

RECEIVED

Kristy and Travis Hodges

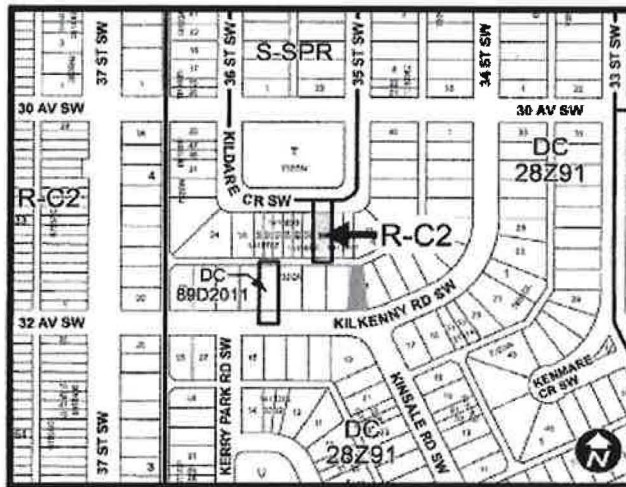
3215 Kilkenny Rd. S.W.

2015 SEP 22 PM 1:52

THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern:

My wife and I are the proud owner of a bungalow across the alley and one doors down from the proposed garage suite (see below).



We bought our home prior to the Killarney development in 2011. At that time, the features that attracted us to the neighborhood were low profile housing, larger backyards and PRIVACY. We write this letter as concerned inner city neighbors that puts value in living close to downtown and having a minimum standard of privacy.

In the last year we have seen all the low profile bungalows on Kildare Cr. SW get purchased by developers, demolished and replaced by 2 and 3 story side-by-sides. These houses were hard to deal with but the detached garages push the proximity of the windows back on the land parcel and provide an adequate amount of space between the tenant and cross alley property. Our biggest concern about this proposal is that the garage suite will move the windows/tenant to the absolute minimum spacing between cross alley properties. The elevation of the design will make our back alley fences useless and causes an extreme privacy issue to all the houses surrounding the property.

We would like to protect the last bit of privacy that our area has with a focus on maintaining the separation provide by the back alley and detached garages.

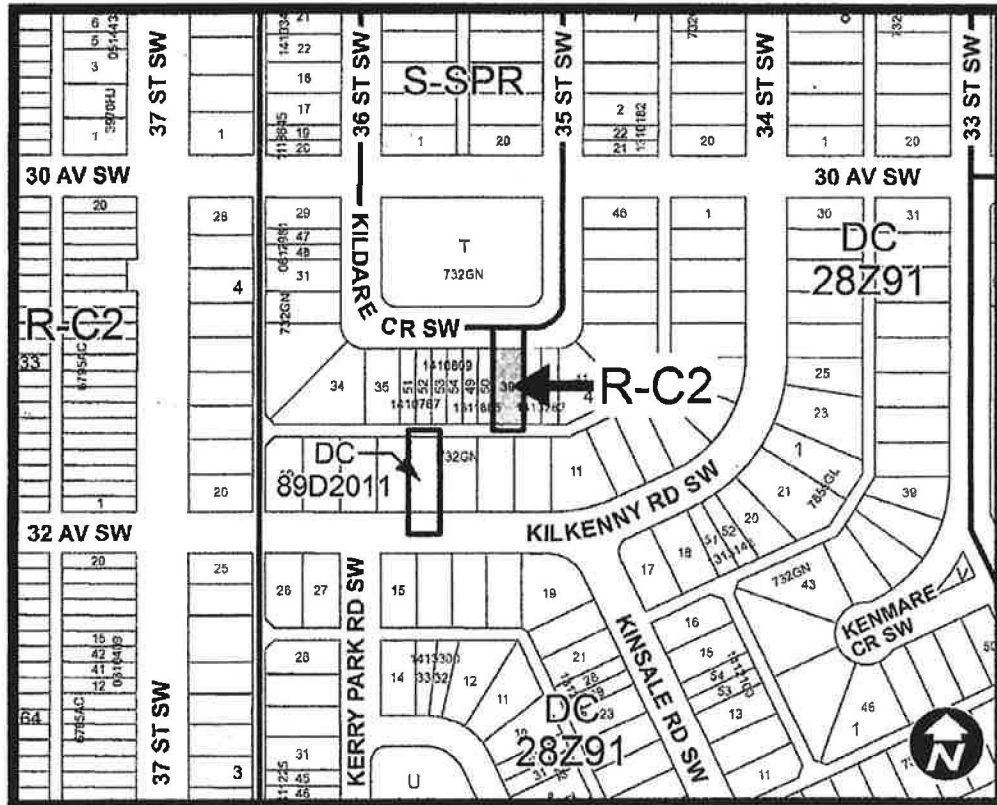
Thanks for taking the time to review our concerns.

