

Smith, Theresa L.

From: Carol Doris [caroldoris@shaw.ca]
Sent: Tuesday, March 29, 2016 1:51 PM
To: City Clerk
Subject: #54D2016

Dear City Council

This letter is written to protest, the change in designation of our area to a R 2 area, from our present R 1. As a longtime resident of Southwood, I feel that we are being bulldozed into accepting this designation, with no input, other than our letters of non acceptance. Specifically I am referring to residence 10308 8 St. S.W. Our area is close to the C train station at Southland, and have less than adequate parking for local residences, unless 2 hr permit areas are designated. By adding more vehicles in rental suites, this does not help the situation. Perhaps council needs to look at a plebiscite for the neighbourhoods involved in this process. It makes it a more democratic process for all of those directly involved. This is not a NIMBY reaction, but one based on purchasing a home in an area that has always been R 1 designation. Hoping council will take into consideration, those of us who live and pay taxes to live in this neighborhood.

Sincerely Carol Doris 615 Seymour Ave. S.W. Calgary phone 403 2550740

Sent from my iPad

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2016 MAR 29 PM 2:48
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Carol Doris [caroldoris@shaw.ca]
Sent: Tuesday, March 29, 2016 1:36 PM
To: City Clerk
Subject: Bylaw #54D2016

To who it may concern,

As a long time resident of Calgary, and Southwood, I am protesting against, our neighborhood, becoming an R 2 designated area. I am particularly concerned about the residence at 10308 8 St. S.W. Changing their residence to a R 2 . I live on 8th St. And have found due to a rise in rentals on this street, and close access to the C train, that the street is nearly impassable as is. With more residence at one home the problem, will only become more congested. I bought my home 50 years ago, and feel that this is not adding to the value of properties in our area. I bought as an R 1 area, and do not agree to it being changed at the will of a few people, who would like added income to their homes. I am hoping council, will listen to those of us who have to live in this area, and respect our wishes. Regards Gerry Doris 10404 8 St. S.W. Ph 403 255 0871

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2016 MAR 29 PM 1:42
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Smith, Theresa L.

From: Jack and Zig Serna [jzserna@shaw.ca]
Sent: Tuesday, March 29, 2016 9:08 AM
To: City Clerk
Subject: 10308 - 8th Street SW Calgary Bylaw #54D2016

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.

If the proposed zoning change is approved by City Council a troubling precedent will have been set. Residents of Southwood and similar surrounding communities have chosen to raise their families in a 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. It is high time our city councillor Brian Pincott shows some leadership and advocates for the wishes of the majority of his constituents and not cater to special interest groups.

Regards,

J.N. Serna

THE CITY OF CALGARY
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2016 MAR 29 AM 9:03

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Smith, Theresa L.

From: STEVE GULYAS [steveg123@shaw.ca]
Sent: Tuesday, March 29, 2016 10:51 AM
To: City Clerk
Subject: By-Law # 54D2016

To whom it may concern, Our names are Steve & Venus Gulyas @ 10231-8th St. S.W Calgary. We live directly across the street 2 houses down. Facing this house in question. I lived in this neighborhood for over 20 years. I personally knew the senior couple who moved out of 10308 8th St. SW. They looked after this house and garden faithfully since before moving out. Now trees are cut down. The hedge looks like an abortion. Torn out seats from a Vehicle sitting on the porch. You would think your in the slums of Detroit. Multiple cars and trucks with carpet hanging out of them is what I see daily. Like looking at a commercial carpet store next to my house. And it looks bad. People coming and going constantly. I think its more of a business being run out of the house. Makes me want to move away from this area. Since moving to the neighborhood in the 1990's as the years have passed when houses get sold in our area they turn into rental units. Renters don't care about the house they live in. In fact it only increases the crime rate. Renters don't look after the home they live in and then that makes the neighborhood look bad. The two houses on the south side of my house (10231-8th St SW) are both rental homes. These are also both directly across the street from 10308. (The house in question). My neighbor don't look after the lawn or the fence that I worked hard to build. The house next to that was rented out by ex convicts who trashed the house. Trashed the back yard. Loud music daily. Physically assaulted me & I had police come out. This is becoming a trend. Its because of rental and illegal suits in the neighborhood. This is why I'm petitioning against this zoning. I'm not a racist. I don't care who lives there or what color they are. All I care about is how they care for the home and the neighborhood. I'm desperately asking council to vote against this because people of this neighborhood will eventually all move out if this continues. This is a settled community. We want to keep it this way.

Regards,

Steve Gulyas
Venus Gulyas

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2016 MAR 29 AM 11:00
THE CITY OF CALGARY
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Smith, Theresa L.

