

Smith, Theresa L.

From: Ben Doon [snottster13@gmail.com]
Sent: Thursday, June 02, 2016 9:33 AM
To: City Clerk
Subject: BYLAW 109D2016

Hello,

We are writing to inform the City of Calgary of our opposition to allowing this bylaw to pass for 28 Hidden Creek Terrace NW, Calgary.

This is a quiet area with many young children. We feel that an increase in traffic and parking congestion will be a result of allowing a double residence/suite at this location, which will make the area a risk for the kids.

We are also concerned about having strangers staying on our street on a weekly/daily basis.

Who knows what kind of people may come and go from this place?

We don't feel that this is healthy for a street with young kids playing outside on almost a daily basis.

Loud parties will also be a problem as we already went through 2 of them last year from this house.

I signed a petition a couple of months ago opposing this Bylaw. Most of the folks on our street are against this passing.

Please consider that pleasing the few can have negative effects on the many.

Regards,

Scot and Brittiny Simi
24 Hidden Creek Terrace NW
Calgary, AB
T3A 6H5

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Smith, Theresa L.

From: Julie Leung [jtwleung@gmail.com]
Sent: Wednesday, June 01, 2016 9:57 PM
To: City Clerk
Subject: Letter of Objection to Application LOC2016-0021 for June 13, 2016 Council Meeting / Agenda

From: Julie Leung
Hidden Creek Point NW
Calgary, Alberta

Attention: Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

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RE: Objection to Application: LOC2016-0021

Dear City Councilors,

I want to begin by unequivocally stating that I do believe Calgary did, and may still (despite the currently high rental vacancy rate and suffering economy) have an affordable housing crisis. Further, I want to clearly state that I support the actions of City Council and numerous not-for-profit organizations that endeavor to relieve this affordability crisis. I agree that increasing density in some areas of the city is one way to relieve the affordable housing crisis.

If I support efforts to ease the affordable housing crisis, why do I object to the current application? Am I simply someone who gives lip-service to these ideals as long as it's "Not in My Backyard"? I am not. Do I feel that renters are "second-class citizens" and hold the unsavory view that they are unwanted and unworthy community members? I do not; in fact, I used to own a rental property in the inner city and was landlord to 3 different families who rented for 2, 1 and 2 years, respectively. I wholeheartedly endorse rental situations where both renters and existing neighbours have the time (from length of lease, for instance) and therefore inclination, to build neighbourly relationships and invest in each other's lives, and the community. There currently are several single family rental properties in our neighbourhood and we have collectively built relationship with them on numerous occasions -- over time -- by extending invitations to our annual summer block party, introducing new renters to existing residents (especially when we note children of similar ages!), etc.

I object to the current application simply because I do not believe the addition of a secondary suite at this location will contribute to a solution to the affordable housing crisis, yet the past and current use of this property, which informs intention for the future, has led to undesirable impacts to our neighbourhood. The current use of the upstairs section of this house is as a short-term, minimum 3-day, vacation rental to out-of-towners (AirBnb ad: <https://www.airbnb.ca/rooms/7112381?guests=4&locale=en&s=Iy2boh5H>). The reviews on this ad indicate the property has been rented to out-of-towners as a vacation rental for at least the last 10 months. I say "at least" because prior to this, the property was advertised on TripAdvisor as a vacation rental (ad has since been removed). As a short-term vacation rental to non-residents, this property does not currently provide additional housing for people who call Calgary home, let alone affordable housing (by the owner's own admission in the application, even when reduced from \$2200/mo to \$1800/mo, the monthly rent was unaffordable for families). This property is not in a location which has convenient access to areas with a high density of available work opportunities (I can personally testify that it takes 1.25 hours to reach the downtown

