

Smith, Theresa L.

From: Julie Barry [j.annebarry@gmail.com]
Sent: Tuesday, July 07, 2015 1:34 PM
To: Albrecht, Linda
Subject: LAND USE BYLAW AMENDMENT

Dear Sirs:

Re: 6603 54 Avenue N.W.

As homeowners and residents of the community of Silver Springs, we strongly oppose the re-designation of the above-noted site from R-C1 to R-C1s.

Yours,

Julie Barry & Terry Simpson
7004 - 54 Avenue N.W.
(403) 247-1928

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2015 JUL -7 PM 3:49

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Mark Campbell [mark-ss-work@outlook.com]
Sent: Tuesday, July 07, 2015 9:17 AM
To: Albrecht, Linda
Subject: Amendment (LOC2015-0019) of 6603-54 Ave. NW

RECEIVED
2015 JUL -7 AM 9:33
THE CITY OF CALGARY
CITY CLERKS

July 7, 2015

To: City of Calgary Clerk
From: Mark Campbell

Attn: Mayor Nenshi and City of Calgary Councillors

The purpose of this email is to inform you that:

I do not support the proposed amendment (LOC2015-0019) of 6603-54 Ave. NW from R-C1 to R-C1s.

The reasons why I do not support this amendment are the following:

I am a retired civil engineer and have worked over 30 years in the planning and development of urban areas. When neighbourhoods are developed, one of the key factors in designing the water and sewer systems, as well as the road and transit infrastructure, is the population estimated to live in the area. Silver Springs was designed where much of the land is designated R-C1, with development aimed at homes consisting of single family units. By allowing secondary suites in this area, there is the danger of increasing the population base beyond what the infrastructure can accommodate. I believe there is a significant danger to this type of redesignation, in that if you approve one secondary suite, others will follow. For example, the sewer system, which is about 50 years old, is in poor condition and cannot operate to the level it did when initially constructed. The City is frequently digging up the lanes to repair the sewer system in the immediate vicinity of the house in question. If you increase the population in the area with secondary suites, the capacity of this old sewer will be under even more stress, which is cause for concern.

Furthermore, with increased population comes increases in traffic, on-street parking and traffic noise which decreases the attractiveness of the area. People choose this area to live because of the quality of life that currently exists. I do not believe it is fair for those of us who currently live here to have our quality of life deteriorate at the expense of providing secondary suites.

Land use designation is a very important factor in the planning of a city. It is also a key factor people rely upon when selecting an area to live. I am very concerned how the City of Calgary is trying to increase the density of the urban area in established neighbourhoods by slowly and surely altering the land use designation to a higher density. This type of thinking can completely compromise the whole urban planning process as well as cause residents to feel unsure of the long term stability of the place they choose to live.

Mark Campbell
84 Silverview Way N.W.
ph 403-247-6598

Albrecht, Linda

From: Rosemary Gell [rosemaryc2001@shaw.ca]
Sent: Wednesday, July 08, 2015 5:47 PM
To: Albrecht, Linda
Subject: Land Use Bylaw Amendment

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2015 JUL -9 AM 7:56

THE CITY OF CALGARY
CITY CLERK'S

July 8, 2015

To: City of Calgary Clerk
From: The Gell Family

Attn: Mayor Nenshi and City of Calgary Councillors

The purpose of this email is to inform you that:

We do not support the proposed amendment (LOC2015-0019) OF 6603 - 54 Ave. NW from R-C1 to R-C1s

The reasons why we do not support this amendment are the following:

Increased traffic congestion around local streets and in particular at access locations in and out of Silver Springs; the potential problem of inadequate parking spaces for residents and increased noise in the neighbourhood.

Lack of property maintenance when landlord not present; depreciation of house value; increase in transient residents; potential for increase in crime in family-oriented neighbourhood.

Too often landlords do not occupy the houses in question. Most, if not all, of their time is spent elsewhere. It is the full-time residents of Silver Springs who are left to live with the consequences. I think you will find that most houses in our neighbourhood were purchased on the understanding that it was an RC-1 neighbourhood, not a property-rental, multi-housing neighbourhood.

Sincerely,

The Gell Family
6604 Silverdale Road NW
403 286 1777

Albrecht, Linda

From: Susan Hopkin [shopkin@shaw.ca]
Sent: Thursday, July 09, 2015 9:44 AM
To: Albrecht, Linda
Subject: LOC2015-0019

From: "Susan Hopkin" <shopkin@shaw.ca>
To: "jim gordon" <jim.gordon@calgary.ca>
Sent: Friday, April 17, 2015 2:34:07 PM
Subject: Proposed Secondary Suite rezoning LOC2015-0019

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2015 JUL -9 AM 9:49
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

I would like to make it known that I oppose the rezoning of 6603 - 54 Ave NW from R-C1 to R-C1s.