From: Danielle Bertsch [sdbertsch@shaw.ca]
Sent: Tuesday, March 29, 2016 3:38 PM
To: City Clerk
Cc: jerusalem1@shaw.ca
Subject: Bylaw #54D2016

Attention: Calgary City Council

I am writing to express my opposition to the proposed secondary suite application for the residence located at 10308, 8th Street SW in my community of Southwood in Calgary.

My opposition to this increase in population density in my neighbourhood is due to the potential increase in traffic and crime. Since moving onto 8th Street SW in 2006, we have become increasingly concerned with the volume and the speed of traffic on this particular road. Paired with the density of cars parked on the street, I am concerned that an increase to residents also means an increase in the number of speeding cars on the street, leading to safety concerns for my children and other kids, pedestrians and pets in the neighbourhood.

Recently, Canada Post installed community mailboxes across the street from my home, which has already greatly increased the volume of traffic on an otherwise busy 8th Street Southwest. In addition, I believe that R1 residential zoning offers the greets comfort and security for existing and future residents in Southwood as we know that with increased population density comes more crime.

I vehemently oppose the permitting of a secondary suite for 10308 8th Street SW, and any other future developments of the same in my Southwood Community.

Sincerely,
Danielle Bertsch
Southwood Resident

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2016 MAR 29 PM 3:47
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Smith, Theresa L.

From: H D [helen39@shaw.ca]
Sent: Tuesday, March 29, 2016 6:56 PM
To: City Clerk
Subject: Bylaw #54D2016 -- 10308 - 8 St SW

Homeowner at the above address has applied to change their land use from R1 to R1s. I have written to you in the past about the exact same thing. I am **opposed to secondary suites in our community of Southwood and so are most of the residents of Southwood.** HD (last time I signed my name and you were appalled so this time, just my initials. Have a nice day!

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2016 MAR 30 AM 7:47
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March 30th, 2016

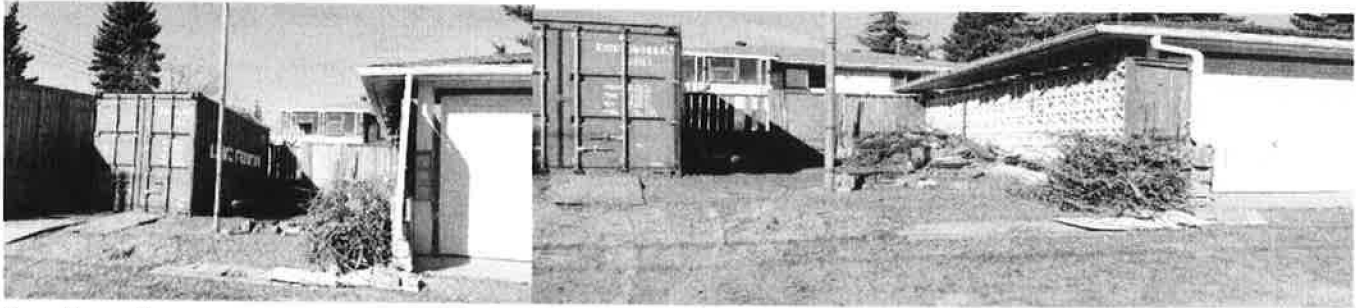
Bylaw #54D2016 from R1 to R1s

Southwood
(WARD 11)
10308 – 8th Street SW

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



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. Some 59 took the time to sign a petition against this application. 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.
- Use of Property and Double Garage and permanent placement of Blue Sea Container to Conduct a roll carpet storage depot. (See below)
- ☐ Impacts on surrounding **property values** as R1 zoning is disintegrated.
- ☐ 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.

It seems clear that the owner is using this property is storing and distributing roll carpets and this makes the garage unusable for parking. And the yard is unsightly when the vans are loading in both front and rear of the property. 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

CPC2016-061
Attachment 2
Letter 8

**Cover Letter to City Clerk of Calgary March 30th,
2016**

ByLaw # 54D2016 Total Faxed 4 Pages.














From Larry Heather 403-253-0676

**Petition against Secondary Suite application at
10308 – 8th Street. SW (Southwood)
for Councillors at the April 11th, 2016 Public Hearing
at City Hall.**

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2016 MAR 31 AM 7:24
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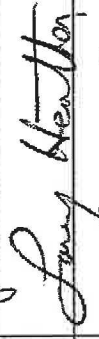







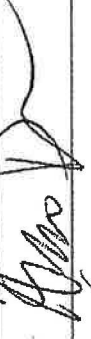


Petition to Preserve R1 Residential Zoning Areas in Southwood

Petition summary and background	Regarding Current Change of Land Use Applications for Secondary Suites In Southwood on 8 th Street SW April 2016	
Action petitioned for	We, the undersigned, are concerned residents of Southwood who urge our City Councilors to not approve the rezoning of R1 contextual to R1s secondary suite at 10308 - 8 th Street SW.	