Sincerely,

Concerned Bungalow Owners

**KILLARNEY/GLENGARRY
BYLAW 166D2015**

To redesignate the land located at 3611 Kildare Crescent SW (Plan 732GN, Block 4, Lot 39) from DC Direct Control District to Residential – Contextual One/Two Dwelling (R- C2) District.



Supplementary Information (CPC2015-171; LOC2015-0063)

Submitted by property owners Karen and Michael Sheppard of 3611 Kildare Crescent.

All attached renderings have been finalized by the owners with the intent to apply for a development permit once the Land Use Designation has been approved by Council.

Page 2 - Streetscape of Kildare Crescent S.W.

Page 3 - Current View of Rear of 3611 Kildare Crescent S.W.

Page 4 - Existing Garage Suite at 3616 Kilkenny Road S.W.

Page 5 - Map of Support/Opposition to Land Use Designation

Page 6 - Streetscape and Elevation Drawings of Planned Garage Suite at 3611 Kildare Crescent S.W.

Page 7 - Elevation Drawings of Garage Suite from Alleyway

Page 8 - Floorplan Layout for Garage Suite at 3611 Kildare Crescent S.W.

Page 9 - Site Plan for 3611 Kildare Crescent S.W.

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CPC2015-171
Attachment 2
Letter 2

Front Streetscape of Kildare Cres S.W.

3611 Kildare Crescent is the
white bungalow with the blue
arrow above it.



Current View of 3611 Kildare Crescent S.W. From Alley.

Garage, deck, fence and pad will
be removed. Garage will be built
close to the left hand side of the
property (west).



View of Garage Suite Located at 3616 Kilkenny Road

An existing garage suite on south
side of the alley between
Kilkenny Road and Kildare
Crescent.



Map of Kildare Crescent S.W.

This map shows the residents who were approached by the owners of 3611 Kildare Crescent S.W..

