

Albrecht, Linda

From: Glenn Cunningham [glenncunningham54@gmail.com]
Sent: Tuesday, March 22, 2016 11:54 AM
To: City Clerk
Subject: 52-45 St SW, rezoning

I live down the street from this house
I have previously lodged an objection to the rezoning of this lot from R-C1 to R-C1s
the issue seems now to have resurrected its head again
could you please explain what is going on
thank you

Glenn Cunningham
7-45 St SW
403-242-2199

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2016 MAR 22 PM 12:42
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Albrecht, Linda

From: Glenn Cunningham [glenncunningham54@gmail.com]
Sent: Tuesday, March 22, 2016 2:25 PM
To: City Clerk
Subject: Bylaw: 43D2016, 52- 45 St SW

I'd like to have my objection to the rezoning of the residential house lot at 52-45 St SW, Calgary from R-C1 to R-C1s put down in the records

I believe that allowing the rezoning would open the flood gates to many other developers like this person to come into the Wildwood neighbourhood and follow suite

developers are only interested in money and don't care about quality of life.

I am a true resident of Wildwood who has been here for 29 years

this would greatly change the character of Wildwood for the worse

1) first of all the residential density in the area would greatly increase
if the rezoning was approved

2) this particular house sits on 45 St at a triple junction with Wildwood Dr. and Woodlark.

the owner of this lot also owns the adjacent lot and would no doubt apply for the same rezoning for it.

visibility is poor as it is at this corner never mind adding more parked and moving cars along with more people to the area.

3) as this rezoning spread through Wildwood there would be significant resulting congestion, additional noise and parking problems.

4) rezoning would bring traffic and dangerous speed and driving to the allies
along with parked cars

5) rezoning would bring low income people and the resulting crime and pollution
(litter) to the area.

is the City willing to pledge funds to pay for robberies and people getting
house alarms- I have suffered neither up to this point.

I thank you for your time and hope that you will give serious consideration to my objections.

I know that there is a bias in the City as to increasing residential densities, however this is why there are different zonings and Wildwood is R-C1 and should stay that way

Sincerely,

Glenn Cunningham
7- 45 St SW
Calgary
403-242-2199

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Albrecht, Linda

From: Jan Schneider [janicecs99@gmail.com]
Sent: Tuesday, March 15, 2016 3:08 PM
To: City Clerk
Subject: Redesignation of 52 45 Street SW

This is in response to the land use redesignation action from R-C1 to R-C1s on the above mentioned property.

We are against the rezoning of this property and reiterate that this area of the city is zoned for single family dwellings. This area was discussed at great length by city council as to rezoning and it was vetoed. The owner of 52 - 45 Street SW knows this as he has lived in the area for a few years, having built two houses in Wildwood. This owner has applied for rezoning for his property once already and is taking another run at it as he has been turned down the first time.

We understand he also owns the house next to his present house that he has not been able to sell. If he gets rezoned for a secondary suite, does this set a precedent for the next door house to have a secondary suite as well?

Sent from my iPad

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2016 MAR 15 PM 4:08
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Gee, Kristin

From: Laurance Jones [pljones5@telus.net]
Sent: Monday, March 28, 2016 11:19 AM
To: City Clerk
Subject: Loc2015-0200 Proposed Bylaw Change. 52 45th Street SW

I am opposed to the above proposed bylaw change. The traffic at this particular location is already crowded, at times hazardous. As well, when the home /garage were recently built, the bylaw was already set for established density.

Thank you. Any questions, please email or call.

Laurance Jones
11 Woodlark Dr SW

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2016 MAR 28 AM 10:34

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Gee, Kristin

From: loreli willson [lorwill@hotmail.ca]
Sent: Monday, March 28, 2016 12:45 PM
To: City Clerk
Subject: File # Loc2015-0200 backyard suite

City Clerk

Re: File Number: Loc2015-0200 at 52 - 45 Street S.W. in Wildwood district

My husband and I are apposed to allow a suite to be built above the garage of this address. This is a huge huge house, with a four car garage that already does not fit in with the community, and the owner is now requesting to enlarge this by building a suite above the garage! I believe this would change the zoning of Wildwood community allowing any type of a suite/apartment to be built. The owner of #52 has also purchased the modest size house next door to him, and if the above request is passed I am sure the next step he will take is to apply for permit to build an apartment building. As our district dead ends at the river bank I believe the additional traffic of suites in the area will greatly increase, causing problems as there is no through traffic, all traffic must exit to Bow Trail to leave the area and as you know it has very heavy traffic due to all the new communities west of Sarcee Trail.

