

Albrecht, Linda

From: Michael Mestinsek [MMestinsek@stikeman.com]
Sent: Thursday, June 23, 2016 8:13 AM
To: City Clerk
Cc: 'YVETTE MARCHAND'
Subject: Varsity Basement Suites

Good morning. I am a single family homeowner living at 256 Varsity Estates Grove NW. In relation to the proposals to allow basement suites in the Varsity community, I hereby register my firm objection to such a proposal. The individual homes in Varsity have always been single family dwellings in accordance with the existing zoning framework. There is no basis for any change in such zoning. I note that there are already significant multi-family residences and attached homes existing in Varsity and under development (i.e. the Groves). Permitting secondary basement suites in single family homes in Varsity will fundamentally alter the character and logistics of the community in a very negative manner for existing homeowners.

Regards,

Michael Mestinsek
Tel : (403) 266-9078
mmestinsek@stikeman.com

STIKEMAN ELLIOTT LLP Barristers & Solicitors
4300 Bankers Hall West, 888 - 3rd Street S.W., Calgary, AB, Canada T2P 5C5
www.stikeman.com

CALGARY VANCOUVER TORONTO MONTREAL OTTAWA NEW YORK LONDON
SYDNEY

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RECEIVED
2016 JUN 23 AM 8:29
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Darren Ongyerth [darren.ongyerth@vmd.desjardins.com]
Sent: Thursday, June 23, 2016 9:01 AM
To: City Clerk
Subject: Varsity BYLAW 155D2016 - OBJECTION

Good morning,

My name is Darren Ongyerth, I am the home owner at 4903 Viceroy Place NW and I **hereby OBJECT TO BYLAW 155D2016**, which re-designates the land located at 5020 Viceroy Drive NW from 'Residential – Contextual One Dwelling (R-C1) District' to 'Residential – Contextual One Dwelling (R-C1s) District' for the following reasons:

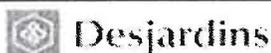
- Increasing the density will lead to increased traffic flow and parking issues.
 - There are a number of small children in the area that utilize near-by parks and increasing the traffic flow will lead to numerous safety concerns
- Over-flow parking will be a nuisance and an eye-sore for neighboring properties.
- The possibility of our homes being devalued by prospective buyers realizing the area can be re-designated to allow for rental properties. Rental properties compromise single family living and values.
 - I purchased my home in 2014 in Varsity on the basis that other homes in the area would remain a single family area.
 - Varsity is not an inner city neighborhood that needs R-C1s zoning. If it were, I wouldn't have bought in the neighborhood.
- Vacancy rates have increased in Calgary and as such, we are not faced with a housing shortage.
 - A few years ago city counsellors re-zoned approximately 150,000 houses city-wide which should have already provided sufficient additional housing for those who couldn't find appropriate living arrangements
- Varsity already accepted low income ("Attainable") housing and increased living density with development of the apartment complex on Varsity Drive and Shaganappi Trail. (4818 Varsity Drive)
- Re-zoning will lead to a number of other secondary suites and the possibility of developers coming in to Varsity and building 'infill' type complexes.

In closing, I would like to point out that the residents of Calgary have been listening to counsellors debate about secondary suites for over two years and made it clear we don't want "blanket" approvals for these sorts of living arrangements.

Thank you,

Darren Ongyerth

RECEIVED
2016 JUN 23 AM 9:14
THE CITY OF CALGARY
CITY CLERK'S



Darren Ongyerth

Vice President

Investment Banking

Marché des capitaux / Capital Markets

Desjardins Securities Inc.

Office: (403) 532-6609

Cell : (403) 614-5620

Fax: (403) 532-6641

darren.ongyerth@vmd.desjardins.com

Si vous avez reçu ce message électronique par erreur, ou si vous ne souhaitez plus recevoir de messages électroniques de notre part, veuillez nous en informer par courriel à l'adresse suivante: Desabonnement_Courriel@vmd.desjardins.com

If you have received this electronic message in error, or if you do not wish to receive any further electronic messages from us, please notify us by email at the following address: Email_Optout@vmd.desjardins.com

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Smith, Theresa L.

