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March 26, 2016

2016 MAR 29 AM 8:46

Calgary City Council

THE CITY OF CALGARY
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RE: Bylaw 45D2016

First and foremost we ***strongly*** object to the redesignation of number 89 Royal Crest Terrace NW (Plan 9712381, Block 2, Lot 8) from Residential -Contextual One Dwelling (R-C1) District to Residential Contextual One Dwelling (R-C1s) District.

The Calgary Planning Commission voted 8-0 in favour of a redesignation, despite receiving 6 letters of objection from the residents that will be directly affected by this precedent. The elected officials on this committee are supposed to represent the public, even though Councillor Gian-Carlo Carra and Councillor Shane Keating are not Ward 2's council members they still have a duty to go with the majority and in this case all the residents involved said no .

My neighbours and I chose to buy in an Estate area and we paid a premium for that privilege and pay the high taxes that come with living in this area We CHOSE to do so because this is the kind of neighbourhood we want to live in. Mr. Kabir is asking his neighbours to subsidize choices that he is making, for example sending a daughter to the US for schooling. It is not our obligation to have a lifestyle that we want to be affected by Mr. Kabir's decision. If he needs the financial assistance of renting his basement out to support his family's decision to educate his children out of the country, perhaps he should sell and move to an area already zoned for basement suites or consult a financial planner.

This is a precedent setting decision. We already have two or three rental properties on each of our respective blocks. What will stop those homeowners from applying for R-C1's designations once precedence is set?

I can appreciate that the tone of this letter sounds rather NIMBY, but I don't care, my partner and I picked Royal Oak Estates for a reason. We picked it for the single-family living, the privacy of the berm in our backyard and to escape the high-rise condo we lived in downtown.

Thank you,

Kelli Erasmus
Glen Tarrant
35 Royal Crest Way NW
T3G 4M7

March 29, 2016

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2016 MAR 30 AM 7:42

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5
cityclerk@calgary.ca

Land Use Designation Zoning - Royal Oak Bylaw 45D2016

Please note:

The letter below was sent to the City of Calgary dated December 9, 2015 when the homeowner in question submitted the exact same request for rezoning in order to put in a legal basement suite. We have not been informed as to why this application is being issued for the second time. Is there a limit to the number of applications that can be drawn for the same purpose? These requests for comments are becoming a level of effort on behalf of ourselves, neighbours and the planning department that needs to be closed.

Please see below our previous response which still stands.

Original letter was emailed to City of Calgary on December 9, 2015

Michael Angrove, File Manager
Planning, Development and Assessment, IMC #8076
PO Box 2100 Station M
Calgary AB T2P 2M5
Phone: (403) 268-2170 Fax: (403) 268-3636
Email: Michael.angrove@calgary.ca

Application for Land Use Amendment: LOC2015-0181
Location: 89 Royal Crest Terrace NW

Dear Mr. Angrove:

We live at 92 Royal Crest Terrace and are the neighbours across the street from the applicant. We are completely against the rezoning of our area to include basement suites, as are many of our neighbours. We are also disappointed to know that only four homes (including) ours received this note in our mailbox. There was a small white sign placed out front of their home which blends in with the snow, however, one neighbor walked door to door to inform our neighbours and several were unaware of the sign. This change would affect our entire street and neighbourhood.

We purchased our home ten (10) years ago in Royal Oak Estates. At that time we fell in love with the area and the fact that it was a single family dwelling area safe for our children. To change this to include basement suites would cause changes to our area that we are not in favor of. One major concern we have is parking. There is no guarantee as to how many people are going to live in the basement suite and how many cars they will own and be wanting to park. We certainly do not want someone parking out front of our home all the time or all over the street. As a growing street, there are already many families with young children, and the additional traffic is not welcomed. Our street is also just off Royal Oak Road which is a major through fare down to the C-train and out of the area. To approve this request may set a precedent for which we do not support.

With regard to the applicant's submission that the rent would add additional income to reduce their expenses; adults choose to live where they do within their own financial means. They themselves should explore restructuring their finances, if living in Royal Oak Estates is no longer a fit.

