

Albrecht, Linda

From: Sharon Beaton [slbeaton5@gmail.com]
Sent: Friday, June 10, 2016 8:24 PM
To: City Clerk
Subject: Application to redesignate 703 Blackthorn Rd. N.E. from R-C1 to R-C1s

City Clerk, City Hall, Calgary

Hello,

In the last 2 years there has been already 3 properties requesting this change. I once again disapprove of this application. This is the second request for this residence in the last couple of months. Not sure why it was not approved or disapproved the first time. This property is currently being used as a rental property already. I'm not sure how many people they expect to live in one house. Its not like the owner is trying to supplement their income with some suite. Sounds more like its a way to make money from it. There is already illegal suites in the area that has generated more traffic and congested parking. The park down below generates more traffic and parking problems from baseball games and people walking their pets I feel i pay more than enough property tax to live here and i find these suites do nothing but devalue our properties, and our community. These suites seem to attract tenants who do not keep up the residence, tend to party till all hours of the night and basically have no respect for the neighborhood. This area has been designated as single family dwellings, and I would like to see it stay that way.

Thank you,

Sharon Beaton
715 Blackthorn Rd. N.E.

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CITY CLERKS

Albrecht, Linda

From: Ryan Beaton [ryanbeaton77@hotmail.com]
Sent: Monday, June 20, 2016 4:59 PM
To: City Clerk
Subject: Petition to Bylaw#151D2016 - 703 Blackthorn Road NE
Attachments: RBeaton703BlackthornRDNE.pdf

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2016 JUN 21 AM 8:01

THE CITY OF CALGARY
CITY CLERK'S

June 20, 2016

To Whom It May Concern:

I would like to file an objection to an application that was made in my neighborhood regarding changing a household from a single-family household (R-C1) to having a secondary suite (R-C1S). The address of this application is 703 Blackthorn Road N.E., Calgary, AB; Bylaw Number 151D2016. I have lived my entire life (32 years) within this neighborhood (and in particular about 5 houses down from the house which is applying) and it has always been an area that comprised of single-family households. I now live on 711 Blackthorn Road NE (on the same street as this application). **I pay VERY high property taxes to live in a single family household area, not one of multi-family rental units.** It is a very peaceful and quiet area to live in and I would hate for things to change for the worse. I believe this would cause more traffic through the area and even more parking issues. We currently already have several ongoing parking related issues and the addition of basement suits would cause even more (more people per household, more vehicles, more traffic). The park and green space across the street is a very popular spot for recreation and dog walking and therefore people use the front street for parking. Additionally, during the spring/summer months there are numerous baseball tournaments and cycling races that cause major congestion and parking issues as it is. There are even parking issues in the back alley from rental property occupants as they are parking along fence lines and crowding the alley lane. Furthermore, there are a few rental houses with basement suits on the block already, which have created numerous issues with noise, garbage, drugs, theft and excessive partying and we do not need any additional renters creating these types of problems in the area.

That being said, I am not against having a single family rent out a house to live in this neighborhood. The house in which this application is for is actually a rental house that is being rented out by a single family who have been living there for a substantial amount of time (approx. 10 years or more). Therefore, the motive for the owners of this house to turn it into a secondary suite is purely more profit. It is of no benefit to the neighborhood or even the current renters that reside there as they have mentioned they will be forced to leave that residence if the permit went through. Furthermore, there are several houses on this street and in this neighborhood that are being rented out by single families. The footprint which these families produce in terms of parking and traffic and noise is what one would expect of any single family unit living in a single family home. This is what this area is designated as- **single family homes**. When people need to rent smaller spaces or rent places with multiple people or families, there are places (apartments, 4-plex units, duplexes, condos etc.) which are available to them. We do not need to be transforming **single family houses** within **single family neighborhoods** into multi-family units.

I would also like to add that there is currently no rental shortage within Calgary at the moment (no housing crisis) as there are plenty of affordable rental properties available to people and families. Therefore, the argument that Calgary needs additional suits to accommodate more people does not work.