From: Frans and Darlene Heynen [fheynen@shaw.ca]
Sent: Thursday, June 16, 2016 7:32 AM
To: City Clerk
Subject: Bylaw 155D2016 (VARSITY)

To whom it may concern

I'm writing as a resident of Varsity Acres who lives close to the proposed land re-designation in Bylaw 155D2016 located at 5020 Viceroy Drive NW (Plan 3834JK, Block 28, Lot 13) from R-C1 to R-C1s.

We are strongly opposed to the approval of this bylaw which would allow a basement suite in an RC-1 area.

Residents in this area purchased their homes on the basis of the current R-C1 zoning so they could live in a single family area.

The arbitrary changing of this zoning designation to R-C1s would undermine home values and compromise our lifestyle and those of other residents.

A significant number of multi-family residences currently exist on Varsity Drive (between Shaganappi Trail & 48th Street) as well as east of Shaganappi Drive along Varsity Drive, including complexes along 53 Street, adjacent to the Dalhousie C-Train station and at Crowchild Square that are currently completed or under construction.

There is no need for random zoning changes for basement suites in the Varsity Acres R-C1 areas.

In addition, parking and traffic are already an issue in Varsity Acres and to allow such changes will only exacerbate these problems.

The house in question was purchased by the current owner with the understanding that it was in a RC-1 zoning designation.

Approval of the bylaw would compromise the property interests of all our neighbours who made a conscious choice to purchase their homes and live in an RC-1 neighbourhood.

The City of Calgary and Council must not compromise the interests of many residents based on the economic interests of a few.

Sincerely,

Frans & Darlene Heynen
4916 Viceroy Place NW Calgary AB T3A 0V1
Phone: 403-247-1345
Cell: 403-483-5129
Email: fheynen@shaw.ca

THE CITY OF CALGARY
CITY CLERK'S
2016 JUN 16 AM 8:09

RECEIVED

Smith, Theresa L.

From: Jeanette Edge [ckjbedge@gmail.com]
Sent: Friday, June 17, 2016 5:10 PM
To: City Clerk
Subject: Bylaw 155D2016....Varsity

To Whom it may concern

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive N.W. I am strongly opposed to approval of this bylaw to re-designation the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. We purchased our home on the basis the area was zoned as R-C1 and would remain as such. Our house prices will be de-valued and parking is already a problem in our crescent which is close to the LRT. The City of Calgary must not compromise the interests of many residents based on the economics of a few.

Sincerely

Varsity Resident

RECEIVED
2016 JUN 20 AM 7:56
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Ron Kostyniuk [kostyniu@telus.net]
Sent: Saturday, June 18, 2016 3:51 PM
To: City Clerk
Subject: From Ron kostyniuk

Dear Sir,

Please receive my strong objection to the prospect of rezoning R-C1 areas to include basement suites in the Varsity Acres area generally and specifically as concerns an application currently under consideration for 5020 Varsity Dr. N.W. This area should remain as a single family zoned area as this is why people purchased homes in this area in the first instance. Thank you for your consideration.

Yours truly,

Ron kostyniuk
4907 Viceroy Dr.N.W.

Sent from my iPad

RECEIVED

2016 JUN 20 AM 7:54

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Charles or Heather Swaney [ch0168@telus.net]
Sent: Sunday, June 19, 2016 8:39 PM
To: City Clerk
Subject: Varsity Bylaw 155D2016

As a long-time resident of Varsity Acres, we are very concerned about allowing secondary suites into the area.

Our main concern is with the increase in traffic and street parking. Our only exit from an area that is 3 city blocks by 5 blocks at the south end of 48th street as we are bounded by and have no access to Ravine Park, Crowchild Trail, and Shaganappi Trail. Exiting from 48 St onto Varsity Drive is already a challenge and often unsafe. We will have an increase in traffic when the condos on Varsity Drive and Shaganappi Trail are occupied as they need to use the only 48th St. and Varsity Drive exit.

We live on Viceroy Drive and have had difficulty dealing with rental properties and the competition or parking spots. The rental house across from us had eight renters.

Our city taxes are based on rates assessed to an R-C1 district and we do not feel it is fair to change the zoning of our area.

We understand that Mayor Nenshi is trying to allow basement suites anywhere in the city without public notification or council review. We are greatly opposed to this.