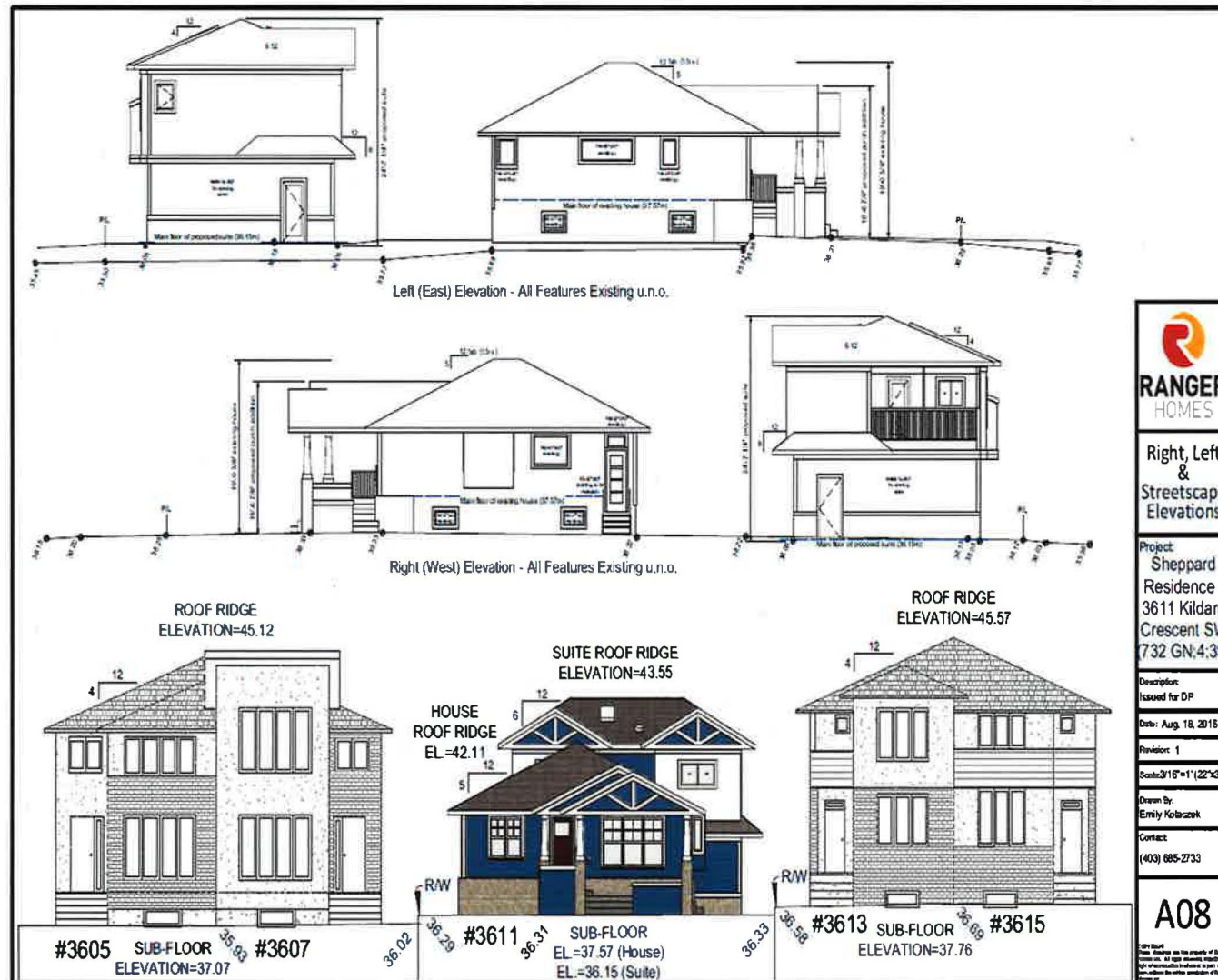
Green: Expressed Support (8)

Blue: Neutral (unable to contact the