Thank you for allowing myself and other residents of Silversprings in close proximity to have input regarding the above proposed rezoning. I live directly across the street from this address. There is currently an illegal suite in that basement already. There have been people living in the basement for well over 2 years. This property also is not able to provide any off street parking for tenants. The only off street parking available is the driveway in front of the attached double garage, which is currently being utilized by the owners. The tenants currently have two vehicles, neither of which are parking in the supposed "off street parking".

Although I appreciate that we do need to have more affordable housing in the City, our neighborhood is not conducive to secondary suites. I believe that secondary suites should be supported in areas that are directly adjacent to major transit hubs, shopping, post secondary institutions and other amenities. This particular location of the proposed secondary suite (6603 54 Ave. NW) in Silversprings does not meet any of this criteria and, as mentioned above, there is no allowance for off street parking.

I have paid a premium for a single family home in a neighborhood zoned for single family dwellings. It would not be fair to change the rules after the fact. I do not want secondary suites around me, doubling the population with renters. Renters do not have a vested interest in the

community as they usually don't intend to stay the long term. Secondary suites tend to attract transient populations. An example of this would be, the current tenants park on the street and allow their vehicle to leak fluids all over the road and probably don't care because they know they will be moving on in the next little while. Whereas it would be unlikely for a permanent resident to allow that to happen as they take a certain pride in the appearance of their community.

I have been a resident of Silver Springs for 12 years, and one of the things that attracted me to this community (besides the proximity to the Bowmont Park) was that it was nice, quiet, well established community where people took pride in maintaining their homes and their properties, and were friendly toward their neighbors. Purchasing one's home is the largest investment most people make in their lives - not just financial, but also emotional.

Considering the City has been unable (or unwilling) to enforce the regulations with respect to the tens of thousands of non-compliant suites that already exist, how can we expect them to act if this secondary suite is legalized (there have been people living the basement of residence for several years therefore the rules are already being broken). Will the rules be enforced or will the owner be left to their own devices to decide what is legal and what isn't. Also, I know that all residents (and several more) surrounding this property have submitted email and/or letters opposing this suite, so if City Council is really interested in our input than this suite should not be approved. However, if it does get approval than we know that the City of Calgary is just wasting everybody's time (not just once as this is the third time I have asked to send in correspondence regarding this issue). If it does go through than why bother asking anyone what they think. Perhaps, the Media might be interested though.

Thank you.

Susan Hopkin

6604 - 54 St. NW

Calgary, AB

Don McCaffrey
6608 Silverdale Rd NW
Calgary, Alberta
T3B3N2

CPC2015-103
ATTACHMENT 2
LETTER 5

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99D2015

2015 JUL -7 PM 3:48

THE CITY OF CALGARY
CITY CLERK'S

City Clerk

City of Calgary
PO Box 2100, Stn. M.
Calgary, Ab
T2P2M5

Re Proposed Zoning Change from RC1 to RC1S at 6603 – 54th Ave NW.

I am a neighbor behind and one block south of the proposed amendment.

I oppose this change for a number of reasons.

This dwelling and homeowner currently operates an illegal suite at this site. Asking for permission after operating for the three years I have lived in this neighborhood seems disingenuous. Let's see the current illegal suite brought to code.

On site parking is not provided for the existing suite. The current tenant parks on the street. No matter what the applicant may represent I believe the current practice will continue if the owner continues to use his garage.

The proposed site is a 1.8 km walk to the LRT station. Densification really needs more Transit and that is available 0.6 km from the site but the frequency is not conducive to increased density.

The neighborhood is RC1. I see no reason to change given the large amount of rental housing available three blocks away on 54th Ave and Silver Springs Gate. This is about one person potentially changing the character of this street for private economic gain.

Three homes within 3 houses of this site have recently been purchased and significantly upgraded in keeping with the design and density for the neighborhood. The market is demonstrating that the existing zoning for the neighborhood is very attractive. Many homeowners in the neighborhood are constantly improving their single-family homes. I do not think that trend, and the city's increased market based taxation, would continue if rental housing became prevalent.

Pride of ownership is on display in Silver Springs. Look no further than the desire to keep Bowmont Park a Park, the community run Gardens and the fit and finish of existing homes. This zoning change is right on this parkland. By definition the density of a park is usually low.

Don McCaffrey
6608 Silverdale Rd NW
Calgary, Alberta
T3B3N2

I have developed property in MC1 areas and paid the land price for that denser zoning. This is one person trying to get economically more expensive land for free. There will be no developer levies payable to the City.

My neighbors and I purchased RC1 land and across the fence and in the alleys they are privately eager to maintain this type of low-density neighborhood.

Yours truly

Don McCaffrey
Dm/dm
403-852-5913
don@calgarychocolates.ca