

**Smith, Theresa L.**

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**From:** Mario Caya [mcaya@shaw.ca]  
**Sent:** Wednesday, June 01, 2016 12:08 PM  
**To:** City Clerk  
**Subject:** Residential Rezoning Application Objection

To whom it may concern:

In the matter of the rezoning application from R-C1 to R-C1s for the property at municipal address: 6 Royal Ridge Mt NW, I wish to state my objection to this application.

I strongly believe that my neighborhood will be negatively impacted by the approval of this application. The increased vehicles on the street resulting from additional tenants in the home will create congestion both for street parking and for travel on the streets themselves. This will reduce the safety of our children as there would now be less visibility of children and other pedestrians walking in the area due to the increase of on street parked vehicles. I also believe that allowing the practice of secondary suites in an Estate neighborhood will devalue all the properties as our neighborhood will see a significant increase in transient residents. This will also create excessive use of community amenities that these tenants will not be paying for via the estate tax that the single households are currently paying for. We as residents of Royal Oak Estates purchased our homes based on the understanding of what constituted an estate neighborhood and the zoning laws in place at the time of purchase. Changing the conditions that define this neighborhood now, after it has been fully developed is unfair to everyone who has invested in a property in this neighborhood.

I strongly believe that approving secondary suites on the Royal Oak Estates neighborhood will be detrimental to the community in the form of increased congestion, decreased child safety, property devaluation, potentially increased crime based on the demographic that the secondary suites are expected to attract and increased costs to maintain the community amenities.

I formally object to the approval of this secondary suite application.

Regards  
Heather Caya

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**2016 JUN -1 PM 1:39**  
**THE CITY OF CALGARY**  
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**Smith, Theresa L.**

**From:** jackiemhale@hotmail.com  
**Sent:** Wednesday, June 01, 2016 12:38 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2016-0012

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2016 JUN -1 PM 1:37  
THE CITY OF CALGARY  
CITY CLERKS

June 1, 2016

Application: LOC2016-0012

Submitted by: Jackie Hale-Leonhardt

Contact Information

Address: 105 Royal Ridge Mount NW

Phone:

Email: [jackiemhale@hotmail.com](mailto:jackiemhale@hotmail.com)

Feedback:

Mayor Nenshi and members of Calgary City Council, I am writing you to ask that you do not permit this application for rezoning. My primary concern with the application is the size of the lot. At that end of our street the lots are considerably smaller and this particular lot does not meet the width requirements in the bylaw. There are already dozens of vehicles that park on the road here and it is so bad that in winter you cannot fit two vehicles abreast on the road. Furthermore as a cyclist I find it very difficult to navigate this stretch of my street safely because of the number of vehicles on the road. I know that secondary suite owners are supposed to allow off street parking on their driveways but from my experience renters normally end up parking on the road adding to congestion. My other concern about adding this suite revolves around maintaining the integrity of our street and community. Mayor Nenshi, I follow you on twitter so I understand that you are strongly in favor of these suites. Several months ago you retweeted a flow chart explaining why you feel rules around these suites should be relaxed. Basically that argument was it's ridiculous that you can rent out your entire home without council approval but if you want to add a suite the process is onerous. With respect, I disagree with this sentiment. These suites lead to urbanization of communities. Renting out the entirety of your home is much different than having a self contained suite. Allowing two families to live where one used to changes the density of an area, particularly if you have several of these suites in your community. My husband and I purchased our current home in 2014 in this estate community because we wanted to move away from the congestion and noise that comes with living around multifamily housing. We are simply asking that you respect people like us who bought homes on the edge of the city because we want to maintain a quiet suburban existence. Thank you for taking the time to listen to my concerns. Regards, Jackie Hale-Leonhardt

**Smith, Theresa L.**

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**From:** Blaine Dobinson [bdobinson@gmail.com]  
**Sent:** Wednesday, June 01, 2016 10:25 AM  
**To:** City Clerk  
**Subject:** 6 Royal Ridge Manor NW Redesignation

Hi,

I am writing to voice my concern regarding this application as a neighbor a few houses away.

I am against any suite development on our area and am so for the following reasons:

- this is in a Estates community where this is being requested. Many people pay substantial amounts of money to live specifically in these types of higher end areas and that should be respected. Although I don't have any problems with lower income families, I don't agree that opening up that demographic by allowing suites in an estates area is fair to the existing owners who have paid a premium to live in this area.
- parking is already very scarce on the streets in this area and adding additional vehicles will just put more strain on the area for residents and their visitors

Thank you for your consideration.