Name	Signature	Address	Date
Danielle Bertsch		10323 8 th ST SW	Mar. 28/16
CRANK WELSH		10223 8 th ST SW	MAR 31 2016 CITY OF CALGARY CLERK'S
Emily Welan		10223 8 th ST SW	March 28/16
Roberta Dupuis		10311 8 th St. S.W.	March 28/16
Terry Magnusson		812 SEYMOUR AVE SW	March 28/16
WYNNE SPOCKHART		10215 - 7 th St SW	MAR 28/16
FIDEL RUMILAN		10211 - 7 th ST	March 28/16
EDILBERTA RUMILAN		10211 - 7 th ST	March 28/16
ELIE CHAHOU		1019. 7 ST	March 28/16
Pengall		10111 - 7 ST SW	March 28/16
WALTER DUGGER		724 SHERMAN AVE SW	MAR 28/16
STEVE GRUYAS		10231-8 ST. S.W.	March 29/16
Philie Gruyas		10231 - 8 ST. S.W.	March 29/16

2 Petition to Preserve R1 Residential Zoning Areas in Southwood

Petition summary and background	Regarding Current Change of Land Use Applications for Secondary Suites In Southwood on 8th Street SW April 2016
Action petitioned for	We, the undersigned, are concerned residents of Southwood who urge our City Councilors to not approve the rezoning of R1 contextual to R1s secondary suite at 10308 - 8th Street SW.

Name	Signature	Address	Date
FRED BELL		10535 SHILLINGTON CR. SW.	March 30/16
JOANNE BELL		10535 SHILLINGTON CR. SW.	March 30/16
LARRY HEATHER		607 - 104th Ave S.W.	March 30/16
LILLIAN HEATHER		627 - 104th Ave S.W.	MARCH 30/16
ROCHELLE BENNETTE		603 - 104 AVE. SW.	MARCH 30/16
VINCE SANDERS		611 - 104 AVE SW	MARCH 30/16
Rick Kondrat		623 104 Ave SW	MARCH 30/16
Jackie Chalidon		703-104 Ave S.W.	Mar 30 2016
Garrick van der Lee		719-104 Ave S.W.	Mar 30 2016
KAREN DUEHSCHER		724-104 AVE S.W.	MAR 30/16
ARNO DUETSCHER		724-104 AVE S.W.	MAR 30/16
DONNA GUTHRIE		721-104 AVE S.W.	Mar 30/16
MIKE COURAGE		870 - 104 AVE SW	"

4. Petition to Preserve R1 Residential Zoning Areas in Southwood

Petition summary and background	Regarding Current Change of Land Use Applications for Secondary Suites In Southwood on 8 th Street SW April 2016	
Action petitioned for	We, the undersigned, are concerned residents of Southwood who urge our City Councilors to not approve the rezoning of R1 contextual to R1s secondary suite at 10308 - 8 th Street SW.	

Name	Signature	Address	Date
Peter A. Dyck	<i>Peter A. Dyck</i>	10407 - 8 th St SW Calgary	Mar 30/16
LALLA DYCK	<i>Lalla Dyck</i>	10407 - 8 th St SW Calgary	Mar 30/16
LANCE COLINS	<i>Lance Collins</i>	10412 ELBOURNE DR SW	Mar 30/16
CHAOES COLINS	<i>Chaoes Collins</i>	10412 ELBOURNE DR SW	Mar 30/16
C. L. WERTZ	<i>C. L. Wertz</i>	10404 - ELBOURNE DR SW	MAR 30/16
Union Messine	<i>Union Messine</i>	815 Seymour Ave. SW	Mar 30/16
BRIANE MURRAY	<i>B.L. Murray</i>	727 SEYMOUR AVE. SW	MAR 30/16
MARION MURRAY	<i>Marion Murray</i>	727 - Seymour Ave. SW	MAR 30/16
Agnes Bedard	<i>Agnes Bedard</i>	723 Seymour Ave SW	MAR 30/16
Carol Davis	<i>Carol Davis</i>	615 Seymour Ave S.W.	MAR 30/16
Pam Cardwell	<i>Pam Cardwell</i>	10819 Shamrock SW	MAR 30/16
Ronald Dean	<i>R. S. Dean</i>	708 Shamrock Ave SW	Mar 30/16
Ellen Dean	<i>ELLEN DEAN</i>	708 Shamrock Ave, SW.	Mar 30/16

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THE CITY OF CALGARY
CITY CLERK
MAR 31 AM 7:24

Smith, Theresa L.

From: Sheida Hanifi [sheida.hanifi@gmail.com]
Sent: Wednesday, March 30, 2016 9:22 PM
To: City Clerk
Subject: Bylaw# 54D2016 (10308 8 St SW)

Dear Mayor and city Councillors,

This letter is in support of Baylaw #54D2016 from R-C1 to R-C1s.