core, by Calgary Transit). And further, the nature of the property's current rental agreement (minimum of only 3 day rental to vacationers) does not allow residents the opportunity to build relationship with the tenants, and provides no incentive for the renters to build relationship with us or invest in our community as good and engaged neighbours. Unfortunately, this "weekend stay" situation has led to some undesirable side effects of tenant behavior that the applicant (landlord) is unable or unwilling to prevent/address. In the past, 2 different large wedding party tenants have blocked access to neighbours' driveways with their vehicles, the City has removed snow from the property's sidewalk multiple times, and the landlord has failed to remove a Costco shopping cart that a tenant left on the property in January. These impacts would be mitigated if this property was rented to long-term renters (leases on the order of months or years, not days or weeks). I would not object to an application if the past year had demonstrated to me that the property was to be used for long-term (6 months, 1 year) rental to citizens of Calgary who need an affordable housing option for working or schooling in the area and if the applicant had demonstrated he was a responsible landlord whose governance of his tenants respected our neighborhood and the peaceful enjoyment his neighbours should be allowed.

I understand that the applicant has stated his intention in the near term to rent this proposed 1-bedroom secondary suite to his sister and her entire family who will be new to Canada. However, as an immigrant myself, I reasonably expect this to be a somewhat temporary situation, and the sister's family to soon be able to move into their own (or larger) home. If the economic situation has not improved by then, there is reason to believe based on the current use of the upstairs portion of the property that the secondary suite will also be used as vacation rental to people who do not call Calgary home. As such, it will contribute nothing to the solution of the affordable housing problem for Calgary residents long-term.

I implore you also to consider in your decision the number of concerns expressed by my neighbours during this process. In the Planning Commission review phase, 19 comments of concern or objection were submitted. A door-to-door survey around the neighbourhood noted 30 votes of opposition and 1 vote of support. This is an overwhelming number of residents that have reservations about this application. Furthermore, the Hidden Valley Community Association does not support the conditions of this RC-1 land use redesignation request. If council is to represent the voices of the citizenry it faithfully serves, the degree of concern and opposition to this application should warrant deep consideration and careful and thoughtful voting.

Thank you for your time and consideration of my concerns to inform your voting.

Yours Sincerely,

Julie Leung

Smith, Theresa L.

From: Eugene Armbruster [earmbruster@shaw.ca]
Sent: Tuesday, May 31, 2016 5:56 PM
To: City Clerk
Subject: FW: Application for Land Use Amendent LOC2016-0021 28 Hidden Creek Terrace N.W.

Attention Susan Gray, City Clerk

Dear Susan,

I am forwarding a previous email in regards to the re-designation of 28 Hidden Creek Terrace N.W.

We are very opposed to any re-designation for the reasons mentioned below.

We are located at 19 Hidden Creek Point N.W. directly behind the applicant.

Eugene Armbruster

403 208 1801

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From: Eugene Armbruster [mailto:earmbruster@shaw.ca]
Sent: Thursday, February 18, 2016 8:39 PM
To: 'Sara.Kassa@calgary.ca'
Subject: RE: Application for Land Use Amendent LOC2016-0021 28 Hidden Creek Terrace N.W.

Sara,

I wanted to email you again as I have found out more information from talking to neighbors which reinforces our objections to this re-designation.

1. A Realtor in our neighborhood has said that our homes could de-value by as much as \$100,000.00 if secondary suites are allowed.
2. I have rental homes across the street from me. Again a precedence of allowing this home(behind us) could result in others adding secondary suites. I could therefore be surrounded by homes with secondary suites, including all the vehicles.
3. Street parking is scarce due to the spacing of the homes and would directly impact current residents.
4. Our community association has not supported secondary suits in Hidden Valley/Hanson Ranch and we support that initiative.
5. The Applicant is advertising his home as "vacation rental". If approved there is no guarantee that this will cease from happening leading potential further issues with transient renters.
6. We have also voiced our concerns with our councillor, Mr. Sean Chu.

Again thank you for taking time to log our concerns.

Eugene Armbruster

From: Eugene Armbruster [mailto:earmbruster@shaw.ca]
Sent: Saturday, February 13, 2016 12:19 PM
To: 'Sara.Kassa@calgary.ca'
Subject: Application for Land Use Amendent LOC2016-0021 28 Hidden Creek Terrace N.W.