Yours sincerely
Charles and Heather Swaney
csswaney@telus.net
403 288 0168

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2016 JUN 20 AM 7:54

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: ggibson [ggibson@telus.net]
Sent: Monday, June 20, 2016 9:36 AM
To: City Clerk
Subject: Bylaw 155D2016...Varsity

To whom it may concern:

We live on the 5100 block of Viceroy Drive and are concerned about the implications for our residential neighbourhood should it be rezoned to allow for basement suites. Currently there are two rental properties directly across the street from us with each house having several roommates, each with their own vehicle. There is only so much parking space on the street and we do not have a back lane for additional parking. These rental properties already impact the quality of life and property values for the neighbourhood. There are plenty of multi-family units in Varsity, therefore there is no need for this re-zoning to occur in existing R-C1 areas.

We are strongly opposed to the re-zoning in our area.

Sincerely,
Gerry and Marion Gibson

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2016 JUN 20 AM 9:42

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: paul croteau [paulcro@shaw.ca]
Sent: Monday, June 20, 2016 2:25 PM
To: City Clerk
Subject: Bylaw 155D2016

To whom it may concern:

I am not opposed to the location of 5020 Viceroy Drive NW being allowed a basement suite although I do have some fears that this may be the thin edge of the wedge. I support many of Mayor Nenshi's initiatives but I will strongly oppose any attempts at arbitrary changes to residential zoning or "blanket" approval.

Varsity is a wonderful community to live in and I understand why people want to move here. Our population is increasing because of the small complex on the corner of Shaganappi Trail and Varsity Drive, the three condo. towers near the Dalhousie LRT station and the families with young children who move in as older residents leave. The result is a safe and pleasant community that is "comfortably full". I hope it stays that way.

Sincerely,

Paul Croteau

Varsity resident for 22 years

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2016 JUN 20 PM 2:28

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Ron Cawston [cawstonr@shaw.ca]
Sent: Tuesday, June 14, 2016 8:57 PM
To: City Clerk
Subject: Bylaw 155D2016 ... Varsity

RE: Varsity ... Bylaw 155D2016

To whom it may concern :

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive NW. I am strongly opposed to approval of this bylaw to re-designate the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. Residents in this area purchased their homes on the basis of the existing single family residential R-C1 zoning because to live in a single family area and arbitrary changing of zoning in this manner would serve to undermine home values and compromise the lifestyle of other residents. A significant amount of multi-family residences already exist in this community including multiple newly constructed and under construction complexes and there is absolutely, no need for random zoning changes and basement suites in the existing R-C1 areas. In addition, parking and traffic are already an issue in Varsity and allowing such changes to zoning will only serve to exacerbate these problems. The house in question was purchased under the existing R-C1 zoning restrictions with the full knowledge of the current owner and approval of this bylaw would compromise the property interests of other residents that made a conscious choice to purchase their homes and live in an RC-1 neighborhood. The City of Calgary must not compromise the interests of many residents based on the economic interests of one resident.

Sincerely

R.A.Cawston
Varsity Resident

RECEIVED
2016 JUN 15 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Adrian Ward [adrian.ward@ktild.on.ca]
Sent: Wednesday, June 15, 2016 3:46 PM
To: City Clerk
Subject: Varsity Bylaw 155D2016

To whom it may concern :

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive NW. I am strongly opposed to approval of this bylaw to re-designate the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. Residents in this area purchased their homes on the basis of the existing single family residential R-C1 zoning so they could live in a single family area and arbitrary changing of zoning in this manner would serve to undermine home values and compromise the lifestyle of other residents. A significant amount of multi-family residences already exist in this community including multiple newly constructed and currently under construction complexes and there is absolutely, no need for random zoning changes and basement suites in the existing R-C1 areas. In addition, parking and traffic are already an issue in Varsity and allowing such changes to zoning will only serve to exacerbate these problems. The house in question was purchased under the existing R-C1 zoning restrictions with the full knowledge of the current owner and approval of this bylaw would compromise the property interests of other residents that made a conscious choice to purchase their homes and live in an RC-1 neighborhood. Please do the right thing for the existing tax payer!

