

By-law 27D2016 from R1 to R1s

Southwood
(WARD 11)
631 - 104th Ave. 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

February 19th, 2016

RECEIVED

2016 FEB 19 AM 10:34

THE CITY OF CALGARY
CITY CLERK'S

Dear Councillors,

I have consulted with a large number of neighbors in the surrounding area in Southwood and many join me in my opposition to the above application for secondary suite land use. Some 59 took the time to sign a petition against this application.

Community members who understand that citizen spirit cannot be atomized to the priorities of just one property owner, but must take in context the community covenant of an R1 (contextual) residential neighborhood. I cite the following reasons for opposing this application:

- On-street parking concerns, such as safety, on-street parking availability and increased traffic.
- 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. SW
- Increased population density on R1 designed streets.
- 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.

In fact, rezoning from R1 to Secondary in Southwood R1 zoning represents a type of property rights confiscation, although not on the scale of the 4 Ward scheme. In regards to community safety and security, many Southwood residents well understand that neighborhoods in areas of reduced domain occupancy have less conflicts. Known neighbors who watch out for the neighbors they can trust result in communities more resilient, stable, and crime resistant. They require less policing because of these qualities and stabilize surrounding areas.

In the wise administration of King Solomon this is reaffirmed, "Judah and Israel from Dan to Beersheba, lived in safety, everyone under their own vine and under their own fig tree." 1 Kings 4:25 (Productivity linked to secure land ownership.)

As in those days, these people in Southwood are concerned about where they are going to find parking for the chariots of their children and the chariots of friends who visit them.

We who object instinctively know that a blind quest for secondary suites improves only one dimension, density, while destroying many other dimensions. Density tunnel vision can stunt one's perception, but like all finer things in life, many benefits of Calgary R1 living values are intangible.

I have lived in this R1 covenant zoning for 52 years along with many other long-time residents. We are real world inhabitants, not urban studies grads, who often make short work in dismissing the choices of others as uninformed, unintelligent, and selfish. Why would we be passive when someone here less than 6 months decides to change our community's very nature?

The density dimension pushed for in Secondary Suites is the most visible, while the R1 dimensions destroyed are less visible and more easily brushed off in an era of declining respect for property ownership. Please respect the existing hard-won investments of the property owners in R1 Southwood and turn this application down.

Yours Truly, Larry Heather

Larry Heather

Albrecht, Linda

From: H D [helen39@shaw.ca]
Sent: Friday, February 19, 2016 8:34 PM
To: City Clerk
Subject: House #631 Bylaw #27D2016

Sara Karimiavval and Farhad Khad Khadem Fasghandis I am opposed for these 'people' from other countries coming here and trying to change their land use from R1 contextual to R1s. Who do they think they are?? Could we do this in their country. We do not want secondary suites in Southwood. Helen Dougall

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2016 FEB 22 AM 8:23

**THE CITY OF CALGARY
CITY CLERKS**

**By-Law #27D2016 from R1 to R1sFF
Southwood - Ward 11**

February 24, 2016

**Regarding Proposed Legal Suites at 631 - 104th Ave SW and 720 - 104th Ave SW in Southwood
To City Clerk, The City of Calgary**

Submitted by Donna M Hogaboam, 607 Seymour Ave. SW. Calgary, AB. T2W 0N5

Phone: 403 253-2959

Dear Councillors,

I am opposed regarding the allowing of Legal Suites in Southwood which is made up of Single Family Homes.

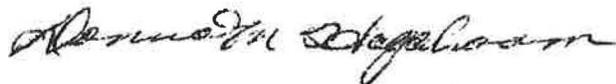
Reasons for opposing:

- 1. Insufficient Parking for family members as families grow. The 1960's original design of the streets, preclude a high number of vehicles to be parked or a high volume of traffic. Which would diminish the quality of life for home owners especially older residents with unloading of groceries, parcels, etc..**
- 2. Impact on community safety and security. Known neighbors tend to watch out for one another bringing trust and a stable more crime resistant community.**
- 3. Peace, quiet, security and privacy are very important and the reason that many of us bought property in Southwood in the first place.**
- 4. Families need room to grow and to flourish.**
- 5. Ownership brings pride while increased rental properties leads to more problems. Renters do not feel the same pride and respect for rented property, maintenance or their neighbors' property in many cases.**
- 6. Impact on surrounding property values if legal suites are designated.**

Please respect our love and appreciation for our investments in R1 Southwood and turn down all applications for Legal Suites.