Smith, Theresa L.

From: Michelle Kempthorne [5kempthornes@gmail.com]
Sent: Wednesday, June 01, 2016 10:01 AM
To: City Clerk
Cc: Chu, Sean
Subject: Fwd: Comments to be included in the AGENDA OF COUNCIL re: LOC2016-0021
Attachments: Comments - RC1s - LOC2016-0021 - 28 Hidden Creek TC NW.docx; ATT00001.htm

Importance: High

Hello,

On May 25, I submitted feedback about LOC2016-0021 to the Office of the City Clerk.

I also asked two questions regarding:

- 1) when and how the City Council agenda would be posted
- 2) when/if I needed to provide 35 copies of the survey/petition, that I submitted as part of my email comments.

The deadline to provide comments is tomorrow, June 2, and I have not received any type of response from the Office of the City Clerk.

Please provide answers, so that I get an idea of when this application will be discussed during the meeting, and I know when/if I'm required to provide copies of the survey/petition.

Regards,
Michelle Kempthorne

Begin forwarded message:

From: Michelle Kempthorne <5kempthornes@gmail.com>
Subject: Comments to be included in the AGENDA OF COUNCIL re: LOC2016-0021
Date: May 25, 2016 at 4:42:38 PM MDT
To: cityclerk@calgary.ca

ATTENTION: Office of the City Clerk

The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

RE: LOC2016-0021

Dear Susan Gray,

The attached letter regarding LOC2016-0021 includes a petition with residents' signatures, that I conducted from Feb 12-15, 2016. Please let me know if you need me to provide 35 copies of this petition prior to the Council meeting that will be held on June 13, 2016, commencing at 9:30am.

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When will the Council Agenda be published online for this meeting? Could you please forward me the weblink, where I'll be able to access this information, once it's posted.

Regards,
Michelle Kempthorne

May 25, 2016

Attention: Honourable City Councillors

My family and 29 other families are opposed to the application for redesignating #28 Hidden Creek Terrace NW from an R-C1 to R-C1s, for several reasons:

- 1) No Alternative Parking Available
 - a. there are no back lanes to provide alternate parking for Hidden Creek TC NW
 - b. nearby HIDDEN CREEK WY is not available for long term parking, as it is a City designated snow route
- 2) Lot is Too Small
 - a. the parcel (#28 HIDDEN CREEK TC NW) width is 12.2 metres and R-C1s require a minimum 15m parcel width
- 3) Property Successfully Rented, as RC1, for 8+years
 - a. the owner states that the house is difficult to rent as a single property
 - i. April 2007 to June 2014 it was rented to another single family
 - ii. ~Aug 2014 to ~July 2015 the property was rented to a single family
 - iii. as of September, 2015, the house has been used exclusively as a short-term vacation rental property
 - b. according to the City's Property Report, this property is a 4 level split house with 1890sqft (not 2000sqft as stated in owner's application) Additionally, only ~half of the basement space would be available for development, as the other half is a crawl space
- 4) 19 Online Comments Opposed to Application
 - a. 19 neighbours submitted online comments to the File Manager against this application, prior to the CPC meeting on March 10, 2016.
- 5) Petition Results – 97% Opposed
 - a. 30 neighbours stated their opposition to the application; petition conducted from Feb 12-15, 2016 (see attached file)
 - b. 1 person supported the application
- 6) Current RC1 Parking Needs Exceed 2 Spots
 - a. as a single rental dwelling, this property frequently exceeds the current parking requirements of Bylaw 1P2007
 - b. large wedding parties and groups with more than one vehicle have rented this property and often use more than 2 parking spots for just this single dwelling
 - c. adding a secondary suite to the property will therefore require the property to provide more than 2 parking spots - which is not available



*Saturday, March 12, 2016 at 10:45am
(looking NW)*

- *6 black vehicles associated with the rental property parked in front #28/#25
- black car partially blocking driveway of #25 HIDDEN CREEK TC NW

- 7) Property Not Adding to Calgary's Rental Inventory
 - a. this property is not adding inventory to Calgary's rental inventory
 - i. since Sept/15 it's been used as a hotel/vacation property
 - b. according to the owner's application, he stated that adding safe long-term rental properties was the reason for creating a secondary suite.