Adrian Ward
Product Manager – Valves & Distribution
Direct: 403-509-0155
Mobile: 403-519-2349
Customer Service: 1-800-665-9654
www.ktild.on.ca



RECEIVED
2016 JUN 15 PM 3: 47
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Jen Phaneuf [jenphaneuf123@gmail.com]
Sent: Saturday, June 18, 2016 12:59 PM
To: City Clerk
Subject: Bylaw 155D2016- 5020 Viceroy Drive NW

To whom it may concern :

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive NW. I am strongly opposed to approval of this bylaw to re-designate the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. Residents in this area purchased their homes on the basis of the existing single family residential R-C1 zoning so they could live in a single family area and arbitrary changing of zoning in this manner would serve to undermine home values and compromise the lifestyle of other residents. A significant amount of multi-family residences already exist in this community including multiple newly constructed and currently under construction complexes and there is absolutely, no need for random zoning changes and basement suites in the existing R-C1 areas. In addition, parking and traffic are already an issue in Varsity and allowing such changes to zoning will only serve to exacerbate these problems. The house in question was purchased under the existing R-C1 zoning restrictions with the full knowledge of the current owner and approval of this bylaw would compromise the property interests of other residents that made a conscious choice to purchase their homes and live in an RC-1 neighborhood. The City of Calgary must not compromise the interests of many residents based on the economic interests of one resident.

Sincerely

Jennifer Phaneuf
78 Varsity Estates Close NW
Calgary, AB
403-828-3942

RECEIVED
2016 JUN 20 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Todd Scott [todds@chinookenergyinc.com]
Sent: Tuesday, June 21, 2016 10:58 AM
To: City Clerk
Subject: Disapprove

RE: Varsity ... Bylaw 155D2016

To whom it may concern :

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive NW. I am strongly opposed to approval of this bylaw to re-designate the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. Residents in this area purchased their homes on the basis of the existing single family residential R-C1 zoning so they could live in a single family area and arbitrary changing of zoning in this manner would serve to undermine home values and compromise the lifestyle of other residents. A significant amount of multi-family residences already exist in this community including multiple newly constructed and currently under construction complexes and there is absolutely, no need for random zoning changes and basement suites in the existing R-C1 areas. In addition, parking and traffic are already an issue in Varsity and allowing such changes to zoning will only serve to exacerbate these problems. The house in question was purchased under the existing R-C1 zoning restrictions with the full knowledge of the current owner and approval of this bylaw would compromise the property interests of other residents that made a conscious choice to purchase their homes and live in an RC-1 neighborhood. The City of Calgary must not compromise the interests of many residents based on the economic interests of one resident.

RECEIVED
2016 JUN 21 AM 11:36
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: John Malyk [jmalyk@wealthychoices.ca]
Sent: Wednesday, June 22, 2016 7:46 PM
To: City Clerk
Subject: Bylaw 155D2016 ... Varsity... Public meeting July 4th 2016

To whom it may concern : Office of the City Clerk, The City of Calgary

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive NW. I object to the approval of this bylaw to re-designate the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. Residents in this area purchased their homes on the basis of the existing single family residential R-C1 zoning so they could live in a single family area and arbitrary changing of zoning in this manner is unacceptable and will compromise the lifestyle of other residents. A significant amount of multi-family residences already exist in this community including multiple newly constructed and currently under construction complexes and there is absolutely, no need for random zoning changes and basement suites in the existing R-C1 areas. In addition, parking and traffic are already an issue in Varsity and allowing such changes to zoning will only serve to exacerbate these problems. The house in question was purchased under the existing R-C1 zoning restrictions with the full knowledge of the current owner and approval of this bylaw would compromise the property interests of other residents that made a conscious choice to purchase their homes and live in an R-C1 neighborhood. The City of Calgary must not compromise the interests of many residents based on the economic interests of a few. I have seen the city move ahead with their plans many times against the wishes of the residents and this does not help to create great communities.