Thank you for your time and consideration,

Yours truly,



Donna M Hogaboam

THE CITY OF CALGARY
CITY CLERKS

2016 FEB 25 AM 9:59

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Albrecht, Linda

From: Lorna Davies [ldavies04@hotmail.com]
Sent: Sunday, February 21, 2016 8:03 PM
To: City Clerk
Subject: Bylaw #27D2016

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2016 FEB 22 AM 8:23
THE CITY OF CALGARY
CITY CLERK'S

This email is in regard to the secondary suite application at:
631 – 104 Avenue S.W.

We strongly disapprove for several reasons:

- 1) Our community becoming too transient and less cohesive. People living short-term in the community and not being community-minded or a good neighbour. No vested interest in caring for the property or its upkeep.
- 2) Crime rate increase due to transient renters as well as possible fire safety issues.
- 3) Increase in community traffic.
- 4) Street parking being an issue with more people per residence.
- 5) Property values decreasing due to Southwood becoming less desirable.

We purchased our house with the intention of living in a area of single family dwellings. Imposing these secondary suites on communities is absolutely the wrong direction for the city of Calgary to go. We have lived in Calgary all of our lives and know that secondary suites is not the answer for improving this city.

Until 4 years ago we had good next door neighbours, then it became a marijuana grow-op. It was raided by police, renovated and now we believe it's some kind of house for restaurant workers. There has been as many as 10 people living there and they are oblivious to their surroundings. They only speak amongst themselves, the back & front yards have been neglected with 3 broken laundry machines sitting the backyard, an eaves trough hanging down off the garage etc. What used to be a well maintained property has become decrepit.

Condominiums, townhouses or apartments in limited numbers and strategically placed in certain communities is a more sensible solution.

Thank you.

Lorna & Ron Davies

Albrecht, Linda

From: Carol Doris [caroldoris@shaw.ca]
Sent: Monday, February 22, 2016 2:59 PM
To: City Clerk
Subject: Zoning in Soutwood

As a long time owner and resident of Southwood, I would like to object to the change of our area to a R2 area. Residents of 631 104 Ave. S.W. Have applied for a secondary suite bylaw #27D2016 in said residence. I am opposed to the area becoming a R2 area. I have bought my residence 60 yrs ago, on the understanding that this was to be a R 1 designation, and object to city hall changing this status.

Regards G. Doris resident 10404 8 St. S.W. Calgary ph 403 255 0871

Sent from my iPad

RECEIVED
2016 FEB 22 PM 3:55
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Carol Thompson [carol.thompson@shaw.ca]
Sent: Thursday, February 25, 2016 7:46 AM
To: City Clerk
Subject: House #631, Bylaw #27D2016

I wish to register my objection to the request to change the R1 zoning to R1s at this location. Our community has always had more than it's fair share of multi-family rental property (duplexes, fourplexes etc.). Only in the last few years has vandalism and theft fallen, mostly as a result of many of the afore mentioned multi-family dwellings been purchased. Pride of ownership is evident. Renters just do not have the same sense of community and respect for fellow residents.

Sent from Carol Thompson
11012-7st. S.W
Calgary, AB
T2W-0G7

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2016 FEB 25 AM 8:08
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Guy and Dominique Wilson [gdwil@telus.net]
Sent: Wednesday, February 24, 2016 8:47 PM
To: Office of the Mayor; City Clerk
Subject: Objection to rezoning - Bylaw #27D2016 - Public Hearing - Monday March 7, 2016

Mayor and Councillors,

I would like to formally object to Bylaw #27D2016 (street address is 631 – 104 Ave SW). The City appears to be trying to change the R-C1 designation to R-C1s one house at a time since the four Ward plan was defeated. I'm trying to have Southwood maintained as a single residential community (R-C1). This is what Southwood was when we purchased our home nearly 30 years ago and I feel that City Council should honour and maintain this designation.

Thank you for your time and consideration.

