

Smith, Theresa L.

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**From:** Ana Ratiu [ana@geogridenviro.com]  
**Sent:** Monday, August 29, 2016 2:42 PM  
**To:** City Clerk  
**Subject:** Letter August 26, 2016 - NOTICE OF PUBLIC HEARING ON PLANNING MATTERS  
**Attachments:** Letter Aug.29 2016.pdf

Dear City Clerk,

Please find attached our concerns and comments regarding the **NOTICE OF PUBLIC HEARING ON PLANNING MATTERS; BONAVISTA DOWNS; Bylaw 212D2016**; To redesignate the land located at 147 Lake Sylvan Close SE (Plan 642LK, Block 10, Lot 74) from Residential — Contextual One Dwelling (R-C1) District to Residential — Contextual One Dwelling (R-C1s) District. We really appreciate if you can confirm that our message has reached your office. We would like to thank you for your time and consideration.

Respectfully,

Ion & Ana Ratiu  
143 Lake Sylvan Close, SE  
Calgary, Alberta, T2J 3E5

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2016 AUG 29 PM 2:46

THE CITY OF CALGARY  
CITY CLERK'S

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THE CITY OF CALGARY  
CITY CLERK'S

August 29, 2016

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

Attention: The City Clerk (cityclerk@calgary.ca)

**Reference: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**

**BONAVISTA DOWNS**

**Bylaw 212D2016**

To redesignate the land located at 147 Lake Sylvan Close SE (Plan 642LK, Block 10, Lot 74) from Residential — Contextual One Dwelling (R-C1) District to Residential — Contextual One Dwelling (R-C1s) District.

Dear City Clerk,

Recently, we have received a letter from The City Of Calgary - regarding the above mentioned notice to redesignate the land use for the property located at 147 Lake Sylvan Close SE (Plan 642LK, Block 10, Lot 74) **from Residential — Contextual One Dwelling (R-C1) District to Residential — Contextual One Dwelling (R-C1s) (secondary suite) District.**

We would like to thank you for informing us to submit our comments and concerns regarding the above mentioned notice.

Please be informed that we as the owners of an adjacent property are opposing to redesignate the land use for the property located at 147 Lake Sylvan Close SE (Plan 642LK, Block 10, Lot 74).


There are several facts and reasons for our opposition and concerns as presented below:

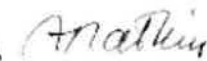
- The Applicant Submission clearly presents only the advantages that would result for the applicant and does not have any consideration for the neighbors, community and City;
- The applicant should consider his/her secondary suite on land that is already zoned for it, not by changing zoning for those who invested several hundred thousand dollars in a property located on single family use designation;
- Relocating two residents of Ontario should be not detrimental to any existing Calgary neighborhoods and residents that have contributed to our community and City for decades;
- Keep the single family use of our neighbourhood as per original City agreement;
- Increased traffic;

- Concerns regarding that the applicant will build a garage or backyard suite that in contrast with a basement suite would totally change the landscape/character of the neighborhood;
- Decreased on-street parking availability;
- Decrease in property values of the immediately adjacent properties and overall of all properties in our neighborhood;
- Negative impact on our neighbourhood life and dynamics;
- Concerns regarding future rental possibility (the applicant has rented the property for several years);
- Concerns that the City can not verify/ensure that parents of the applicant are moving in, that would result in renting the existing home and the future suite if approved;
- Concerns regarding the maintenance and cleanness of our neighbourhood and streets;
- Concerns regarding the garbage bins (overcrowding);
- Concerns regarding the accessibility to our driveways and entrances to the garages;
- Overcrowding of the laneways;
- As more persons would live at the property there is opportunity for transients entering and creating instability in the community;
- Noise pollution;
- Air pollution;
- Increased carbon tax;
- Decreased green area (most of the trees and shrubs on the property were removed);
- Decreased protection for birds and the general environment;

We trust that our concerns and comments would be considered and the City would address positively our opposition/objection.

Respectfully submitted,

Ion Ratiu, 

Ana Ratiu, 

143 Lake Sylvan Close, SE

Calgary Alberta, T2J 3E5

August 29, 2016