Sincerely

John Malyk
Varsity Resident

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

Albrecht, Linda

From: Joe Lundquist [lundquist.j@shaw.ca]
Sent: Monday, June 20, 2016 6:21 PM
To: City Clerk
Subject: RE : Varsity bylaw 155D2016
Attachments: CCE20160620.pdf

i am the owner of 5003 vanstone cres. n.w., in varsity, and do hereby advise that i strongly object to the proposed zoning change.

my reasons for the objection is as set out in the attached email from a varsity resident to you dated june 14, 2016.

such a zoning change in our community will adversely affect quiet enjoyment of my property, and probably lead to depreciation of my property value.

thank you for your consideration,

joe lundquist

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

From:

Sent: Tuesday, June 14, 2016 8:57 PM

To: 'cityclerk@calgary.ca' <cityclerk@calgary.ca>

Subject: Bylaw 155D2016 ... Varsity

RE: Varsity ... Bylaw 155D2016

To whom it may concern:

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive NW. I am strongly opposed to approval of this bylaw to re-designate the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. Residents in this area purchased their homes on the basis of the existing single family residential R-C1 zoning so they could live in a single family area and arbitrary changing of zoning in this manner would serve to undermine home values and compromise the lifestyle of other residents. A significant amount of multi-family residences already exist in this community including multiple newly constructed and currently under construction complexes and there is absolutely, no need for random zoning changes and basement suites in the existing R-C1 areas. In addition, parking and traffic are already an issue in Varsity and allowing such changes to zoning will only serve to exacerbate these problems. The house in question was purchased under the existing R-C1 zoning restrictions with the full knowledge of the current owner and approval of this bylaw would compromise the property interests of other residents that made a conscious choice to purchase their homes and live in an R-C1 neighborhood. The City of Calgary must not compromise the interests of many residents based on the economic interests of a few.

Sincerely

Varsity Resident

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

Smith, Theresa L.

From: Ulf Petersen [ulpetersen@hotmail.com]
Sent: Tuesday, June 21, 2016 8:45 AM
To: City Clerk
Subject: Fw: RE : Varsity bylaw 155D2016
Attachments: CCE20160620.pdf

I am the owner of 5017 Vanstone Crescent NW Calgary T3A 0V8. I do hereby advise that I strongly object to the proposed zoning change.

My reasons for the objection are as set out in the attached email from a varsity resident to you dated June 14, 2016.

Such a zoning change in our community will adversely affect quiet enjoyment of my property, and probably lead to depreciation of my property value.

thank you for your consideration,

Ulf and Barbel Petersen

From: Joe Lundquist <lundquist.j@shaw.ca>
Sent: June 20, 2016 6:20 PM
To: cityclerk@calgary.ca
Subject: RE : Varsity bylaw 155D2016

i am the owner of 5003 vanstone cres. n.w., in varsity, and do hereby advise that i strongly object to the proposed zoning change.

my reasons for the objection is as set out in the attached email from a varsity resident to you dated june 14, 2016.

such a zoning change in our community will adversely affect quiet enjoyment of my property, and probably lead to depreciation of my property value.

thank you for your consideration,

joe lundquist

RECEIVED

2016 JUN 21 AM 9:04

THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 JUN 21 AM 9: 04

THE CITY OF CALGARY
CITY CLERK'S

From:
Sent: Tuesday, June 14, 2016 8:57 PM
To: 'cityclerk@calgary.ca' <cityclerk@calgary.ca>
Subject: Bylaw 155D2016 ... Varsity

RE: Varsity ... Bylaw 155D2016

To whom it may concern:

I'm writing as resident of Varsity who lives close to the proposed land re-designation location in bylaw 155D2016 located at 5020 Viceroy Drive NW. I am strongly opposed to approval of this bylaw to re-designate the location as "R-C1s" which would allow a basement suite in a contextual one dwelling R-C1 area. Residents in this area purchased their homes on the basis of the existing single family residential R-C1 zoning so they could live in a single family area and arbitrary changing of zoning in this manner would serve to undermine home values and compromise the lifestyle of other residents. A significant amount of multi-family residences already exist in this community including multiple newly constructed and currently under construction complexes and there is absolutely, no need for random zoning changes and basement suites in the existing R-C1 areas. In addition, parking and traffic are already an issue in Varsity and allowing such changes to zoning will only serve to exacerbate these problems. The house in question was purchased under the existing R-C1 zoning restrictions with the full knowledge of the current owner and approval of this bylaw would compromise the property interests of other residents that made a conscious choice to purchase their homes and live in an R-C1 neighborhood. The City of Calgary must not compromise the interests of many residents based on the economic interests of a few.

Sincerely

Varsity Resident