

The City of Calgary
P.O. Box 2100, Station M
Calgary, Alberta, Canada
T2P 2M5

CPC2015-077
Attachment 2
Letter 1

RECEIVED

2015 MAY 25 PM 2: 33

THE CITY OF CALGARY
CITY CLERK'S

May 25, 2015

**Re: Application to redesignate from R-C1 to R-C1s land located at
21 Snowdon Crescent SW, Calgary, AB**

Attention: Office of the City Clerk, Susan Gray

Dear City Council,

This letter is to confirm my **objection** to the application to amend the Land Use Designation (zoning) at 21 Snowdon Cr. SW.

I object to this application and land use change for the following reasons:

- When I bought my home in this neighbourhood it was zoned for single family dwellings and I would like it to remain that way to protect the value of my home.
- We already suffer from increased traffic from the adjacent Southwood Corners Mall and do not need more traffic.
- I have made substantial upgrades to my home and if the street is full of rental suites this will reduce the value of my home.
- My own experience with single family homes that are occupied by renters is that unfortunately there is a reduced commitment to upkeep (weed control, mowing and snow removal etc.) as compared to a home occupied by the owner. There is no guarantee that the home owners will remain in the home and not rent out the primary area of the home as well.
- If this suite is approved it will set a precedence for future secondary suite applications and could result in a neighbourhood that attracts absentee landlords committed to making money instead of home owners committed to pride of ownership and the community.
- The transient nature of tenants which is prevalent in basement suite rentals will change the dynamics of the neighborhood in a negative way.
- Revenue producing properties will have added value over non suited properties and result in increased property taxes for the whole neighborhood.
- If the main reason my neighbours want to have a secondary suite approval is to have their parents move in to care for them then they do not need to have the land use re-designated to accomplish that.

If you have any questions regarding this objection please contact me.

Sincerely,
Kelly Stacey-Watson

25 Snowdon Cres. SW
Calgary, AB, T2W 0S2
Phone: 403-255-2574

Smith, Theresa L.

From: Terry (Jamieson Mortgage) [Terry@JamiesonMortgage.com]
Sent: Monday, May 25, 2015 11:07 AM
To: Albrecht, Linda
Subject: Application - land use amendment LOC2015-0007

To whom it may concern,

My name is Terry Caldie and I am sending this email in response to the amendment enumerated in the subject line.

I do not support this change in zoning to allow a legal suite for the following reason:

1. The owner does not need the suite legal for his parents to live their. So this culture thing is disingenuous at best. His parents can live there for as long as they like with no interference from the city or neighbourhood. This is an excuse to generate money. This is clear when he outlines the amenities that are accessible to the area.
2. No one will be using the his driveway to park their vehicles. They have 3 or 4 guys living there now in the basement and not once have they parked in the driveway and with high volume traffic from the trucks that service the shopping centre from the alley there is enough extra traffic without adding to the residential traffic issues.
3. Concern for the value of our properties is another issue. If it becomes a neighbourhood of secondary suites our values will definitely plummet.
4. Having transient people moving in and out of the neighbourhood only creates instability and honestly fears of rising crime.

I could go on but I think I have written enough.

My address is 26 Snowdon Cres. SW T2W 0S1

Feel free to contact me if you have any questions.

Thanks!
Terry Caldie
Mortgage Associate

JAMIESON MORTGAGE
PH: (403) 214-1888 Ext 5 Calgary
FX: (800) 303-6696 Toll Free Fax
Terry@JamiesonMortgage.com
www.JamiesonMortgage.com

RECEIVED
2015 MAY 25 AM 11:16
THE CITY OF CALGARY
CITY CLERKS

May 25 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Station M
Calgary, AB T2P 2M5

**Attention: Notice of Public Hearing on Planning Matters
File Manager – Planning, Development and Assessment IMC#8073**

**RE: Application for Land Use Amendment File LOC 2015-0007 Secondary Suite #21 Snowdon Cres. SW
Calgary, AB T2S 0S1**

This letter is to confirm our objection for the Secondary Suite Application as noted above.