With Calgary's growing population as it shows in census city needs to provide more infrastructure. Southwood is one of the well established communities with lots of schools, shopping centers and very good public transportation services and also close to Southland Leisure Centre and Acadia Aquatic & Fitness Centre.

City of Calgary has invested already for all of this amenities in last fifty years so if we have more legal rental properties in Southwood it means more people will have access to all these amenities which is a great return on this huge investment.

Sincerely,

Sheida Hanifi

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2016 MAR 31 AM 7:50
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Smith, Theresa L.

From: mehdi ahmari [mehdi.ahmari@gmail.com]
Sent: Wednesday, March 30, 2016 10:14 PM
To: City Clerk
Subject: Bylaw# 54D2016 (House 10308 8 St SW)

Dear Mayor and city Councillors,

I strongly support of Baylaw #54D2016 from changing R-C1 to R-C1s.

City of Calgary has done many investment in Southwood community in last five decades, there are lots of school, shopping plaza and a few great Leisure centers are close to this community. Southland C-train station is in Southwood, Bus number 3 (which I believe is the best bus route) is going through this community.

All of you know that many builders are building the new communities far from city core and this has been a big issue to build infrastructure (like school, clinic, Leisure center, etc) on those new communities. Why we do not utilize huge investment that have been done in Southwood with allowing owners to have legal secondary suites?

Mehdi Ahmari

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Smith, Theresa L.

From: Peter Dyck [peterlauradyck@gmail.com]
Sent: Wednesday, March 30, 2016 4:22 PM
To: City Clerk; jerusalem1@shaw.ca
Subject: Bylaw#54D2016

To Whom it May Concern

We are very upset that the city is opting out on the contract that we, who built our homes in an area where R1 zoning was in effect, and we took for granted that this meant as long as this was a residential area. Obviously the city is trying to opt out of its contract. We are demanding that the city honor the contract that it has with us, the homeowners. Already there are many homes in this area of Southwood that already have suites in them. Do not allow more suites to be built in this area.

Sincerely - the homeowners at 10407 - 8 st. SW, T2W 0H2

Laura & Peter Dyck

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2016 MAR 31 AM 7:48
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Smith, Theresa L.

From: Pamela Cardwell [pgcardwell@shaw.ca]
Sent: Wednesday, March 30, 2016 4:43 PM
To: City Clerk
Cc: pgcardwell@shaw.ca
Subject: residential rezoning bylaw 54D2016

With reference to the above noted bylaw #54D2016, I STRONGLY DISAGREE with the residential rezoning of 10308 - 8 Street S.W. (Southwood) from R1 contextual to R1s.

Southwood has been voted one of the top communities in Calgary, and I believe the rezoning will ultimately eliminate that distinction. Southwood residents have invested in our community, and have pride of ownership and appearance. I believe it will lower our property value.

With the rezoning, we will lose stability in our neighbourhood. Where is everyone going to park? The loss of parking from the Anderson Station will spill over into Southwood. Who can say how many renters will be in one house - 4,6,10, and how many would have vehicles. Who will monitor this once it is in place? Traffic will increase significantly and so will the noise. Will all rental income be reported or will it be done under the table.

Another issue would be safety. We are fortunate to have 3 schools in our neighbourhood and who is going to monitor the new renters? Theoretically, there could be new people monthly. It could happen. Just a stop along the way to something or somewhere better. This scares me.

I have been a resident of Southwood for 35 years and I truly believe this will ruin our community. Think of your community. Would you approve of this next to your house?

I sincerely hope Council will not pass this bylaw. It would be a mistake.

Sincerely,

Pamela Cardwell
10819 Shamrock Pl. S.W.
403 255 5823

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Smith, Theresa L.

From: Renocal [calgary.renov@gmail.com]
Sent: Wednesday, March 30, 2016 10:48 PM
To: City Clerk
Subject: Support letter Re: 10308, 8 Street, SW- Secondary Suite

Dear city councillors,

I write in connection with the Bylaw #54D2016. I wish to offer my support to the above application, for the reasons outlined below;

- access to public transportation
- best shopping
- access to a full range of amenities and services

Thanks,

Regards,

Sara Karimiavval

Tel: 403-971-8177
calgary.renov@gmail.com

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2016 MAR 31 AM 7:49
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Smith, Theresa L.

From: Farhad KH [fred2012.ca@gmail.com]
Sent: Wednesday, March 30, 2016 11:43 PM
To: City Clerk
Subject: #54D2016 from R-C1 to R-C1s

Hello,

This letter is in support of Baylaw #54D2016 from R-C1 to R-C1s. I strongly support legal suites in Southwood community due to access to public transportation and schools and other amenities.

Sincerely,

Farhad Khadem

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