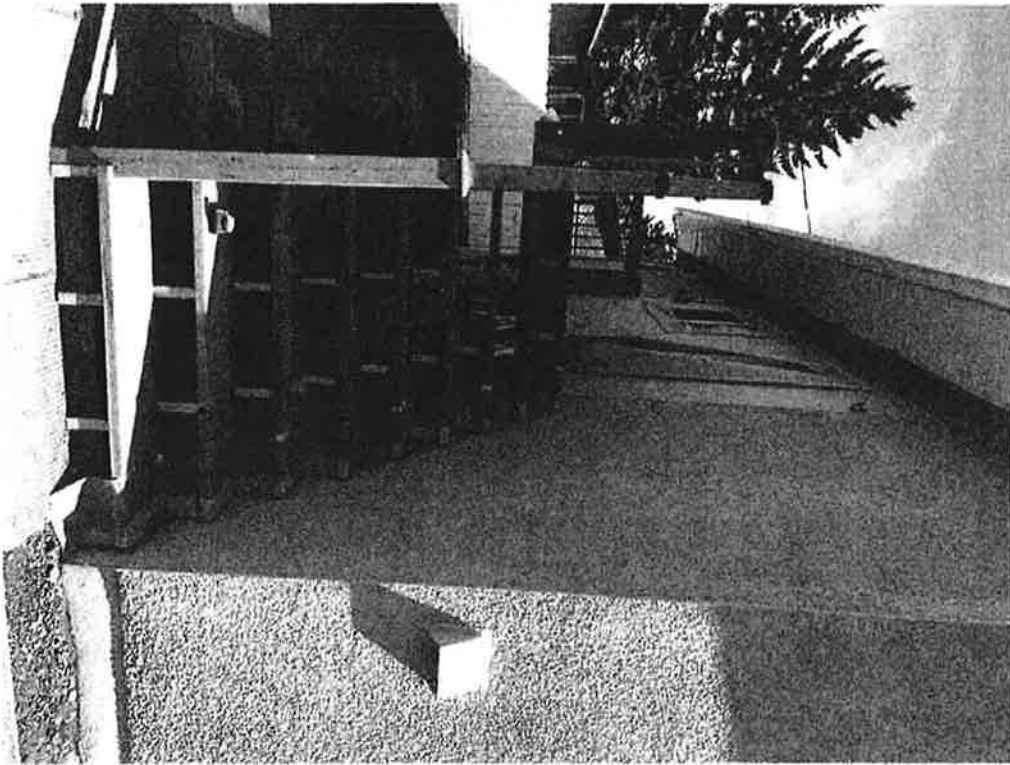
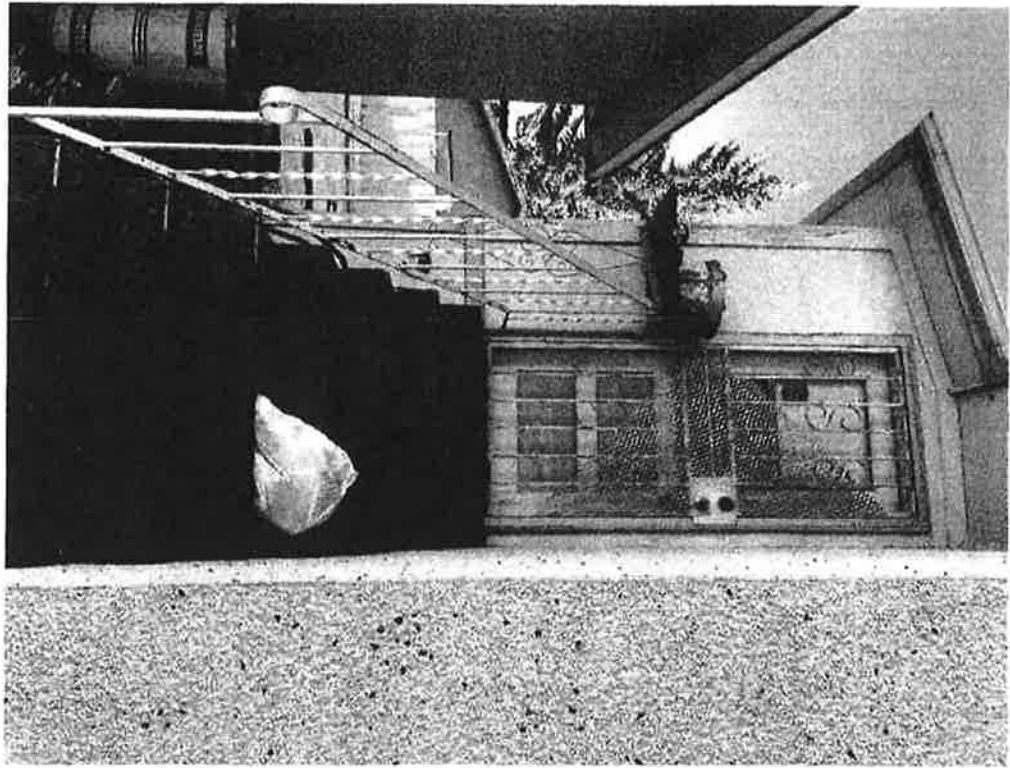














Client: CIBC and FNF Canada

Date: 05/27/2016

RE: 20 Maple Court Crescent SE  
Calgary, AB T2J 1V7

The purpose of this appraisal and appraisal report is to ascertain and report the market value, as defined in this report, of the subject land and improvements thereon, located at 20 Maple Court Crescent SE, in Calgary, Alberta, in fee simple, for the function of mortgage financing.

The appraiser has personally viewed the subject property on 05/27/2016, and has gathered and analyzed all the data deemed necessary, which was obtained from the local real estate board, the Multiple Listing Service, the public record, and from the appraiser's own files. The appraiser has further completed a cost analysis and a sales comparison approach analysis.

The appraisal report has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment. All values within this report are in Canadian Dollars.

It is the opinion of the appraiser that the market value of the subject property is:

Five Hundred Seventy Thousand Dollars  
\$570,000

**THIS REPORT CONTAINS AND IS SUBJECT TO specific terminology descriptions, conditions, and special limitations which affect the stated opinion of market value, the use, and the intended user of the report. Please carefully read, and pay particular attention to all of these descriptions, conditions, and special limitations.**

  
Anthony Cook

AT Canada  
Licensed Real Estate Appraiser RECA CNAREA, 1314-16

Duane Magnuson  
52 Cimarron Meadows Cres.  
Okotoks, AB, T1S 1T1  
June 16, 16

To whom it may concern;

Dear Sir/Madam;

I have been asked to provide a reference for SOM Investments in relation to our tenancy of their property located at 52 Cimarron Meadows Cres, in Okotoks, AB.

SOM Investments have been our landlords since November 2013. The rental property was provided to us after having been totally renovated, including new paint, flooring, ceiling, fixtures, and upgraded appliances. In addition to the interior renovations, SOM also redid the roof of the house and garage.

Since we moved into the property, SOM has replaced the front deck stairs, repaired siding and issues on the deck and garage, replaced the water heater and generally kept up the maintenance for the house and yard on a continuing basis.

We have had occasion to inform them of sudden or emergency situations. In every case, they responded promptly and thoroughly, always taking care of the issue as soon as practicable, and then following up with us to make sure it was done correctly.

Our experience as tenants with SOM has been exceptional. I strongly recommend them as landlords, and I will be sad to finally leave when we move to purchase our own property. I only hope we are able to care for it as competently as SOM has taken care of the rental property we currently occupy.

If I can provide you with any other information, please do not hesitate to contact me.

Sincerely,



Duane Magnuson



**Smith, Theresa L.**

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**From:** Brent Adams [brent4627@gmail.com]  
**Sent:** Saturday, June 18, 2016 6:26 PM  
**To:** City Clerk  
**Subject:** LOC2016-0017 public hearing

I live in Maple Ridge and I would like to go on the record that I fully SUPPORT this application for secondary suite. I live near this home but do not want to disclose my address due to safety.

I am appalled by the behaviour of some of the neighbours on Maple Court Crescent. The applicant seems like a nice lady, however I have seen and heard neighbours verbally threaten her. I think this behaviour is disgusting! This goes far beyond nimby, these people are shameful! I have heard people say they dont want immigrants or refugees here. This is UNACCEPTABLE and council should not give these types of comments the time of day. I hope city council can see beyond the bigotry of my neighbours.

So what if someone wants to have a secondary suite in their house, it's no body's business!

Thank you,  
A resident of Maple ridge

RECEIVED  
2016 JUN 20 AM 7:54  
THE CITY OF CALGARY  
CITY CLERK'S

Smith, Theresa L.

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**From:** R. Dale Barrow [dbarrow@telus.net]  
**Sent:** Monday, June 20, 2016 5:42 AM  
**To:** City Clerk  
**Subject:** Public Notice submission - 20 Maple Court Cres SE redesignation R-C1 to R-C1s

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: Land redesignation 20 Maple Court Crescent SE – Bylaw 145D2016

Sir:

This started as a letter to the editor of the Calgary Herald. They ask readers to limit submissions to 150 words. After editing there was not enough left to publish.

I am sending it to you to register my opposition to redesignate the land located at 20 Maple Court Crescent SE (Plan 4325JK, Block 10, Lot 55) from R-C1 to R-C1s in response to item 7 of a Public Notice published on page A11 of the Calgary Herald Thursday, June 9, 2016

I am the owner of 28 Maple Court Crescent SE (Plan 4325JK, Block 10, Lot 53). In addition to this letter I have posted three times to the City of Calgary Planning & Development web site (LOC2016-0017)

With all proper decorum and civility:

=====

The Calgary Herald recently reported (\*) city councillors spent four hours considering secondary suite applications. Many applicants had deeply personal and valid reasons to get their application approved. These were likely home owner/occupants. For profit corporations can also apply for land redesignation.

To maximize return on investment they purchase a single family home preferably a bi-level, obtain a building permit for renovations including a double-door-replacement grand entrance separated by structure for security, and a 240-volt electrical service in the basement for a pottery kiln. They build well beyond the scope of the permit.

Neighbours notice a partition wall centred on the structure between the two doors. Behind one door is a half-flight of stairs to the lower level, the other a half-flight to the upper level. This is an illegal duplex conversion. A complaint is made. Since it is easier to beg forgiveness than seek permission in the first place there is an application for rezoning as a secondary suite. In the interim the partition is removed. The City Planning Commission takes neighbourhood and community objections into consideration, votes on the application and recommends approval by council.

The most recent process saw sixteen of twenty applications approved so chances of approval are good. Once approved the partition wall goes back up and the pottery kiln becomes a stove.

This is a duplex conversion masquerading as a secondary suite, not what the mayor and council had in mind when they relaxed the rules. I have to wonder how many other duplex-conversions-as-secondary-suites have made it past the Planning Commission, the Mayor, and city councillors.

R. Dale Barrow – 28 Maple Court Cres. SE – Calgary – 403-278-3815 – June 20, 2016

(\*) The Calgary Herald – page A6 – June 14, 2016

THE CITY OF CALGARY  
CITY CLERK'S  
2016 JUN 20 AM 7:53

RECEIVED



**Smith, Theresa L.**

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**From:** Kevin J. Baird [bairdkj@telus.net]  
**Sent:** Monday, June 20, 2016 10:30 AM  
**To:** City Clerk  
**Subject:** Secondary Suite application located at 20 Maplecourt Cres SE

Reference: file number LOC2016-0017

It is my request that this application for a secondary suite for the project located at 20 Maplecourt Cres SE be **"DENIED"**

It will affect the value of our community.

Should city council change our zoning classification will the city compensate the residents of Mapleridge for the devaluation of our properties ? Or will we need to file a class action suit to be compensated !

It is not the position of the residents of Mapleridge to assist a poor real estate investment plan

The investors did not do their homework prior to making their investment and are asking the city hall to waste their time & tax payers money to change the zoning to benefit the applicants

Poor Planning should not be compensated by the community or the city

Kevin Baird  
808 Maplewood Cres. S.E.  
Calgary, AB  
403-251-4221

**RECEIVED**  
**2016 JUN 20 AM 10: 50**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

Smith, Theresa L.

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**From:** Dan Bell [danluisabell@telus.net]  
**Sent:** Wednesday, June 22, 2016 10:30 AM  
**To:** City Clerk  
**Subject:** LOC2016-0017

As a resident of Mapleridge, I am adamantly opposed to the application for a secondary suite at 20 Maplecroft Cres SE.

1. Purely a non-home owner occupancy rental property wishing to add a secondary suite. If allowed this will undoubtedly lead to Spot Zoning and ultimately R2 multi-dwelling units which Mapleridge does not currently have.
2. I see in practically all applications for secondary suites, the emphasis on density. Converting residential areas into high density neighborhoods with rental properties (which is where the secondary suites policy leads to) is definitely a negative for current residents. The reason we live in this area is just that- to enjoy a single residence existence. What is the benefit to a neighborhood to have non resident owners with renters who will not stay long term, congested traffic, parking issues, etc. ?  
Are we to believe that secondary suites are a long term viable housing solution for families? In reality, very unlikely. Is that why the square footage of suites has been increased? I believe the original concept was aimed at assisting the student demographic, but has now been expanded to allow duplexes such as in this application.
3. What are the tax implications for dwellings with RC1S and R2? Do the assessed values increase? What is the overall tax impact of the areas?
4. Applications for Secondary Suites should continue to be heard and voted on by Council. There is much more public responsibility for members with this process, as opposed to a department rubber stamping applications.
5. Having attended a Community town hall meeting on March 13, 2016 at which the City was well represented by an army of personnel and documentation; it was clearly evident that the Secondary Suite Process took precedent over any interactions and comments.  
In other words, no one left feeling confident that anything was accomplished and that it was a done deal.

I look forward to attending the July 4<sup>th</sup> public hearing.

Regards,  
Dan Bell  
403-278-2664

RECEIVED  
2016 JUN 22 AM 10:49  
THE CITY OF CALGARY  
CITY CLERKS

**Smith, Theresa L.**

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**From:** Al [alvivbrissette@shaw.ca]  
**Sent:** Saturday, June 18, 2016 1:58 PM  
**To:** City Clerk  
**Cc:** Al Brissette  
**Subject:** Maplecreek

Our family is very much opposed to the change in setting up by the City for allowing a home like 20 Maplecourt Crescent SE. We saw the changes being made early on and attended meetings. We will not be able to attend the meeting in July.

Al Brissette 10732 Maplecreek Drive SE T2J 1V5.

Al Brissette



Virus-free [www.avast.com](http://www.avast.com)

**RECEIVED**  
**2016 JUN 20 AM 7: 54**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

**Albrecht, Linda**

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**From:** Dale [dale.croome@yahoo.com]  
**Sent:** Monday, June 13, 2016 2:50 PM  
**To:** City Clerk  
**Subject:** Secondary Suites

June 14, 2016

**Subject: Letter of Objection to Secondary Suite Application  
File Number LOC2016-0017 (20 Maple Court Crescent SE)**

Please accept this letter as a written formal OBJECTION to the subject application that will be before City Council for vote on Monday, July 4, 2016.

I have lived in this community for over 25 years and I feel that allowing secondary suites in this community is detrimental to our property values.

The developer responsible for this property isn't a resident of the community and therefore has no ties to our tight knit community. As well, she has no tie to Calgary as a whole as her website lists projects south of Calgary. It is quite apparent that this home had tried to deceive and circumnavigate the existing bylaws and inspections that exist preventing a free for all development procedure.

Please consider that this development/re-zone is STRONGLY opposed by our community as a whole and I hope that you, our elected officials, will respect the desires of the constituents

Thanks  
Dale Croome

Sent from my iPhone

**RECEIVED**  
**2016 JUN 13 PM 3:07**  
**THE CITY OF CALGARY**  
**CITY CLERKS**

**Albrecht, Linda**

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**From:** Brenda & Derek Crothers [bdcroth@telus.net]  
**Sent:** Wednesday, June 22, 2016 9:02 PM  
**To:** City Clerk  
**Subject:** LOC2016-0017 20 Maplecourt Crescent S.E. Objection to Land Use Amendment Application  
**Attachments:** IMG\_20160622\_0001.pdf

Greetings,

Attached hereto is a PDF, 9 pages of my signed letter of objection to the above.

Apologies for the length of it however I believe that I have outlined some pertinent points about the background of this issue and problematic existing conditions at the property.

Thank you for your attention in this matter.

J.D. Crothers  
403-271-0181

RECEIVED  
2016 JUN 23 AM 8:26  
THE CITY OF CALGARY  
CITY CLERK'S



J.D. Crothers,  
Calgary, AB, T2J 1V7  
Email; [bdcroth@telus.net](mailto:bdcroth@telus.net)

60-Maple Court Cr., S.E.  
Phone 403-271-0181

2016, 06, 22

WITHOUT PREJUDICE

City Clerk, City Hall, Calgary

[cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

Greetings,

Re: LOC2016-0017; My Objection to this Land Use Amendment Application  
(20- maple Court Cr. S.E.)

**This letter is to inform you of our most emphatic objection to this Land Use Amendment Application.**

We have lived in this house for forty-seven years. You can be assured that we like our street, the same one as the subject location, and the whole of Maple Ridge. It's zoning R-C1 for every house in the sub-division is as it has always been and long may that continue.

The turnover of residents in the area seems to stay at a reasonably acceptable level. We welcome new arrivals; it is good to see the renewal which new families with children bring to the neighbourhood.

Parking availability problems are to be avoided. The provisions which the area has for off-street parking are good, but we would not want it to fall below current levels. The convenience of in-front-of-own-house parking become more important for ageing residents.

The area looks great; the original design of the streetscape with its controlled variety of house setbacks and elevation views continues to serve us well even after about fifty years. That was good planning foresight.

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The properties are generally well maintained and the abundant trees contribute to the pleasant atmosphere and compliment the many beautiful front yards.