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- c. clicking on the owner's profile on #28 HIDDEN CREEK TC NW's airbnb.ca website, leads to client comments which indicate that the owner manages other vacation rental properties
 - i. https://www.airbnb.ca/rooms/7112381?check_in=2016-04-05&check_out=2016-04-08&guests=4&locale=en&s=ly2boh5H#photos

8) Pedestrian Safety Affected by Increased Street Parking

- a. 3 school buses from the CBE and the CSSD use HIDDEN CREEK TC NW to transport children to school.
- b. increasing the density of dwellings in an area lacking back lanes will increase the amount of vehicles that are required to use street parking
- c. this will decrease the safety of children who don't always look before crossing the street

9) CPC Member Dismisses Concerns After "Sunday Drive-By"

- a. at the CPC meeting on March 10th, one member dismissed residents' daily observations and the City of Calgary's service records. The member stated that when they drove by the property on a Sunday afternoon, in March, they observed that there was adequate parking and the property looked well taken.
 - i. the lawn and flowerbeds were dormant in March
 - ii. parking observations made mid-day on weekends don't represent the parking requirements of a community on weeknights (especially when weekend renters have already "checked out", by Sunday afternoon).
 - iii. the City of Calgary has removed snow from this property, two times over the past 2 winters (2016 - Service request number 16-00036867)
 - iv. May 18, 2016 was the first time the owner watered the property's lawns – note: #28 Hidden Creek TC's parched lawn that's covered in dandelions.



*green lawns across the street & on either side of #28 Hidden Creek TC
 *most other neighbours began landscaping and lawn maintenance in April because of early spring weather and lack of moisture

- v. the owner has not removed a Costco cart that has been parked beside his property since Jan 2016

10) Increasing Density in RC1 Areas Leads to an Increase in Unidriveways

- a. at the CPC meeting, another member didn't believe that photos of uni-driveways was relevant to discussions about this RC1s application
- b. the File Manager, Sara Kassa, explained that I was concerned that if the applicant's property was approved for a secondary suite, it would require more than 2 parking spots
 - i. attached photos showed evidence of how other homeowners in Calgary have paved over most of their front yards to create more parking spots – something we are opposed to
- c. the CPC member stated that most of the photos of uni-driveways looked like they were just "widened slightly" – ignoring the fact that:

- i. the majority of those driveways have not submitted applications and therefore violate the City's driveway bylaws
- ii. without green spaces absorbing run-off, uni-driveways increase the volume of water entering the City's storm system
- iii. to maximize parking, residents remove snow from their driveways directly onto roadways which creates driving hazards
- iv. extended driveways eliminate on street parking for neighbours and visitors
- v. they drastically and negatively change the appearance of neighbourhoods



618 Panamount BV NW



582 & 578 Panamount BV NW



482 Panamount BV NW

The City of Calgary has requirements for many different land uses and businesses, but has not yet addressed the growing issue of single family dwellings that are being used as short-term vacation rental properties and how that negatively impacts neighbourhoods.

The City of Calgary is also not enforcing the hundreds of driveway widening bylaw infractions that are the direct result of increasing the density of RC1 neighbourhoods.

If the property owner of #28 HIDDEN CREEK TERRACE NW wanted to purchase an income property, with the option of dividing a single family dwelling into multiple-family housing, than he should have purchased that a house in communities that already permit secondary suites.

Allowing one property owner's request to create a secondary suite to increase his income, should not be approved when it goes against the wishes of 97% of all the other residents who live in the neighbourhood, and will be negatively impacted by this change, on a daily basis.

Therefore, this application should be rejected and #28 Hidden Creek TC should remain a RC-1.