Blaine Dobinson

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2016 JUN -1 AM 10:55

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Smith, Theresa L.

**From:** Judy Burke [judylburke@gmail.com]  
**Sent:** Tuesday, May 31, 2016 4:08 PM  
**To:** City Clerk  
**Subject:** Rezoning at 6 Royal Ridge Mount

To whom it may concern:

I am opposed to rezoning at 6 Royal Ridge Mount from RC-1 to RC-1s for the following reasons:  
1. I feel rezoning within the Royal Oak Estates area would contribute to a devaluation of the property values in this estate area. If this rezoning would be allowed to go forward I believe it would open the door to further secondary suites in this area and a further devaluation of our property values.

2. There is inadequate parking available in front of that house. There is already traffic and parking congestion in this area and a number of other vehicles will adversely affect the safety in that area especially in the winter as it is not a road which is frequently sanded.  
3. Having numerous tenants in a neighborhood could affect the stability of the neighborhood as I don't feel they have the same vested interest in the property or the neighborhood as a homeowner.

Thank you for your consideration in this matter.

Judy Burke  
3 Royal Ridge Terrace NW

Sent from my iPhone

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2016 MAY 31 PM 4:10

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**Smith, Theresa L.**

**From:** jeremyleonhardt@hotmail.com  
**Sent:** Tuesday, May 31, 2016 1:38 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2016-0012

May 31, 2016

Application: LOC2016-0012

Submitted by: Jeremy Leonhardt

Contact Information

Address: 105 Royal Ridge Mount NW

Phone:

Email: [jeremyleonhardt@hotmail.com](mailto:jeremyleonhardt@hotmail.com)

Feedback:

I oppose the approval of this re designation for several reasons: 1) The address in question previously illegally operated a secondary suite and it is only due to bylaw complaints that they are now legally pursuing establishment of a secondary suite 2) The illegal suite in question has been operating for years, while the application stated that there is a requirement to sublet their property due to "a change in the financial situation of the homeowners"; this is clearly inaccurate 3) The area in question consists of approximately 180 homes in an estate area and this home is next to one of two egress points for all those residents. Parking here is rarely if ever available as shown by years' worth of google earth images readily available as well as being compounded by immediate proximity to the Church of Jesus Christ for Latter Day Saints Temple which is directly across the street. Congestion is regularly experienced due to the narrow roadway and constant presence of parked vehicles 4) The site in question is extremely small at 12.8 meters, 15% smaller than the minimum parcel width. Further the frontage excluding the driveway is 16 feet, enough for only the smallest of vehicles further confounding the congestion at this entry way to the community. A relaxation of this size is detrimental to all traffic and local residents, further there is no alleyway to offset the additional space secondary suite residents will create. 5) The available space for garbage and recycling (and now soon to be compost bins) consumes 12 feet factoring in proper spacing for the trucks to pick up their respective bins. If the intention is to share garbage/recycling/compost services amongst a household of conceivably 8 people that will have its own issues, whereas if the intention is to provide a second set of bins 27 feet would be required for adequate pickup. Including the driveway, the parcel width isn't even that wide 5) The area is outside the ring road and hardly requires additional density, especially in an estate area within the community 6) Having moved from a non-estate community within the last 18 months to gain the additional benefits, space and property value of an estate community I don't want the area to experience drops in property value due to approval of additional lodging in areas well outside the city core. This home is closer to Cochrane than it is to downtown Calgary (21 vs 22km respectively) and shouldn't be eligible for this process 7) The rights of this homeowner to seek approval for a secondary suite are infringing upon my rights as a homeowner to not be subjected to the additional burdens secondary suites place on the estate community I recently chose to move to in order to get away from densely populated areas 8) The entire secondary suite approval process appears to be in favor of the applicant as opposed to be balanced for all impacted parties. Consider that the

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parcel doesn't meet the zoning requirements, all feedback from the public at the Planning Commission stage was seemingly ignored and 25% of the planning commission voted against approval it still was approved.