The traffic has already increased with more people using Edworthy Park along the river and the off-leash dog walk area on top of the hill.

Loreli Willson

This email has been checked for viruses by Avast antivirus software.

[https://urldefense.proofpoint.com/v2/url?u=https-](https://urldefense.proofpoint.com/v2/url?u=https-3A_www.avast.com_antivirus&d=CwICaQ&c=jdm1Hby_BzoqwoYzPsUCHSCnNps9LuidNkyKDuvdq3M&r=T4SyBiH0fKhsiW5ZZ1ZQ1WZicZQzOnAnPNrgKYxncKg&m=006vET4KX4Yf5FmwfHwj5_UyP4_TalQRlrVB9yoP82U&s=ze4w1pHbPtQ-3M-JagzgSH2oBK9Z2au8HJo4nIDF0KA&e=)

[3A_www.avast.com_antivirus&d=CwICaQ&c=jdm1Hby_BzoqwoYzPsUCHSCnNps9LuidNkyKDuvdq3M&r=T4SyBiH0fKhsiW5ZZ1ZQ1WZicZQzOnAnPNrgKYxncKg&m=006vET4KX4Yf5FmwfHwj5_UyP4_TalQRlrVB9yoP82U&s=ze4w1pHbPtQ-3M-JagzgSH2oBK9Z2au8HJo4nIDF0KA&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A_www.avast.com_antivirus&d=CwICaQ&c=jdm1Hby_BzoqwoYzPsUCHSCnNps9LuidNkyKDuvdq3M&r=T4SyBiH0fKhsiW5ZZ1ZQ1WZicZQzOnAnPNrgKYxncKg&m=006vET4KX4Yf5FmwfHwj5_UyP4_TalQRlrVB9yoP82U&s=ze4w1pHbPtQ-3M-JagzgSH2oBK9Z2au8HJo4nIDF0KA&e=)

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2016 MAR 28 PM 12:22
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Smith, Theresa L.

From: Clive & Wil Watson [watsoncw@telus.net]
Sent: Monday, March 28, 2016 9:05 PM
To: City Clerk
Cc: Councillors Office Contact; development@mywildwood.ca
Subject: File Number LOC2015-0200 52 45th Street SW - OPPOSED
Attachments: Letter to City Clerk 52 45 St.pdf; ATT00001.htm

Re: File Number LOC2015-0200 52 45th Street SW

As nearby neighbors to this location, we are writing to inform you that we are OPPOSED to this Re-designation. Our reasons are as follows:

- This newly built house is already an eyesore compared to the bungalows in the vicinity. How it possibly got approved as a "Contextual" building makes one seriously wonder about the "context" used and the Development process in the City as a whole.
- This house has 4271 square feet of living space; we wonder why it needs a secondary suite or, even worse, a backyard suite.
- The house is extremely tall and takes up most of the width of the pie shaped lot, with the exception of 2 small triangles on the side of the house. In addition it has a triple car garage. It is surrounded by bungalows. While it is technically within the allowable percentage use of space, anyone physically observing the location would realize that this allowance is strictly based on a paper calculation and not on common sense. Adding a secondary suite on top of the garages would make this a high occupancy lot.
- This location is on a corner and 2 cars are already regularly parked out front of the house. Additional parked vehicles will further impair peoples' vision negotiating this corner.
- The main house has large windows at the back of the house. As the occupants of the main house probably won't want to have someone watching them all the time, it is very likely that a proposed backyard suite, built on top of the garage, will be required to have windows into the lane or sides looking into the bungalows across the back lane as well as the neighbours to the side.
- At the Council meeting last year that proposed a blanket rezoning to allow secondary suites in Ward 8 (including Wildwood), it was reported that over 90% of people in Wildwood responding to a questionnaire were against secondary suites in the area, which is mainly RC-1. Adding secondary suites, especially backyard suites, is essentially an underhanded method of creating an RC-2.

Attached is a PDF containing this letter and some photographs illustrating the various points.

We will be on vacation for the meeting with Council on April 11. We would appreciate it if this could be read into the record at that time.

Again, let us reiterate, we are OPPOSED to this Re-designation.

Yours truly
Clive and Willemina Watson

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2016 MAR 29 AM 8:19

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Point #1



Point #1



Point #1 and #4



Point #1 and #4



Bungalows across back lane

Smith, Theresa L.

