

Albrecht, Linda

From: Dallas Fitz [drf2032@gmail.com]
Sent: Monday, October 19, 2015 3:27 PM
To: Albrecht, Linda
Subject: 33 Royal Birch Hill NW - LOC2015-0088
Attachments: IMG_1826.JPG; ATT00001.htm; IMG_5141.JPG; ATT00002.htm; image001.jpg; ATT00003.htm; image003.jpg; ATT00004.htm

Hello City of Calgary Clerk and City of Calgary Council,

I am the house owner of 42 Royal Birch Hill NW. I was the original owner of my property, as I built with Sterling Homes in 2006 on this street. One of the reasons we choose this street in the Royal Oak community is that the multi unit dwellings such as Condominiums and Apartments were zoned a few blocks away. This would mean that the street we live on would not draw in extra traffic and parking to the street that I built and still reside on.

The lots are very narrow and we already are problematic with parking. If we allow the community to add secondary suites it will decrease the value of my home and the original house zoning that I invested in close to ten years ago. It is not acceptable to have a new owner move into the area and within six months single handedly transform the zoning on my street and affect my parking and traffic flow as well as my investment.

When I was building this house, there were set rules on zoning as well as architectural control compliance on houses and yards to keep the integrity of the original community and development. I strongly object to allowing secondary suites into our community.

I strongly object to 33 Royal Birch Hill NW on the application LOC2015-0088 being allow Residential -contextual one dwelling (R-C1s) (secondary suite) district.

Since my letter of July 13, 2015 to Mr. Michael Angrove of The City Planning department. There has been construction non stop. Bobcats, dump trucks, cement trucks cement forming and carpenter crews. This was not approved and the resident took all the dirt out of the back yard and cut a walk out door already for this suite. (attached one photo of such activity).

They claimed the suite was for the owners parents to move into their house, but speaking to the owners parent they confirmed they already live in the neighbourhood. I really struggle with the way the resident is behaving with out zoning approval already.

Please advise any further communications regarding this application.

Regards
Dallas Fitz
403-969-3243

RECEIVED
OCT 19 PM 3:40
CITY OF CALGARY
CITY CLERKS



Albrecht, Linda

From: nathalie nnn [natroxyou@hotmail.com]
Sent: Monday, October 19, 2015 12:41 PM
To: Albrecht, Linda
Subject: Fwd: LOC2015-0088

RECEIVED

2015 OCT 19 PM 2:36

THE CITY OF CALGARY
CITY CLERK'S

Sent from my iPad

Begin forwarded message:

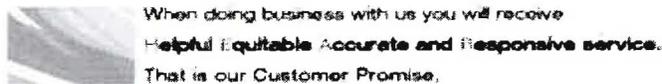
From: "Angrove, Michael C." <Michael.Angrove@calgary.ca>
Date: June 29, 2015 at 12:40:08 PM MDT
To: 'nathalie nnn' <natroxyou@hotmail.com>
Subject: RE: LOC2015-0088

Good afternoon Nathalie,

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. 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).

Regards,

Mike Angrove, MUP
Planner 1, North Planning Area
Local Area Planning & Implementation
Planning, Development & Assessment
The City of Calgary | Mail code: #8076
P | (403) 268-2170
E | michael.angrove@calgary.ca



-----Original Message-----

From: nathalie nnn [mailto:natroxyou@hotmail.com]
Sent: Monday, June 29, 2015 12:28 PM
To: Angrove, Michael C.
Subject: LOC2015-0088

Subject : 33 Royal Birch Hill NW

I wish to voice my concerns over the above address being considered to be allowed to add a secondary suite.

This is a residential area, not a rental area. We have VERY limited parking on our street. Persons at the above already use their driveway as well as the street when they have company. If they are allowed to add a suite, parking will be a huge problem. We currently have a house at the end of our street that has many many people living in it. Their vehicles are parked all over the place. Including on the sidewalks. And not vertically on the sidewalk, but length wise. We do not want to see another home on this street taken over by so many people in one house and their vehicles taking over our street. When I purchased my home, it was because this was a quiet neighbour hood with single family homes. And for the most part it remains single family homes. When people suite out their homes, it brings in strangers, parking problems, and just the unknown. And when trying to sell a home, it's a tough sell if potential buyers find out there are secondary suites in homes close to theirs. I am strongly apposed to allow the above address to add a secondary suite. Trying to make a buck off their home may be good for them but certainly not for the neighbours or our community.