**Smith, Theresa L.**

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**From:** Lily Eckardt [hotrails@shaw.ca]  
**Sent:** Monday, May 30, 2016 2:45 PM  
**To:** City Clerk  
**Subject:** 6 Royal Ridge Mount NW

Dear City,

My husband and I live at 11 Royal Ridge Terrace, just around the corner from the proposed secondary suite at 6 Royal Ridge Mount. Please do not allow this secondary suite to be built in our beautiful neighbourhood. We pay sky-high property taxes here so we expect our estate standards to be maintained. We do not need rental suites popping up to cheapen the neighbourhood. For the record, we strongly object to any secondary suites being built in our area. Parking is scarce enough already. Thank you for your consideration.

Regards,

Lily Eckardt

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**2016 MAY 31 AM 7:54**

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**Albrecht, Linda**

**From:** Paul Best [pbrencor@gmail.com]  
**Sent:** Sunday, May 29, 2016 11:32 AM  
**To:** City Clerk  
**Cc:** Magliocca, Joe  
**Subject:** Fwd: 6 Royal Ridge Mount NW

Hello

We have noted our neighbour at 6 Royal Ridge Mount N.W. In Royal Oak has again applied to have his property rezoned from RC-1 to RC-1S. My wife and I live at 3 Royal Ridge Terrace N.W. directly across the street from the rezoning applicant

We had sent correspondence previously in January this year in regards to the exact same a pplication made then. We are totally against this application for the reasons noted in our previous email to Micheal Angrove below. We are also extremely upset that we have to readdress this issue a few short months after the last application.

How can this rezoning be coming up again? Does a home owner simply keep making applications until they get what they want despite the neighbourhood objections? Why were we not provide with a name and email of a person at the City who would be our contact as per the last signage notification. Is this an effort to make objections harder to send in to the City?

We would like to make sure our objections are noted in regards to this application. We totally disagree with the rezoning occurring in an exclusive estate area where suites are currently not allowed. In the future when signs go up from the City a proper contact person and email should be provided so all who are concerned can properly voice their objections.

Sent from my iPad

Paul Best, P.Eng., GSC.  
President  
Rencor Construction Services Ltd.

Begin forwarded message:

**From:** PAUL Best <pbrencor@gmail.com>  
**Date:** January 28, 2016 at 9:49:53 AM MST  
**To:** michael.angrove@calgary.ca  
**Cc:** joe.magliocca@calgary.ca, Judy Burke <judylburke@gmail.com>  
**Subject:** Fwd: 6 Royal Ridge Mount NW

Hi Michael

My wife, Judy Burke has sent comments to you in regards to the rezoning application being proposed by our neighbour at #6 Royal Ridge Mount N.W.. I too would like to add my comments.

I would begin by questioning the number of neighbours directly around this home that were contacted by the applicant to discuss his plans. I have personally spoken with five homeowners in close proximity to this address. All five are totally apposed to this rezoning going forward. All five advise they will be sending you comments. I can also confirm we passed on this rezoning

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application to the Royal Oak Estates Home Owners Association and we received correspondence back from them that after discussions all of the directors were opposed to the rezoning.

I have also sent our concerns to the Rocky Ridge Royal Oak community association and am awaiting any comments they may have. Also contacted is our ward Alderman and we are awaiting his comments and discussions.

I must say that I am totally disappointed in this whole process and what has transpired with the suite that was built by the homeowner illegally and the subsequent support of the rezoning application by the City Of Calgary. It appears all one needs to do to get a secondary suite into a neighbourhood that is not zoned or designated for secondary suites is to simply build it, rent it out to a tenant and hope you don't get caught as this home owner did. When caught there is no penalty to the home owner nor instruction to remove the suite. In fact the City of Calgary then supports the homeowner in a rezoning application to allow the illegal suite to stay in an exclusive estate area of Royal Oak.

As I understand the City of Calgary published process for applying for a secondary suite the homeowner needs to make applications and secure permits for the suite prior to constructing or having a tenant occupy a suite. The process as outlined in the City documents notes the process requires the following:

- 1 A pre application meeting for rezoning with a planner from the planning department is to occur.
- 2 Set up an appointment to submit the land use redesignation with planning
- 3 Application plans are reviewed; a public hearing and council decision will be made. This process typically according to the website takes three to six months.
- 4 Once the land use redesignation is approved the applicant must apply for a development permit through a formal application process. This application is then reviewed for completeness and the development authority either denies or grants the development permit.
- 5 The applicant must then apply for a building permit
- 6 The applicant then must obtain applicable trade permits- eg heating, electrical, plumbing and gas
- 7 The applicant must arrange for inspections and completion requirements with the City of Calgary inspectors.