Guy Wilson
10531 Shillington Cr. SW
Calgary, AB.
T2W 0N8

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2016 FEB 25 AM 7:52

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

RECEIVED

From: Pamela Cardwell [pgcardwell@shaw.ca]
Sent: Wednesday, February 24, 2016 2:58 PM
To: City Clerk
Cc: pgcardwell@shaw.ca
Subject: Re: Bylaw 27D2016 - residential rezoning

2016 FEB 25 AM 7:45

THE CITY OF CALGARY
CITY CLERK'S

On Feb 24, 2016, at 2:52 PM, Pamela Cardwell <pgcardwell@shaw.ca> wrote:

> With reference to the above noted bylaw #27D2016, I STRONGLY DISAGREE with the residential rezoning of 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, as well as lowering our house values.

>

> Parking will be a problem with the extra vehicles in the area. The

> loss of parking from the Anderson LRT station will also spillover into Southwood making our beautiful neighbourhood a parking lot for commuters as well as transient renters. Traffic will increase as well as noise.

>

> There is also a safety concern. We are very fortunate to have many

> schools in our area. Renters will come and go. How do we protect our children and our seniors from the influx of strangers. I'm not saying that all renters are bad, but the more there are, the odds go down dramatically.

>

> Southwood residents have invested in their neighbourhood, and have

> pride of ownership and appearance. With the rezoning, there will be no

> stability or investment in the community. It will go downhill very

> quickly. What a shame! The area will turn into a "boarding house" mentality. New renters, possibly every month. They will have no care for our community. It will just be a stop along the way to something better. What now of our community? Ruining an area for the sake of a few people. Where is the logic in this.

>

> Who is going to hold these boarding house landlords accountable?

> - will all rental income be reported? Are you sure?

> - whose to say how many people will live in one place -3, 4, 10?

> - where will they all park?

> - who will keep the neighbourhood safe? and clean?

> - will we have access to the landlords phone number?

> - what if everyone brings a pet? will they get looked after?

>

>

> For the good of the few, at the raping of the majority, I hope council will RECONSIDER.

>

> Sincerely,

> Pamela Cardwell

> A Southwood resident for 35 years

> 403-255-5823

> 10819 Shamrock Place S>W>

> Calgary

Smith, Theresa L.

From: TRENT JEFFRIES [tl.jeff@shaw.ca]
Sent: Tuesday, February 23, 2016 9:50 PM
To: City Clerk
Subject: Bylaw #28D2016 and Bylaw #27D2016

Hello, I am sending this letter of disapproval to these 2 said bylaws. As a resident a few blocks away I am subjected to picking up garbage from neighbours house that has 10-12 people residing. Even living in both levels of garage. If I wanted to live in a community of savages I would move to a 3rd world country that didnt have outrageous taxes that Calgary has. The disturbing part is they bought the house across the street and have been busy building an illegal suite in the basement. Please keep Nenshimania in 1 part of the city instead of spreading it across the city.

Trent

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2016 FEB 24 AM 8:04
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: The Duchscherer's [osdus@telus.net]
Sent: Thursday, February 11, 2016 2:20 PM
To: City Clerk
Cc: City Clerk
Subject: secondary suites

Att. City Clerk.

I am writing in regard to a proposed change of a Residential-Contextual one dwelling (R-C1) District to Residential – Contextual one dwelling-(R-C1s) District in my neighborhood. There are 2 locations, 720 – 104 Ave. SW (plan 946Jk, Block 6, lot 39) and 631 – 104 Ave. S.W (Plan1163JK,Block5, Lot 39. We are single residence homes in this area and are very close to LRT station and already have a lot of vehicles parking on streets and walking to station. We don't need more traffic on 104th Ave. so I am against secondary suites in my neighborhood.

Thank you

Karen Duchscherer
724 – 104 th Ave. S.W.

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2016 FEB 11 PM 2:49

**THE CITY OF CALGARY
CITY CLERK'S**

Re: Bylaw 27 D 2016

CPC2016-031
Attachment 2
Letter 11

708 Shamrock Ave SW
Calgary AB. T2W 0P7

Feb 22, 2016

Dear Sir -

My wife and I would like to go on record as opposing any changes to existing R1 zoning in Southwood. We are seniors and have lived at the above address since 1980. The value in our house represents most of our retirement security and any loss in its resale value would be very hard on us in the future.

Ronald Jean

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2016 FEB 23 PM 3:04

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: TRENT JEFFRIES [tl.jeff@shaw.ca]
Sent: Wednesday, February 24, 2016 7:39 AM
To: City Clerk
Subject: Land use

With concerns of destroying our neighbourhood I do NOT support the permit submitted at #631 104 Ave SW. Bylaw #27D2016.