Thank you....

Nathalie Rockefeller
30 Royal Birch Hill NW

Sent from my iPad

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Albrecht, Linda

From: nathalie nnn [natroxyou@hotmail.com]
Sent: Monday, October 19, 2015 12:51 PM
To: Albrecht, Linda
Subject: LOC2015-0088
Attachments: IMG_5171.JPG; ATT00001.txt

I've taken another pic of another car parked on the street and not in driveway or garage as person said would happen. This is a contend problem with this house. And the suit is not finished yet. They have had many contractors building the suite and already there is a problem with parking. We have no back lane so parking is very hard to accommodate. If they are approved for the suite, it will cause a problem for parking.

Nathalie Rockefeller

RECEIVED
2015 OCT 19 PM 2:36
THE CITY OF CALGARY
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Albrecht, Linda

From: nathalie nnn [natroxyou@hotmail.com]
Sent: Monday, October 19, 2015 12:47 PM
To: Albrecht, Linda
Subject: Fwd: LOC2015-0088

RECEIVED
2015 OCT 19 PM 2:38
THE CITY OF CALGARY
CITY CLERK'S

Sent from my iPad

Begin forwarded message:

From: "Angrove, Michael C." <Michael.Angrove@calgary.ca>
To: "Nathalie Rockefeller" <natroxyou@hotmail.com>
Subject: FW: LOC2015-0088

Email 4/4.

-----Original Message-----

From: nathalie nnn [<mailto:natroxyou@hotmail.com>]
Sent: Saturday, July 04, 2015 10:23 AM
To: Angrove, Michael C.
Subject: LOC2015-0088

Re; 33 Royal Birch Hill NW

Next morning, car still parked on street in frt of neighbours and nothing parked in driveway of house 33. And also parked in frt of city notice.

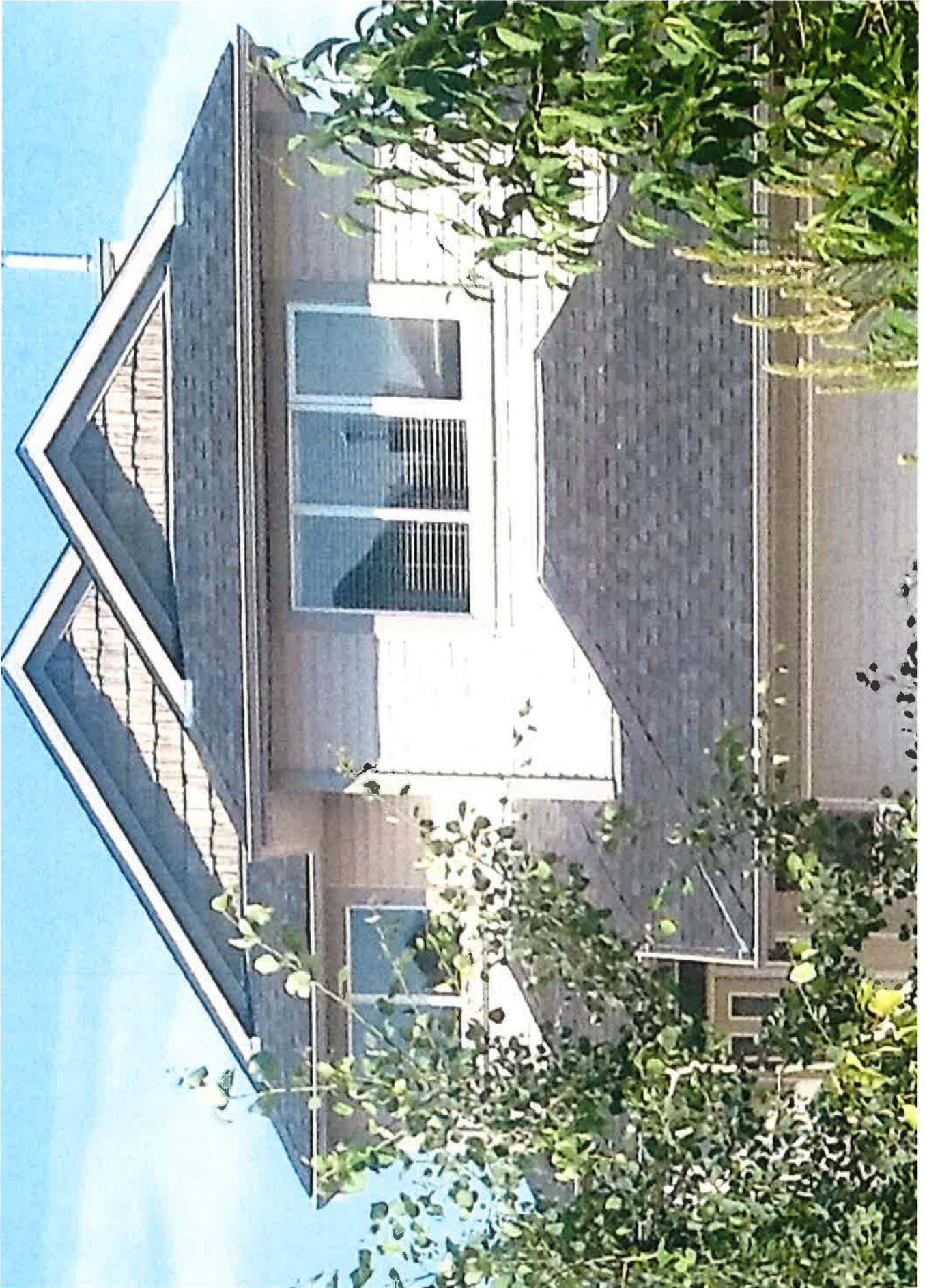
Please add to the file.