In this particular case the owner apparently applied for a building permit for a basement development that did not include a suite. The suite was then built illegally and obviously without land use redesignation, development permit, proper building permit, trade permits nor inspections from the City as required for a suite. The homeowner then had the tenant move in illegally. A total abuse of the process.

As I am sure you are aware rezoning is a very important change to a land parcel with long term effects on the neighbouring land and people. We as homeowners nearby will be forced to live with this decision forever. We cannot support it.

Should this application be approved there is no assurances that the homeowner will remain in the home. In fact the home could be sold and the complete home turned into a rental property. Renters do not have an interest in the care and appearance of the home. Meanwhile we the homeowners nearby are forced to deal with rental property in an exclusive estate area.

When we purchased our lot and subsequently built our home we paid a premium price for our land and the finishes to our home to comply with the design guidelines for the estate area. We continue to pay a premium to the Royal Oak Estates Homeowners Association to pay for upgraded landscaping, flowers, area improvements and maintenance and snow removal. These additional costs are being incurred because this is an estate area. We are now being asked to accept rental properties within the estate area because one homeowner has had a change in financial situation.

We as area home owners are not allowed to claim financial impacts to our properties as reason to reject a rezoning application as noted in the City of Calgary documentation. But yet a home owner is allowed to claim financial impacts as a reason for making the application in the first place. Surely we as home owners should be able to question the acceptability of the reason for redesignation.

In closing I am very disappointed in the process and cannot support this application.

Sent from my iPad

Regards  
Paul Best, P Eng., G.S.C.  
President  
Rencor Construction Services Ltd.

Begin forwarded message:

**From:** Judy Burke <judylburke@gmail.com>  
**Date:** January 26, 2016 at 2:06:40 PM MST  
**To:** Paul Best <pbrencor@gmail.com>  
**Subject:** Fwd: 6 Royal Ridge Mount NW

Sent from my iPhone

Begin forwarded message:

**From:** "Angrove, Michael C." <Michael.Angrove@calgary.ca>  
**Date:** January 26, 2016 at 1:53:18 PM MST  
**To:** "Judy Burke" <judylburke@gmail.com>  
**Subject:** RE: 6 Royal Ridge Mount NW

Good afternoon Judy,

Thank you for your email. Your comments, along with any others we receive, will be summarized and compiled into a report that will be provided to Calgary Planning Commission and Council, who will

ultimately make the decision on this application. All personal information will be removed from this report in order to respect your privacy as per the Freedom of Information and Protection of Privacy Act (FOIP).

As a note, the letter which noted the support was the applicant's statement and was not written by me. In the submission the applicant did include three form letters of support signed by neighbours. If you wish to view the letters you can do so at City Hall by booking an appointment through me, but I will have to redact the names of the residents.

Regards,

Mike Angrove, MUP  
Planner 1, North Planning Area  
Local Area Planning & Implementation  
The City of Calgary | Mail code: #8076  
T 403.268.2170 | F 403.268.3636 | [calgary.ca](http://calgary.ca)  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

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**From:** Judy Burke [<mailto:judyburke@gmail.com>]  
**Sent:** Tuesday, January 26, 2016 11:33 AM  
**To:** Angrove, Michael C.  
**Subject:** 6 Royal Ridge Mount NW

Hello Michael

I received the attached letter in regards to a rezoning of the above property to change from R-C1 to R-C1s which would allow a secondary suite in an estate area of Royal Oak. This area has million dollar homes in it and is zoned as R-C1 with no secondary suites allowed. To now ask the neighborhood to allow a rezoning so that a secondary suite can be put in a basement simply because of a change in a person's financial situation is not in our minds reason for the city to consider a rezoning application. This is a very concerning precedent that could allow multiple applications in our neighborhood that would destroy property values and change an estate community into a rental district. That is totally unacceptable.

In your letter you mentioned the applicant has discussed this matter with adjacent neighbors to collect feedback. We live directly across the street from this address and have never been contacted by the homeowner. You note that letters of support have been attached with the application package however these were not included in your letter. Please provide a copy of these letters to us.

It should be noted the homeowner has already constructed an illegal suite and had a tenant living in the suite prior to this application without permits or rezoning nor discussing with his neighbors. To now be attempting to legalize this suite and to have the city of Calgary consider it seems an abuse of the process.

We as homeowners would strongly object and not support this application moving forward or being considered by the city. Please advise how we register our objection.

Thank you,  
Judy Burke

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