We trust you will take into consideration our request for refusal and that of our unsolicited neighbours. We want to maintain our single family home status, safe conditions for the children and maintain the value of our home. Please keep us posted with developments so we may consider further actions.

Thank you for your consideration,

Richard & Anne Szwarc
92 Royal Crest Terrace NW
Calgary, AB
T3G 4M2
403-374-0945

Smith, Theresa L.

From: ken kuresh [kwkuresh@hotmail.com]
Sent: Wednesday, March 30, 2016 9:34 PM
To: City Clerk
Cc: Laurice Kuresh
Subject: 89 Royal Crest Terrace NW

Attention: City Clerk, City Hall Calgary,

With respect to the latest application before us, our view hasn't changed regarding land use re-designation at this property. Following is the correspondence from the previous attempt on December 15, 2015 and still represents our position at this time.

With respect to our rights, at minimum a longer waiting period should be imposed between applications.

Respectfully again,

Ken and Laurice Kuresh
77 Royal Crest Terrace NW
Calgary, AB T3G 4M2
Phone: 4032083737

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2016 MAR 31 AM 7:41
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CITY CLERKS

From: Angrove, Michael C. <Michael.Angrove@calgary.ca>
Sent: December 16, 2015 7:20 AM
To: 'ken kuresh'
Subject: RE: LOC2015-0181 89 Royal Crest Terrace NW

Good morning Ken & Laurice,

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 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).

To follow this application online please use the following website, which was recently launched by the City:

<https://developmentmap.calgary.ca/>

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

From: ken kuresh [mailto:kwkuresh@hotmail.com]
Sent: Tuesday, December 15, 2015 10:47 PM
To: Angrove, Michael C.
Cc: Laurice Kuresh
Subject: LOC2015-0181 89 Royal Crest Terrace NW

To: Michael Angrove, File Manager
Planning, Development and Assessment

Date: December 15, 2015

Dear Michael Angrove,

We are writing to oppose the application LOC2015-0181. We had moved to Royal Oak in 1998 leaving an inner city infill area. The area had a mixture of basement suites many illegal, infill houses, as well as duplex construction and original single family homes. The planning at the time for the area was a 'free for all' with developers making money hand over fist leaving the area turned upside down with all sorts of issues such as higher density, noisier, smaller lot size, higher residential traffic volumes, and of course, street parking congestion forcing residents to go to the placard system. Therefore our solution was to move to our house in Royal Oak to remove many of these concerns that cropped up in our old neighborhood.

With respect to our neighbor, we feel this is the same assault to our standard of living we suffered in our previous neighborhood only disguised differently. Although the lots won't be split, the other concerns are valid in our view. Once the precedent is set it will be only a matter of time before the landlords move in to make the almighty dollar and change the character of the neighborhood forever! We moved here for the suburban lifestyle, not for higher density development.

As more land use changes take effect, our quiet streets will become busy with vehicles making our choke points excessive. We wish our street and area stay as it was envisioned and originally designed. This proposal is opening a can of worms that will only benefit a few but will irritate many. Secondary suite development favours the inner city not a suburban community.

Please don't ruin our street and neighborhood,

Ken and Laurice Kuresh
77 Royal Crest Terrace NW
Phone: 4032083737

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Smith, Theresa L.

From: Eric Coil [eric_coil@sbcglobal.net]
Sent: Wednesday, March 30, 2016 11:46 AM
To: City Clerk; Coil Karen (CA - Alberta)
Subject: Monday April 11 2016 public hearing for Royal Oak BYLAW 45D2016

Good Morning,

I am writing in regards to my neighbour who wants to redesignate his land at 89 Royal Crest Terrace NW (Plan 9712381, Block 2, Lot 8) from RC1 to RC1s district.

I am **not** in favour of this due to the fact that parking is very limited in my neighbourhood. They could rent it to a couple that has one or two cars and then it would be very crowded in our part of the street, which is a semi-circle. Parking is an issue as it stands today, and there is not enough room. Even though the zoning department states that they have adequate parking, as I live here, there is not enough room for more cars on this part of the street.