I am concerned that allowing this suit to be built would cause a chain reaction where other people will want to build secondary suits. In fact, there is evidence to support this in that there have been several applications within this block alone that have requested to have secondary suits and if they are all permitted these issues (stated above) will be compounded. What I am trying to say is where will this end? Will we allow all the applications for secondary suits to be permitted and therefore turning this area into multi-family unit neighborhood with parking and traffic issues? If so, I believe that it will bring down property values within this neighborhood.

I ask you to please take my thoughts and concerns into consideration when deciding on the final verdict.

Thank you for your time,
Sincerely,
Ryan Beaton
(403)-899-3993

p.s. I've attached the same letter as above to this email in PDF format

June 20, 2016

To Whom It May Concern:

I would like to file an objection to an application that was made in my neighborhood regarding changing a household from a single-family household (R-C1) to having a secondary suit (R-C1S). The address of this application is 703 Blackthorn Road N.E., Calgary, AB; Bylaw Number 151D2016. I have lived my entire life (32 years) within this neighborhood (and in particular about 5 houses down from the house which is applying) and it has always been an area that comprised of single-family households. I now live on 711 Blackthorn Road NE (on the same street as this application). **I pay VERY high property taxes to live in a single family household area, not one of multi-family rental units.** It is a very peaceful and quiet area to live in and I would hate for things to change for the worse. I believe this would cause more traffic through the area and even more parking issues. We currently already have several ongoing parking related issues and the addition of basement suits would cause even more (more people per household, more vehicles, more traffic). The park and green space across the street is a very popular spot for recreation and dog walking and therefore people use the front street for parking. Additionally, during the spring/summer months there are numerous baseball tournaments and cycling races that cause major congestion and parking issues as it is. There are even parking issues in the back alley from rental property occupants as they are parking along fence lines and crowding the alley lane. Furthermore, there are a few rental houses with basement suits on the block already, which have created numerous issues with noise, garbage, drugs, theft and excessive partying and we do not need any additional renters creating these types of problems in the area.

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I ask you to please take my thoughts and concerns into consideration when deciding on the final verdict.

Thank you for your time,
Sincerely,
Ryan Beaton
(403)-899-3993

Albrecht, Linda

From: Claydoggsbikes Clayton [claydogg321@gmail.com]
Sent: Monday, June 13, 2016 1:22 PM
To: City Clerk
Subject: Application to redesignate 703 Blackthorn Rd. N.E. from R-C1 to R-C1s

Hi,

I am writing to disapprove of this application for the second time within only a couple of months. These suites only generate more traffic and congested parking. We already have that problem with the baseball games, people running their pets, and tobaggoners in the park across from our residence. There is also enough multi-family and illegal suites in the area already, which I find has brought about more crime, such as vehicles being broken into. These suites become an eye sore and devalue our properties because they do not do up keep on the property, and the landlords seldom check on them. This area has always been a single family area and I would like to see it stay that way.

Thank you,

Bert
711 Blackthorn Rd. N.E.

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THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: ROB CLARK [clarkrm@shaw.ca]
Sent: Tuesday, June 14, 2016 8:31 AM
To: City Clerk
Subject: 703 Blackthorn Rd. N.E. proposed rezone from RC1 to RC1s ...

Importance: High

To who must be concerned.

The application to change from RC1 to RC1s will over tax an already extended parking problem in the area.

If an invited guest tries to park somewhat close to their destination it already puts the parking posturing into an unfriendly state. More resident vehicles will push us further out. Concerns of theft and vandalism have already entered our quiet crescent more often than is acceptable and warrants being able to place vehicles as close as possible to homes to deter monkey business.

We have an off leash dog park within a short block of this address along the ridge. That use in addition to 2 baseball diamonds, mountain bike competitions, tobogganing throughout the winter and other reasons bring massive influxes of none resident vehicles to park in our area all times of the day for many hours.

I would not like to see our area become a permit card parking district and hope to keep single family dwellings the norm in our crescent.

Very concerned!

Robert

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