Thank You

Nathalie Rockefeller
30 Royal Birch Hill NW

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Smith, Theresa L.

From: nathalie nnn [natroxyou@hotmail.com]
Sent: Wednesday, October 21, 2015 3:19 PM
To: Albrecht, Linda
Subject: Re. 33 Royal Birch Hill NW
Attachments: IMG_5187.JPG; ATT00001.txt

I'm sending another pic of another car parked on the street. Taking up parking of their neighbours front. This resident has stated in his application that parking on the street would not be effected as they would park I garage or driveway. As you can see from this pic, and the others I have sent in, they are not parking in garage or their driveway.

Thank you...Nathalie Rockefeller

RECEIVED
2015 OCT 21 PM 3:34
THE CITY OF CALGARY
CITY CLERK'S



RECEIVED

2015 OCT 29 AM 7:58

THE CITY OF CALGARY
CITY CLERK'S

Nancy and Andre Beauchemin
29 Royal Birch Hill NW
Calgary, AB
T3G 5X7

October 28, 2015

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

To Whom It May Concern:

RE: Royal Oak Bylaw 176D2015
33 Royal Birch Hill NW (Plan 0510111, Block 10, Lot 50)

We are writing to you, as the homeowners of one of the adjacent properties, to indicate our position with regards to the application for re-zoning of the property indicated above, from **Residential - Contextual One welling (R-C1) District** to **Residential - Contextual One Dwelling (R-C1s) (secondary suite) District**.

We are the original owners of our property and have lived here since November 2006. We have a very good concept of our location and the area we reside in (Royal Oak). We do wish to let you know that we are not in support of our neighbour's application to redesignate their land.

1. The applicant stated that there will be no impact on adjacent properties nor will the amenity of the neighbourhood be negatively impacted. We disagreed in our letter to Michael Angrove, File Manager, Planning Development and Assessment for the City of Calgary as there would be noise and debris during construction should the homeowner(s) decide to develop the space into a legal suite. Well, the homeowner(s) went ahead with the construction anyways last month. A huge hole in the backyard was dug and they broke the foundation to install a door from the basement to the exterior (backyard). We were negatively impacted due to the constant noise, smoke, fumes from construction vehicles, etc., all day long and also took place at times that were in violation of the bylaws. Also, the construction vehicles were negligent in where they parked and often blocked ours and other neighbours' driveways. We contacted 3-1-1 regarding the noise one night (September 11/15) after we didn't get compliance from the construction crew after complaining to the homeowner(s). The clerk who answered the telephone advised us that it would take about a week before a bylaw officer would be able to investigate which was unacceptable as the offenders would be long gone. We were advised to contact the police which did not make sense to us. We do not understand why this was allowed to go ahead despite the fact that they had not yet had approval to build a suite with its own outside access.