Many renovations have been done by long term residents and by proud new owner occupants who deemed this to be a desirable area in which to live. They were able buy the houses at market value and willing to invest in upgrades, interior and exterior, to enhance their enjoyment in living here and the market value of their own properties.

**It is our fervent hope that the quality of life in our subdivision not be diminished in any way.**

This brings us to the subject property; a bi-level house which previously matched the architectural standards of the area. Its street elevation view has already been changed by the recent new developer-owner as part of the renovation, subject of a Building Permit issued in January. This was done around the time the Land Use Amendment application was being made.

The most glaring and offensive alteration is the replacement of the former single width front door with two doors, each in its own separate door frame. These have been accented with wide white bands in the new dark grey siding.

The resulting effect of this particular departure from the surrounding architectural style is that it jumps out and screams "DUPLEX"!

The individual design or the fact that it looks like a duplex is not the problem; the problem is the visually jarring difference from its neighbours. It seems that no attempt was made to retain the original features or integrate the new design with the neighbourhood..

**It is disconcerting to see this ascetically undesirable change made to the front exterior without any process of public consultation prior to the permit being granted.** One would expect that the Plan Checkers would question architectural changes to style and appearances in relation to the existing surroundings. Does not some form of architectural control still be applied even in older areas?

The fact that the developer proceeded to install two separate doors prior to the granting of a suitable Land Use Amendment appears to have been a big leap of faith on their part.

Construction progressed at a brisk pace in the interior too. In some instances “dual purpose” features of plumbing and electrical type were incorporated, i.e. an item which qualifies under the permit but which could also serve an alternative purpose in a “Secondary Suite” for which re-zoning is now being requested.

However, it appears to us that what has been constructed may pretty much be a pseudo duplex. The City of Calgary defines a duplex as a single building containing two dwelling units, one above the other, each having a separate entrance.

Two front doors now exist and a partition divides the upper part of the front hall; **a few studs and a couple of sheets of drywall are all that is required to separate upstairs from basement.** A photograph of this area, in the MLS listing, shows the potential for completion of a full separation of accommodations. The description of the basement is interesting in that it describes quite well an existing Secondary Suite without actually using those words; read between the lines.

While there may be nothing wrong with the concept of dual purpose installations when the usage is coincidentally interchangeable, the two separate doors hardly fall within this definition. What reason could be advanced for desiring to have two separate doors side by side in a single family residence; double doors we could understand as a special large opening requirement or grand entrance feature but not two doors crammed into a somewhat narrow entrance hall. Did something go awry with permit application documentation or processing? It seems odd that this may not have been questioned.

**Does the application for rezoning to R-C1s cover this particular conversion?**

**We do not want a fait-accompli with respect to recently constructed features to bolster this rezoning decision by Council.**

Parking for residents of a suite could cause a big increase in parking requirements which could be expensive to accommodate by way of the provision of more than

the required minimum of one off-street space. This house, No., 20, is located at an inside corner of the crescent, next to a single width driveway at No.,16; this, together with the curved curb configuration constricts parking availability even at present; add to this the possible future Handicapped Parking needs of the No., 24 neighbour who already receives numerous health and other visitors and pick-ups.

**The bus stops are several blocks distant and grocery stores much further so the likelihood of attracting residents without vehicles is slim to none.**

City Regulations require one off-street parking space for a single family residence on a standard width lot which this is and the same for a secondary suite.

Let's address the existing residence: it is presently occupied so one off-street parking space is required.

The Applicants Submission, last paragraph says "...The property comes with a double garage and enough (what, not stated) for 4 more parking stalls, alleviating any additional parking on the street. ..."

The house was listed on MLS listing number C4061955. The typical listing format shows various completed fields. A careful perusal reveals a double garage exists but with capacity of only one parking space. No written explanation is given.

The City Administration Report to the Planning Commission of 2016 AP 21 Page 4/11, Site Context says ".....with detached garage and a parking pad accessing the back lane, ....."

Same City Report Page 5/11, Transportation Networks says ".....with vehicular access to the existing attached garage via the rear lane. ...."

Despite the wide choice of information presented:  
What off-street parking actually exists?

Answer: No off-street parking exists. The explanation follows.

A double detached garage exists, with one single width nominal 3m (10 feet) wide door placed to the west side of the garage and accessing the back lane. The door has a fan installed in a panel on one side about 1.5m (5 feet) above the floor.

A concrete apron connects the concrete garage floor with the paved lane. However, the apron is at such a steep slope, approximately 25%, that cars, which typically have the lowest ground clearance, would bottom-out at the transition to the floor. Some design guides suggest 10% as a maximum slope.

The steep apron slope renders the garage inaccessible to the average car.

The presence of the fan in the door suggests that the door will not be opened often, given that the required electrical connection could be a nuisance, maybe even a fire hazard. The fan is accessible to children on the outside, perhaps a danger to little fingers or lungs.

There is no cheap fix to this problem of inaccessibility that we know of. The garage floor level needs to be lowered relative to the lane.

The off-street parking requirement for the principal residence could be served with a backyard parking pad.

No parking pad exists on the property. That back half of the backyard has been a vegetable garden for many years.

The old fence which existed along the lane has been demolished and just recently replaced with a nice new 2m high one, completely closing off the backyard. This seems to suggest that the construction of a parking pad or pads is not planned for the near future. The backyard grade is about 350mm above the lane surface.

**It seems that the necessity of providing any off-street parking space on this property is not now being addressed by the developer.**

**Is it being addressed by the City?**

Given that a major renovation was carried out under the Building Permit, we wonder what requirements have to be fulfilled before the premises can again be legally occupied. It is presently occupied. **Is a new Occupancy Permit required to be issued by the City in such circumstances?** It would be surprising if that was not so. If a new Occupancy Permit was issued why was the garage problem not addressed? It has been said that replacement of the single width door with a

double width was contemplated as part of the renovation permit application, so the garage should have been on the City radar.

**What will the City be doing to address the parking non-compliance as it now exists for the presently occupied principal residence?**

The enthusiasm expressed in the Applicants Submission seems to have faltered. Quote from second paragraph. "We have the ability to construct a suite properly with our expertise and knowledge." We acknowledge that they cannot be held responsible for such construction performance since they have not been given permission to build a Secondary Suite, nor is a Building Permit application for one even a possibility at this time.

Is there now a lack of commitment and willingness to provide the off-street parking required for the principal residence in order to save money? If so, how does this reflect on the likelihood of great performance on secondary suite construction compliance? The present lack of conformance prompts this nagging question.

This consideration of performance may, however, be somewhat of a moot point since it would appear that the facilities and features for a secondary suite already almost all exist, apart from some including parking provision and a cooking appliance.

Some other questions come to mind with regard to the property in relation to the renovation which have been carried out.

**Theoretically it is impossible for proper inspections of plans and construction to be performed for compliance to specific codes while the end purpose has not been declared thus enabling the specific code requirement to have been determined in the first place.**

Since a suite seems to have been basically built already, in-as-much as many features are functional regardless of the label applied to them, there may be some items which have different code requirements depending on their ultimate usage. The point is that by forging ahead with the construction permitted under

the Renovation Permit the opportunity to review and inspect the construction with reference to the requirements of a Secondary Suite may have become somewhat problematic.

Consider, for example, the very important question of emergency egress;

If the original renovation plans did not designate a basement bedroom then there would be no requirement for an egress window. If the usage is changed to a secondary suite then presumably a bedroom will be designated, thus an emergency egress will be required.

The windows have already been replaced in this house. Has an egress been already provided for a bedroom designated in the original renovations or in anticipation of a Secondary Suite requirement? The MLS listing seems to indicate the availability of a basement bedroom or bedrooms. Casual observation seems to suggest that the newly installed windows, if indeed they serve the bedroom/s, would probably not be large enough or opening in the required manner (and what about sill height?) to meet code requirements. It would be too bad if by jumping the gun the developer has deprived themselves of the input and expertise of City Plan Checkers in the efficient fulfillment of their stated claim "...ability to construct properly...".

Other questions come to mind; is the upper level "hanging" partition in the front hall properly structurally supported? Do the stairs carry any structural load of the partition and will the landing potentially carry any load from the easy to construct divider partition in the future? Did plan Checkers have an opportunity to review these items?

City Council bear the responsibility for governing development and regulating construction to satisfy the wants, needs and safety of the citizens through implementation and enforcement of such regulations and codes as are required to effectively accomplish that.

**In this case at hand it seems that the rules are not adequate to restrain what appears to us to be an attempt to work around them; this in order to gain a financial advantage by minimizing property turnover time by the immediate**

conversion of it to a presently prohibited usage and hoping for future rezoning to occur. (They may have, literally, a bus load of investors to satisfy, the ones they brought by early on, although this may provide incentive it is not an acceptable reason.)

It is incumbent on Council to curtail this type of activity and to refrain from using this type of spot zoning as an opportunity to chip away at the restrictions imposed by our city's existing zoning assignments for our various subdivisions. Surely the will of the area residents must be seriously considered.

**Please! Reject this Land Use Amendment Application.** There can be no justification of any need to provide this sort of accommodation in this subdivision at this time, on this site. Rental property vacancy rates currently are sufficiently high to satisfy the demands. The conversion of the house to accommodate two units while ending its potential to house a single family with school-age children is counterproductive to this neighbourhood; despite the developer's attempts to make it sound like they are doing us all a great favour.

**Developers have no inherent right to attempt to change accommodation types and values in an area to serve their own purposes.** To quote from the Applicant's Submission "This offers an opportunity for a new home owner (to) get into a home or neighbourhood that typically wouldn't be in their price range ...." It is certainly not their job to build starter homes in an established area. Additionally, there is no guarantee that either of the two units will ever be owner occupied. Note that the developer has stated "Our main goal is expanding our passive income portfolio."

**Bear in mind that a relaxation of the lot size would be required for this project.** That begs the question as to why the developer would choose this lot for such a venture and proceed ahead of grant of a Land use Amendment.

City residential density levels may need to be increased but it must be planned on a city-wide scale with great vision, expertise and wisdom setting long term goals with consideration of how we want to live together and with a process for attaining those goals efficiently; all this with input and agreement, via a



democratic process participated in by the citizens. Piecemeal imposition of a haphazard assortment of revised accommodation types on established neighbourhoods is definitely not conducive to creating the type of visual cityscape or social fabric we wish to see or be a part of.

**We respectfully request that the City reject outright this Application for Land Use Amendment to R-C1s or any other change from the existing R-C1.**

**We additionally request that " Duplex doors" be ordered changed to the original appearance and further note that If the City allows it to exist as it has already been partially altered inside with respect to the separation of living quarters, the property still has the future potential to be fully separated and rented as two separate living areas.**

Yours Truly,

A handwritten signature in cursive script, appearing to read "J.D. Crothers", written in dark ink.

J.D. Crothers

**Smith, Theresa L.**

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**From:** pidl@telus.net  
**Sent:** Tuesday, June 14, 2016 7:16 AM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2016-0017

RECEIVED  
2016 JUN 14 AM 8:50  
THE CITY OF CALGARY  
CITY CLERK'S

June 14, 2016

Application: LOC2016-0017

Submitted by: Patti De Lorme

Contact Information

Address: 651 Willow Brook Dr. SE

Phone: 403-281-0578

Email: [pidl@telus.net](mailto:pidl@telus.net)

Feedback:

It would be very unfortunate if this application is approved. There are many other areas of the city more suitable for this type of living arrangements. Mapleridge is a solely a single family residential area with little public transportation and a very low walking score, all needed for high density type living arrangements. The owners of homes in this area do not want the high density parking issues that these secondary suites bring. Where this house is located the parking is already at a premium as it is on a type of cul de sac. The backyard is very small and would need to be paved over completely for extra parking causing water drain off issues for that property as well as for the neighbors. This is not a downtown neighborhood where infill housing regenerates and rejuvenates neighborhoods that are getting tired looking and in disrepair and add to the vitality of the neighborhoods. Here you are in the suburbs where people have chosen to live because they do not want to live in high density areas that have their own issues attached to them, In a city like Calgary, people should be able to have a choice of live styles. The city should not be able to disrupt entire communities because our Mayor has his own personal agenda about how people should live. Not everyone comes from a back ground where this works for them and one person in power shouldn't be able to dictate how the rest of us want to live. People in Mapleridge and Willow Park bought here because of the nature of the single family residences and the quality of these communities. You, as City Council, should not have the right to tear this down. It is not a lifestyle that everyone wants to embrace. You would not be promoting something positive in an already wonderful neighborhood. You would be dragging it down and in servicing a new comer who isn't even going to live in the community you would tearing down the lives of the immediate neighbors as well as jeopardizing the future quality of the entire community as we all know this sets the precedence for anyone else choosing to come in and do the same thing as what is going on here. Please remember this is not an area in decline that needs revitalizing. It is a wonderful vital community that you will be jeopardizing the quality for the residence many of whom have been there for 30 and 40 plus years. You must have other areas that need this type of revitalization that is a benefit rather than tearing down a lovely and special neighborhood because someone, who isn't going to reside there, is looking to make a buck. There should be more to your decision making than one persons business dealings and our Mayor's personal agenda. What happened to democracy where the majority should have a right to fight for there immediate

surroundings and the quality of life they live in. Please do not start the ball rolling to ruin a lovely neighborhood. Patti De Lorme

**Smith, Theresa L.**

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**From:** farrell7@shaw.ca  
**Sent:** Thursday, June 23, 2016 9:57 AM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2016-0017

June 23, 2016

Application: LOC2016-0017

Submitted by: Larry and Suzanne Farrell

**Contact Information**

Address: 39 Maple Court Cres. S.E.

Phone: 4032782483

Email: [farrell7@shaw.ca](mailto:farrell7@shaw.ca)

RECEIVED  
2016 JUN 23 AM 9:59  
THE CITY OF CALGARY  
CITY CLERKS

**Feedback:**

I have written in a previous e-mail and support our community and neighbors in their efforts to reject this proposal. I feel that the re-zoning of this lot will adversely affect the street by bringing more unwanted vehicle traffic. We have always suffered from vehicles that enter our corner of Maple Ridge from Deerfoot Trail via Southland Drive. As discussed with the City Planners, our neighborhood is not and will not be a sought after commuter due to access to transit and sidewalks. We scored below 20 I believe in the city surveys for these metrics. We as residents require vehicles to move our families to schools, shopping, fitness events and of course the many social events. We know that developments like this will increase population on our street and bring with this increase more vehicles. The particular site is restricted with street parking and developing a parking pad for multiple vehicles in the backyard, would be an eye sore for our neighbors. Thank you

**Smith, Theresa L.**

---

**From:** Patti Delorme [pidl@telus.net]  
**Sent:** Wednesday, June 22, 2016 9:14 AM  
**To:** City Clerk  
**Subject:** RE: Secondary Suite - LOC2016 - 0017

RECEIVED

2016 JUN 22 AM 9: 14

THE CITY OF CALGARY  
CITY CLERK'S

To Whom it May Concern,

I am writing about the potential Secondary Suite application LOC2016 – 0017. This application is set for a lovely single family area far from the downtown areas that should be densified. No one in this community wants this to go ahead as everyone knows that as the first one it will set the precedence for any others who want to come afterward. This is not an inner city area that need revitalization. It is a lovely single family neighborhood that deserve to be left that way as it is why most of the residence live there or recent owners bought there.

Just because our Mayor thinks densification is some kind of way to solve the housing issue in our city doesn't make him right. Not everyone wants or should be made to live the way he wants to live. In a city the size of Calgary there should be options for life styles.

I think the issues that have come up with Inglewood are a good example of some of the insane political wrangling that goes on that make no sense. Here is an area situated and suited to Secondary Suites and in need of revitalization and they can't because of Airplane Traffic. Go figure. If people want to listen to plane traffic noise that should be their decision.

You should be designating very specific areas of the city that lend themselves to Secondary Suites and leave the other residential areas alone. Contrary to Mayor Nenshi secondary suites are not an answer to low income housing. This one will definitely not ever fall into a low income person's ability to ever live there. And that should not be a reason for disrupting an entire neighborhood.

The Mayor should work on a proper low income housing strategy. There is never money for this but there is lots of money to bid for the Olympics.

This site is at the end of a type of a cul de sac with little street parking for the existing residence. They are planning on paving over the very small back yard to accommodate parking for the tenants. What happened to the City By Laws that you can't have a certain percentage of you property paved over due to the excess water runoff and speed in the sewers. These people should not have more rights than the neighbors that have to live with this decision. Remember, you don't have to live next door to this decision.

It will be a shame if you do this and destroy the fabric of this lovely single family community. Maybe you should focus on rooting out all the illegal suites. It would time better spent.

Patti De Lorme  
Resident of Willow Park/ Mapleridge

**Albrecht, Linda**

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**From:** Rick Ferris [ferrisr@telusplanet.net]  
**Sent:** Saturday, June 11, 2016 1:07 PM  
**To:** City Clerk  
**Subject:** 20 Maple Court Crescent S.E.(file number LOC2016-0017)

I again record my vehement OPPOSITION to the land use amendment application for the captioned file and address .  
Further more I am opposed to any subsequent application for secondary suites in the community of Maple Ridge.  
We purchased our home in this area predicated on existing single family zoning and find this after the fact amendment process offensive .

The fact that correspondence in opposition prior to June 9<sup>th</sup> is not being considered speaks to the bias and deceit that this process has developed, and does in no way reflect the interests or wishes of the Maple Ridge residents.

Respectfully,  
J.R. Ferris

Sent from Mail for Windows 10

RECEIVED  
2016 JUN 13 AM 7:42  
THE CITY OF CALGARY  
CITY CLERKS

**Albrecht, Linda**

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**From:** pat fitzsimmons [parnfitz@telus.net]  
**Sent:** Monday, June 20, 2016 7:22 PM  
**To:** City Clerk  
**Subject:** Re: Loc 2016-0017 20 Maple Court Cres. S.E.

