

Smith, Theresa L.

From: joanne.j.foth@ca.pwc.com
Sent: Thursday, June 09, 2016 1:58 PM
To: City Clerk
Cc: leewburton@yahoo.ca; Commn. & Community Liaison - Ward 2; Mulholland, David C.
Subject: 11 ROYAL ROAD NW - REDESIGNATION OF LAND ZONE USE - LOC2016-0041 - This must be declined
Attachments: 20160609_053125.jpg; 20160609_053023.jpg

Good afternoon

I am writing to you with regards to File # LOC2016-0041. This application **must** be declined and all future requests of a similar nature rejected without consideration. The interests and rights of all Calgarians must be respected and preserved. We all need to know that there is a place for us in this beautiful city, which meets our needs. If you rezone our neighbourhood, where are we to go to ensure we can live in a single family home neighbourhood if all neighbourhoods are fair game for a zoning change? There are neighbourhoods zoned for secondary suites which people can choose if they so desire. Even the consideration of allowing a secondary suite in our RC1 neighbourhood unethical and completely unacceptable.

Secondary Suites – Legalizing secondary suites makes sense if in the new communities, potential home owners know that their community is zoned as such, and that the suites are built and equipped to code. When possible, and only if safe, would it make sense to legalize secondary suites near Universities and Colleges.

Royal Oak Estates is now a very well established older neighbourhood with many long time owners/residents who take pride in their homes and their community - recently establishing a home owner's association to collect annual fees that are used for the maintenance and improvement of the community.

The neighbourhood was not zoned for secondary suites or designed with the population density / traffic and issues that secondary suites bring.

Increased density will decrease the quality of life in Royal Oak Estates:

- Increased noise and traffic and parking
- Extra cost on municipal services not shared equitably
- Additional burden on municipal infrastructure
- Increased parking problems
- Real or perceived threat to value of our homes and the value of the neighbourhood in an already tough housing market

People buy R1 because secondary suites are not a permitted use. Neighbours do not want to be forced to allow short-term rental suites, when there are many areas that already permit them and the city could push for provincial rent caps or lower utility bills to improve affordability.

The more transient a community becomes, and the more rentals there are, the less vested interest people have in their community. We express concern about changing the neighbourhood “vibe” and setting Royal Oak Estates on course for more suites, which “would change the designation of the R-C1 neighbourhood and make the term ‘single family home’ meaningless.”

Our neighbourhood was not designed for secondary suites. The residents of Royal Oak Estates have paid a price to live in an (RC1) nice quiet neighbourhood. It would be unfair of the City to change the dynamic of this already established and well respected neighbourhood.

Secondary suites are incompatible with the longstanding character of our neighbourhood and the tendency of such suites to bring with them a host of other problems that include traffic, parking and general safety.

Calgary's Vacancy rate is climbing and a secondary suite in our neighbourhood is not necessary. Residential vacancy reached **5.3 per cent** in October, compared with **1.4 per cent a year** earlier, said CMHC. The city's historical vacancy rate is around three per cent. Jan 28, 2016 – CMHC. As apartments sit empty across the city with **Calgary** in the grips of an oil ... CBC News Posted: Feb 17, **2016** 5:00 AM MT Last Updated: Feb 17, **2016** 5:00 AM MT. Some buildings in **Calgary** have **vacancy rates** as high as 20 per cent

With such high vacancy rates it is not a necessity to start allowing secondary suites in neighbourhoods where the majority of the owners and residents do not want them.

Further to this - the applicant appears to be skirting the rules set by the City of Calgary. The required sign on the front of the property has been blocked completely from view by his vehicles since the sign went up (pictures attached) and I am told he already has tenants living in the basement.

Sincerely

Lee Burton
112 Royal Road NW
403-831-7375

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TED-243



Smith, Theresa L.

