

Albrecht, Linda

From: Jack and Zig Serna [jzserna@shaw.ca]
Sent: Wednesday, June 01, 2016 7:19 PM
To: City Clerk
Subject: RE: 905 - Sylvester Crescent SW City of Calgary Bylaw #119D2016

To Whom It May Concern regarding the above captioned subject:

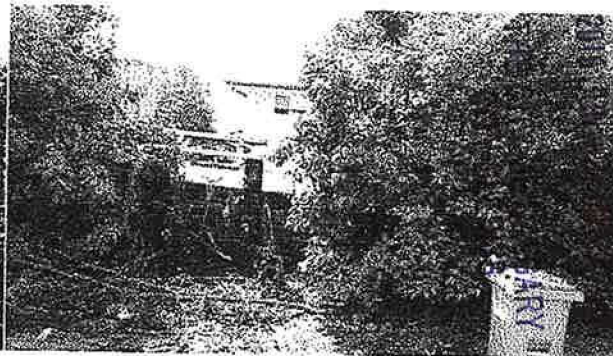
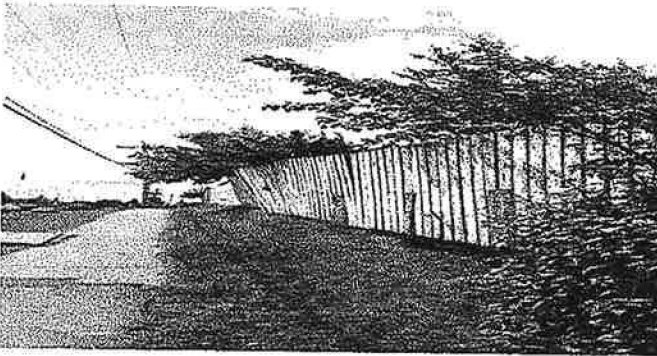
I J.N. Serna wish to express my disapproval on changing R-1 contextual to R-1s zoning.

With the recent Calgary City Council approved zoning changes in Southwood from R-1 contextual to R-1s zoning City Council has embarked on setting a troubling precedent. Residents of Southwood and similar surrounding communities have chosen to purchase their homes and raise their families in a designated single family friendly community. We choose to live here, raise our families and be responsible tax paying citizens. If we want to live in a neighbourhood with multiple residential land use designations then we would not live in Southwood. Once again, we call upon our city councillor Brian Pincott to please show some form of leadership and advocate for the wishes of the majority of his constituents and not cater to special interest groups.

Regards,

J.N. Serna

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2016 JUN -2 AM 7:49
THE CITY OF CALGARY
CITY CLERKS

Bylaw #119D2016 from R1 to R1sSouthwood (WARD 11)
904 Sylvester Crescent SW**May 31st, 2016****To: City Clerk The City of Calgary | Fax: 403-268-2362****Submission by Larry Heather, 627 – 104th Ave. S.W. Calgary, Alberta T2W0A4****Phone: 403-253-0676****RECEIVED****Dear Councillors,**

We residents of Southwood who made the investment some five decades ago to live in dedicated R1 zoning are not just selfish NIMBYS, who do not have the grace of heart and width of spirit to allow people options. We sincerely believe there is a eventual need for most growing families to have their own view of sky and patch of ground. Many residents sense deeply the finer values of R1 zoning but may not be able to articulate them. They seek a level of community living not defined by the lowest common denominator where density becomes the sole defining rule. If they have to move out of the City to find such areas, we lose the most stable tax base income. Of course I have the following concerns about this application:

- ☐ On-street **parking concerns**, such as safety, on-street parking availability and increased traffic. One front parking stall on street in front of house is off limits due to school bus parking
- ☐ Impacts on surrounding **property values** as R1 zoning is disintegrated and value transferred to secondary suite owner.
- ☐ Impacts on **community safety and security**.
- ☐ Increased **rental properties** in the community already, east of Elbow Dr..
- ☐ Impacts on the existing community character, **ability to know neighbors and monitoring suspicious activity**.
- ☐ TOD parking starvation for Anderson and Southland LRT's will flood Southwood with **desperate parkers**.

The mixed housing 'one vision fits all' dominance of the current MDP is self-limiting and adversarial to the ascending aspirations of families seeking security and privacy in raising their families. People who study history may remember the Tragedy of the Commons in England. Commons owned by no one, end up being maintained and protected by no one. One title, two self-contained dwellings, trend to conflicted sovereignty, from which the applying owner or next owner often moves out. The sense that a community has largely lost its right to self-determination erodes investment value and long-term residency appeal and leads to higher turnover.

We who object, instinctively feel that a sole quest for secondary suites improves only one dimension, density, while diminishing many other dimensions. Infectious spread of diminished responsibility is slowed in R1 communities. People are increasingly reluctant to invest for the future, organize useful projects, or initiate any other costly undertakings in the presence of diminishing property rights. Owners naturally under-invest in maintaining a collectively occupied domain for the reason that it ceases to be under their direct supervision, and may yield only a fraction of the benefits needed to justify and maintain it.

Drug houses, grow-ops and poor community standards enforcement are self-fulfilling prophecies in communities that have lost a sense of self determination. Southwood is seeing these trends emerging.

When land use formalizes double density domains in an R1 zone, nothing can change it back. Please respect the existing hard-won investments of the property owners in R1 Southwood and turn this application down.

Yours Truly, Larry Heather