My wife and I bought our home in Maple Ridge back in 1988. Obviously we were attracted to the area and to our crescent. A bonus was that City Council back in 1967 saw fit to zone our community single family homes only.

One of the first things the new owner of 20 Maple Court did was install two doors in the front entrance. This indicated that #20 was being converted to a duplex. This was when we and the rest of our block sensed that something was wrong and commenced our opposition to what was taking place.

The more we looked into the matter, the more it seemed that the normal procedure to change the zoning to provide permission for a secondary suite was being bypassed. Renovation of the property was clearly pointed toward duplex occupancy right from the start.

Somehow the planning department was being duped by an owner who, as one city employee noted, "knew how to work the system". Now the construction is completed and, as one Real Estate listing sets out, it is "set up with everything in place to have a legal suite. The front entrance can be walled off to create a separate entrance". This appears to confirm that the developer geared his construction toward a duplex right from the beginning.

If the City Council deems it necessary for secondary suites to be allowed in Maple Ridge, at least make sure they are secondary to a primary, owner occupied suite. We are not trying to stop the poor widow from developing a basement suite to put food on her table. But this #20 situation is nothing more than a Real Estate developer trying to generate profits for a out-of-town owner!

If the owner of the property lives on the main floor, at least there is a good chance the community will not suffer any negative consequences.

We are sure you will receive many other letters setting out the negative points of approving this application to change the zoning. So we'll conclude by imploring you to do the right thing and deny this application!!

Pat & Bob Fitzsimmons

1-403-271-0830

RECEIVED  
2016 JUN 21 AM 8:01  
THE CITY OF CALGARY  
CITY CLERK'S

Smith, Theresa L.

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**From:** Michelle Fry [aquask8s@gmail.com]  
**Sent:** Thursday, June 23, 2016 9:34 AM  
**To:** City Clerk; Executive Assistant Ward 14  
**Subject:** Application for Land Use Amendment file # LOC2016-0017  
**Attachments:** City Clerks Letter LOC2016-0017.pdf

Dear City Clerk's office,

Please find enclosed with this email a letter with our invited feedback regarding our neighbour's application for land use amendment, file number LOC2016-0017. Please confirm receipt of this letter.

Sincerely,

Michelle Fry & Paul Robertson

RECEIVED  
2016 JUN 23 AM 9:46  
THE CITY OF CALGARY  
CITY CLERK'S



RECEIVED

2016 JUN 23 AM 9:46

THE CITY OF CALGARY  
CITY CLERK'S

June 22, 2016

City Clerks Office  
City of Calgary  
cityclerk@calgary.ca

Dear Honourable Mayor and City of Calgary Councilors

RE: Application for Land Use Amendment file number LOC2016-0017

We are writing to provide our comments as the next-door neighbours to 20 Maple Court Crescent, also being referenced as Land Use Amendment file number LOC2016-0017. As the neighbouring property, we have a number of concerns about the proposed re-designation of 20 Maple Court Crescent from an R-C1 to an R-C1s property. The concerns are outlined below in bullet points and supported by photographs when available.

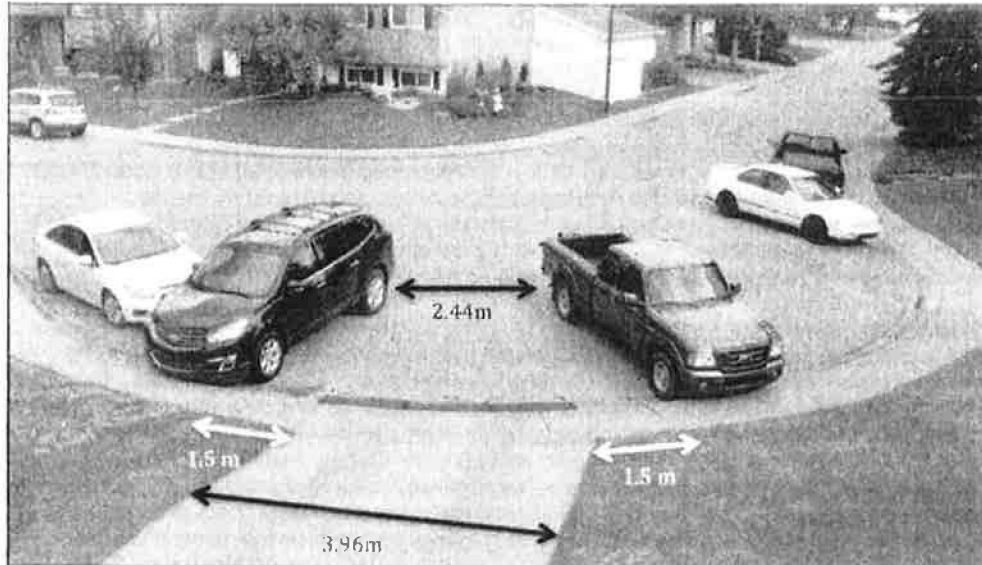
1) Parking:

a) According to the Calgary Parking Authority on the evening of May 9<sup>th</sup>, 2016, current parking bylaws do not prevent the driveway of our neighbouring property from being blocked. Our property is located on the inner corner of a crescent. As such, as long as a vehicle's front/curb wheel is parked 1.5 meters from our driveway while angle parking on either side of the driveway, they are still considered to be parked legally according to the Calgary Parking Authority, even when the back end of the vehicle blocks access to our drive-way. This poses a safety concern to our property, and demonstrates how a one-size-fits-all policy is harmful and does not work. It also demonstrates how existing bylaws are ineffective at filling in the gaps where this land-use amendment continues to fall short in lieu of an actual Secondary Suite Policy for the City of Calgary.

Photo 1, May 9<sup>th</sup>, parking situation as discussed in person, on-site with Calgary Parking Authority



Photo 2. Example of legal parking situation, according to Calgary Parking Authority. Note this leaves little entrance or egress space for our vehicle to access our driveway and garage. Including narrow - our vehicle is 2.45m wide; this leaves an impossible amount of space for our vehicle.



b) The only parking currently available at the home is street parking, although stated otherwise by the Applicant's Submission and the Administration Report to the Calgary Planning Commission. Further, one of the owners of the home, Dale, has made it clear that no one intends to park in the back of the home or in the garage. This was stated verbally on June 10th and demonstrated by:

- i) The addition of a new fence along the back of the property (see photo below),
- ii) A vent being installed on the overhead car door of the garage rendering it inoperable (see photo below), and
- iii) A ramp or approach into the garage that is too steep to allow general vehicle access.

Photo 3. New back yard fence that illustrates no back yard parking pad exists.

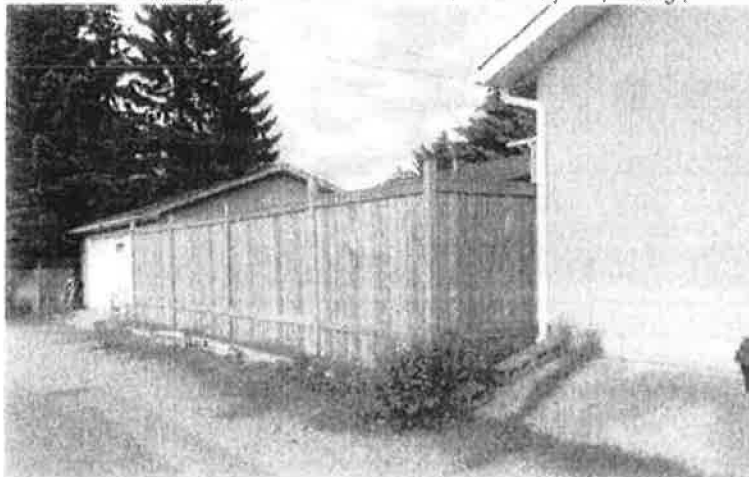
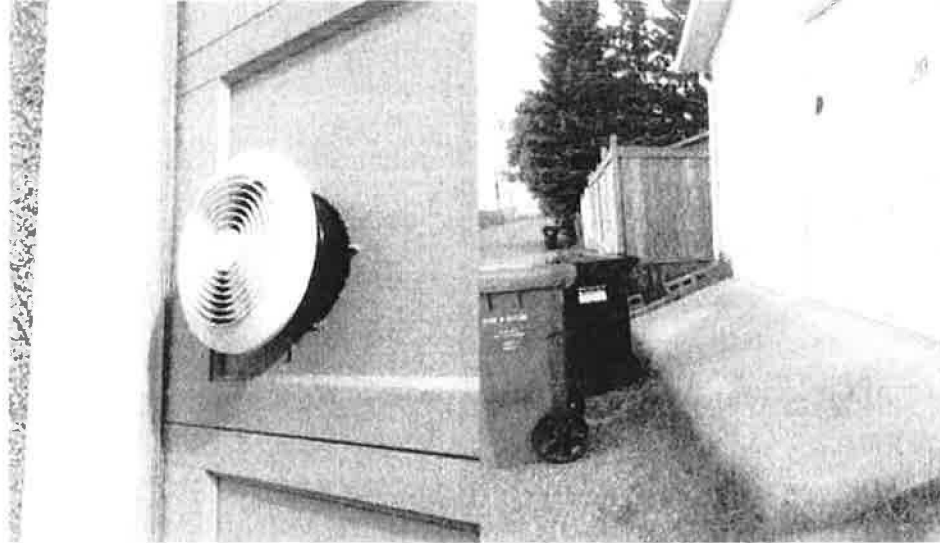


Photo 4. Fan installed on single garage door. Photo 5. Steep approach to single garage door



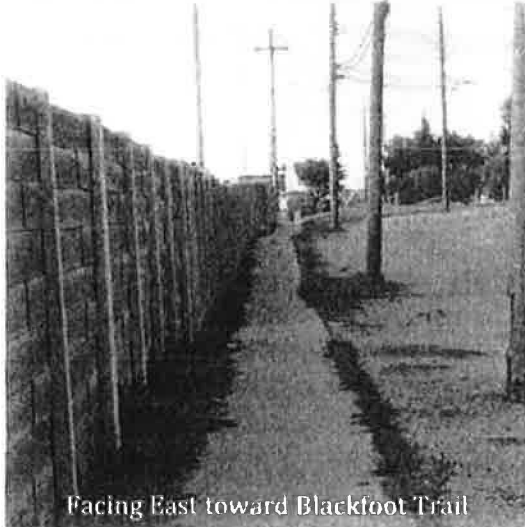
c) Other parking issues that have occurred include the situation below, when a visitor to the home parked their truck in front of our driveway, thereby blocking entrance/egress. The visitor was then belligerent when asked to move his vehicle.

Photo 6. Example of other parking issues related to #20 Maple Court Crescent.



2) Bike and Pathway corridor. The pathway along the north side of the alley, beside the sound wall, is a busy pedestrian and cycle corridor. This pathway is a feeder route for all residents of Maple Ridge and Willow Park to and from the river pathways and Southland Dog Park. It is also a busy cycle commuter route in the morning and evening. By diverting parking to the back of the home, for a secondary suite, this increase in traffic to the back alley would pose a safety concern to cycle commuters and pedestrians.

Photo 7, Perfection and Bike Pathway located in the rear of #20 Maple Court Cres.



Facing East toward Blackfoot Trail

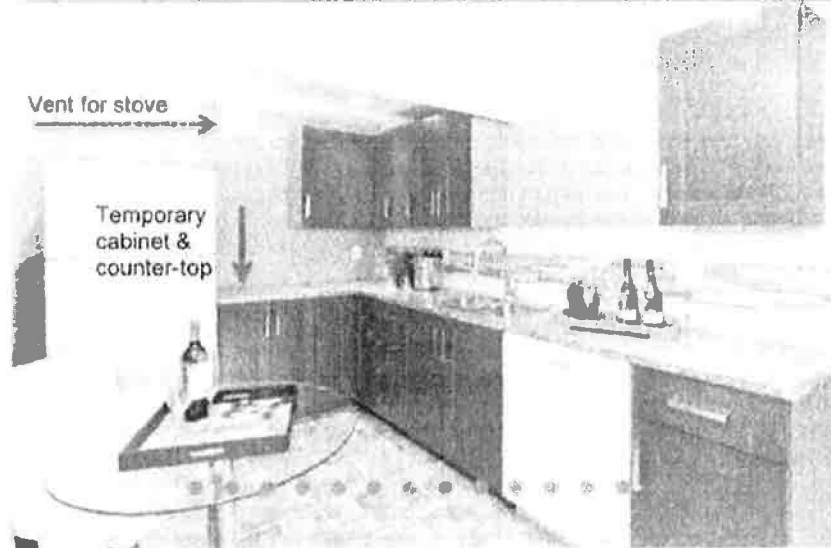
3) The home is currently rented to a large single family with children. This currently fits with the character of WillowRidge, and helps bring much needed new children into the local schools around the corner, which are facing declining enrollment. Had the home been divided into two separate residents, this family would not have moved into the home. Further, it would be less likely that a family with school-aged children would have moved into either unit.

4) Owner-occupied homes fit with the character and standard of the neighbourhood. This is in contrast to the majority of rental properties in the neighbourhood. Examples include property upkeep; i.e. not clearing walks, not watering, mowing or weeding lawns, not trimming trees and shrubs; litter, etc. Although this property has had extensive renovations, no yard upkeep (watering or mowing) has occurred since the tenant took possession on June 1st, 2016.

5) The corporation's approach to re-zoning is backward and underhanded.

- a) They used a single-family renovation permit to complete some work on a secondary suite.
- b) The corporation applied to have a pottery kiln in the basement beside the wet bar, as a means of preparing the basement suite with a 220-volt outlet for a stove, although a pottery kiln was never moved in. This is demonstrated in the photo below by the temporary cupboard and non-matching counter top located beside the fridge in the basement, complete with the overhead vent ready for a stove hood. The pictures below were posted on realtor.ca, and apartment.com, and viewed by potential buyers.

Photo 8 Photo of temporary cabinet and mismatched counter top in basement wet bar area, likely where the hidden 220-volt outlet is hidden and proposed pottery kiln was to be installed.



20 MAPLE COURT CR SE  
MAPLE RIDGE, CALGARY, ALBERTA T2J1V7  
**\$585,000**

c) The corporation initially started their work by installing a party wall in the main entryway. The wall remained there for several days until multiple neighbours complained to the Planning Department. The corporation (Elaina) stated that this was the contractor's mistake; however this particular contractor (Dale) has also introduced himself as one of the owners of the property. This confirms that the owners knew what they were doing

6) The corporation is not local and not a resident of the City of Calgary. Why should a non-City resident be able to change the existing character of a neighbourhood, especially when the corporation is operating in poor-faith with respect to the planning and development process?

7) The Calgary Planning Commission and City Administration have both recommended this secondary suite be approved, stating that the property has access to a single bus stop 700m away, thus conforming with the standards of the Municipal Development Plan. The problem is that this simple approach fails to consider the characteristics of the neighbourhood. For example, this block has a Walk Score® of 35 out of 100, and a Transit Score® of 31 out of 100. This means that Maple Court Crescent is car-dependent and that everything required for daily living, with the exception of two schools and two churches, is located outside of the community. Finally, although there is a bus stop located 700m away, the bus runs on an infrequent loop, primarily serving a residential neighbourhood. According to the City of Calgary Trip Planning website, during rush hour (when operating on it's greatest frequency) the one-way commute time to the nearest LRT station 3.0km away takes approximately 40 minutes. During non-peak times, it may take over 1 hour to reach Southland LRT station when you factor in walking to the stop, waiting for the bus, and riding to the LRT station. Further, both scenarios only factor in getting to the LRT station, and do not factor in the remainder of the trip. Alternatively the 3.0km walk to the Southland LRT station is 42 minutes, assuming clear conditions. Therefore, this property should

be considered car-dependent, which reinforces the problem regarding lack of access to on property parking

8) The Land Use Amendment report recommends that this application be approved. However, the lot depth is deficient by 1.2m, and therefore does not meet the requirements for this land-use amendment.

9) The Administration's report contains a few errors regarding the property:

a) The report states there is a parking pad in the back. There is no parking pad. The back yard is fenced, with grass and a garden. See photos above under bullet point one.

b) The report states that there is a single garage in the rear, however cars cannot access this garage. The Applicant's submission states this is a double garage, however the structure has only a single door. See photos above under bullet point one.

c) The Administration's report fails to mention why residents were concerned the Applicant was constructing a secondary suite on page 4 and page 7 of the report under Application History, and Public Meetings respectively. In both cases the concern was due to the Applicant having already installed a party wall, complete with drywall, which was against their permitted renovation. Further, the report also fails to mention that a City Building Inspector was brought out to the site, and ordered the party wall removed, as this was not an included item under their Single Family Home Renovation Permit.

10) Spot Zoning, *The process of singling out a single parcel of land for use totally different than that of the surrounding properties for the benefit of the owner of such property and to the detriment of the other owners*, does not keep with the character of our neighbourhood. This is proven poor practice in urban planning and further supports the need for a best-practice, informed secondary suite policy for the City of Calgary.

Sincerely,

Michelle Fry and Paul Robertson

Smith, Theresa L.

---

**From:** Bob [gardinerb@shaw.ca]  
**Sent:** Monday, June 20, 2016 2:34 PM  
**To:** City Clerk  
**Cc:** 'Bob'  
**Subject:** 20 Maplecourt Crescent SE - File #LOC2016-0017

To Whom it May Concern:

With respect to the application to re-zone the above referenced property from R-C1 to R-C1s, we are **NOT** in favour of this application.