From: Joanne Foth [jjfoth@gmail.com]
Sent: Thursday, June 09, 2016 1:57 PM
To: City Clerk; Mulholland, David C.; Commn. & Community Liaison - Ward 2
Subject: Fwd: Fw: 11 ROYAL ROAD NW - REDESIGNATION OF LAND ZONE USE - LOC2016-0041
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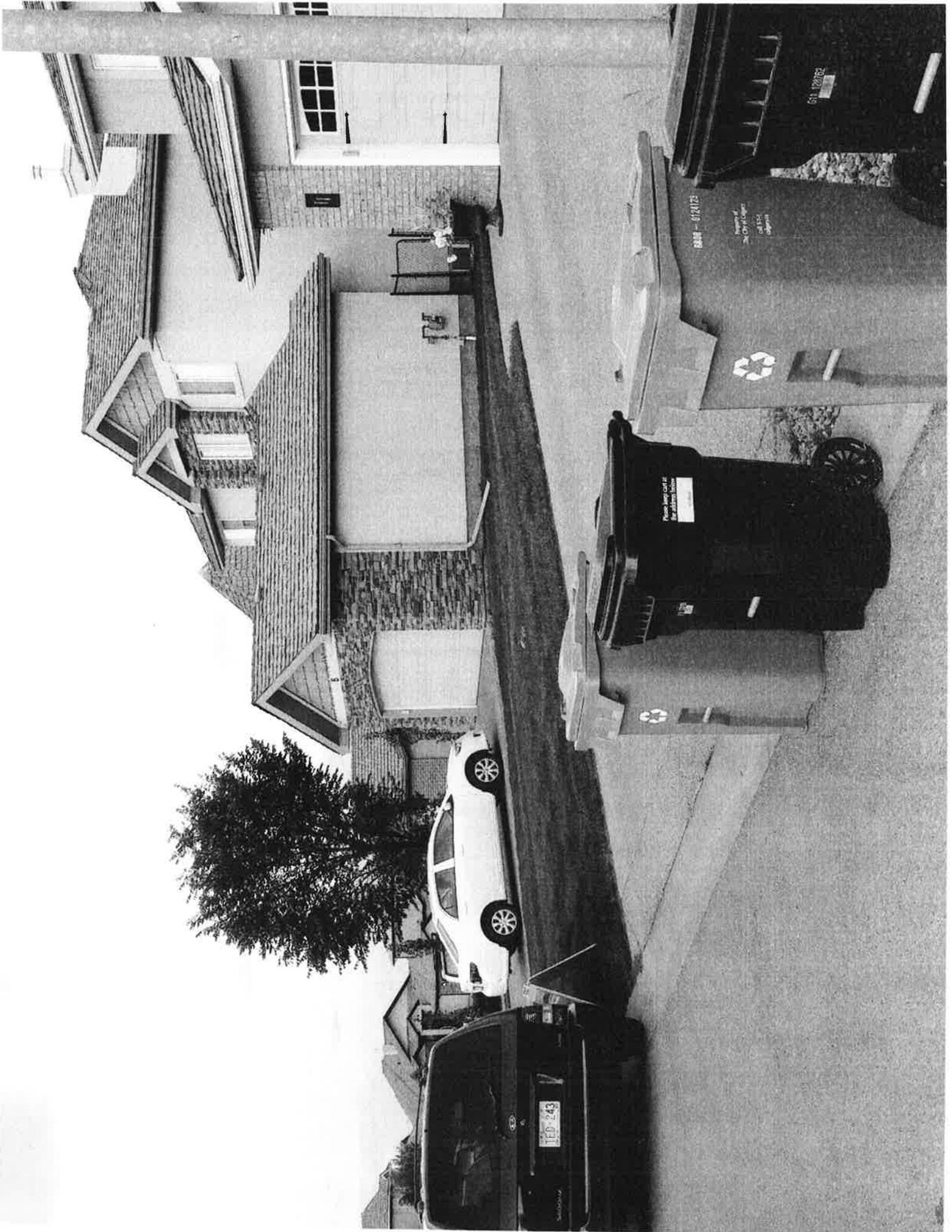
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Sincerely

Joanne Foth
112 Royal Road NW
403-831-7375

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IED-243



Smith, Theresa L.

RECEIVED

From: mtrout@telus.net
Sent: Sunday, June 19, 2016 9:58 PM
To: City Clerk
Subject: Online Submission on LOC2016-0041

2016 JUN 20 AM 7: 54

THE CITY OF CALGARY
CITY CLERK'S

June 20, 2016

Application: LOC2016-0041

Submitted by: Marvin and Gwen Trout

Contact Information

Address: 27 royal terrace nw

Phone: 403-241-2017

Email: mtrout@telus.net

Feedback:

We greatly oppose giving a permit to 147 Royal Road nw for the purpose of changing the zoning. We have paid a considerable amount for our property because we chose to live in an area considered R-1. Our taxes also reflect us living in R-1. The streets in this area were not designed for the traffic or parking of multifamily housing and therefore creates a safety issue by approving such applications. I strongly feel that it is highly inappropriate that because of the opinions of a few people, council can start handing out zoning changes. Therefore, please consider this email indicating the approval for development permit at 147 royal road is absolutely not in the best interest or safety of the community. Additionally, construction has already occurred at this address since application the process began as they have already constructed an additional basement entrance to this property. It is my understanding that it is illegal to start constructing changes to the property before a permit has been issued.