From: Lynn Brown [lhb9956@gmail.com]
Sent: Monday, March 28, 2016 4:36 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 8
Subject: Proposed Land Use Bylaw Amendment (#43D2016) - 52-45 St SW

I am a home owner in Wildwood and am opposed to the proposed amendment to the bylaw to allow a change in the land use from R-C1 to R-C1s for the property located at 45 Street SW, Calgary.

I am opposed for two reasons:

1) The owner recently built this home and did not provide enough parking for his large motorcycle/ATV trailer when he developed this lot. He currently parks the unattached trailer, that he owned before he built this home, either in the driveway or in the lane behind the neighbouring house (#56 - 45 St SW) that he also owns and which is up for sale. The owner has told us he is a builder/developer. Given his experience in building, it is concerning that when he designed and built the garage behind his house that he did not provide a parking space for this large trailer. Now that the home and garage are built, I suspect he will not have the proper parking for any tenants either.

2) While I am not opposed to secondary suites in inner city neighbourhoods, I am opposed to this one-off type of development. We need a comprehensive policy developed for the whole of Wildwood (i.e. rules on owner-occupied homes with tenants, parking, etc). Allowing this development on a one-off basis does not address the need to develop a comprehensive policy and runs counter to the vote in June 2015, where City Council voted against a rezoning bylaw for Ward 8 and other wards, that would have allowed unrestricted secondary suites.

I hope you will take my concerns into consideration when the matter is heard by the city.

Sincerely,

Lynn Brown
56 Wimbledon Drive SW
Calgary

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2016 MAR 29 AM 9:06
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Smith, Theresa L.

From: Brenda Jones [jones_brenda@icloud.com]
Sent: Tuesday, March 29, 2016 9:39 PM
To: City Clerk
Subject: 52 45th St SW -- Loc2015-0200

I strongly oppose the proposed land use bylaw amendment. Do not increase density in our neighbourhood.

Brenda Jones

Sent from my iPad

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2016 MAR 30 AM 7:49
THE CITY OF CALGARY
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Smith, Theresa L.

From: Gail Jones [gjones5@telus.net]
Sent: Tuesday, March 29, 2016 9:34 PM
To: City Clerk
Subject: File Loc2015-0200 Land Use Bylaw Amendment 52 45th St. SW

I am not in favour of this Bylaw Amendment as I recently purchased a home in Wildwood as it was RC-C1 for single family homes.

Gail Jones

Sent from my iPad

RECEIVED
2016 MAR 30 AM 7:48
THE CITY OF CALGARY
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Smith, Theresa L.

From: Lynn Huntley [lynnhunt@telus.net]
Sent: Wednesday, March 30, 2016 7:58 PM
To: City Clerk
Cc: advocacy@mywildwood.ca; Development
Subject: Land Use Bylaw Amendment, File Number Loc2015-0200, 52 45 Street SW

In June of 2015, City Council defeated a proposed bylaw to rezone four inner-city wards that would allow residents to develop secondary or backyard suites. I live in Wildwood which is in Ward 8, one of those wards that was spared re-zoning. However, much to my surprise, in late 2015, my neighbour made an application to rezone his lot at 52 45 Street SW from R-C1 to R-C1s (File Number Loc2015-0200). Much to my disappointment, the application has passed through the City's Development department and is before City Council for approval. City Council is again voting on whether secondary suites should be allowed in Ward 8.

But wait - Council already voted against rezoning in Ward 8. So why is it that no does not mean no? My primary concern with allowing secondary and back yard suites in Wildwood centres around traffic; the volume and subsequent flow of traffic in the community as well as the safety of its residents. Wildwood was built in the 1950's when one car per family was the norm. Today, two cars per family is more typical. This means that over the past 60 years, there has been an increasing traffic burden on the community. Given many houses have single car garages or none at all, on-street parking is common. Wildlife, our pets and children are at more and more risk with each and every vehicle added to the streets of Wildwood. Also consider that Wildwood is the vehicular gateway for Edworthy Park. There are only five access and egress points for Wildwood and two of those force the driver to turn right only onto Bow Trail. Getting into but especially out of Wildwood is becoming more and more difficult and time consuming. Being bordered on three sides by green space makes it impossible to find alternate routes. City Council may be reviewing only one application today for rezoning in Wildwood but you can't ignore the negative cumulative effects on my community from the additional applications sure to follow if this one is approved. Please help me protect Wildwood by saying no again to secondary and backyard suites.

Lynn Huntley
14 Woodlark Drive SW

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2016 MAR 31 AM 7:45
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