Twenty-six years ago when we relocated to Calgary, we focused on buying a house in City areas that were predominately single family detached homes. That area also had to have welcoming character, lived in character and functional character. The area selected was Maple Ridge as it had all the required characters, along with being 100% single family dwelling houses. At the time, and for the next 26 years, we have enjoyed living in Maple Ridge and all area had to offer. Re-zoning this property so the Developer can "expand their passive income portfolio" feels like a violation to us and the other 738 (from the 2014 Calgary Civic Census Results) owner occupied single family dwellings in Maple Ridge!

This property, for all intents and purposes, has been renovated into a multi-family home. Parking will become an issue as the garage is inaccessible for parking a vehicle due to the geometry of the garage apron (too short and too high). No parking pad has been installed as per the application, in fact this area has since been fenced off. Therefore, any vehicles will be parked on-the-street. As the property will be non-owner occupied (in the case of continuing to be a rental) property maintenance will surely suffer, as others have in similar circumstances.

Spot re-zoning this property will only open the door for other developers to compromise our long standing single family dwelling neighborhood. ***Please do not approve this re-zoning application.***

Regards,  
Bob & Sue Gardiner  
76 Maple Court Crescent SE

RECEIVED  
2016 JUN 20 PM 2:42  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** m herasymiuk [mcherasymiuk@shaw.ca]  
**Sent:** Wednesday, June 22, 2016 10:27 PM  
**To:** City Clerk  
**Subject:** File No. LOC2016-0017 - Secondary Suites

We moved into Mapleridge in 1971 and the community was designed and built as a single family, detached community. That is why my wife and I still reside here.  
There are many neighborhoods that already have secondary suites and multi-suite structures.  
Why not have more secondary suites developed in those areas?  
For these reasons my wife and I are not in favor of suites.

Thanks,  
Matt and Carol Herasymiuk

RECEIVED  
2016 JUN 23 AM 8:24  
THE CITY OF CALGARY  
CITY CLERK'S



**Smith, Theresa L.**

---

**From:** Greg Humphreys [wayfarer@telus.net]  
**Sent:** Wednesday, June 22, 2016 11:50 AM  
**To:** City Clerk  
**Cc:** gchumphreys@gchumphreys.com  
**Subject:** LOC2016-0017 - 20 Maple Court Cres SE, from R-C1 to R-C1s  
**Attachments:** City of Calgary LOC2016-0017 20 Maple Crt Cres 20160622.pdf; City of Calgary LOC2016-0017 \_20 Maple Crt Cres\_ 20160218C.pdf; 2016 WRCA Community Brochure.pdf

**Importance:** High

**City of Calgary Clerk  
Mayor Nenshi  
Councilors**

I am attaching our letter in Opposition of the above noted application for redesignation of 20 Maple Court Crescent SE Calgary from R-C1 to R-C1S.

I am also appending our previous correspondence for inclusion with this submission, as it contains additional supporting information.

I may be reached as noted below.

**Greg Humphreys**  
Director of Civic Affairs



**WillowRidge Community Association (WRCA)**  
680 Acadia Drive, South East  
Calgary, Alberta  
T2J 0C1

Web: [www.willowridge.ca](http://www.willowridge.ca)  
E/M: [gchumphreys@gchumphreys.com](mailto:gchumphreys@gchumphreys.com)  
Office: 403.271.8044  
Direct: 403.540.5141



RECEIVED  
2016 JUN 22 AM 11:53  
THE CITY OF CALGARY  
CITY CLERKS



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East  
Calgary, Alberta, CANADA  
T2J 0C1

Tel: 403.271.8044  
Fax: 403.278.3718  
www: [www.willowridge.ca](http://www.willowridge.ca)

June 22<sup>nd</sup>, 2016

Mayor and Council  
City of Calgary  
P.O. Box 21000 Station "M"  
Calgary, AB  
T2P 2M5

Attention: **His Worship Mayor Nenshi and Council Members**  
**The City of Calgary - City Clerk's Office**  
**(cityclerk@calgary.ca)**

Reference: **LOC2016-0017 20 Maple Court Cres. SE Calgary (4325JK;10;55)**

RECEIVED  
2016 JUN 22 AM 11:53  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Mayor Nenshi:

On behalf of the Communities of Willow Park and Maple Ridge, the Board of the Willow Ridge Community Association (WRCA) and the neighbourhood of Maple Ridge, I am providing you and Council with this letter in OPPOSITION of the above noted Application.

The premise for this opposition is capture in three primary points:

- Inappropriate and Misuse of (the City of Calgary's) Process
- Changes to the Character of our Community
- Lack of Need

### Process

From the start of this applications process the applicant has misused the nuances of the City's application process to slip the currently proposed changes to the home past the Building Inspectors and Permitting process. It is evident that from the start of the renovation processes that the applicant had a long range goal to establish a duplex style home within our single family community.

Divisions were made to the property by way of fire walls and dual front entrances that were not caught by the building inspectors. Only after concerns of the immediate neighbours were made to the City, did the City personnel instruct the removal of separating fire walls. The dual front entrances were left in place. Only after this set-back did the applicant make application for the change in Property designation.

This action has demonstrated two key elements to this process: One – a weakness and vulnerability within the City's Land Use or Development Application process and, Two – the lack of forthrightness from the applicant.



At this juncture the application does not meet the basic requirements of a Secondary Suite at this property. Specifically, the properties available parking has not been expanded as indicated in the applicant's supporting statement, but in fact has been further reduced, as the single car garage has been modified, and no longer can support any vehicles. Additionally, the previously stated parking in the rear of the property has been fenced off and grass (sod) has been laid in this area. This leaves only street parking. Street parking has been further limited by a recent application from the senior neighbour immediately to the east that has applied for a handicap parking zone in the front of her home.

Regrettably, our community is not a "walk friendly" community. The applicants' statements and that of the administration are in error. Transportation access and community shopping are at a significant distance. Thus residents of Maple Ridge are dependant upon automobile transportation as their primary transportation method. Thus parking and the issues related to it are relevant to the application.

### **Community Character (Profile)**

As stated in our letter to the Calgary Planning Commission on February 18<sup>th</sup>, 2016 (appended to this correspondence) our Community Association supports the general goals and aims of the City's policies towards increased densification. That said, we also feel that it is inherit upon the City to maintain the Character of the City's Communities, particularly as these very same communities are the backbone of the overall character that we today call – Calgary.

Our Community shall be 50 years old in February of 2017. It is made up (as per 2014 Census) of:

#### **Dwellings:**

Maple Ridge Dwellings	788
Willow Park Dwellings	2242
Total:	3,030

#### **Population:**

Maple Ridge	1936
Willow Park	5440
Total:	7,376

#### **Owner Occupied:**

Maple Ridge	94 %
Willow Park	79 %
Average:	86.5%

Like the stately trees that line our streets and gardens, ours is a mature community, built on, and supporting the principals of family and community involvement. To this end, our Community Association, Churches, and Youth groups have some of the highest levels community involvement activity levels and one of the lowest crime statistics in Calgary. Many of our current residents are second, and third generation families within our community. At present we have one of the highest overall averages of Owner Occupied residents in Calgary.



**Lack of Need**

At present our communities contain.

**Dwellings / Mix:**

**Maple Ridge**

Single Family Detached	810	100%
Semi-attached	0	
Town Home / Row House	0	
Apartment	0	

**Willow Park**

Single Family Detached	1570	70 %
Semi-attached	15	1 %
Town Home / Row House	420	19 %
Apartment	225	10 %

At present there are 27 homes for rent in our community. There are 16 apartments/town homes available for rent in our community. There are numerous shared accommodations available within our community. There is no demonstrable reason to increase the available rental pool, when such an increase will clearly detract from the existing tax paying base of multi-family accommodation and available rental homes.

Our recommendation is for the City NOT to support this application, which changes our community profile, but in turn, we recommend that the City examine what our community does that is right and encourage imitation by others.

If you have any additional questions or concerns, please direct them to the signature contact information, noted below.

Yours truly,

**Greg Humphreys**

WRCA - Director of Civic Affairs  
[gchumphreys@gchumphreys.com](mailto:gchumphreys@gchumphreys.com)

Tel: 403-540-5141

c.c. Roger Crowe – WRCA President  
c.c. Peter Demong – Councillor Ward 14

Attachments (2)



Map of 20 Maple Court Crescent SE, Calgary AB.



RESPECT • HONESTY • INTEGRITY • LEADERSHIP • COMMUNICATION • COMMITMENT

### Vision

To be a complete community that is proud of its parks, tree-lined streets, golf courses, community programs and other amenities that create a safe, family oriented, low density environment.

### Mission

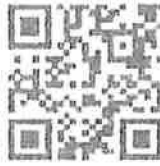
To maintain and foster the community vision by providing social and recreational programs and facilities while advocating in the best interest of its residents.

Willow Ridge Community Association  
serves the Willow Park and Maple Ridge  
communities of Calgary.  
680 Acadia Drive SE  
403-271-8044  
info@willowridge.ca



Willow Ridge Community  
Association is currently seeking  
volunteer members  
for its Board of Directors.

[www.willowridge.ca](http://www.willowridge.ca)



Make a difference  
where you live.

Help shape the future of the  
Willow Ridge Community.





Keeping kids at play isn't a business—it's a way of life.

At a time when child and youth obesity is on the rise, we seek to ensure accessible, affordable and varied



programming is provided a head start on active lifestyles.

We believe respect is not a function of age, and the spirit never grows old.

We strive to maintain the dignity, health and peace of mind for seniors in our community through addressing the lack in quality and quantity of facilities.

We're dedicated to creating a community where schools stay open for generations to come.

Access to education can play a key role in future opportunities for children, and the futures of children impacts the future of our community.

The voice of a community is valuable in supporting the well-being of a city.

As our city continues to change, we believe it is essential to address changes outside our community which impact the quality of life within our community.





## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East  
Calgary, Alberta, CANADA  
T2J 0C1

Tel: 403.271.8044  
Fax: 403.278.3718  
www: [www.willowridge.ca](http://www.willowridge.ca)

February 18<sup>th</sup>, 2016

### City of Calgary

Planning Development and Assessment,  
P.O. Box 21000 Station "M"  
Calgary, AB  
T2P 2M5

**Attention: Ms. Sabrina Brar (Sabrina.Brar@calgary.ca)**  
**File Manager**

**Reference: LOC2016-0017 20 Maple Court Cres. SE Calgary (4325JK;10;55)**

RECEIVED  
2016 JUN 22 AM 11:53  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Ms. Brar:

Thank you for the REQUEST FOR COMMENT ON APPLICATION, for this on going renovation project and subsequent Land Use Amendment.

As a Community Association, we usually refrain from comment on individual homeowner based Applications, however this application presents a number of challenges to both the City and the Community that we feel compelled to present our position in relation to the Application.

As a general position, our Community Association supports the general goals and aims of the City's policies towards increased densification. The Community Association also respects and acknowledges the steps and procedures of the processes to cause change to any Land Use or to a Development Application.

That said, in relation to this application, we find that this Application fails to meet both the standards of the City's processes as well as the standards associated our Community and the profile that Maple Ridge and Willow Park have within the City of Calgary. To this end, we are attaching a copy of our Community Profile.

From a process point of view, it would appear that the applications concerns are fixed solely around the financial merits of obtaining a Change of Land Use Amendment, while in the midst of a previously permitted renovation project. The applicant's submission focuses only upon their business background, and current market trends with only three short sentences related to this specific property and the application under consideration.

The applicant - S.O.M Investments Ltd, - fails to address any of the normal issues associated with a Land Use Amendment application, such as traffic impacts, parking, stakeholder input, or community standards impacts.

The following points form the basis of our opposition to this development application:





- The applicant has proceeded with numerous unpermitted changes to the property.
- The Applicant indicates their willingness to "*Do it right*", regarding the application process, (as offered by their example of similar work in Okotoks and Turner Valley), but has departed significantly from the normal such application processes for this property within in the City of Calgary.
- The Applicants goal as stated "*Our main goal is expanding our passive incoming portfolio*", is incongruent with their later justifications of reselling of the property.
- The Applicants claim that "*If not for us, we also see the ability to sell these properties to a new young family who is just trying to get their first home*" does not meet the practicality test. Certainly the cost of the property and the applicants stated \$100,000.00 renovations, plus a reasonable profit, would place this Maple Ridge home beyond the category of an "entry level home".
- The Applicants Submission claims that they are prepared to dig up and convert the existing backyard into four additional uncovered parking positions, while at the same time indicating that "*tenants can get around easily without access to a vehicle*". While these two statements appear to be contradictory, certainly converting a backyard into a parking lot cannot be considered as conducive to the profile of this community and would have a negative impact upon the immediate existing neighbours.
- The Applicants Submission makes numerous, unsupported, financial statements and conclusions, while indicating their justification for their investment and changes into the property. They fail to address or acknowledge the negative financial impact their, parking lot, increased traffic, and general disruption will have upon the immediate neighbourhood.
- The areas comprising the Willow Park and Maple Ridge communities have a significant percentage of the communities area, currently being utilized as multi-family, and multiple family housing. In general these are located within easy access to Calgary, transit, and walking/biking corridors. At present there is available low cost and medium rental accommodation in many of these units. The proposed change in land use application site, does not provide easy access to any Calgary Transit or walking/biking corridors, other than conventional sidewalks, and is a considerable distance from general amenities.

While Calgary, can be considered a City of Innovators and Initiators, it would be wrong and inappropriate to reward applicants and individuals that intentionally, and with forethought, bypass and attempt to circumvent the proven City of Calgary, land use change and permitting processes for their own financial benefit and to the detriment of a long standing City of Calgary community.

The Community Association is **NOT** in favour of this Application. Additionally the CA cannot condone the general process that this Applicant has made to circumvent standard community norms and the City's Land Development application processes, in seeking only a financial reward without regard to the overall change that this application would bring to the community.



If you have any additional questions or concerns, please direct them to the signature contact information, below.

Yours truly,

**Greg Humphreys**  
WRCA - Director of Civic Affairs  
[gchumphreys@gchumphreys.com](mailto:gchumphreys@gchumphreys.com)

Tel: 403-540-5141

c.c. Roger Crowe – WRCA President  
c.c. Peter Demong – Councillor Ward 14

Map of 20 Maple Court Cresnet SE, Calgary AB.



**Albrecht, Linda**

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**From:** Anne Jang [anne.jang@telusplanet.net]  
**Sent:** Thursday, June 23, 2016 8:18 AM  
**To:** City Clerk  
**Subject:** LOC 2016-0017

I am writing to express my opposition to the application for a secondary suite at 20 Maplecourt Cres SE.

I have lived in Mapleridge for 30 years. One of the main attractions of this community is the existence of single family residences only.

The application for the change at 20 Maplecourt Cres SE was not initiated by an existing resident of the home. The home was purchased by S.O.M. Investments Ltd with the application submitted by them for the sole purpose of financial gains through rental income from the primary unit and proposed secondary suite. This is evident in the new owner's statement "Our main goal is expanding our passive income portfolio." which was released during the community meeting in March 2016. Furthermore, it appeared that work to add a secondary suite to the house proceeded without going through proper channels.

I am opposed to the application as I believe it would negatively impact the community and in particular the crescent where the property is located.

Some of my concerns are as follows:

- the character of the community would change as currently there are only single family residences in the area
- increase in traffic
- more congested street parking
- renters and landlords not invested in the community
- decrease in property values
- increased noise pollution

I realize that each application is considered separately but with this being the first application of this type in the community, I fear this would set a precedent for other investors to do the same.

Anne Jang

RECEIVED  
2016 JUN 23 AM 8:28  
THE CITY OF CALGARY  
CITY CLERKS

Albrecht, Linda

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**From:** Paul Johnson [paca60@telus.net]  
**Sent:** Sunday, June 12, 2016 9:34 AM  
**To:** City Clerk  
**Subject:** Secondary Suite Land Use Amendment Application in Maple Ridge, located at 20 Maple Court Crescent SE (File number LOC2016-0017).

Secondary Suite Land Use Amendment Application in Maple Ridge, located at 20 Maple Court Crescent SE (File number LOC2016-0017).

**We are totally against any commercial project in our area including secondary suites.**

The city planning department and others at the meeting displayed inaccurate and incomplete information. Inaccurate/incomplete was the parking for secondary suites – solution on the information board was left blank. Human nature as it is will mean tenants will take up neighbors parking spots because it is easier and renters just don't care.

Inaccurate are the density numbers – there are just as many new families with kids in this area as any other. Managers are not taking into consideration that we moved here because of the type of community it is. We are not just numbers so take our tax money and leave us alone.

I have canvassed lots of houses in our community in the last few weeks and the consensus is the same as I have just pointed out.

Not one person I have spoke to in this time period is in favour of secondary suites.

Paul Johnson  
10743 Mapleshire Cr. S.E.  
T2J 1Z1  
403-225-5958

RECEIVED  
2016 JUN 13 AM 7:42  
THE CITY OF CALGARY  
CITY CLERKS

Smith, Theresa L.

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**From:** paca60.pj@gmail.com  
**Sent:** Tuesday, June 21, 2016 9:08 AM  
**To:** City Clerk  
**Subject:** Secondary suites in Mapleridge

I just read an article about the secondary suites under a flight path. Inglewood.  
Well since the second runway went in at YYC Mapleridge is now directly under a flight path.  
If you don't believe me come to our patio about supper time on an evening. You can't carry an uninterrupted conversation.  
I will be checking the D.O.T regs and hopefully we qualify and that will prevent Nenshi from wrecking our district.  
I have already registered our disapproval for secondary suites but you might still consider this note to avoid a future law suit.  
Sincerely  
Paul Johnson  
403 225 5958

Sent from Samsung tablet

RECEIVED  
2016 JUN 21 AM 9:17  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** J. Lawson [jlawson@telus.net]  
**Sent:** Tuesday, June 21, 2016 8:11 PM  
**To:** City Clerk  
**Subject:** Zoning Change Request - Application LOC 2016-0017

Please be advised that we do not support the above application, LOC 2016-0017 to change the zoning from R-1C single family dwelling to R-1Cs to accomodate multi family use.