Trent Jeffries
403 813-8251

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2016 FEB 24 AM 8:00

**THE CITY OF CALGARY
CITY CLERK'S**

Smith, Theresa L.

From: Jack and Zig Serna [jzserna@shaw.ca]
Sent: Wednesday, February 24, 2016 12:01 PM
To: City Clerk
Subject: FW: 631 - 104th Ave. SW Calgary Bylaw #27D2016

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

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2016 FEB 24 PM 1:15
THE CITY OF CALGARY
CITY CLERK'S

CPC2016-031
Attachment 2
Letter 14

Cover Letter to City Clerk of Calgary Feb. 24th, 2016
ByLaw # 27D2016 Total Faxed 6 Pages.

From Larry Heather 403-253-0676

Petition against Secondary Suite application at 631
– 104th Ave. SW (Southwood)
for Councillors at the March 7th, 2016 Public Hearing
at City Hall.

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2016 FEB 24 PM 3:53
THE CITY OF CALGARY
CITY CLERK'S

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Petition to Preserve R1 Residential Zoning Areas in Southwood

Sponsor at 253-0676

Petition summary and background	Regarding Current Change of Land Use Applications for Secondary Suites In Southwood on 104 th Ave. as of November 2015.
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 the addresses of #720 (LOC2015-0173) and #631 (LOC2015-0172) on 104 th Ave. SW Calgary. Bylaw # 2802016 Bylaw # 2702016

Printed Name	Signature	Address	Date
Guy Wilson		10531 Skillington Cres SW	Nov 21, 2015
Dominique Wilson		10531 Skillington Cres SW	Nov 21, 2015
Rochelle Bensette		609 104 AVE. SW	Nov 21, 2015
VINCE SANDERS		611 104 AVE SW	NOV 21, 2015
Jackie Chatifony		703-104 AVE S.W	Nov 21 2015
Rob Orchard		707 104 ave SW	Nov 21 2015
Karen Duchschere		724-104 AVE S.W.	Nov 21/2015
Araio Duchschere		724-104 AVE SW	Nov. 21/15
IRENE STJEAN		807-104 th Ave S.W	Nov 21/15
LARRY HEATHER		627-104 th Ave SW.	Nov 22/2015
Lillian Heather		627-104 th Ave SW.	Nov. 22/2015
JENNIFER BRANDIER		812-104 AVE SW	Nov 22/15

Printed Name	Signature	Address	Date
Mike Tarasko	Mike Tarasko	812 104th Ave SW	Nov 22, 2015
VIVIAN MESSINA	Vivian Messina	815 SEYMOUR AVE SW	Nov. 22, 2015
BRIANE MURRAY	B.L. Murray	727 SEYMOUR AVE S.W.	Nov. 22, 2015
JIM BEDARD	Jim Bedard	723 SEYMOUR AVE. S.W.	NOV 22/15
Jane Fleming	Jane Fleming	707 Seymour Ave SW	Nov 22/15
Gerry Doris	G. Doris	10404 - 8th S.W.	NOV. 22/15
Carol Doris	C. Doris	615 SEYMOUR AVE S.W.	NOV 22/15.
MATHILDE VANLEEUWEN	M. VanLeeuwen	10511 SHILLINGTON CR. SW	NOV 23/15
Paul Banman	Paul Banman	10511 Shillington Cres. SW	NOV 23/15
FRED BELL	Fred Bell	10535 SHILLINGTON CR. S.W.	NOV 23/15
JOANNE BELL	Joanne Bell	10535 SHILLINGTON CR SW	NOV 23/15
MARIAN PRIDDLE	M. Priddle	10539 Shillington Cr. S.W.	NOV. 23/15
Josephine Lampel	Josephine Lampel	911-104 Avenue S.W.	Nov 24/15
JIM REID	Jim Reid	10508 Shillington Cr. SW.	Nov 24/15
PAT REID	Pat Reid	10508 Shillington Cr SW.	Nov 24/15
RICHARD BASCOM	Richard Bascom	10532 SHILLINGTON CR SW	NOV 24/15