owners of rental property)
(4)

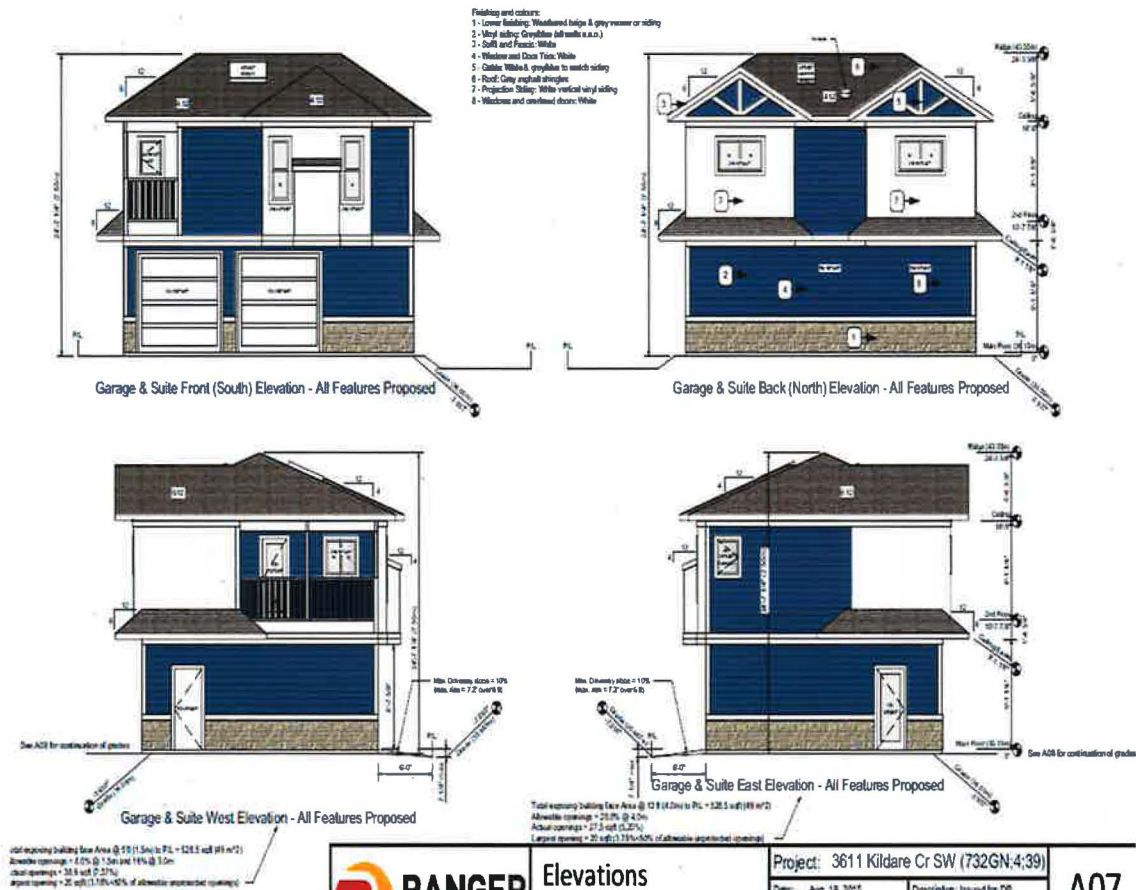
Purple: Expressed Opposition (1)