We have lived on Maple Court Cres. S.E. since 1967 and if the above application is approved, our neighborhood and property value will suffer due to the transient type of renters that come and go from multi family type homes and also due to the fact that there is not enough street parking space available to accomodate additional vehicles.

Respectfully submitted,

Wayne and Janice Lawson  
111 Maple Court Cres. S.E.  
Calgary, Alberta T2J 1V9

RECEIVED  
2016 JUN 22 AM 7:48  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** Gordy and Willy Lindquist [gwindquist@hotmail.ca]  
**Sent:** Tuesday, June 21, 2016 5:58 PM  
**To:** City Clerk  
**Cc:** Gordy and Willy Lindquist  
**Subject:** OBJECTION TO #20 MAPLECOURT CRES. SE LOC2016-0017  
**Attachments:** 20 MAPLECOURT CRES SE - OBJECTION LETTER.docx

To Whom it May Concern,

Please find attached our objection to LOC 2016-0017. Should you have any additional questions, please feel free to contact the sender. We request confirmation of receipt of this objection.

Sincerely,

Gordon and Wilhelmina Lindquist  
95 Maplecourt Cres. SE  
Calgary, AB T2J 1V8

RECEIVED  
2016 JUN 22 AM 7:49  
THE CITY OF CALGARY  
CITY CLERK'S

JUNE 18, 2016

RECEIVED

TO: CITY CLERK @ CALGARY.CA

2016 JUN 22 AM 7:49

RE: BY LAW #145D2016, (FILE LOC2016-0017)

THE CITY OF CALGARY  
CITY CLERK'S

ONCE AGAIN WE ARE REGISTERING OUR OBJECTION TO THE PROPOSED ZONING CHANGE INVOLVING #20 MAPLECOURT CRESCENT S.E. CALGARY, AB.

HAVING LIVED IN MAPLERIDGE SINCE 1981, WE HAVE GROWN TO APPRECIATE THE UNIQUENESS OF THE COMMUNITY. MAPLERIDGE HAS ALWAYS BEEN ZONED AS A R-1C AREA, THERE ARE NO MULTIPLE FAMILY DWELLINGS WITHIN THE COMMUNITY, THIS IS SIMILAR TO EAGLE RIDGE. THE LIFESTYLE THAT THIS AREA AFFORDS A FAMILY IS HIGHLY SOUGHT AFTER AND WE NOW HAVE PEOPLE WHO WERE RAISED IN THE COMMUNITY RETURNING TO THE AREA TO RAISE THEIR FAMILIES. THIS IN AND OF ITSELF SPEAKS FOR THE COMMUNITY.

NOW LET'S CONSIDER THE SITUATION OF #20 MAPLECOURT CRESCENT SE, THE PROPERTY IS A BI-LEVEL HOUSE WITH APPROXIMATELY 1100 SQUARE FEET PER LEVEL. IT HAS A 1-1/2 STALL DETACHED GARAGE AND SITS ON A 50 FT. WIDE SITE. THE PROPERTY WAS PURCHASED BY "SOM INVESTMENTS" A DEVELOPER FROM OUT OF TOWN. UPON ACQUIRING THE PROPERTY THEY SECURED A BUILDING PERMIT FOR SOME INTERIOR RENOVATIONS, A COUPLE OF DAYS LATER THEY FILED AN APPLICATION (LOC2016-0017) FOR A SPOT ZONING CHANGE FROM THE TRADITIONAL R-1C TO R-1CS, PROPOSING A SECONDARY SUITE AND OR ADDITIONAL STRUCTURE IN THE BACK YARD; ALTHOUGH THEIR BUILDING PERMIT WAS ONLY FOR INTERIOR RENOVATIONS.

THEY IMMEDIATELY INSTALLED 2 NEW ENTRANCE DOORS AND HAD SEPARATION WALLS FRAMED IN THE EXISTING ENTRY WAY BEFORE THE AREA RESIDENTS BECAME AWARE OF THEIR TRUE INTENTIONS. THE ORIGINAL STORY GIVEN TO THE NEIGHBORS WAS THEY WERE JUST FIXING THIS UP TO SELL TO SOME NICE YOUNG COUPLE. UPON DISCOVERY OF THEIR TRUE INTENTIONS THE CITY WAS NOTIFIED OF THE WORK THAT HAD TRANSPIRED. THEY REMOVED A PORTION OF THE COMPLETED SEPARATION WALL BUT STILL LEFT THE DOORS AS IS AND CONTINUED FULL SPEED AHEAD ON WORK. T

THE RESIDENTS OF MAPLECOURT CRESCENT PASSED A PETITION AROUND OBTAINING 50 SIGNATURES OBJECTING TO THIS PROPOSAL WHICH WAS FORWARDED TO OUR COUNCILOR PETER DEMONG. THE CITY POSTED THE REQUIRED NOTIFICATION OF THE PROPOSED ZONING CHANGE.

THE COMMUNITY OF MAPLERIDGE CONSISTS OF OVER 800 HOMES, THERE WERE 150 OBJECTIONS TO THIS PROPOSAL FILED AND 6 VOICES OF APPROVAL. WHEN YOU GET 18% OF THE RESIDENTS TO TAKE THE TIME AND EFFORT TO LOOK INTO THIS PROPOSAL AND COMMENT ON IT DEMONSTRATES THE DEPTH OF COMMUNITY PRIDE. FOR SOME UNKNOWN REASON WHEN MS. SABRINA BRAR, THE FILE MANAGER, WAS PREPARING HER REPORT TO THE CPC SHE ELIMINATED A VAST MAJORITY OF THE OBJECTION, INCLUDING A MAJOR COMMUNICATION FROM THE WILLOWRIDGE COMMUNITY ASSOCIATION. THIS OVERSIGHT RESULTED IN THE COUNCIL HEARING BEING RESCHEDULED TO THE JULY 4th AGENDA, RIGHT AFTER A LONG WEEKEND AND JUST BEFORE STAMPEDE.

PARKING IS ALWAYS A PRIMARY CONCERN WHEN EVALUATING A SECONDARY SUITE PROPOSAL. IN THIS SITUATION THE DEVELOPER "SOM INVESTMENTS" STATED IN THEIR ORIGINAL APPLICATION THAT THEY INTENDED TO TURN THE BACK YARD INTO ADDITIONAL PARKING SPACES. UPON EXAMINATION, ONE FINDS THAT THE FINISH GRADE OF THE BACKYARD IS OVER 12" HIGHER THEN THE BACK LANE PAVING. AS AN UPDATE, RATHER THAN COMPLYING WITH THE APPLICATION, THEY HAVE INSTALLED A NEW 6' FENCE ALONG THE BACK LANE WAY THUS ELIMINATING THE BACK YARD PARKING, IN DIRECT CONTRADICTION OF THE ORIGINAL APPLICATION. THE FINISH FLOOR LEVEL ON THE EXISTING GARAGE IS EVEN HIGHER, IT ALSO HAS AN ENTRANCE RAMP GRADE IN EXCESS OF 25%. THE EXISTING GARAGE OVERHEAD DOOR NOW HAS A NEW POWER VENT INSTALLED; THE PREVIOUS RESIDENT USED THE GARAGE AS HIS HOBBY WOOD WORKING SHOP. THIS LEADS ONE TO BELIEVE THAT THE GARAGE IS IN ESSENCE UNUSEABLE FOR ANY THING OTHER THEN STORAGE.



GIVEN THE MODIFICATION FROM THE ORIGINAL APPLICATION REGARDING PARKING, USABLE PARKING FOR THIS RESIDENCE NOW CONSISTS OF THE 50 FOOT FRONTAGE. THERE IS A FRONT DRIVE TO THE WEST SIDE PROPERTY LINE AND THERE IS AN ELDERLY LADY ON THE EAST PROPERTY LINE. THE ELDERLY LADY REQUIRES DAILY ACCESS FROM MEDICAL PERSONNEL TO ATTEND IN HER HOME TO PROVIDE MEDICAL CARE AND TO ESCORT HER TO DOCTOR'S APPOINTMENTS; WE ARE AWAITING HANDICAPPED DESIGNATION FOR THIS NEIGHBOUR.

ACCESS TO PUBLIC TRANSPORTATION IS ANOTHER CONSIDERATION TO SECONDARY SUITES. IN THIS CASE IT IS WELL IN EXCESS OF 1/4 MILE TO THE NEAREST BUS STOP THAT SERVICES THE C-TRAIN. DURING THE WINTER, THIS PATH IS ICEY AND NOT PART OF ANY DAILY MAINTENANCE BY THE CITY. SHOULD RESIDENCE CHOOSE NOT TO TAKE THE ICEY PATH THEY DETOUR OVER BY RT ALDERMAN MIDDLE SCHOOL ON ACADIA DRIVE AND MAPLETON DRIVE, THIS DETOUR ADDS SIGNIFICANTLY TO THE OVERALL COMMUTE. NO OTHER PUBLIC TRANSPORTATION IS ACCESSIBLE.

IN CLOSING, ONE MUST ADDRESS THE ISSUE OF "QUALITY OF LIFE" AND THE STRONG AND TRUE SENSE OF COMMUNITY THAT MAPLERIDGE EXEMPLIFIES. PLEASE DO NOT APPROVE THIS PROPOSAL IF FOR NO OTHER REASON THEN THE LACK OF HONESTY AND THE CONCERNS OF THE COMMUNITY.

SINCERELY,

GORDON AND WILHELMINA LINDQUIST  
95 MAPLECOURT CRESCENT SE  
CALGARY, AB T2J 1V8

**Albrecht, Linda**

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**From:** lisa lindquist [lrlindquist@hotmail.com]  
**Sent:** Wednesday, June 22, 2016 8:58 PM  
**To:** City Clerk  
**Cc:** lisa lindquist  
**Subject:** Objection to LOC 2016-0017

June 22, 2016

Attention City Clerk

RECEIVED  
2016 JUN 23 AM 8:27  
THE CITY OF CALGARY  
CITY CLERKS

**RE: LOC2016-0017 - #20 Maple Court Cres SE**

I wish to formally place my objection to the proposed application for the secondary suite application being proposed at #20, Maplecourt Cres. SE Calgary, AB.

My family was fortunate to purchase a home in Mapleridge in 1981. I moved from the area in 1988 and have lived in Bankview, Canyon Meadows, Haysboro, Willow Park, Braeside and Signal Hill; all areas with multifamily dwellings. My husband and I were able to finally return to Mapleridge and we were over the top happy! At last we returned to the area that we loved! A true sense of community, where neighbors watch out for each other, community gardens, soccer fields and skating rinks exist, and movie night is held in the summer, children play in the park!

Having reviewed the original application, the variations are so significant that I believe the application before counsel should not be considered. I am deeply concerned that the application before counsel to allow for secondary suites will drastically change the "thread" of our community and ask that the counsel respect the wishes of a very engaged community and decline the application for this secondary suite.

Please feel free to contact me should you have any questions.

Lisa Lindquist

805 Maplewood Cres SE

Calgary, AB T2J 1S9

**Albrecht, Linda**

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**From:** Cicily Little [cicily@telus.net]  
**Sent:** Tuesday, June 21, 2016 8:20 PM  
**To:** City Clerk  
**Subject:** Objection LOC 2016-0017 due June 22 2016  
**Attachments:** LOC 2016-0017 20 Maple Court Crescent SE.docx 1.docx

Thank you for including this attachment for review by the City of Calgary in regards to application LOC 2016-0017.

Cicily and Amy Little

RECEIVED  
2016 JUN 22 AM 7:48  
THE CITY OF CALGARY  
CITY CLERK'S

Thank you for taking the time to review my letter of objection for LOC 2016-0017, the application to change the land use rating of 20 Maplecourt Crescent from R-1 to RC-1.

I have a lot of thoughts surrounding this application, having a safe and legal place to live is a basic need for every single person, creating a community is a vital part of creating safe and pleasant places to live. My objection to having this property changed into an income property is that the community that I love and live in, find safety within and actively pursued an opportunity create my home, is being asked to change for theoretical people who "may" want to live or rent here and an owner you does not want to live here with little to no consideration to the people who actually live here now.

The City is putting tremendous responsibility on people who don't even live in Maple Ridge to preserve Maple Ridge and not enough faith and support of the people who already have and do every day.

Maple Ridge becomes a community at risk with land use change, there are older people who have lived here for the 50 years that Maple Ridge has existed, when they sell their homes, likely not to the young families and new buyers that the city is trying to capture but investors who are not limited by a household budget thus once again locking those people out of the community or forcing them into more debt after a bidding war such as what was created back in the early 2000's with all the investors who bought properties to flip. Once again creating a viscous circle. Consider that the long standing residents of Maple ridge were here when interest rates were 21% not 2.5% with the economic depression of the 1980's and they stayed, they worked and never did they apply to change the land use for their own advantage or ease: the value they placed on the community outweighed personal gain and personal advantage.

A community slowly overtaken only by home owners who want to make money off of their homes is not the same as a community predominantly formed of people who love their homes, value stability and foster their community; they are the mentors who teach new owners how to own a home and value their homes not just the "newest " thing, to stay and be strong. Many people having stability, consistency and stability in their neighborhoods are major factors in feeling safe. For many people constant chaos, change and movement is not invigorating or exhilarating: it is draining, depressing and exhausting. For the City not to recognize the negative effect of frequent resident change and short term residents is not realistic, this is a decision that is once made the city will not be able to take back and based on the behavior of the city with this process would never be considered. Once you have changed this community with the allowance of secondary suite approval there is no going back: future investors will use the precedent of this property to ease their applications and process.

I have little faith that the process the city has now regarding secondary suites will be able to stop future homes to be bought with the intent as investments. The home at 20 Maple Court Crescent had almost complete construction performed to build a secondary suite while the rezoning was still under review: this is evidence to me that investors are not respectful of this process themselves figuring that what's done is done and the city will let things happen because someone already invested the money. If the city grants this property the zoning change after construction was completed, it will set a precedent for future investors who complete construction before approval and send a strong message to residents that the people who have created and fostered this community are not as important money.

I am a born and raised Calgarian and love my city through and through but the process that Maple Ridge residents have been put through during this application has felt purposefully designed to be secretive, draining, disruptive, divisive, demoralizing and exhausting with little respect for the enduring values that Maple Ridge residents have actively looked to maintain for 5 decades and of the people who are looking to live in and not just profit from the unique and important community of Maple Ridge. There is nowhere else to go in Calgary that is a single family residence only community limiting options not creating them.

The City of Calgary is a great city that is always looking ahead and for the future but sometimes when you are looking forward you need to reflect back on what has created a city and stable consistent foundations of communities and residents, by looking only to change a community that is a foundation of stability is unfair and disrespectful.

Yes, purchasing and owning home in Calgary is not an easy undertaking: but I am proof that it can be done. As a young single female, I have done it, I own my dream home: on my own without a roommate, or investment property: in my long sought after community without a secondary suite or an income property. My sister has also done it one street over in Maple Ridge, it is hard not impossible. My sister and I are each living proof of that.

Once again thank you for your time and consideration

Cicily Little 212 Maplecourt Crescent SE

Amy Little 10436 Maple Ridge Crescent SE

RECEIVED  
2016 JUN 22 AM 7:48  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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**From:** Amy Little [littlea@telus.net]  
**Sent:** Monday, June 20, 2016 8:57 AM  
**To:** City Clerk  
**Subject:** Fwd: Objection to application "LOC 2016-0017"

City Clerk,

Below is a copy of a letter I wrote in regards to the LOC 2016-0017.

Thank you, Amy Little

Sent from my iPhone

Begin forwarded message:

**From:** Amy Little <littlea@telus.net>  
**Date:** February 8, 2016 at 6:57:41 PM MST  
**To:** "sabrina.brar@calgary.ca" <sabrina.brar@calgary.ca>  
**Subject:** Objection to application LC 2016-0017

City clerk,

I live at 10436 Mapleridge crescent I moved from a high density neighbourhood to get away from too many cars on the street and to have the feeling of space around my home. That why I purposefully checked out the land use in my new neighbourhood to assure that the r1 land use would provide me assurance that the character of the single family housing would be protected. This attempt to add two extra suites is an extreme deviation and is unacceptable.

Sincerely Amy Little

Sent from my iPad

RECEIVED  
2016 JUN 20 AM 8:58  
THE CITY OF CALGARY  
CITY CLERK'S

Smith, Theresa L.

**From:** Dennis Little [littledc@telus.net]  
**Sent:** Wednesday, June 15, 2016 1:08 PM  
**To:** City Clerk  
**Subject:** FW: REVISED Update to Maple Ridge Secondary Suite - Calgary Planning Commission date May 5, 2016  
**Attachments:** Objecton to Application 20 Maple Court Crecent SE Secondary Suite Presentation.docx

RECEIVED  
2016 JUN 15 PM 1:19  
THE CITY OF CALGARY  
CITY CLERKS

**From:** Dennis Little [mailto:littledc@telus.net]  
**Sent:** Monday, June 13, 2016 11:25 AM  
**To:** 'Brar, Sabrina K.' <Sabrina.Brar@calgary.ca>  
**Subject:** RE: REVISED Update to Maple Ridge Secondary Suite - Calgary Planning Commission date May 5, 2016

Sabrina:

As per your e-mail we are submitting our objection to the application to reclassify the property at 20 Maple Court Crescent SE from R-1 to permit the construction of a secondary suite.

Amy Little lives at 10436 Maple Ridge Crescent SE and Cicily lives at 212 Maple Court Crescent SE.

Dennis Little

**From:** Brar, Sabrina K. [mailto:Sabrina.Brar@calgary.ca]  
**Sent:** Friday, April 29, 2016 11:38 AM  
**Subject:** REVISED Update to Maple Ridge Secondary Suite - Calgary Planning Commission date May 5, 2016  
**Importance:** High

Dear Residents,

This email is to advise you of an update on a Secondary Suite Land Use Amendment Application in Maple Ridge, located at 20 Maple Court Crescent SE (File number LOC2016-0017).