Petition to Preserve R1 Residential Zoning Areas in Southwood

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Printed Name	Signature	Address	Date
DOROTHY BASCOM	<i>Dorothy L. Bascom</i>	10532 Shillington Cres	Nov 25-2015
Russ Gancke	<i>Russ Gancke</i>	10624 Shillington Cres SW	Nov 25-2015
Gail Gancke	<i>Gail Gancke</i>	10624 Shillington Cres SW	Nov 25/2015
PAUL BOUQUIE	<i>Paul Bougie</i>	10652 Shillington Cres SW	Nov 26 2015
SAMRA BOUQUIE	<i>Sandra Bougie</i>	10652 Shillington Cres SW	Nov 26 2015
Doug Olsen	<i>Doug Olsen</i>	629 Sierra Cr SW	Nov 26/2015
Andrus Augustin	<i>Andrus Augustin</i>	624 Sierra Cres SW	Nov 26/15
Pauluk	<i>Pauluk</i>	628 Sierra Cr SW	Nov 20/15
JOHN HEDDEMA	<i>John Heddem</i>	636 SIERRA CR SW	Nov 26/15
JOAN HEDDEMA	<i>Joan Heddem</i>	636 SIERRA CR SW	Nov 26/15
Wayne Kitchin	<i>Wayne R Kitchin</i>	632 Seymour Ave ^{SW}	Nov 27/15
Val Shworan	<i>Val Shworan</i>	632 Seymour Ave SW	Nov. 27/15

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Printed Name	Signature	Address	Date
EISE SVEINSEN	Eise Svein	432 SEYMOUR AVE	Nov 27-2015
GARUT PATERSON	[Signature]	18227 8 th ST SW.	Nov 27/2015
Amielle Betsch	[Signature]	10323 8 th ST SW	Nov. 27/2015
KAREN EMMES	Karen Emmes	10403-8 th St. S.W.	Nov 27/2015
G. Malmberg	G. Malmberg	411 Sherman Ave SW	Nov 28/15
G. JONES	G. Jones	711 Sherman Ave SW	Nov 28/15
VA. SOPORAK	[Signature]	10815. 7. St. SW	Nov 28/15
H. DOLGAK	[Signature]	10111 - 7 th St SW	Nov 28/15
D. WADSWORTH	[Signature]	734 SEATTLE AVE	NOV 28/15
C. BRODSHAW	[Signature]	607-101 Ave SW	Nov 28/15
Cheryl Gail Critchley	Cheryl Critchley	619-101 Ave SW	Nov 28/15
A. W. F. F. F.	[Signature]	620 101 Ave SW	Nov 28/15
BRIAN BATES	[Signature]	703 SEATTLE AVE SW,	Nov 28/15
Merrill Paxman	[Signature]	707 Seattle Dr SW	Nov. 28/15
Gandy Mackel	[Signature]	719 Seattle Dr SW	Nov 28/15
GEORGE SIEBER	[Signature]	811-SEATTLE AVE SW	NOV 28/15

5

Petition to Preserve R1 Residential Zoning Areas in Southwood

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Printed Name	Signature	Address	Date
CARMEL BYRNE	C. Byrne	724 Seattle Dr SW	28 Nov. 15
ERIKA McLEOD	E. McLeod	620 - 104 Ave. SW	Feb 21 / 16
Donna Guthrie	D. Guthrie	727 - 104 AVE. S.W.	Feb 21 / 16
THAKER ARVIND	[Signature]	911 Sabrina Rd SW	Feb 21 / 16
THAKER ANSUYA	[Signature]	911 Sabrina Rd SW	Feb 21 / 16
MARIAN BATEMAN	M. Bateman	72 Sackville Ave SW	FEB 23 / 16
Pam Cardwell	P. Cardwell	10819 Shamrock Pl SW	Feb 24 / 16

Smith, Theresa L.

From: Carol Doris [caroldoris@shaw.ca]
Sent: Friday, February 19, 2016 1:49 PM
To: City Clerk
Subject: R2 designation Southwood Bylaw27D2016

Regarding application to suite 631 104 Ave. S.W.

As a longstanding resident of Southwood, I would like to object to the above application. Our area has been a R 1 area since the 1960 's. It is not feasible, that this designation can be altered to suit a few individuals. I am requesting, a plebiscite on this issue for all residents to decide the above. Hoping this will be addressed at the public hearing on March 7/16. Please forward to my alder person Mr Brian Pincoult as well.

Regards Carol Doris 615 Seymour Ave. S.W. Calgary 403 255 0749

Sent from my iPad

THE CITY OF CALGARY
CITY CLERK'S

2016 FEB 19 PM 4: 09

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