

Smith, Theresa L.

From: cherring@shaw.ca
Sent: Thursday, September 01, 2016 9:58 AM
To: City Clerk
Subject: Online Submission on LOC2016-0087
Attachments: 117 Langton Dr.docx

September 1, 2016

Application: LOC2016-0087

Submitted by: Clare Herringer

Contact Information

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Feedback:

See attached file

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THE CITY OF CALGARY
CITY CLERKS

RE: Zoning Re-designation: File # Loc2016-0087 (117 Langton Dr SW)

To whom it may concern:

For the record, I do not really want secondary suites in my neighborhood. I deliberately chose to purchase a home in an area zoned for single-family use because I have lived in high-density neighborhoods with rental suites and I did not like the noise, the crowds, the crazy street parking and traffic, and the lack of privacy. I thought I had a contract with the city for land-use when I purchased my home in 1996, so needless to say I, and the other owners in this neighborhood, feel betrayed.

I know that the City would like to increase the number of secondary suites throughout the city but when you consider all the new development in this area with Altadore, Garrison Woods, Marda Loop and the new Currie and Atco lands, this corner of the city has already significantly increased its density. There are many opportunities for new residents to live or rent in this SW area without changing the zoning in our small neighborhood. Even though there may already be a few secondary suites, approved or not, in this small neighborhood right now, we have definitely felt the increased pressure on our streets and in our yards with the traffic and the constant noise from surrounding roadways and developments.

Our homes are not only the roof and four walls that provide shelter, but the space around and between the buildings throughout the neighborhood. Some people want maximum house and minimum yard – like Altadore just to the north of us. I specifically chose to live in North Glenmore for two reasons: one, because it was zoned single-family, and two, because the smaller homes, mostly single-story bungalows, allow for mature gardens and trees, and open, outdoor living space with privacy and sunlight. It is interesting that two of my immediate neighbors have recently moved from Altadore into North Glenmore for these same reasons. Not all neighborhoods need to be maximum density. It is important to have variety and choices in our neighborhoods. So this is what I'm trying to protect.

My concern with the application for re-zoning at 117 Langton Drive is that the house, which is not yet finished, extends into the backyard, removing trees and affecting site lines, privacy and sunlight for adjacent properties. It is my understanding that the property owner would like to build a backyard suite, which would really over-build this site on the ground as well as into the air space, and would further encroach on the rights of neighbors for privacy, sunlight and parking.

The permit requests started on this property with an approval to increase the size of the house at 117. The owner was forced to apply for this building permit only after he tried to extend the back of the house approximately 20 feet from the original wall ***without any building permit at all!*** I believe it has now been scaled back to around a 12 foot extension.

There is now this re-zoning request to allow the larger house to have a secondary suite on the property – not necessarily in the larger residence - as the owner does not have to reveal that to you. This worries me because we know the owner plans to have a second suite in the house *after* he has built a backyard suite. Even though this may not be allowed, and there might be some recourse through enforcement, the deed will be done. This lot will be re-zoned and over-built, negatively impacting surrounding properties, street parking and the neighborhood. **Based on how this owner has operated in the past with developing the lot, I am wary of how he will proceed with an approval for a secondary suite.**

I understand that an owner is obligated to provide on-site parking for a second suite. That would be helpful if you had only one suite, however this owner is hoping to have a backyard suite as well as an approximately 1000s.f. main-floor suite. Currently two half-ton trucks occupy the parking in front of this house (these belong to the owner who will be the future basement tenant), and the motorboat that was parked on the lawn for the winter is now in the backyard. The additional parking required for two rental suites will definitely impact parking on the site, as well as along the street, as our street is already lined with cars from current homeowners and residents. The reality of today's households is that there is at least one car per household and often two, so even one additional suite on this property will put pressure on our street parking. The property owner who would like to increase the density on their lot should have to deal with that extra parking on the property and not push it onto the rest of us.

I realize that you are not aware of the owner's intentions because of the permit process currently in place, which does not require the owner to disclose their plan until the re-zoning has been approved. This feels backwards and in the end it will be too late for surrounding property owners to have the buildings scaled back. This is what leaves us feeling powerless and angry with this process.

Please consider any approval of a secondary suite in this area with great care because you will forever change the fabric of our community and negatively impact our quality of life. I know you have no plan in place for limiting the number of approvals so I ask that you would consider the number and the distribution of suites throughout this and other single-family neighborhoods in the city so we can maintain a single-family atmosphere.

If you proceed with approvals for a small percentage of secondary suites in our neighborhood, I would like to see more control and planning in the approval of permits. Suites should be managed within the existing buildings and owners should not be allowed to overbuild the lots and put pressure on the already crowded parking along our streets.

I believe you owe it to single-family neighborhood owners to protect their properties now that you have changed the zoning by-laws on us.

For the three applications currently posted in this area (117 Langton, 33 Lissington and 64 Lissington) and for future requests in this neighborhood, I would like to see changes to the process:

1. Require the applicant to disclose their intentions for the type of secondary suite they plan to develop before you approve the re-zoning of the property.
2. Approve secondary suites only within existing buildings or new buildings that respect the size and setback of other homes in the area.
3. Ensure there is only one rental suite per property.
3. Require owners to provide on-site parking based on the size of the suite they intend to offer.
Providing parking on-site should be more than a token stall – if you have a 1000sf suite that will accommodate a family or 2-3 roommates then more on-site parking should be required. That property owner should absorb the increased use, not the rest of us.
4. Do not allow second-storey backyard-suites in R-C1 neighborhoods where the majority of properties are single storey, small bungalows.

I think the key to maintaining the quality and the value of all properties in this single-family neighborhood will be the adherence to strict building and parking allowances in order to maintain our outdoor space.

Thank you.