Streetscape and Elevation Drawings of Planned Garage Suite at 3611 Kildare Crescent S.W.



Elevation Drawings of Garage Suite from Alleyway



Elevations
(Backyard Suite)

Project: 3611 Kildare Cr SW (732GN:4:39)

Date: Aug. 18, 2015 Description: Issued for DP

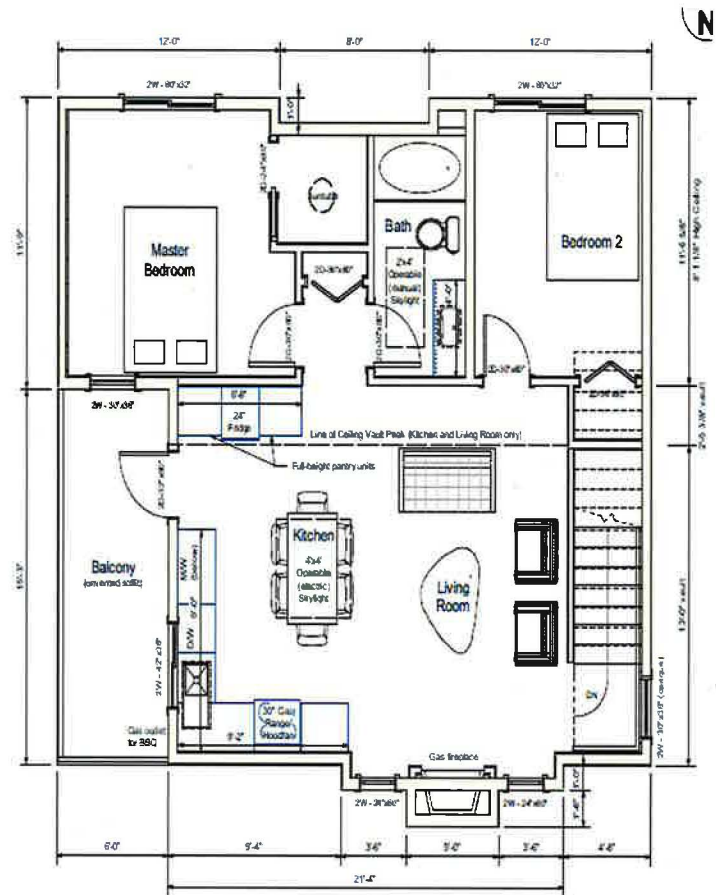
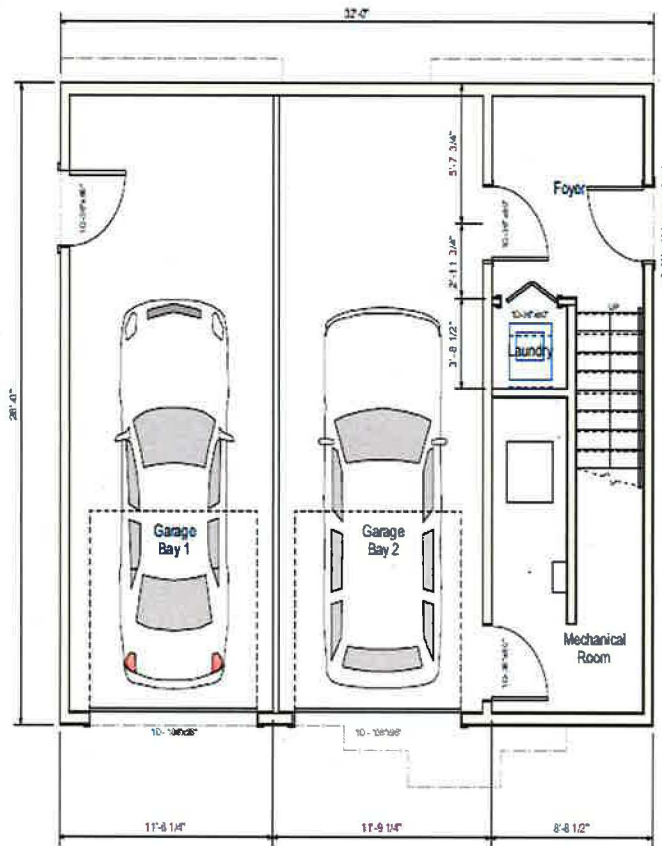
Scale: 1/4" = 1' (22" x 34") Remarks: 2