Sincerely,
Michelle & Kevin Kempthorne

32 Hidden Creek TC NW
Calgary AB
T3A 6J7

Do you support the redesignation of #28 Hidden Creek TC NW from RC1 to RC1-S to allow a secondary suite to be built on the property?

NO	5	Hidden Creek TC		
NO	9	Hidden Creek TC		
NO	13	Hidden Creek TC		
NO	17	Hidden Creek TC		
NO	21	Hidden Creek TC	MARCE DE CAMPOS	
NO	25	Hidden Creek TC	Emelle Wright	Emelle Wright
NO	29	Hidden Creek TC	Chuck Wong	
NO	33	Hidden Creek TC	Lucia Wong	
NO	37	Hidden Creek TC	Carol Rodriguez	Carol Rodriguez
NO	41	Hidden Creek TC	Antonella Gaudet	Antonella Gaudet
NO	45	Hidden Creek TC	Ken Switah	Ken Switah
NO	49	Hidden Creek TC	Amanda Yusuf	Lee Yousef
NO	53	Hidden Creek TC	Bob McCallan	Bob McCallan
NO	57	Hidden Creek TC	Lynn Cannon	Lynn Cannon
NO	61	Hidden Creek TC	John Spilsburg	
NO	65	Hidden Creek TC	Garry Baker	Garry Baker
NO	69	Hidden Creek TC	CHRISTINE BAKER	Baker
NO	73	Hidden Creek TC	Nbir Chakraborty	
	77	Hidden Creek TC		
NO	33	Hidden Creek TC	Mr. Chakraborty	Mr. Chakraborty

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Do you support the redesignation of #28 Hidden Creek TC NW from RC1 to RC1-S to allow a secondary suite to be built on the property?



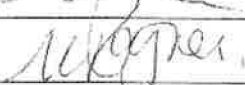
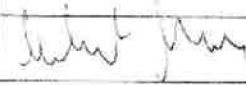

No	20	Hidden Creek TC	Jeffrey Marcus Marianne Marcus	[Signature]
No	24	Hidden Creek TC	Joe Sim Bette Sim	[Signature]
No	28	Hidden Creek TC		
No	32	Hidden Creek TC	Michelle Kempthorne Kevin Kempthorne	M. Kempthorne
	36	Hidden Creek TC		[Signature]
No	40	Hidden Creek TC	Kim Ambrose	Kim A.
	44	Hidden Creek TC		
No	48	Hidden Creek TC	NO WRITING	[Signature]
No	52	Hidden Creek TC	Mark Boshart Kelsey Greig	Mark Boshart Kelsey Greig
	56	Hidden Creek TC		
Yes	15	Hidden Creek PT	Ashley Palin	Ashley Palin
No	19	Hidden Creek PT	Kim Ambrose	E. Ambrose
	23	Hidden Creek PT		
	27	Hidden Creek PT		
No	31	Hidden Creek PT	Darren Reichel	D. Reichel
No	35	Hidden Creek PT	VIKRAM BAKSHI	V. Bakshi
No	39	Hidden Creek PT	Shelton	SHELTON
No	43	Hidden Creek PT	Kevin Newton	K. Newton
	47	Hidden Creek PT		
	48			

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Do you support the redesignation of #28 Hidden Creek TC NW from RC1 to RC1-S to allow a secondary suite to be built on the property?

	56	Hidden Creek PT		
	54	Hidden Creek PT		
	50	Hidden Creek PT		
	46	Hidden Creek PT		
	42	Hidden Creek PT		
	38	Hidden Creek PT		
	34	Hidden Creek PT		
	30	Hidden Creek PT		
	26	Hidden Creek PT		
	22	Hidden Creek PT		
	18	Hidden Creek PT		
	14	Hidden Creek PT		
	10	Hidden Creek PT		
	6	Hidden Creek PT		
No	1609	Hidden Creek WY	Gang Smith No	
NO	1613	Hidden Creek WY	GAUTAM SINHA NO	
No	1617	Hidden Creek WY	Martha Rayner No	
No	1621	Hidden Creek WY		
No	1625	Hidden Creek WY	Zaid Yonan	

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