We have been residents of this community for the past 16 years and Neil's family was the original owner of our home. We moved into the Southwood community as it was family oriented and zoned for single family dwellings only. We do not have a desire to live on a street with multi-family dwellings and would be very disappointed to find out that the street we chose for very specific reasons could be re-zoned. Our expectation is for the City of Calgary to maintain the current single-family dwelling zoning.

Other areas of concern are as follows;

- Increase in traffic – Delivery vehicles servicing the Southwood Corner mall, already use the street more than they likely should. More cars and traffic on the street will only congest an already busy street.
- Decrease in the value of our property and home.
- Tax increase due to revenue-generating properties on the street.
- Changing dynamics of the neighbourhood – property owners tend to care for their homes and land. Renters have no vested interest in maintaining a property or building a strong sense of community.
- The application LOC 2015-0007 is quite vague and simplistic. It appears to be based on a "family" dynamic, although it is quite obvious to us, the real driver for the property owner is to generate revenue from renters.

Please contact us if you need any further information.

Sincerely,

Teraca & Neil Moffatt
Teraca and Neil Moffatt
28 Snowdon Cres. SW
403 278-0971 Home
403 861-4857 Cell (T)
403 461-8606 Cell (N)

RECEIVED
2015 MAY 25 AM 10:30
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: J Tetrault [tetrault.kj@gmail.com]
Sent: Saturday, May 23, 2015 5:20 PM
To: Albrecht, Linda
Subject: 21 Snowdon Crescent Sw, Calgary

There is an application to re-designate **21 Snowdon Crescent SW** to permit a secondary suite. We live in the same neighbourhood as this property, and we are strongly opposed to the development of a secondary suite. This is a neighbourhood of single family dwellings, and this development runs contrary to the best interest of the community and the residents.

Joan and David Tetrault
1404 104 Avenue SW

RECEIVED
2015 MAY 25 AM 7:51
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: David Donovan [depend@shaw.ca]
Sent: Sunday, May 24, 2015 6:08 PM
To: Albrecht, Linda
Subject: Renewed objection to secondary suite application at 21 Snowdon Cres. SW , Calgary

Office of the City Clerk
The City of Calgary

Dear Ms Gray,

We are writing you in the matter of the above-captioned application for a secondary suite, and wish to **again register our objection to it.**

Our objection is, sadly, based on first hand experience with another illegal use of a single family home right next door to us, a few years ago. The house was rented out to a group of young men, all unrelated to each other and to the owner who moved out to a different home. These tenants had made a virtual hell of our lives for several months with noise and the threat of physical confrontation, until finally the owner decided to evict them, once the police had to be involved.

It is most unfair to the existing property owners of our residential area to be faced with this downgrade allowing rental units. The traffic increase, lack of parking space, and further noise pollution of this older R1 area, would be highly detrimental to all of us who chose this modest but clean and quiet neighborhood many years ago because it was zoned for single family occupancy.

Many of us are senior citizens who kept this area up with respect for the environment and mutual respect for each other's enjoyment of our properties. We do not want the greed for profit from rental to interfere with what we have accomplished here, and with the remainder of our lives.

For these, and many other reasons, we are kindly asking the City administration to turn down the subject application and think of our community as a whole, first and foremost.

We are ready to answer any further questions you may have from us.

Sincerely yours,

David and Diana Donovan
39, Snowdon Cres. SW
Calgary, AB T2W0S2

THE CITY OF CALGARY
CITY CLERK'S
2015 MAY 25 AM 8:02

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May 29, 2015
THE CITY OF CALGARY
CITY CLERKS
2015 JUN - 2 AM 8: 11
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OFFICE OF THE CITY CLERK

The City of Calgary
Planning, Development and Assessment
Attention of
City Clerk,

Re: Application for Land Use Amendment: LOC 2015-0007

As an adjacent property owner, I am opposed to the redesignation that would allow a secondary suite at 21 Snowden Cres. SW. T2W 0S1