Drawn By: Emily Kuleczak Contact: (604) 685-2733

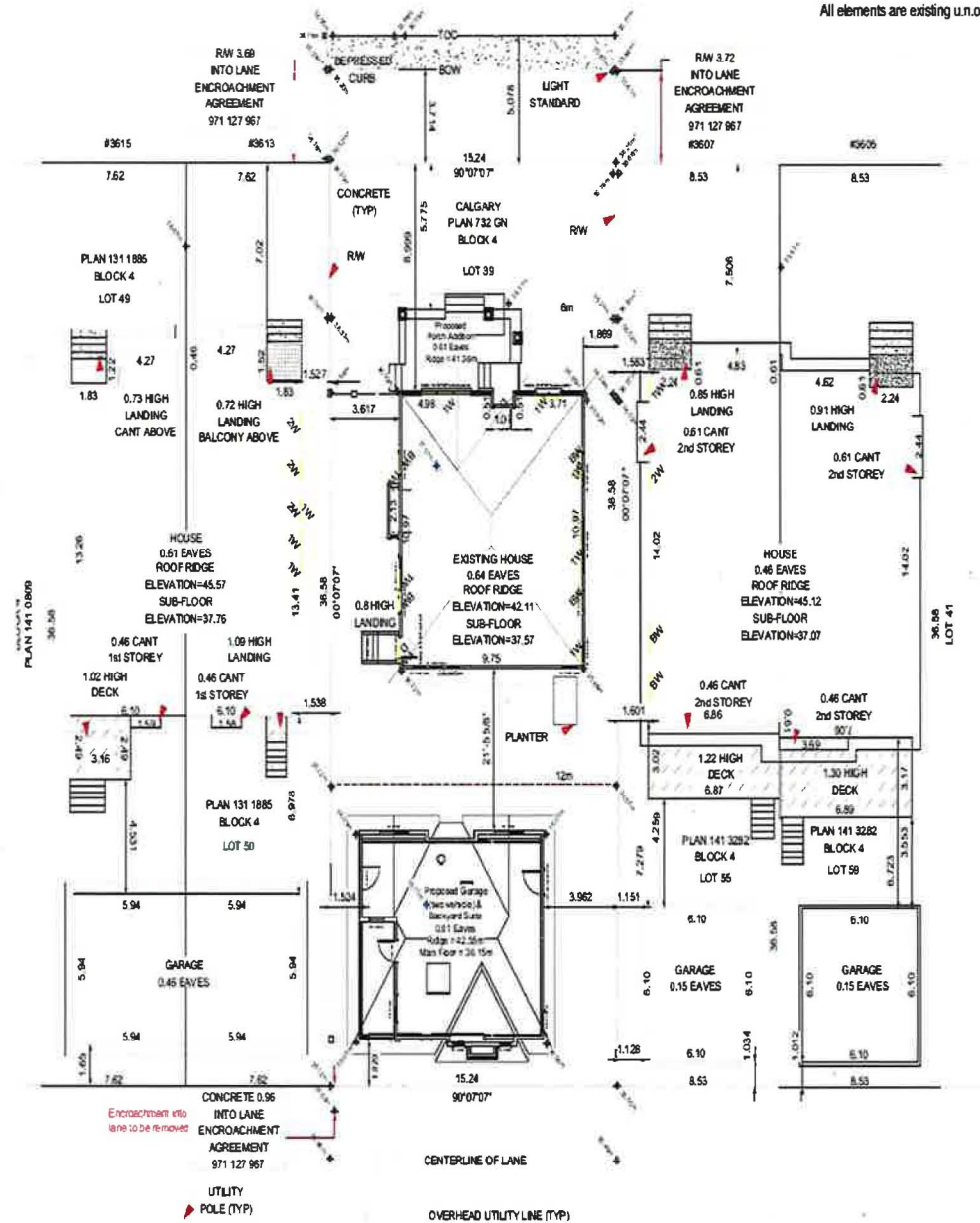
A07

NOTES:
1. See notes on the plans & elevations for details.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the wall unless otherwise noted.

Floorplan Layout for Garage Suite at 3611 Kildare Crescent S.W.



Site Plan for 3611 Kildare Crescent S.W.



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2015 SEP 24 AM 7:59

THE CITY OF CALGARY
CITY CLERK'S

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

September 23, 2015

Re: LOC2015-0063

Dear Members of Council,

This letter pertains to the application to amend the Land Use Designation at 3611 Kildare Crescent SW (Plan 732GN, Block 4, Lot 39), to accommodate the development of a Backyard Suite. We are the owners and residents of 3604 Kilkenny Road SW, which is the adjacent property across the alley, and we would like to voice our opposition.

We have been owners and residents on Kilkenny Road for 15 years, originally in a bungalow at 3212 Kilkenny Road SW. When our family's needs changed 7 years ago, we began the search for a larger home to accommodate our growing family. We purposefully looked for a home with a large, private back yard, which came at a capital premium compared to smaller and less private yards. We subsequently purchased 3604 Kilkenny Road (adjacent to the subject applicant's property), were able to remain on the same street, and have happily enjoyed our large, private yard for the last 7 years.

Our family spends significant time in our backyard playing, gardening, and relaxing. The construction of a Backyard Suite, which will be a second story over a new garage construction along the laneway (as per plans shared by the owners), will have a significant and irreversible impact. The construction of a Backyard Suite will impact us in the following ways:

- **Visual Impact:** A Backyard Suite right across the alley with essentially zero setback, roughly 40 feet closer to our property than a typical infill, would have a much greater massing effect and visual impact from our yard and home than a semi-detached infill or bungalow.
- **Loss of privacy:** The proposed Backyard Suite would overlook the most open part of our yard, where our children's playset and outdoor dining patio is located. Regardless of window placement or privacy treatments on the windows, the Suite would overlook our backyard from very close proximity, will impact perceived privacy, and will irreversibly change the feel of our backyard, and impact the enjoyment of our property.
- **Context/cohesiveness:** The adjacent properties on both sides of 3611 Kildare are newly developed (within the last 2 years) semi-detached infills, with no Backyard Suites. The proposed 2-storey Backyard Suite would not fit the context of these new surrounding homes, and would not match the visual contextual lines either from the street side or the alleyway. The application makes mention that the Backyard Suite will maintain the bungalow and thus the character of the

neighborhood, and while this may be true from street view, the two-storey backyard suite is significantly out of context and character from the perspective of the alleyway.

- Urban Canopy: We love the urban forest of Killarney. Building a 2-story Backyard Suite guarantees that regardless of the landscaping and planting of trees in the backyard of 3611 Kildare, any trees on that property and the adjacent properties to the west will be blocked from our view.
- Impact to property value: While we intend to stay in our home for the long term to raise our growing family, our large private yard is a significant aspect of our home's value. Infringement on that privacy will impact our home's eventual resale value.