The application will go forward to the Calgary Planning Commission (CPC) on May 5, 2016. The CPC's role is to make recommendations to City Council on land use matters. The CPC meetings are open to the public and can also be viewed online. However, **please be advised that residents will not be able to speak to CPC.** You may view the agenda on the link below and can also watch the meeting live by clicking on the webcast link during the CPC meeting:

<http://www.calgary.ca/PDA/pd/Pages/Public-notice/Calgary-Planning-Commission-agenda/Calgary-Planning-Commission-agenda.aspx>

The CPC meeting starts at **1:00 PM on May 5, 2016.** City Administration is recommending an approval to CPC, as the application meets the intent and conforms to the policies of the Municipal Development Plan.

CPC commissioners will make a motion and vote on the recommendation before them. Once they have voted, their motion will become the official Calgary Planning Commission recommendation to City Council. The file will move on to the City Council Public Hearing on **Monday, July 4th at the Council Chambers located on the main floor of the Calgary Municipal Building at 800 Macleod Trail SE.** There will be advertising for the Public Hearing in the Calgary Herald, and a notice posting will be placed on the property notifying the community of the Public Hearing. During this notification period you may send any letters of objection or support to the City Clerk's office. **Please note that the time period to send an objection or support letter to the City Clerk's office for the July 4<sup>th</sup> Hearing is limited to June 9 – June 23 only.**

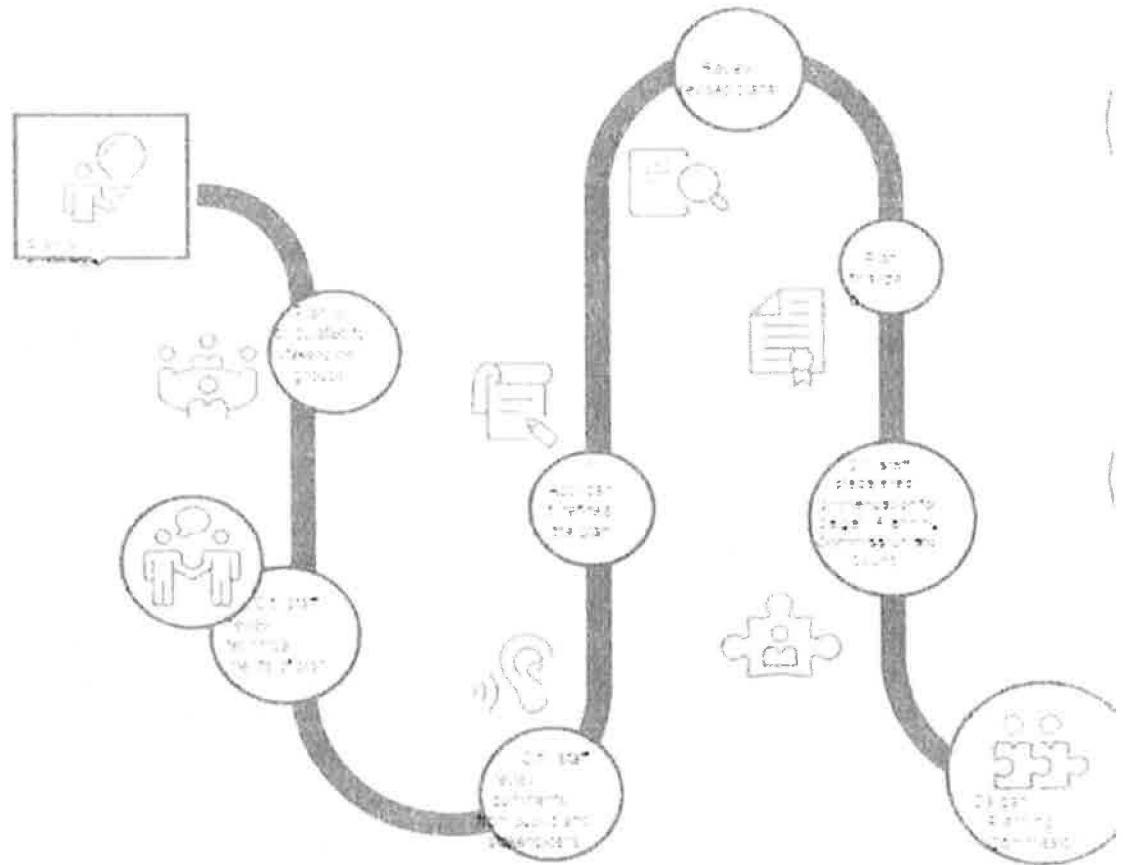
Any letters received before or after this period may not be accepted. All letters received by the City Clerk's office will be on the Public Record and can be viewed online. The letters will also be included in each of the Councillors' packages for the Hearing.

During the Public Hearing, the Mayor will call on anyone who is there to speak to Council in support or in opposition to the application. Residents will have a chance to speak directly to Council, for no more than 5 minutes each. After hearing from both sides, Council will debate the bylaw and vote on the bylaw.

If you have any further questions or concerns, please contact myself. To illustrate the process, see Planning Process chart below.



# Planning Process



Best Regards,

**Sabrina Brar**  
Planner 2, South Area  
Community Planning



**Planning & Development**  
**The City of Calgary | Mail code: #8073**  
**T 403.268.2142 | F 403.268.1997 | [sabrina.brar@calgary.ca](mailto:sabrina.brar@calgary.ca)**  
**P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5**

10/11/17

This communication is intended solely for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient, please do not disseminate, distribute, or copy this communication. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and cooperation.

**Smith, Theresa L.**

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**From:** Andre Lorent [alorent@shaw.ca]  
**Sent:** Tuesday, June 21, 2016 10:16 PM  
**To:** City Clerk  
**Subject:** LOC2016-0017 Secondary suite development application  
**Attachments:** Scan0030.pdf

Dear Sir or Madam.

Please find attached my objections to the Development of a secondary suite at number 20, Maple Court Crescent SE, number LOC2016-0017 from R-C1 to R-C1s.

Thank you for your consideration.

Yours truly,

Andre Lorent  
79, Maple Court crescent SE  
Calgary, Alberta, T2J 1V8

RECEIVED  
2016 JUN 22 AM 7:58  
THE CITY OF CALGARY  
CITY CLERK'S

To the City Clerk.

With reference to File number LOC2016-0017, the Secondary suite development at number 20, Maple Court Crescent SE, Calgary, Alberta

This letter will serve to express my objection to the Secondary Suite LOC2016-0017 Development at number 20 Maple Court Crescent SE in the Willow-Ridge Community.

I believe permitting this development to go ahead will alter the Character of our Neighbourhood. The proposed development does not match the rest of the neighborhood and in my view the home has been changed to a duplex type of home (s) in an R1C zone when those types of homes are only allowed to be developed in R2 and higher zonings.

Furthermore the developer has not provided the required off street parking of a minimum two car stalls. There is a single car garage on the property that is hard if not impossible to access with a normal car seeing the garage apron slope is approximately 25 % plus. Most cars will bottom out trying to get into the garage. There are no parking stalls in the backyard either since it is closed off with a fence. Additional Cars for additional occupiers of this home and its secondary suite will only be able to park on the street or the back lane causing congestion.

Another point I want to make is that initially the developer proceeded to build a secondary suite without the required permit and only applied for the proper permit after strong objections by the neighbourhood.

While I am not against the idea of having a legal Mother in Law or nanny suite in a house occupied by the owner I feel that permitting developers to come into the R1C type neighbourhoods to alter its character is contrary to the Mother in Law/nanny suite idea. Number 20, clearly is not Owner occupied at this stage.

Yours truly,



Andre Lorent

79, Maple Court Crescent SE

Calgary, Alberta, T2J1V8

Tel: 403 399-6867

RECEIVED  
2016 JUN 22 AM 7:58  
THE CITY OF CALGARY  
CITY CLERKS

**Albrecht, Linda**

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**From:** Marlene Mann [marlene.mann.123@gmail.com]  
**Sent:** Wednesday, June 22, 2016 10:02 PM  
**To:** City Clerk  
**Subject:** file number: LOC2016-0017  
**Attachments:** SecondarySuiteAppOppositionJune-2016.docx

Hello

Please find attached a letter voicing my opposition to the application for a secondary suite at 20 Maplecourt Cres SE.

Thank you for the opportunity to register my opposition to this application.

Regards,  
Marlene

--  
*Private and Confidential: This e-mail and any files/attachments may contain personal, confidential, or privileged information which may be subject to the Freedom of Information and Protection of Privacy Act, the Health Information Act and other legislation. If you are not the intended recipient do not disclose, copy, retain, distribute, use or modify any of the contents of this transmission. If you have received this transmission in error, please notify the sender immediately and permanently delete this e-mail and any attachment(s). Thank you for your cooperation and assistance.*

RECEIVED  
2016 JUN 23 AM 8:25  
THE CITY OF CALGARY  
CITY CLERKS

June 22, 2016

Dear Councilors

Re: file number LOC2016-0017

I find it somewhat disappointing that an application for a secondary suite can be made in an area that is zoned for single detached dwellings. I understand that applications can be made to relax zoning and they are reviewed on a case by case basis. The area known as Maple Ridge in the community of Willow Ridge is zoned as a single detached dwelling area. There are very few areas in the city that do not have a mix of high and low density housing and retail space. It is this unique setting that has attracted many of the residents to the area, including myself.

I am also troubled by the process (on the applicant's behalf) that has occurred with the application for a secondary suite located at 20 Maplecourt Cres SE. The owner of the property undertook major renovations to convert the property to have two separate front entrances prior to the secondary suite application being filed and presented before council. In converting this dwelling, and potentially more, to include a secondary suite it begins to change the dynamic of the neighborhood removing the feature that drew most residents to it in the first place.

I would like to register my opposition to allowing this secondary suite to proceed. I would also like to recommend that the two front entrances be returned to a single entrance to dissuade the owner from utilizing it as an illegal suite should the application be declined.

Thank you for the opportunity to voice my opposition to the application for a secondary suite at 20 Maplecourt Cres. SE.

Respectfully,

Marlene Mann

RECEIVED  
2016 JUN 23 AM 8:25  
THE CITY OF CALGARY  
CITY CLERK'S

Smith, Theresa L.

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**From:** Don McKenzie [jdjmcken@hotmail.com]  
**Sent:** Sunday, June 19, 2016 3:04 PM  
**To:** City Clerk  
**Subject:** Property at 20 Maple Court Cres. S.E.

Dear Sir or Madam,  
File Number LOC2016-0017.

This email is concerning 20 Maple Court Cres. S.E. where owner is applying for a secondary suite.

We purchased our home at 83 Maple Court Cres. S.E. in 1968 in a community designed and built as a single family detached community. We feel the city is violating the trust we placed in them by allowing a secondary suite in Maple Ridge. We're concerned about the traffic and parking if a secondary suite is allowed. This includes traffic concerns in the back alley behind the property where there is a busy pathway along the sound wall to and from the river valley and dog park. In this community owner occupied homes are consistently better kept and better maintained than owner absent properties. We feel the value of our property will decrease.

We are hopeful that city council will reconsider their re-designation of 20 Maple Court Cres. S.E.

Sincerely,  
Donald & Jean McKenzie.

RECEIVED  
2016 JUN 20 AM 7: 54  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** Derek Mcsween [mcsweenderek@gmail.com]  
**Sent:** Monday, June 13, 2016 12:56 PM  
**To:** City Clerk  
**Subject:** File Number LOC2016-0017 (20 Maple Court Crescent SE)

June 14, 2016

City Clerk's Office  
**The City of Calgary**  
Ground Floor  
Administration Building  
313 – 7 Avenue SE  
Calgary, AB

RECEIVED  
2016 JUN 13 PM 2:16  
THE CITY OF CALGARY  
CITY CLERKS

**Subject: Letter of Objection to Secondary Suite Application**  
**File Number LOC2016-0017 (20 Maple Court Crescent SE)**

Ladies/Gentlemen:

Please accept this letter as a written formal objection to the subject application that will be before City Council for vote on Monday, July 4, 2016.

As a relatively new resident to this community, one of the driving factors of our purchase was the fact that our community is zoned strictly a single residential dwelling. This was a relief as the community has a very strong sense of "pride of ownership" and this is evident with the majority of homes in the Mapleridge community. I feel that allowing secondary suites in this community is detrimental to our property values, considering what the city is charging this community for property tax I feel our collective voice should trump a developer as well as the current city councils agenda.

The developer responsible for this property isn't a resident of the community and therefore has zero ties to our tight knit community. As well, she has no tie to Calgary as a whole as her website lists projects south of Calgary. It is quite apparent that this home had tried to deceive and circumnavigate the existing bylaws and inspections that exist preventing a free for all development procedure.

I have read some of my neighbours emails to the city clerk, and they say more than I need to add. With that I leave this email short as I believe my point is in line with our community

Please consider that this development/re-zone is **STRONGLY** opposed by our community as a whole and I hope that you, our elected officials, will respect the desires of the constituents

Regards

Derek McSween

"We are not against progress, but we do not want progress that's anarchic and criminally neglects the rights of others" Capt Thomas Isador Sankara



**Smith, Theresa L.**

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**From:** Mitchell Family [camitche@telus.net]  
**Sent:** Tuesday, June 21, 2016 9:35 AM  
**To:** City Clerk  
**Subject:** 20 Maplecourt Crescent S.E., Calgary - File number LOC2016-0017

We are writing to express our concerns and opposition to the proposed land use amendment LOC2016-0017 regarding a potential secondary suite at 20 Maple Court Crescent S.E., Calgary.

The City of Calgary transit score for Mapleridge community is in the 0 – 24 category, meaning minimal transit. The “walk score” for Maple Court Crescent S. E. indicates that “most errands require a car”. Adding a secondary suite in a community that requires a vehicle for most errands will only serve to increase and worsen traffic congestion and parking. When the developer was questioned at an open forum regarding the choice of Mapleridge subdivision, she stated that part of the reason was easy access to transit. As noted above, this reasoning is not substantiated.

Another point of concern regards the work that was started in the property at 20 Maple Court Crescent S.E. Early on in the development a pony wall was installed starting the construction process on the secondary suite. When the property was inspected by the City, the wall had to be removed as it had been installed outside of the work permit that had been issued. To us this shows a sign of poor faith on the part of the developer in relation to the application process.

Mapleridge was developed as a strictly R-C1 subdivision and remains as one of the few left in Calgary today. Many residents of Mapleridge, including our family, chose this community to live in because of this fact and wish to keep it as such. The fact that Mapleridge was strictly a single family residential community was a strong selling point when we purchased our home 18 years ago. It is a pocket within Calgary that is unique and we wish to see it remain that way.

The developer of 20 Maple Court Crescent S.E. is strictly that, a developer. They have no ties to Mapleridge subdivision, Willowridge community at large, or the City of Calgary, as they themselves are residents of High River. This development is strictly a revenue generating opportunity for them as a landlord in a community that they do not reside in and are not involved in as part of the community.

We are opposed to the proposed land use amendment LOC2016-0017 regarding the potential secondary suite and are hopefully that City Council heeds the concerns brought forward.

Thank you,

Cyril and Cheryl Mitchell  
10631 Maplecreek Dr. S.E.  
(403) 271-6410

RECEIVED  
2016 JUN 21 AM 9:52  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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**From:** Fred Obermeyer [skid@travisautomation.com]  
**Sent:** Monday, June 13, 2016 7:53 PM  
**To:** City Clerk  
**Subject:** LOC2016-0017

I object to the re-zoning of Maple Ridge and the secondary suite land use amendment application. File number LOC2016-0017 located at 20 Maplecourt crescent se.  
I feel this will bring more noise and crime to the area. This will also increase the traffic flow in the area and also make parking more difficult.  
Thank you

Fred Obermeyer

**RECEIVED**  
**2016 JUN 14 AM 8:14**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

**Albrecht, Linda**

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**From:** GARY PARCHEWSKY [gwparchewsky@shaw.ca]  
**Sent:** Tuesday, June 21, 2016 12:04 AM  
**To:** City Clerk  
**Subject:** Secondary suite application LOC 2016-0017

As a former President (honorary life time member) of the Willowridge Community Assoc. I would like to express my opposition to this application. I would like to take a different approach than what I am sure others have expressed. We as a community have always taken great pride in our positive working relationship with the City of Calgary. Much of our way of conducting business was nurtured by former Alderman Sue Higgins. We learned how to care for our citizens concerns. We nurtured this relationship and our citizens responded with volunteerism. We ran an effective community and spearheaded the development of what was then called the Family Leisure Centre which boast many effective Programs and one of the largest senior organizations in the city. Recently my wife and I attended an information meeting on secondary suites. The important information and lack there of suggested the following: the policies or guidelines that are used to evaluate applications is seriously flawed. It seems to take into consideration only the immediate location (not the community as whole). As a former president when developers approached us for approval or comment we would consult with our community. As someone has said "IT NEEDS TO BE FIXED". As a senior now my views have evolved to other issues. Physical wellbeing and security. Much of this understanding is based on having a good feeling on the future. At the information session we attended the vast majority of attendees where seniors. I noted in their comments concern and anxiety. None of these are good for mental or physical health. We have in the area of Mapleridge no secondary suites but many rental homes. Willowpark part of our community has many multifamily housing units. This particular application is a threat to our community as we know it. The developer a business is not a local resident seeking a suite for personal reasons but a business that has gone about this development in a sneaky fashion. They even brought a bus load of people on tour of their development as to how to do business in Calgary!!! This community was built by one developer as a result many of our homes have a similar architectural foot print. This business has a plan to take a duplex and basically create an up and down suite. There is for example on Maplecreek Dr. (approximately three blocks long) sixteen duplex homes. Their tour obviously suggests ripe pickings.

