

Albrecht, Linda

From: Therese Loef [solucky@telus.net]
Sent: Thursday, March 17, 2016 2:44 PM
To: City Clerk
Subject: 280 Douglas Woods Hills SE, Calgary (BYLAW #79D2016)

Good Afternoon,

Please accept this email as our vote **against** allowing this legal suite. The parking would be an issue for an additional family to park in front of this house. As we live across the street, we believe the additional occupants would then park across the street. As often as not, rental occupants can be problematic showing no respect for neighboring households and we do not wish to enter in this kind of battle. We have lived in this home for 19 years and feel that allowing legal suites in these kind of neighborhoods, only invites negative consequences. Thank you.

Les and Therese Loef
505 Douglas Woods Mews SE
Calgary, AB
Home# 403-203-3353

RECEIVED
2016 MAR 17 PM 3:01
THE CITY OF CALGARY
CITY CLERK'S

272 Douglas Woods Hill SE
Calgary
Alberta
T2Z 3B1

March 21 2016

Application for Land Use Designation (zoning): LOC2016-0221
Location: 280 Douglas Woods Hill SE

Please accept this as notice of our strong OBJECTION to the proposed Land Use Designation (zoning) Application currently open for public comment.

As a direct neighbour to the Applicant we have a number of concerns relating to the proposed Land Use Designation currently before Council.

First of all we are concerned with the Applicants' initial submissions in the fact that it states "it is highly likely that this suite will be used for elderly family members" - on no account did the Applicants say this when we spoke with them. We have had some conflicting statements, first they are considering it for a Nanny, then in the next breathe the Applicant says he may be transferred away to work so they would rent out the basement and finally they say, we will make our mind up when the application is granted. This gives us cause for concern.

Parking is a a great concern, as 280 Douglas Woods Hill SE does not have an additional off street parking stall, that is a requirement listed on City information regarding suites. The Applicants have two vehicles, therefore, utilize their garage and driveway. Where will the additional parking stall be?? City does state that all applications MUST have an additional parking stall.

There are a number of vehicles that park on the street that utilize 288 Douglas Woods Hill SE, as from our conversations with the Applicant this property has a potential "illegal secondary suite". Also numbers 288 and 296 have an extended driveway, so should the Applicant consider making his front lawn into the additional parking stall, the entrance to Douglas Woods Hill will have far too much concrete, therefore, detracting the appearance of the area.

Having spoke with some of the neighbours, the parking is a great concern to everyone.

Privacy/Security

Our privacy could be affected as we understand the Applicant would need to provide private access to the proposed secondary suite, which would most likely be provided along the north side of the property along our property line and along the same side where we would seek to access our own back yard. The fence between our properties is chain link in construction and as such any people accessing the back yard at 280 Douglas Woods Hill would be very visible and they would also have open view of anything property wise or activity that we may have undertaking in the privacy of our own back yard. With a secondary suite application also requiring that the secondary suite have a private outdoor space, presumably this would entail the exclusive use of an area in the back yard, higher usage as compared to a normal homeowner, and a greater impingement of our own ability to enjoy our own back yard with some expectation of privacy.

The additional people and visitors accessing the property through the back yard also has the potential to cause additional risks as it pertains to the security of our property as neighbours may become less vigilant to observe individuals accessing the rear of our properties, providing additional risk as it pertains to break and enters. There has been instances of break and enters in the neighbourhood in the past year.

Surface water drainage

Any access route for any private entrance to the proposed secondary suite would most likely be between our property and the Applicants. This area we feel is already incorrectly sloped towards our property line, and during periods of heavy rain can cause excessive surface water to be directed into our property causing difficult conditions for us to access our back yard safely as well as potential drainage issues for our foundation. While this is mitigated somewhat by the natural absorption properties of the grass presently in place, any permanent access to a secondary suite will likely entail additional concrete steps for safe access in all seasons and therefore will create even more water drainage issues for our property.

Secondary Suites in Douglasdale

In our cursory review of the Secondary Suite issue it would appear that there is only one other secondary suite that has been approved in all of the Douglasdale community. Given there are numerous new communities nearby that have already been zoned for secondary suites, preference should be for the City to direct new applications into those communities. We purchased in Douglasdale on the basis of it being a mature, single family neighbourhood with normal density, parks and schools, and of above average house values.

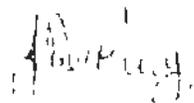
The potential existence of an illegal secondary suite at 288 Douglas Woods Hill SE only heightens our concerns for potential devaluation of our property. Even before the application in question is considered, this other property should be investigated to determine if a secondary suite is already in existence and if not in compliance to be made compliant.

While the issue of secondary suites was of significant concern in prior years, and may still be an issue in certain neighbourhoods to provide for greater vitality, access to affordable housing, etc (inner city, belt line communities and university housing, etc) this is just not necessary in communities such as Douglasdale. With the current economic climate in Calgary, and Alberta, quite weak we are already seeing a negative impact on property values across the city. This issue will only be accelerated in areas where secondary suites are approved and only benefit the one homeowner with an approved secondary suite from an addition source of revenue, while detracting from all others in the neighbourhood. Rental vacancies in Calgary are on the rise, and the average rents are trending down as we would expect during times of market weakness. A secondary suite in a bedroom community like Douglasdale does not address the issues that were initially raised in the past years as it relates to the issue of secondary suites in Calgary and that fact speaks to why there has only been one approved, and which we are not privy to the reasons for that approval.

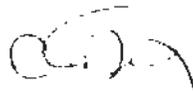
In conclusion may we just close by saying that we purchased our home in 2014 because of the quiet, lovely area and that we did not expect to be inconvenienced in any way by other vehicles parking in front of our home. We intend to stay for a number of year as we really love our home and have spent considerable funds to upgrade since our purchase, so we could retire here in the next year. This application is already causing us considerable stress as we feel that if this application goes through it will detract from our own enjoyment and use of our property while at the same time affecting the value of what is a significant investment for our future.

On the assumption the neighbours at 288 Douglas Woods Hill SE are in fact operating an illegal suite they are most likely to not object to this application as it would set a further precedent in the community.

Sincerely



Jean Darling



Colin Darling

2016 MAR 23 AM 8:00
THE CITY OF CALGARY
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RECEIVED

Albrecht, Linda

From: Ivah Hughes [ivah.hughes@gmail.com]
Sent: Monday, March 14, 2016 2:56 PM
To: City Clerk
Subject: 2nd suite @280 douglas woods hill se

I would strongly OBJECT to having a secondary suite approved at the above address as Douglasdale Estates is an estate area and we are backing on to the community golf course and do not want extra traffic, parking and our property values to be affected by making this change in our community.

Regards

Bill Hughes

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2016 MAR 15 AM 9:46
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