Reasons for my objection as an adjacent property owner

The said property already had tenants (people) living in the basement late last summer (these tenants did not have a vehicle). When they moved out, the beginning of January, new people moved in, 3-4 people are living there at any one time. Two individuals have vehicles which are now parked in front of said house. These three residents are gone during the day & are most likely working. Another individual spends about a third of the week here & parks across the street when here. The walk-out entrance from the basement abuts my property (house) & is just the other side of the fence between our two properties. The door closing when people enter or exit can be heard slamming shut. I should also mention that one of my bedrooms on the second floor faces to this said exit door. The said door can be heard slamming over the volume of my television when I am in my family room, for example & can be heard slamming over the volume of my hair-blower when it is on in my bathroom. The light over exit door is sometimes left on all night & shines into the prior mentioned bedroom. Prior to people living in the basement this door was never used & when occupants of house went out it was through the front door or thru the garage entrance on other side of their house & we never had this situation arise. In addition to above mentioned situations there are now two or three additional vehicles parked at this property & across the street in front of 20 Snowden Cres. If occupants upstairs have visitors or if basement tenants have visitors where will they be parking? In front of my house? In front of 20 Snowden Cres. where 3rd vehicle already parks?

Other reasons for my objection

- < I also feel that should this suite be approved for future legal suite status it will set a precedent for other secondary suite applications on our street & in our neighbourhood. When we purchased our home here 17 yrs ago, we were looking for a neighbourhood that was specifically zoned for single family dwelling only & I would like to have this continued.
- < I also feel or should I say fear that with secondary suites being developed there will be a reduction in the value of our homes, (especially if you are ~~the~~ next door like I am), likely harder to sell as well.

Other Reasons for my objection, conca.

- < Also with the addition of secondary suites there will be an increase in traffic to the area & a problem with parking on the streets (residential) will not only arise, but increase from what we already deal with. Snowden Cres. only has a back lane to separate us from the Southwood Corner Shopping Centre & we already have many commercial vehicles from the Shopping Centre using our quiet street to exit the community.
- < I feel that introducing legal secondary suites into our street & into our neighbourhood will change the dynamics of our neighbourhood. At present our crescent is relatively quiet, except for the trucks I have already mentioned & I wish for this to continue, I know 85% of the people on my street right now!

Response to Applicant's Submission Letter

The pandemic board went up on applicant's property Jan 29th, after apparently seeing me read the sign & then another time writing down the particulars. My neighbour (the applicant) came over to see me. She had lived there 3-4 yrs. & has never come over prior to this. We know each other casually, chat on way in if we meet coming or going from our respective homes. She brings me Chinese dumplings (Jan 29th) says they are for Chinese New Year, this doesn't occur until Feb 19th. I ask her about the new people residing in their basement. She tells me they are not renters but friends of her husband's who have just come over from China & she & her husband are helping them out till they become acclimated & more familiar with things. It can be noted that these new arrivals drive their own cars (one drives a relatively new Nissan Rogue) & apparently have jobs. One of these individuals engaged me in conversation as I was driving snow off my car & one normally spoke English quite well. The applicant goes on & tells me that her husband's elderly parents are coming over from China & will be living with them in their basement as is Chinese tradition. The father-in-law is not so well & neither the father or mother in-law speak English. The application for their relocating is already started, but they don't know how soon exactly it will be finalized. There is no intention of ever renting out their basement suite she assured me. However the applicant's submission letter to you (the city) appears to say that the mother & father will stay in the basement when they come for a visit, & the intent is to rent the suite out when they are not there. The following paragraph goes on to explain why this suite would be ideal to rent out (close to C-train, buses, schools). All these contradictions raised a lot of questions in my mind. Their submission sounds very suspicious to all the neighbours I have talked with, since the (pandemic) board went up on Jan 29th.