Smith, Theresa L.

From: PARSONS, LAURA [laura.Parsons@bmo.com]
Sent: Monday, June 20, 2016 3:54 PM
To: City Clerk
Subject: by law 157D2016

I want to oppose the legal rental suite at 11 Royal Road NW

Laura D. Parsons | Area Manager Mortgage Specialists Alberta South
| **BMO Specialized Sales** suite 335, 8888 Country Hills Blvd NW, Calgary Alberta T3G 5T4
laura.parsons@bmo.com
(T) 403-503-6863 | (F)403-503-6868 | (M) 403-680-0250
Visit BMO Bank online at www.bmo.com

RECEIVED
2016 JUN 20 PM 3: 59
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: clear.sky65@gmail.com
Sent: Monday, June 20, 2016 9:09 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 2; Commn. & Research Analyst - Ward 1
Subject: Zoning redesignation application LOC 2016-0041

RECEIVED
2016 JUN 21 AM 8:05
THE CITY OF CALGARY
CITY CLERK'S

Dear sirs/madam,

In reference to the application for a secondary suite at 11 Royal Rd NW., Calgary for City Council vote, we are submitting our strong opposition to the application. We are long term residents of Royal Oak Estates and purchased our home with the known fact that the community is designated as R1. We also participate and support our Home Owners Association, which has an additional fee for the purpose of maintenance and improvement of the community. We pay a premium for our property taxes to keep an R1 designation to ensure property values, and pride of ownership. It would be very unfair of The City of Calgary to change the dynamic of this established and well respected neighborhood. The stated reason for Recommendation - "secondary suite and backyard suite is compatible and complimentary with the established character of the community" This is a cut & paste statement for all applications, which is NOT an accurate statement of the facts for this neighborhood.

Secondary suites are not compatible with the long standing character of Royal Oak Estates, and the tendency of such suites would bring a host of other problems that includes, but is not limited to:

- Increased Noise
- Traffic & Parking - this homes front double parking pad adjoins the North side neighbor, which is right on the corner.
- Extra cost on municipal services, not shared equitably -Additional burden on municipal infrastructure and services (Eg. Additional garbage volume), not to mention the known fact that fire departments experience additional safety and fire issues related for suites with kitchen facilities, limited exits, and reduced window well clearance from basement suites.
- Calgary's vacancy rate is climbing (5.3% in Oct 2015 vs 1.4% in Oct 2014). The City's historical vacancy rate is approximately 3%.
- Due to job losses from the oil downturn; CREB confirms June 1 2016 that rental housing supply levels are rising, and sales are down 12% from May 2015.
- The City of Calgary has opened up secondary suite applications, removed the fee's (at a time when budget crunching should re-instate these fee's). There will not be sufficient bylaw officers to manage the volume of all these homes, who receive approval.

Safety compliance is the real issue. Consider your vote for these secondary suites when we read about the house fire with the converted basement suite, where the multiple residents are unable to execute a safe exit.

This application and all secondary suites, needs to be considered on the property specific, and the neighborhood; and NOT the personal circumstances of the applicant. "NO SAD STORIES" should be considered for applications, as this applicant could sell this home next month. Our 2016 property taxes and HOA fees have increased, yet this zoning designation will devalue the neighborhood.

We cannot support this application for this property, or any other future applications for Royal Oak and Royal Oak Estates.

Thank you,

Lynn Greene & Otto Bertagnolli
81 Royal Rd NW., Calgary
Email: clear.sky65@gmail.com

Sent from my iPad

Smith, Theresa L.

From: Paul Roberge [proberge@shaw.ca]
Sent: Wednesday, June 22, 2016 10:00 AM
To: City Clerk
Subject: Re-zoning Application 11 Royal Road, Calgary

As a resident of Royal Oak Estates I wish to go on record as strongly opposing the application to accommodate a secondary suite.
We bought in this single family residential area with the full expectation that the zoning usage would remain unchanged. This would recognize the foresight and wisdom in the decision makers of the time. I do not want the area turned into Royal Oak "Mistakes."