2. The applicant stated that parking can be accommodated on site and will be either in the garage or on the driveway. Perhaps for the tenant the homeowner(s) has in mind does not drive (his mother/mother-in-law), but should his tenant pass away, the homeowner will have the freedom to

rent the secondary suite to someone that drives and may have more than one vehicle. Should this homeowner sell his property, the new owners may not necessarily agree to the current homeowner's vehicle accommodation. We do know that this owner(s) does not have a large garage so it is very tight to park 2 vehicles in the space. Regardless, if the occupants of the house were to park two cars in the garage and two cars on the driveway, we doubt they would continue to park in this manner for very long as they will get tired of having to move vehicles over and over again to allow a vehicle out of the garage! We do not believe that all occupants would park on the driveway/garage. Over the years here, we rarely see the spot in front of our house free from vehicles. When we have visitors, which is not often, our visitors also have difficulty finding parking nearby. The only time we have reprieve to park on Royal Birch Hill is in the summer months if at all. From September to June, all street parking is full. We have to deal with the occasional vehicle that partially blocks our driveway due to careless parking or lack of parking as well. Vehicles that are parked in front of our home means that we are unable to place our garbage and recycling bins in front of our home for garbage/recycling pick up. Street cleaning avoids vehicles that are parked on our street and therefore gravel dispersed throughout the winter remains on our street throughout the summer which is a hazard to cyclists (which include my children). Furthermore, we are unable to tend to the City of Calgary owned land at the front of our property since vehicles are always parked directly in front most of the time. This is not isolated to our home. All homes on our street have a similar issue. Also, several occupants of the townhouses and apartment condominiums at Royal Birch Blvd. NW and Royal Oak Way NW park in our phase (Royal Birch Hill/Royal Birch Way) as parking near those residences is inadequate. So adding more occupants to this neighbourhood will potentially exacerbate the parking situation.

Photo taken from the sidewalk across the street from our property (our property is on the far left):



Photo taken from our driveway:



3. The applicant stated that transit adequately services the property with connections to the LRT station. Yes, there is transit service to the LRT, but it does not service the property! The nearby bus stop is located on Royal Oak Drive NW, just east of Royal Birch Blvd. NW. The transit service does not run 24 hours per day, nor does the service run frequently during off-peak hours. The C-Train station is far (approximately a 45 minute walk, so if the future resident(s) work outside regular business hours, and if transit services the area(s) they need to attend to for work/school/etc., the point this homeowner(s) offered is moot. If transit service is not adequate to the renter of the proposed secondary suite, then the renter may need a vehicle for their needs.

4. Since Rocky Ridge Road access to/from Crowchild Trail NW was permanently closed, this resulted in a huge increase in traffic into Royal Oak from Country Hills Blvd. NW via Royal Birch Blvd. NW. Getting in and out of Royal Oak is a nightmare at times! Approving this residence for re-zoning is precedent-setting and could theoretically result in many more approvals for re-zoning. This could further impact the traffic issues we already have!

5. We have been advised by another neighbouring resident that when they spoke with the homeowners of 33 Royal Birch Hill NW, the applicant mentioned that re-zoning to R-C1s would increase their property value. I am questioning the motive (financial gain) for the request for a change in zoning.

If this land use designation is accepted, at what point will the City of Calgary continue to accept land use re-zoning in our area? We chose to buy our house here knowing it was single homes only, not secondary suites. If the current owners of the above-mentioned property wanted a secondary suite, why didn't they buy in an area where this is currently allowed?

We are surprised the homeowner(s) of 33 Royal Birch Hill NW applied for redesignation of the land. It is just not very neighbourly in a neighbourhood composed of single family homes with smaller lot sizes (homes are built longer than wide). Perhaps if the homeowner(s) spoke with the neighbours in our block, they would get a sense that this application would not be received very well.

Thank you for taking the time to read our concerns.

Regards,

Nancy and Andre Beauchemin

(403) 208-9979 h

(403) 702-4944 c - Nancy

(403) 827-9700 c - Andre