For the City to approve this application would be an abdication of a cooperative working relationship with the Willowridge Community Assoc and its citizens.

RECEIVED  
2016 JUN 21 AM 8:02  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** texcan@shaw.ca  
**Sent:** Monday, June 13, 2016 1:00 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2016-0017

June 13, 2016

Application: LOC2016-0017

Submitted by: Corinne Perez

Contact Information

Address: 10716 Maplecreek Dr SE Calgary T2J 1V5

Phone: 403-698-9308

Email: [texcan@shaw.ca](mailto:texcan@shaw.ca)

Feedback:

To Whom It May Concern, I am writing a letter of objection for the application for changing the RC-1 zoning in the community of Maple Ridge. I am a home owner in the community of Maple Ridge. I am very upset to hear of a company buying a home in my community and they are trying to have it rezoned from a RC-1 to a RC-1S –file number LOC2016-0017. This community has always been a single family home community, one of the few in Calgary that doesn't have any condos/apartments/duplexes, shops etc- that is why we bought here. I do not wish to start having our community rezoned in any way. This leads to decrease in property value and increase in parking problems, amongst other concerns. I do not want any change to the zoning in Maple Ridge. Thanks Corinne Perez

RECEIVED  
2016 JUN 13 PM 2:16  
THE CITY OF CALGARY  
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**Albrecht, Linda**

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**From:** D. Pidgeon [donnapidgeon@gmail.com]  
**Sent:** Monday, June 13, 2016 1:04 PM  
**To:** City Clerk  
**Cc:** Willowridge Community  
**Subject:** File LOC2016-0017 Letter of Objection  
**Attachments:** File LOC2016-0017 Letter of Opposition.pdf

City Clerk's Office,

As advised by Sabrina Brar, of Planning & Development, feedback from community residents regarding the subject application (addition of secondary suite in Maple Ridge) will be accepted by your office between June 9 and 23.

Please accept the attached letter in opposition to this application for inclusion in the review of this file by City Council.

Kindly confirm your receipt of this letter.

Thank you,

*Donna  
Pidgeon  
403.630.7312*

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June 10, 2016

DELIVERED VIA EMAIL (CITYCLERK@CALGARY.CA)

City Clerk's Office  
THE CITY OF CALGARY  
Ground Floor  
Administration Building  
313 - 7 Avenue SE  
Calgary, AB

**SUBJECT: LETTER OF OBJECTION TO SECONDARY SUITE APPLICATION  
FILE NUMBER LOC2016-0017 (20 MAPLE COURT CRESCENT SE)**

Ladies/Gentlemen:

Please accept this letter as a written formal objection to the subject application that will be before City Council for vote on Monday, July 4, 2016.

I am a resident of Maple Ridge, and I am extremely concerned about the subject application that has been made to add a secondary suite to the property at 20 Maple Court Crescent SE.

We specifically chose Maple Ridge over ten years ago to raise our family because, among other reasons, it is a rare gem of a community comprised of 100 percent single-family dwellings. My husband has been a realtor in Calgary for over 30 years, and he is familiar with each community, the 'vibe' of the communities, and the perceptions that each community holds in the eyes of purchasers. We have seen the negative impacts that affect communities that become overrun with multiple rental families living in one residence. The Planning Commission may say there is no proof of this, but it's real. Drive through any of the communities that have blocks full of multi-family houses and tell me that you would choose to buy a home on one of those blocks to raise a family and live in until retirement.

I have the following concerns and comments relating to the subject application:

*WillowRidge Community Association Speaks for the Home Owners*

The WillowRidge Community Association has spoken out **against** this application; which, I believe, speaks volumes to the number of comments they have received against this application from home owners in our Community. City Council should not take the Community Association's stance lightly, as the Community Association is put in the position to speak for the community; the wishes of the residents. What is the point of having Community Associations in place if their research and opinion cannot hold weight in an instance such as this? I can assure you that the WillowRidge Community Association has only the best interest of the residents of our community in mind when they communicate to The City on this issue and others.

In the end, if City Council does not listen to the feedback that is being put forth by the residents of the affected community nor the Community Association, I must say that I would lose faith in the entire system put in place by our City Council.

### New Neighborhoods vs. Older Neighborhoods

I believe the Planning Commission should focus their efforts toward approving secondary suites in Calgary's newer neighborhoods. Most new communities are already designed to be more densely populated than our older communities. Adding secondary suites to the newly built communities results in much fewer compounded issues for everyone involved. Urban planning designs have changed so much since the 1960's, when communities such as Maple Ridge were so thoughtfully designed and built as a single-family dwelling communities.

Alderman Magliocca hit the nail on the head when he said,

*"legalizing secondary suites makes sense if in the new communities, potential home owners know that their community is zoned as such..."*

and our own Alderman for Ward 14, Peter Demong, is absolutely correct when he says,

*"... secondary suites should not be allowed in established communities where people chose to live as they made their choice on the then policy that such suites were not allowed... allow suites in new developing communities where homeowners would know from day one that their community would include legal secondary suites."*

### Affordable Suites

The Applicant states that her main goal is "expanding our passive incoming portfolio" with the purchase, conversion, and subsequent rental of this property. Purchasing a property in this neighborhood and then adding \$100,000 in renovations (as stated by the applicant), I believe one would be hard pressed to rent these suites out for less than nearby existing apartments are renting for – apartments that are closer to transit, I might add. Top this rental fee up with utilities, cable, and phone. Not so affordable. With so many existing above-ground suites available nearby in apartment buildings, it does not make sense to create a basement suite that would cost so much more. Who would rent this? Likely someone who has been blacklisted from mainstream rentals.

### Traffic and Parking

Secondary suites create additional traffic and parking problems. Plain and simple. Allowing this project to proceed at 20 Maple Court Crescent instantly creates the possibility of doubling the number of vehicles parked at this residence – from 2 to 4, or more. This is quite an increased burden on the crescent as well as the alley.

The property in question is located on a very tight cul de sac, which was not designed to accommodate for additional parking that would be required with a secondary suite and numerous tenants nor a third backyard suite.

In fact, the photo below shows that roughly six (6) neighboring families stand to be negatively affected by the addition of vehicles parked in front of this house. Not only is it difficult to find a spot to park, but neighbors across the street will have to look out at the cluster of vehicles from their front windows. The white X's identify the neighboring homes that will have to struggle to find parking in front of their own homes should additional vehicles be parked in front of the applicant's property daily.



The yellow arrow points out that the property directly to the left of the applicant's property has a front drive. This entire area must then be free of vehicles so the home owner can safely enter and exit his/her driveway with a clear line of sight.

With this being a five-bedroom home, I wonder if anyone has considered that the renters may end up being three roommates in the upper suite and two roommates in the lower suite who each have their own vehicles, bringing the vehicle count to five (5) for the one property. Factor in the backyard suite, and it may jump to six (6) vehicles. This does not take into consideration additional 'toys' such as boats, trailers, or other recreational vehicles. The vehicle clutter in this corner of the cul de sac could suddenly be a complete eyesore and inconvenience to home owners who have lived there for many, many years.

The Applicant initially advised at the community meeting that she plans to dig up the back yard to add a four-car parking pad to accommodate for additional parking. Let's be realistic about this. Taking away the back yard grass and yard to accommodate for parking numerous vehicles seems like a step backward in urban design. And if the Planning Commission truly believes that those vehicles will not end up parked directly in front of the house, in the very tight cul de sac, they're sorely mistaken. Just think about how many people own garages yet park their vehicles on the driveway or on the street in front of their house – just because it's there doesn't mean it will be used properly.

That being said, a visit to the property on June 8 showed posts and string along the back perimeter of the yard (see photo on right). One would be led to believe that a fence is being constructed rather than a parking pad. If the applicant has decided to now not construct a parking pad for the extra vehicles, the problem in the front of the house will clearly be a solid going concern.





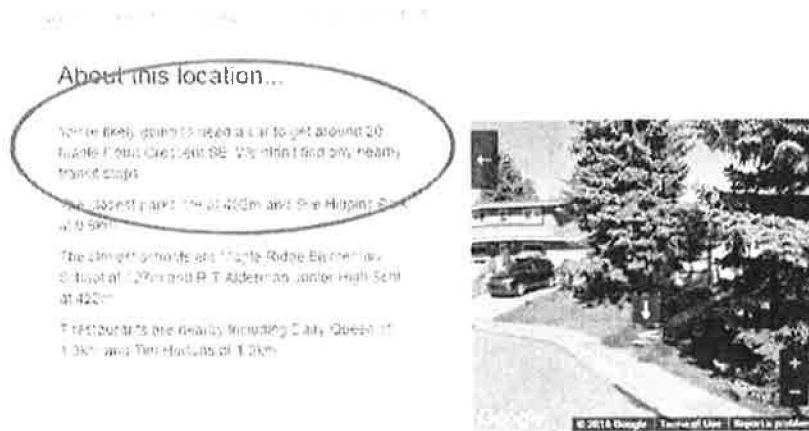
The parking and traffic issue alone would open a can of worms for neighboring residents – creating much animosity among the neighboring home owners. Home owners who, quite possibly, bought their house because their quiet crescent was zoned as single-family homes.

Note that the location of this house is also not conveniently located near a transit station or major transit route, so the chance of it being rented out to individuals who do not use a vehicle is extremely low.

The Planning Commission states that there is no proof that vehicle traffic and parking increase with the addition of secondary suites, but as pointed out in the Planning Commission Meeting that received this application, the City admits that it has yet to complete any studies and does not have any proof that traffic is not affected by the addition of secondary suites.

As an aside, even [www.theaddressproject.ca](http://www.theaddressproject.ca) believes a vehicle is required to live at this property:

## 20 Maple Court Crescent SE Calgary Alberta



### Future Population

In a community where schools risk closure, the residents of Maple Ridge and Willow Park have a strong desire to attract families with school-aged children. We have amazing schools in the neighborhood, and we want them off the high-risk closure list. Approving this application for a main floor and a basement suite will do nothing to help this cause. There is a good chance that this property will be populated by childless families. I say this, because I cannot imagine that I would want to rent a main floor suite with my husband and two children and have strange adults living in the suite below me. I would not risk this with my children in the home who are at an age where they are allowed to stay home alone at times.

I also do not know of many families who would be willing to live in a basement suite with their children, without a private back yard to play in.

Allowing this application to be approved goes against what our community needs and wants.

### Backyard Suite

It is noted that changes were made to the Planning Commission's Administration Reports dated April 21, 2016, and May 5, 2016, with respect to detail surrounding the addition of a Backyard Suite at this location. The April 21 report reads that a development permit would be required if there are any proposed relaxations or if a Backyard Suite was proposed; however, although the lot depth is deficient of 1.2 meters and residents were informed during the Community Information Session on March 13 that further application would have to be made if the Applicant were to add a Backyard Suite, the May 5 report reads that Council may be approving changes that "would remove lot depth and width requirements for Secondary Suite uses; and, as such, a Development Permit would not necessarily be required."

This leads the reader to believe that if this subject application is approved, we are at risk of having the Applicant add a third – Backyard – suite, which would increase/magnify each of the issues mention in this letter. This is troublesome.

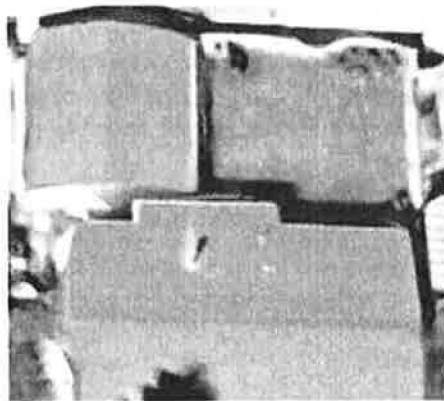
A visit to the property on June 8 showed a fan installed into the overhead garage door (photo below).



This clearly shows that the garage will not be used to house vehicles, as the garage door cannot even be raised with this fan in place. Note that the fan was running at the time of the visit. There are also curtains on the garage windows. From the exterior, it certainly gives the impression that it is suited already. One would inquire if a permit been approved for this.

### Regulated Use of Space

As mentioned above, the Applicant advised that she will replace the back yard grass with a parking pad large enough to accommodate four (4) vehicles. The photo below shows how very small the back yard already is (the Planning Evaluation also states that the lot depth is deficient by 1.2 meters); adding this parking pad will eliminate the entire yard.



I believe that land use bylaws state that there must be sufficient use of space available to both the upper unit of the house as well as the basement unit in the instance of a secondary suite. In the event of a third suite being added to the garage, three distinct areas must be outlined. The Planning Commission needs to be realistic about this. If the renters do have children, where do they play? Where do the tenants relax in the back yard, with each tenant being afforded his/her own private space?

#### Bylaw Enforcement

At the community meeting, in response to residents' concerns about lack of property upkeep, the Planning Commission stated that if there are issues with tenants not maintaining the property, that neighbors should just call Bylaw Enforcement. This sounds so very simple and easy; however, one must keep in mind how very inconvenient and draining it is to engage in complaints against a neighbor's lawn, loud parties, barking dogs, improperly parked vehicles, etc.

There is already much animosity toward this application; allowing this project to proceed is akin to forcing the neighboring residents into a boxing ring.

#### Zoning Change

It is very important to be aware that approving this single application changes the zoning for our entire community, not just this one property. This is a major decision that will open a flood gate and should not be taken lightly. It will change the character of our community, and not for the better.

Allowing one secondary suite in Maple Ridge will most likely lead to many more, negatively impacting and forever changing this wonderful little community of ours.

Home owners who purchased their properties in a location that is zoned as single-family dwellings only should not have to be forced to allow multiple short-term rental suites when there are many areas that already permit them and were zoned appropriately from day one. There are so many other communities where these suites can be built. Don't go changing ours to accommodate someone who will not even be living in the residence.

Undesirable Neighbors

I know you've heard it all before, but there is a strong potential for the renters of this property to be less desirable neighbors and more likely to engage in crime or other anti-social behaviour. This leads to a more transient community, which leads to fewer people choosing this community to purchase their 'forever' home.

Non-Maintenance of Property & Property Values

It is a common knowledge that many multi-family single-detached dwellings filled with renters end up in poor condition (exterior of home and yard) – we see it all over the City. This lowers the property values of the single-family homes in the neighborhood and typically injures a community's reputation.

While it's true that every property is at risk of being poorly-maintained, whether occupied by a renter or an owner, one would argue that if someone owns the home, there is a greater opportunity for pride of ownership to exist. If multiple non-family individuals rent the property, and are each only renting half of the property, one would argue that neither tenant would take the steps to maintain the exterior of the property, as they might risk doing more work than the other tenant, thus the exterior becomes unruly and unkempt.

Garbage/Recycling/Compost Bins

With two suites in one residence, I question whether that would mean there would be two garbage bins, two recycling bins, and (soon) two compost bins crowding the alley, not to mention six bins being stored somewhere in the paved back yard? Most unsightly.

There is a place for everything, and I understand that every secondary suite application is unique.

There is an incredible difference between (a) an investor, like the applicant, purchasing a home simply to renovate it, split it into two or three separate suites, and rent it out for profit in order to capitalize on her real estate investment, and (b) having a neighbor who wants to create a nice suite in his/her basement because one of his/her parents is aging and would be better off living a staircase away. These two scenarios make an incredible difference to the neighbors, the neighborhood and the community dynamic.

Changing the land use in a community that is 50 years old is fine if the residents are on side with it. You are hearing loud and clear that the residents of Maple Ridge are not on side with this application. I urge City Council to listen to the residents. This is our community. We maintain it and care for it and take a lot of pride in it. Please don't take that away from us.

***"The voice of community is valuable in supporting the well-being of a city."***

- WillowRidge CA

Yours sincerely,



Donna Pidgeon

**Smith, Theresa L.**

RECEIVED

**From:** Jim Porter [jim.porter@shaw.ca]  
**Sent:** Saturday, June 18, 2016 1:58 PM  
**To:** City Clerk  
**Subject:** Secondary suite application in Mapleridge

2016 JUN 20 AM 7:55

THE CITY OF CALGARY  
CITY CLERK'S

City Clerks Office,  
City of Calgary

We are deeply concerned about the application for a secondary suite to be built into an existing single family dwelling on Maplecourt Crescent (File Number LOC2016-0017).

It is our understanding that the recent city council discussions regarding secondary suites was to try and accommodate the need for a second (or mother in law) suite to allow a relative, or mother in law, needy student, etc. to live with the family. In this case the homeowner would still live in the main part of the house and the secondary suite would be made available to someone as described above. In the above case, the developer, not only has no plans to live in the home, but is not even a resident of Calgary. We understand that it is being developed by a corporation from High River, Alberta.

At a meeting held at our community association earlier in the year, the developer described as to how she was sub-dividing the home, so that the upstairs could be rented to and occupied by a needy family who might not otherwise be able to afford a home of their own. This sound like noble idea, however I would suggest that this type of family should apply to an organization such as Habitat for Humanity who is in the business of building homes for families such as this.

The developer indicated that the other suite in the basement would be rented out to a newly divorced father who still wanted to be able to live near his children.

These two uses of this home seem to be in contradiction of the original intent of the council's discussions on secondary suites.

One of the many attractive features of this neighbourhood is the fact that most of the homes are occupied by the home owner and are thus well kept and are an asset to the neighbourhood. One can drive through some other neighbourhoods and easily identify homes that are rented out to occupants who do not care too much about maintaining the home. We do not want to see our neighbourhood fall into this category.

We urge you to reject the above application from this developer, in order that we can continue to enjoy living in our single family homes in Mapleridge.

