

Albrecht, Linda

From: Tari [cawstont@shaw.ca]
Sent: Thursday, March 17, 2016 7:15 PM
To: City Clerk
Subject: Bylaw 72D2016 ... Proposed Rezoning R-C1 to R-C1s

To whom it may concern:

RE: Bylaw 72D2016 ... proposed Rezoning R-C1 to R-C1s

I'm writing as resident of Varsity who lives close to this proposed land re-designation site and strongly oppose approval which would allow a basement suite. Residents in this area and all other areas of the city of Calgary purchase their homes on the basis of existing residential zoning and arbitrary changing of zoning in this manner serves to undermine the home values of the entire community. There are already many existing multi-family residences in this community with several new residential complexes (including one only a block away from this location) currently in the final stages of construction and there is no need for basement suites. Parking and traffic in the area is already a big problem and allowing such changes to zoning will only serve to exacerbate this existing problem. The house in question was purchased under one dwelling R-C1 zoning with the full knowledge of the current owner and should not be permitted to change. If the city of Calgary approves such changes it would do so at the risk of class actions by area residents who suffer resulting losses in their home value.

Sincerely

R.A.Cawston
Concerned Varsity Resident

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Albrecht, Linda

From: Paul Galpern [pgalpern@gmail.com]
Sent: Sunday, March 20, 2016 2:19 PM
To: City Clerk
Subject: Comment on LOC2015-0195 (4904 Varsity Drive NW)

To the City Clerk:

RE: File number LOC2015-09185

I am writing to comment on the redesignation of this property, located at 4904 Varsity Drive NW from R-C1 to R-C1s in order to permit the construction of a secondary suite. I understand that this application corresponds to file number LOC2015-0195.

I am a property owner of a nearby lot (4901 Viceroy Drive NW) located about 100 m away from the property in question. This is my primary residence, and given its proximity I can claim to be affected by this redesignation. I do not know the residents or owners of the property in question, and I have never met them.

I am writing in strong support of this redesignation. The sensible and thoughtful densification of neighbourhoods like ours in Calgary is desirable for many reasons, and the arguments in its favour are likely well known to Council. Of particular note is the potential positive effect it has for property valuation, and given the network of accessible laneways in our community, the more efficient use of residential space. While I am unaware of how these owners wish to use their property, whether it be to allow an elderly relative to live independently or to rent out, I would strongly support such redesignation as a favourable improvement to our low density neighbourhood.

I strongly encourage the Council to permit this redesignation.

Sincerely,
Paul Galpern
4901 Viceroy Drive NW
Calgary, AB

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