This is also a matter of choice for this family. Currently we have a neighbour who lost his job on this street and they are now having to sell their house to move to one in which they can afford. The neighbour at 89 Royal Crest Terrace is wanting to be able to rent out his downstairs so they can send their child to a **US School**. He is wanting to take money from a hurting Alberta economy and send it to the US. Not only is he taking money away from Canada, but the likelihood of that student coming back to Canada is slim due to the fact that most people will stay in the area that they go to University to. The neighbour at 89 Royal Crest could sell his house to a single family and move to a neighbourhood that he can rent his downstairs out too or to a less expensive home to where he could send his child to a US University, as they are choosing not to send their child to a Canadian University.

This effects us hard working Canadians because the property values will go down, as no one wants to live next to a house that can rent out there downstairs. This in turn lowers the tax base as our house values decrease. We chose to move to this part of the neighbourhood and paid a premium to live next to single family dwellings. We would like to keep this neighbourhood to single family dwellings and not multiple family dwellings. Our neighbour next door currently rents his house and I am sure they would move to request for that house to be zoned so that they can also rent to multiple families as they can then make more income off of that home. If 89 Royal Crest Terrace gets rezoned what would stop this neighbour from requesting the same thing? People who rent property lose a certain amount of control once that property is rented. Even though it is his responsibility to get good renters, if he gets a less than ideal one, we the neighbours may also suffer.

We are currently good neighbours so I am scared that this could backlash against this relationship that we have, but he also did not ask for my opinion before seeking a rezoning, which we disagree with. Every person that I have talked with that lives around 89 Royal Crest Terrace disagrees with this rezoning request and does not want it. According to the zoning department there is no one within the vicinity that has an RC1s, so we should keep this part of the neighbourhood the same and deny this request. If council agrees to have this house rezoned then you are disagreeing with multiple

home owners who do not want this to happen, so that this person can send their child to a **US School**.

Please take this email as a written submission as a representation to City Council to have this zoning change request denied. Let me know if there is anything else you need from us in regards to this.

Best Regards,

Eric & Karen Coil
85 Royal Crest Terrace NW

Smith, Theresa L.

From: Barb Cousens [bcous@shaw.ca]
Sent: Wednesday, March 30, 2016 9:05 PM
To: City Clerk
Cc: president@rrroca.org; planning@rrroca.org
Subject: Application for Land Use Ammendment: LOC 2015-0181 Location 89 Royal Crest Terrace NW - second submission

Attention: City Clerk's Office, Legislative Service Division #8007
The City of Calgary

Re: **Planning, Development, and Assessment Application for Land Use Amendment: LOC 2015-0181**

Location: 89 Royal Crest Terrace NW

Application to change land use Residential Contextual **One Dwelling (R-C1)** District – to Residential Contextual **One Dwelling (R-C1s) (Secondary Suite)** District

*You will recall that we made a submission on **December 4, 2015**. The street signs are once again displayed so for a **second time we would like to oppose this application for the following reasons:***

The Calgary Planning Commission should be made aware of the following:

1. The street on which this property is located is currently a vehicle parking nightmare. There is an inadequate number of parking locations for existing vehicles of homeowners.
2. A basement suite could bring in two to four additional vehicles depending on the number of the renters.
3. Royal Oak was advertised and sold as a community of single family dwellings.
4. Further, Royal Crest Terrace is part of Royal Oak Estates where architectural restrictions were adhered to by the builders and all homeowners accepted this upon purchase. A Secondary Suite does not fit with the restrictions homeowners accepted.

Thus, a basement suite in this community creates a unacceptable street parking situation and it flies in the face of Royal Oak Estates Homeowner Agreement.

Therefore, a basement suite at 89 Royal Crest Terrace should not be allowed.

William (Bill) Cousens
Barbara Cousens

Homeowners
65 Royal Crest Terrace NW
Calgary, T3G 4M2
403-239-5422

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