Thank you

Jim & Donna Porter  
10740 Maplecreek Drive SE  
Calgary, AB, T2J 1V5

**Albrecht, Linda**

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**From:** John Presley [john.presley@me.com]  
**Sent:** Wednesday, June 22, 2016 7:56 PM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14; Michelle Fry  
**Subject:** Proposed land use amendment LOC2016-0017

I wish to register my objection to the above mentioned proposed land use amendment. According to the city land use map, there are no other properties in our community that are so designated. The nature of the neighbourhood as a single family community was one of the reasons we chose to purchase here, and we feel that it is unfair to change the nature of the community after the fact.

There are other neighbourhoods in the city far more suited to higher density housing. Examining the Real Estate walk scores show that access to shopping and transportation are very poor for this community, and as a result, it means that automobiles are necessary, and the parking at this property is very limited.

The property improvements in this neighbourhood have, for the most part, been done to increase the value and curb appeal of the single family properties, in some cases more than doubling the value of the property, and raising the average standing of all homes in the community.

Respectfully,

John and Christel Presley  
40 Maplecourt Crescent SE  
Mapleridge, Calgary.

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2016 JUN 23 AM 8:27  
THE CITY OF CALGARY  
CITY CLERKS

**Albrecht, Linda**

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**From:** Ron Scherman [afireguy@shaw.ca]  
**Sent:** Wednesday, June 22, 2016 10:37 PM  
**To:** City Clerk  
**Subject:** Letter of Objection File Number LOC2016-0017  
**Attachments:** Objection Letter 3.jpeg; Objection Letter 2.jpeg; Objection Letter 1.jpeg

Please accept this Letter of Objection for File Number LOC2016-0017.

Thank You

Ron Scherman  
Mapleridge Resident

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THE CITY OF CALGARY  
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City Clerk's Office  
THE CITY OF CALGARY  
Ground Floor  
Administration Building  
313 – 7 Avenue SE  
Calgary, AB

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2016 JUN 23 AM 8: 22  
THE CITY OF CALGARY  
CITY CLERK'S

SUBJECT: LETTER OF OBJECTION TO SECONDARY SUITE APPLICATION  
FILE NUMBER LOC2016-0017 (20 MAPLE COURT CRESCENT SE)

DEAR FELLOW COUNCILLORS,

PLEASE ACCEPT THIS LETTER AS A WRITTEN FORMAL OBJECTION TO THE SUBJECT APPLICATION THAT WILL BE BEFORE CITY COUNCIL FOR VOTE ON MONDAY JULY 4, 2016.

I AM A RESIDENT OF MAPLERIDGE, AND I AM EXTREMELY CONCERNED ABOUT THIS APPLICATION FOR A SECONDARY SUITE REZONE.

I ATTENDED THE SECONDARY SUITE INFO SESSION ON MARCH 13, 2016 AT THE WILLOWRIDGE COMMUNITY CENTER. I FOUND IT TO HAVE EVERYONE IN THE ROOM (THAT WAS FILLED TO MORE THAN CAPACITY) ALL AGAINST THE PROPOSAL TO CHANGE THIS NEIGHBORHOOD TO ALLOW FOR SECONDARY SUITES (RC-1 ZONE). IT WAS QUITE INTERESTING TO NOTE THAT THE CITY REPRESENTATIVES THAT WERE PRESENT WERE PRO SECONDARY SUITES. THE REPRESENTATIVES ONLY TALKED ABOUT THE SO CALLED BENEFITS OF ALLOWING FOR SECONDARY SUITES. THERE WAS NOTHING MENTIONED ABOUT THE CONS OF ALLOWING SECONDARY SUITES TO OUR NEIGHBORHOOD. OUR COUNCILOR PETER DEMONG WAS IN ATTENDANCE AND I'M SURE HE CAN ATTEST TO THIS.

THE NEGATIVE IMPACT FOR OUR NEIGHBORHOOD IF A REZONE HAPPENS IS: CROWDED STREETS, PARKING ISSUES, DEVALUE PROPERTY, LESS BACKYARD GREENSPACE, INCREASED TRAFFIC, POSSIBLE INCREASE IN CRIME, MORE NOISE POLLUTION, ETC.

IN 2005 I MOVED TO CALGARY. I OWNED A STARTER HOME IN ANOTHER NEIGHBORHOOD IN CALGARY PRIOR TO OWNING A HOME IN THE ESTABLISHED COMMUNITY OF MAPLERIDGE. MY LAST HOME WAS NEXT DOOR TO A RENTAL



PROPERTY. MY HOUSE WAS ON THE OUTSIDE CORNER OF A CRESCENT, JUST LIKE THE LOCATION OF THE APPLICANT OF 20 MAPLE COURT CRESCENT SE. THE RENTAL PROPERTY I USED TO LIVE BESIDE HAD FOUR (4) ADULTS LISTED ON THE LEASE BUT THERE WERE EIGHT (8) PEOPLE LIVING IN THE RENTAL HOUSE. THERE WAS MAJOR CONGESTION FOR PARKING BECAUSE ALL EIGHT (8) PERSONS LIVING THERE HAD A CAR. SECONDARY SUITES ARE APPARENTLY ALLOWED 1.2 PARKING STALLS??? DOES THAT MAKE SENSE?? THIS WAS NOT EVEN A SECONDARY SUITE RESIDENCE. ADDITIONALLY, THE OWNER DID NOT LIVE IN CALGARY AND THE POLICE HAD TO ATTEND THIS RESIDENCE FREQUENTLY. THE OWNER FOR THE 20 MAPLE COURT CRESENT SE APPLICATION LIVES IN HIGH RIVER, AND HAS NO INTENTION OF LIVING WITHIN THE RESIDENCE.

MY WIFE AND I SEARCHED FOR AN AREA IN THE CITY TO MOVE TO THAT HAD LESS CHANCE OF HAVING ISSUES THAT I FACED IN MY STARTER HOME. EXAMPLE: LESS CHANCE OF RENTAL PROPERTIES, LESS TRAFFIC, LESS NOISE, GOOD NEIGHBORS AND GOOD VALUE IN MY PROPERTY, BIGGER YARDS, ETC. WE WANTED A NEIGHBORHOOD THAT HAD R-1 ZONING SO THAT OUR CHANCE FOR HAVING THE SAME ISSUES AT MY FIRST HOME WOULD BE GREATLY DECREASED. WE FOUND AND CHOSE TO BUY AND LIVE IN MAPLERIDGE BECAUSE OF THAT. WE SPENT A LOT OF MONEY FOR OUR HOUSE. WE FIGURED IT WAS A GREAT INVESTMENT FOR THE GREAT AREA AND TO HAVE THAT JEOPRADIZED MAKES US VERY UPSET. MAPLERIDGE WAS ZONED AS R-1 OVER FORTY (40) PLUS YEARS AGO FOR A REASON.

WHEN WE ATTENDED THE SECONDARY SUITE INFORMATION SESSION AT THE WILLOWRIDGE COMMUNITY CENTER ON MARCH 13, 2016, WE WERE AMAZED OF HOW VAGUE THE RULES ARE IN ALLOWING FOR SECONDARY SUITES.

OUR CONCERNS ARE:

1. OWNER DOES NOT HAVE TO LIVE AT THE ADDRESS.
2. NO NUMBER (#) OF MAXIMUM OF PEOPLE TO LIVE IN THE SECONDARY SUITE REGARDLESS OF HOW MANY BEDROOMS IT OFFERS.
3. ONLY 1.2 PARKING STALLS ALLOWED FOR SECONDARY SUITES.
4. NOTHING REGARDING MINIMUM GREENSPACE IN A YARD.
5. OTHER INVESTMENT COMPANIES CAN PURCHASE TWO HOUSES SIDE BY SIDE AND THEN TEAR THEM DOWN AND BUILD MULTI FAMILY STRUCTURES.

THE APPLICANT THAT IS PUTTING THIS APPLICATION FORWARD IS S.O.M. INVESTMENTS. THE APPLICANT (ALANNA) WAS PRESENT AT THE MEETING FOR THE SECONDARY SUITE INFORMATION SESSION AND ADMITTED SHE WAS

"FLIPPING THE HOUSE". ALANNA WAS ASKED WHY SHE CHOSE TO PURCHASE A HOUSE IN AN AREA THAT WAS ONLY ZONED FOR R-1? HER RESPONSE: "I DIDN'T CARE WHAT THE AREA WAS ZONED FOR, I JUST LIKED THE AREA". THIS INVESTMENT COMPANY IS USING BULLY TACTICS TO GET THEIR WAY WITH INVESTMENTS. KNOWING FULL WELL THE INTENTIONS ARE TO CREATE A SECONDARY SUITE OF THE PROPERTY BEING PURCHASED REGARDLESS OF THE TYPE OF ZONING. S.O.M. INVESTMENTS (ALANNA) APPLIED FOR A BUILDING PERMIT PRIOR TO APPLYING FOR A REZONING OF THE AREA. HENSE, ANOTHER BULLY TACTIC. ALANNA STARTED THE BUILDING OF A SECONDARY SUITE WHEN THIS AREA IS A R-1 ZONE.

IF AN INVESTMENT COMPANY IS BUYING PROPERTY TO RENO AND FLIP, WHY ARE THEY LOOKING IN AREAS OF THE CITY THAT ARE NOT ZONED FOR THE PURPOSE OF WHAT TYPE OF PROPERTY THEY WANT TO CREATE? IT WAS ALSO INTERESTING TO LEARN FROM THE SECONDARY SUITE INFORMATION MEETING THAT EVEN IF MAPLERIDGE RESIDENTS WERE TO VOTE TO CHANGE THE ZONING, THE OUTCOME HAS NO MERT. VERY INTERESTING TO KNOW THAT THE PEOPLE WHO LIVE IN AND CARE ABOUT THEIR OWN PROPERTY IN THE NEIGHBORHOOD HAVE NO SAY.

THE MAPLERIDGE RESIDENCE ASSOCIATION HAS RESPONDED AGAINST THIS APPLICATION AND I STRONGLY AGREE WITH THEM. A NEIGHBORHOOD THAT HAS FORTY (40) PLUS YEARS OF R-1 ZONING WAS DONE FOR A REASON BACK IN THE DAY. LETS LEAVE THE ZONING THEY WAY IT IS.

THANK YOU FOR YOUR TIME.

YOURS TRULY,

A handwritten signature in black ink, appearing to read "Ron Scherman", with a long horizontal flourish extending to the right.

RON SCHERMAN  
MAPLERIDGE  
OWNER/OCCUPANTS

**Albrecht, Linda**

---

**From:** Alannah Sinclair [sinc.power@gmail.com]  
**Sent:** Sunday, June 12, 2016 4:02 PM  
**To:** City Clerk  
**Subject:** secondary suite application in Mapleridge.

**Importance:** High

**RE: FILE NUMBER LOC2015-0017 20 MAPLECOURT CRESCENT SE**

**To whom these words shall reach.**

**This is my official notice to deny the SECONDARY SUITE APPLICATION FOR THIS PROPERTY. This area has been zoned R1 for as long as I can remember and I don't wish to start zoning it otherwise.**

**Thanks you for the opportunity to speak out on this ruling.**

**Kind Regards  
A. Sinclair**

**RECEIVED  
2016 JUN 13 AM 7:41  
THE CITY OF CALGARY  
CITY CLERK'S**

Smith, Theresa L.

**From:** R St. John [rcstjohn@telus.net]  
**Sent:** Wednesday, June 22, 2016 9:45 AM  
**To:** City Clerk  
**Subject:** LOC2016-0017 20 Maplecourt Cres. SE Secondary Suite application  
**Attachments:** LOC2016-0017 20 Maplecourt Cres.doc

Please find attached a letter with respect to the above application.

RECEIVED  
2016 JUN 22 AM 10:44  
THE CITY OF CALGARY  
CITY CLERKS

RECEIVED

June 22, 2016

2016 JUN 22 AM 10: 44

THE CITY OF CALGARY  
CITY CLERK'S

To: Calgary City Council

Reference: LOC2016-0017 - 20 Maplecourt Cres SE - Secondary Suite Application

I am a long-term resident of the Willow Ridge community and wish to table my objection to the above proposed secondary suite application.

The Maple Ridge-Willowpark community is zoned for single families and the residents who purchased homes here, did so for the price and with the expectation it would remain so in future. This application goes as far as it can to ignore the existing community designation. In addition, it does not in any way meet the concept of an owner-resident adding a suite for personal or economic reasons.

The landowner is not a resident of Calgary and has no intention of living in the house. Without approval, the landowner renovated the building to provide the potential for multiple tenants and openly suggested at a recent community meeting that they would if necessary, pave over the backyard to provide for up to six cars, further impacting the ambience of the community.

In summary, to allow this blatant attempt to change the land-use environment of a single-family zoned community by a 'fait accompli, into a multi-tenant apartment with an absentee owner, is a precedent which should not be allowed. I respectfully request that this application be turned down.

Sincerely,

Robert St. John  
404 Wilverside Way SE  
Calgary

**Smith, Theresa L.**

---

**From:** Janet Steckley [sjanete@shaw.ca]  
**Sent:** Friday, June 17, 2016 3:25 PM  
**To:** City Clerk  
**Subject:** Secondary suites in Maple Ridge

File number LOC2016-0017

I strongly object to having Secondary Suites in my community of Maple Ridge. This has been a community of one residence - one family since it's inception. This is a community of single family homes, 2 Churches, 2 Schools and a Golf Course. Please leave our community as is. Thank you.

Janet Steckley

Sent from my iPad

**RECEIVED**  
**2016 JUN 17 PM 3:29**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

Smith, Theresa L.

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**From:** Lorie Travis [lorie.travis@travisautomation.com]  
**Sent:** Monday, June 13, 2016 8:05 PM  
**To:** City Clerk  
**Subject:** LOC2016-0017

I object to the re-zoning of Maple Ridge and the secondary suite land use amendment application. File number LOC2016-0017 located at 20 Maplecourt Cres SE.

I feel this will bring more noise and crime to the area.

Rezoning will also increase the traffic flow in the area and make parking more difficult for the local residents.

Thank you,

Lorie

**RECEIVED**  
**2016 JUN 14 AM 8:27**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

**Albrecht, Linda**

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**From:** Marj & Garth White [whitemg@telus.net]  
**Sent:** Tuesday, June 21, 2016 8:12 PM  
**To:** City Clerk  
**Subject:** File Number LOC2016-0017

June 21, 2016

Mapleridge Community has been a single family community since its incorporation and many families, including ours, have purchased here for that reason. Owner occupied homes are better kept in most cases than rental properties.

I sold real estate in Calgary for 30+ years and sold many homes in Mapleridge because of the R1 zoning and it would be totally unfair to those people to have to deal with 2 or more families per house.

20 Maplecourt Crescent S.E. is near a corner of the Crescent where parking for two vehicles in front would be maximum-two families may have more than two vehicles each (4 or more) and that would cause real issues with the neighbors.

There are plenty of Calgary communities that have R2 zoning and where two families per home is legal. Investors who are looking at multi family homes should invest where the zoning allows that.

Garth & Marjorie White  
10435 Mapleridge Crescent S.E.  
Calgary, AB T2J 1Y8

403-271-7631



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**Albrecht, Linda**

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**From:** Brad White [bradwhite@shaw.ca]  
**Sent:** Wednesday, June 22, 2016 10:08 PM  
**To:** City Clerk  
**Subject:** 20 Maple court cres

I just wanted to state my objection to this application to allow a secondary suite at this location. My family and I have lived in Maple Ridge for 10 years now and one of the reasons we choose the area is the low density and large tree lined lots. Allowing this application to go through opens the door to others and next thing you know we have an area with double the house holds, double the traffic, double the cars parked on the streets. I attended the community meeting and the feeling was that people in this community are against this application and to allow this because one person wants to turn this home into a business that it is not zoned for. I feel that council needs to listen to what everyone wants and stick to single family dwellings which is what it's been for 50 years. If the Mayor and council want to mess with that then they are messing with are property values and the overall value that this community has to offer. If I wanted a community with a higher density I would have moved to one of the newer areas with 25 ft lots. The city has been pushing builders to build lots of apartment buildings and they can't fill them.

Brad White  
[bradwhite@shaw.ca](mailto:bradwhite@shaw.ca)  
403-618-6666  
1311 Mapleglade Cres SE

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**Albrecht, Linda**

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**From:** Nancy & Gordon Whitham [njgwhitham@shaw.ca]  
**Sent:** Tuesday, June 21, 2016 8:00 PM  
**To:** City Clerk  
**Subject:** File number LOC2016-0017

Dear Sirs:

Re the Secondary Suite Land Use Amendment Application in Maple Ridge, located at 20 Maple Court Crescent SE  
File number LOC2016-0017.

As landowners in Maple Ridge we would like to register an objection to the approval of this Amendment Application.

We have been taxpayers for over 40 years in Maple Ridge and see no need for this intrusion in the life of Maple Ridge.

It would also appear that the proper permitting of this renovation was not followed and would appear to be a blatant attempt to circumvent current By-Laws.

Again, we are NOT IN FAVOUR of approval of this Amendment Application.

Nancy and Gordon Whitham  
156 Mapleburn Drive SE  
Calgary, AB, T2J 1Y6

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**Albrecht, Linda**

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**From:** Arnold & Lenore Wilson [al1959@telus.net]  
**Sent:** Tuesday, June 21, 2016 8:37 PM  
**To:** City Clerk  
**Subject:** File Number LOC2016-0017 20 Maplecourt Cres SE, Secondary Suite Application

We, as long time residents of Mapleridge (40 years), are strongly opposed to zoning secondary suites in the neighbourhood. This, we understand, is a R1 residential area, and zoning of secondary suites does not comply with the long stated Mapleridge zoning as R1. As it now stands traffic in and out of Mapleridge has and is increasing by many people short cutting through the only access through the length of the district (Maplecreek Drive). Increased density only amplifies the problem.

Arnold and Lenore Wilson  
10612 Maplecreek DR SE  
403 271 2782  
Roll Number 131 04760 7

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