We appreciate that the family at 3611 Kildare Crescent are also long term residents who want to accommodate the changing needs of their family while staying in their neighborhood and home. While we have not chosen to redevelop, we appreciate that others have the right to do so, and that densification is already underway and is in fact encouraged in the community of Killarney. In the case of this proposal, adequate thought has not been given to options which are allowed within the existing bylaws, still meet the desire to increase densification, meet changing family needs, while minimizing the impact on surrounding property owners. Examples of such options are:

- Adding a secondary suite in the basement of the existing bungalow
- Building a semi-detached infill with detached single story garages as per the newly re-developed surrounding properties.
- Building a single story backyard suite alongside or in combination with a two-car garage, along the back of the subject property. The lot width is wide enough to accommodate both in a single story along the alleyway.

Homeowners don't buy a house in isolation, they buy into a community. Existing land use designation sets the tone for a community and provides residents with an assurance that what they bought into will be preserved. The long-term residents were diligent and thoughtful in their approach to drafting Direct Control Bylaw 28Z91, and this should be preserved and adhered to.

Despite our engagement with the City Planner on this issue since late May, submission of a letter voicing these concerns during the original comment period in early June, and ongoing e-mail communications with the Planner, the Planner has not responded to, addressed or attempted to mitigate any of the concerns presented by us or our neighbors. This is a failure of the process, and has the appearance of the city pursuing densification with little regard to impact on affected citizens.

Regards,

Janelle & Erik van Noort
3604 Kilkenny Road SW

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

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2015 SEP 24 AM 8:01
THE CITY OF CALGARY
CITY CLERK'S

September 23, 2015

Re: KILLARNEY/GLENGARRY; BYLAW 166D2015

Members of Council,

We are residents at 3213 Kilkenny Road SW, located two doors to the east of 3611 Kildare Crescent SW across the rear lane. The purpose of this letter is to voice our opposition to the land use amendment approval at 3611 Kildare Crescent SW. It would allow the owners to construct a two story garage and suite instead of a permitted single story garage.

We have lived on Kilkenny Road SW for 11 years. We chose our house as it was located in a mature community with lots of trees and larger backyards which has allowed us to enjoy our own private outdoor space for many years

The construction of a two story garage across the lane will have a direct impact on us. Our concerns include:

- Significant loss of privacy from the two story suite windows closely overlooking our yard
- Large increase in visual impact of the mass and bulk of the two story building so close to us that is clearly out of context with our area and surrounding properties

Unfortunately, we were not approached by the owners for our feedback. We believe there are other options that would be win-win solutions for balancing the owner's, Council's and the neighbours' goals for gentle intensification on this property. These options include:

- The construction of a semi-detached building with rear one-story garage(s) under the existing land use designation
- The construction of a basement suite in the existing bungalow.
- The construction of a one-story backyard suite (as a standalone building or in combination with a garage in the same one story building).

We request that Council direct the owner to pursue one of the above options that better fits in with the context of our area.

Thank you for your consideration.

Cathy Stones / Tom Hopkins
3213 Kilkenny Road SW

Smith, Theresa L.

From: dan sturko [dansturko@gmail.com]
Sent: Thursday, September 24, 2015 9:54 AM
To: Albrecht, Linda
Subject: Fwd: Obnoxious Garage Suite

----- Forwarded message -----

From: **dan sturko** <dansturko@gmail.com>
Date: Wed, Sep 23, 2015 at 10:20 PM
Subject: Obnoxious Garage Suite
To: ccrecep@gov.calgary.ab.ca

Dear City Council

We are resident at 3211 Kilkenny Rd SW, across the lane from 3611 Kildare Cr. SW. The purpose of this email is to voice my opposition to the proposed land use amendment that will allow a 2 story garage and suite to be built. We have not been approached by the owners of the property for our feedback but believe that the two story garage will create privacy issues for neighbours along the lane and the mass/height of the building will not fit within the context of the area.

Regards,
Dan and Natasha Sturko
3211 Kilkenny Rd SW"

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