

**Smith, Theresa L.**

**From:** olga kolmanic [olga403@yahoo.ca]  
**Sent:** Wednesday, August 31, 2016 2:10 PM  
**To:** City Clerk  
**Subject:** rezoning RC1 to RC1s LOC2016-0085

To whom it may concern,

My name is Olga Kolmanic-Piti resident of 4507 Chapel RD NW. My neighbour 4511 Chapel rd nw put in an application for rezoning RC1 to RC1S a secondary suite above garage.

I am a former resident of Bridgeland where most of the properties are zoned RC-2. We moved to Charleswood to get away from the high density changes in our former community and to live in a RC-1 community. I've spoken to a few residents in Bridgeland who were affected with the Secondary suites on top of garage and their responses were not positive. These were residents who are more senior who see this as an encroachment on their privacy, space and skyline. If we do allow this to go through how will it be determined on which side the owners can develop these suites. I am particularly worried because if this rezoning is allowed and my neighbours below me decides to build above garage secondary suite, my backyard view will be of carriage homes. When you check the property assessment and property traits of our property 4507 Chapel Rd NW, our lot has view of mountains, COP and escarpment views. Unique to this lot. This is why I believe we pay more property tax than my south neighbour. If this unique trait is changed by the construction of carriage homes above garages will my property tax go down as a result of this change?

I also communicated with Charleswood residents about this issue. It too was not positive based on actual accounts of not only privacy issues but also parking problems in the alley. A neighbour trying to back out of their own garage onto alley only to be blocked partially by the tenants vehicle.

With the downturn of the economy, the price of rents have gone down. There are more vacancies than ever before. As well, there has been an increase of condo building in Brentwood to accommodate any population increase with close access to malls, transportation and schools. I don't see the need to increase population in Charleswood as the owners who are more senior will be selling their homes shortly thereby, having more young families moving in, thus increasing population. Also, are above garage suites really anymore affordable than what is available presently?

I am not against legalizing basement suites it doesn't change the present physical space of property. With the owner living above tenants, there would be better control over noise and nefarious activities. I am not against owners renting their basements. However, I do worry Secondary suites above garages will mushroom thereby changing physical space, encroaching on one's privacy, skyline views to disappear and having overshadowing concerns and potential back alley parking problems. If this is a case by case process and my neighbour 4511 is allowed to build an above garage suite, how can one argue against for my neighbour (behind of our property) on Charleswood Drive to build one themselves. How would this be democratic? If one is allowed than everyone should be allowed. What is the criteria for case by case situations? Mr. Furness stated in general there would be an increase of only 15% of new above garage suites built. Is there such a thing of only having a number of these units to be built? Is there a cap?

If the application goes through than who decides which side of the property the above garage suite will be built. If there is contention amongst the neighbours who makes the overall decision?

I would hate to see Charleswood becoming more dense with carriage homes, like in Bridgeland. I do worry it would change the physical character of our community. After all we moved to Charleswood because of the R1 zoning providing more privacy and green space, and thinking we would avoid the extreme changes that Bridgeland went through. The population of Charleswood is changing already through natural processes. Seniors without children are now downsizing by selling their homes making way for younger families moving in. We want to keep Charleswood as a FAMILY COMMUNITY WITHOUT CARRIAGE HOMES rented out to students. This property 4511 was already rented out to students before who caused problems for the neighbours with noise and drug busts.

In general, I am strongly not in favour of Secondary suites above garages; however I am in favour of legalizing basement suites. My reasons are from personal experiences and conversations with my former neighbours in Bridgeland and Charleswood.

Thank-you for your attention and I look forward in hearing the results of the application for the proposed Land use Amendment LOC2016-0085.

Sincerely,

Olga & Laszlo Piti  
4507 Chapel RD NW

Reply Reply to All Forward More

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2016 AUG 31 PM 2:46  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

**From:** Iris Saunders [irisjs@shaw.ca]  
**Sent:** Thursday, September 01, 2016 9:26 AM  
**To:** City Clerk  
**Subject:** Proposed Bylaw Charleswood Bylaw 216D2016

RECEIVED  
16 SEP - 1 AM 9:43  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Sirs:

Please find my submission to City Council Public Hearing Monday, 2016 September 12

It is my request to address Council on the proposed bylaw (5 minutes or less)

**With regard to the application for a Proposed Land Use Amendment (rezoning) in Charleswood, 4511 Chapel Rd. NW, LOC2016-0085**

Please note my comments regarding the above application:

I have lived at 4412 Charleswood Drive for the past thirteen years. While this seems a short period for some of my neighbors who have lived in the same house for over 55 years, it has been the only house I have truly called my home.

**The rezoning of the subject property to allow detached a secondary suite is contrary to the neighborhood's established design and community standards.**

Our neighborhood is a literal forest within the city, with lots of green space and lovely mature trees. Almost every home has beautiful flower and vegetable gardens. The R-C1 zoning lends homage to the properties in that when a neighbor (new or old) wishes to undertake a major renovation or to rebuild, the scope of the project usually takes into account the neighborhood's accepted land use and reinforces this prestige and value to the community.

**The construction of a detached secondary suite that is built over a garage on the subject property would overlook my yard and directly into the windows of my home from an even nearer distance, and further reduce my enjoyment of my yard and home.**

The subject property requesting rezoning lies directly behind my property and overlooks my yard and the back of my house. Until last year, my privacy was enhanced by seemingly healthy mature spruce trees that were removed by the owner of the subject property. I was not made aware (and certainly not required to be) of the plan to remove trees that I feel were protecting this privacy. A detached suite further erodes my privacy and directly impacts the enjoyment of the use of my home and garden.

**The proposed rezoning is unnecessary to gain use and landscape the subject property.**

Other homeowners facing the challenge of gaining use or landscaping sloped property have found solutions that enhance rather than detract from the community standards. A rental suite above a garage is a last place solution. A normal gable-roof garage with retaining walls is common in the area.

## **The laneway in question is extremely narrow**

The laneway which is affected by the proposed rezoning is constricted by power poles on both sides of an already narrow lane. Most of the lanes in the neighborhood are 30 feet wide, while this lane is only 20 feet wide. The above-ground service and high voltage power line results in poles on both sides of the lane, further reducing the traversable width of the lane to 14 feet. Power poles are located behind the subject property.

**I object strongly to the rezoning of the subject property to R-C1s.**

**Yours very truly,**

**Iris J. Saunders  
4412 Charleswood Drive NW  
Calgary, Alberta**