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2016 JUN 22 AM 10:47
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Neil Holmen [nholmen@telus.net]
Sent: Tuesday, June 21, 2016 7:03 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 2
Subject: Royal Oak Estates - Secondary Suites

Reference: File #LOC2016-0041 (11 Royal Road NW)

Applicant: SHENODA, Medhat

I have issues with new secondary suites in our area. When I purchased our property on Royal Road in 2002, there was no plans to rezone this to RC1s and also the site plan did not include a future issue by closing Rocky Ridge Road due to the construction of the LRT line to Tuscany. Both issues had have a negative impact on property values due to restricted access.

The city hasn't enforced the problems we have with many properties that have turned into unofficial secondary suites since our sub-division was first developed in 2000. Now we have every 3rd house with tenants and too many cars parked on the streets and in front of community mail boxes and some cars are blocking or partially blocking other property owners driveways. Some properties have as many as 15 people and 8+ bedrooms that are rented out. Further there is concern about the transients that come and go on short notice.

As an example the home owner at 55 Royal Terrace NW since 2003, has had the basement turned into several bedrooms not to mention the 3-4 bedrooms on the 2nd floor and so many different tenants live there plus she has on average 10 dogs that have been reported by many neighbours for smelly feces not cleaned up and the loud barking all hours of the day and night. The unkempt yard with weeds 2-3 feet tall with untold garbage and litter, is a totally unacceptable for any community, in particular for an estate community.

I respectfully am not in favour of secondary suites in Royal Oak Estates and do not approve of this application.

Neil Holmen
403-547-3770

From: Mulholland, David C. [mailto:David.Mulholland@calgary.ca]
Sent: Thursday, March 31, 2016 1:49 PM
To: 'Neil Holmen' <nholmen@telus.net>; Commn. & Community Liaison - Ward 2 <Ward02@calgary.ca>
Subject: RE: Royal Oak Estates - Secondary Suites

Good afternoon,

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2016 JUN 22 AM 7:49
THE CITY OF CALGARY
CITY CLERK'S

An application for a Land Use Redesignation is currently under review and is expected to go to Council at some point in June / July. Should that Redesignation be approved the Applicant will be required to apply for a Development Permit before they can be granted a Building Permit for the suite. At this time no approvals have been granted for the suite.

That being said the Applicant has been granted a Building Permit for some general residential improvements (BP2016-01704). The work approved under that permit appears to be for a new entryway into the basement. No doubt this is in preparation for a suite, however that improvement in itself would not actually constitute a suite (the City's definition is that it must contain a living / sleeping area, a bathroom, and a kitchen). If the Owner does go beyond the scope of the approved improvements, that will be noted by the Building Inspector, and they will be required to remove anything not previously approved. For more information regarding the Building Permit you may contact the Inspector, Kerrigan Vigar (403.268.8027).

If you have any comments in support of opposition to the current Land Use Redesignation, you can submit them directly to myself for summary inclusion in the CPC report (letters that you wish to be seen by Council can be sent to City Clerks once the Council date has been set). Thanks,

David Mulholland

Planner 1, North Planning Area

Community Planning

Planning & Development

The City of Calgary | Mail code: #8076

T 403.268.2264 | F 403.268. 3636 | E david.mulholland@calgary.ca | calgary.ca

Floor 5, Administration Building - C6, 800 Macleod Tr. S.E.

P.O Box 2100, Station M, Calgary, AB Canada T2P 2M5

Smith, Theresa L.

From: rnlws@shaw.ca
Sent: Friday, June 17, 2016 6:17 PM
To: City Clerk
Subject: Online Submission on LOC2016-0041

2016 JUN 20 AM 7:56

THE CITY OF CALGARY
CITY CLERK'S

June 18, 2016

Application: LOC2016-0041

Submitted by: Ron Lewis

Contact Information

Address: 100 Royal Road NW

Phone:

Email: rnlws@shaw.ca

Feedback:

I oppose the rezoning being proposed. I moved into this beautiful neighborhood with an understanding that the houses are single family units. In my opinion areas set up as single family units are generally better kept than an area where rentals are allowed. There are a couple of examples very close by that I know are multiple family dwellings (unsure if they are legal or illegal), and the yards are in terrible shape. Additionally, another issue that must be considered is parking. With too many multiple family dwelling houses being allowed, parking for other single family units can become a problem. Even if the justification for setting up a multiple family unit is based upon family needs, this can quickly turn unfavorable when a family decides to move and new owners take possession of the property. Again, in my opinion it is not a good idea to rezone the property. If approved, this sets a bad precedent for future rezoning requests and can negatively affect property value within the neighborhood. Lastly, it is my understanding that the property was once used as a grow-op. I don't know if the re-zoning has anything to do with that past issue, but I thought I would raise the point simply to provide more information during the hearing.