Respectfully Submitted

Audrey Burgess

19 Snowden Cres SW

(403) 252-0470

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2015 JUN -2 AM 8:12

THE CITY OF CALGARY
CITY CLERK'S

May 27, 2015

OFFICE OF THE CITY CLERK
The City of Calgary
P.O. Box 2100, Station M.
Calgary, AB T2P0S1

Attention: City Clerk

Re: Application for Land Use Amendment
LOC 2015 – 2007
Secondary Suite 21 Snowdon Crescent SW, AB T2W 0S1

Dear Madam/Sir:

I live at 32 Snowdon Crescent SW. My husband and I moved here almost 10 years ago. This was to be our quiet retirement home. Five months ago, my husband suddenly passed away. I now want this home to be a peaceful retirement place for myself.

I am concerned about the increase of traffic in our crescent. We already have issues with my next door neighbors as they have four (4) vehicles of which they have only have room to park one in their driveway. They have three vehicles that are parked on the street in front of my property. When you drive down the street, we already have problems where we can barely pass anyone coming from the direction due to the increased street parking. Any more increased parking will result in our residents parking on another street or even in the parking lot of Southland Corner.

We certainly do not want our home devalued due to the rezoning. We paid a premium price for our quiet crescent. It will no longer be what we chose...a quiet place to call home. With the increased population, we will be a candidate for increased crime.

Will we also deal with increased taxes because of the revenue producing properties? We were assured that this area was zoned for single family dwellings.

I am disgusted that we have been approached with this issue.

Sincerely,



Elaine Wharton
Home Owner
32 Snowdon Cres. S.W.

403-258-1268

June 1, 2015

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2015 JUN -2 PM 2: 05

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
P.O. Box 2100, Station M
Calgary, Alberta, Canada
T2P 2M5

Attention: City Clerk

Dear Madam or Sir:

**Re: Application for Land Use Amendment File LOC 2015-0007 - Secondary Suite
#21 Snowdon Cres. S.W., Calgary, Alberta T2W 0S1**

This letter is to confirm that on January 2, 2015 I had reported the illegal basement suite as noted above. When the City of Calgary notified the Owner of the house she decided to apply for a legal secondary suite.

After this notification I received a letter from the City which requested my written objection for this application.

In accordance to my initial letter of February 2, 2015 the following are my objections to this secondary suite:

- Parking issues as there were 3 vehicles parked on the street and not once were they ever parked on the Owners property.
- Increased Crime and noise element
- Increased traffic in addition to the existing traffic issues that we have with the Southwood Corner Shopping Centre.
- Transient renters and absentee Landlords
- Reduced value of our homes
- Although #21 Snowdon Crescent has an illegal suite they are still allowed to have renters while they are applying for a legal suite.
- Why would they need a legal suite for his Mother and Father to live in their home
- Prior to purchasing my home I checked with the City to ensure that it was in an area that was specifically zoned for single dwellings only.

In the third week of May, 2015 another sign was posted on the applicant's lawn and letters were sent to the adjacent neighbours of which we have again been asked to forward our letters of objection for this application.

- **On May 25, 2015 I was advised by the City of Calgary that the above application was approved by the Calgary Planning Commission on April 9th, 2015 based on the PROPOSED RC-1's bylaw which was also prior to the Council Meeting on May 11, 2015 when the secondary suite issue was to be discussed in council.**

My first question is how can an approval be given based on a proposed bylaw and secondly why was this not assessed on the current RC-1 zoning?

Although 12 neighbors had sent in their opposition to this secondary suite application it appears that our comments were not taken into account nor will they be with the proposed RC1's zoning.

So please tell me what is the purpose of this process and is the City simply rubber stamping the approvals prior to the conclusion of the secondary suite issue. .

To elaborate on the Owner of #21 Snowdon Cres. S.W. the following will provide a history of the renters she and her husband have had in their illegally suite.

On January 28, 2015 I had the opportunity to discuss this application with Hong Feng/Pie (Owner) and listened to conflicting messages such as:

- I had questioned her on the previous renter/s she had in 2014 who moved out at the end of December, 2014. Although Hong did not want to acknowledge the tenancy she eventually stated that he was a good friend and they were helping him out and did not charge him rent.
- On January 1, 2015 I watched as 4 individuals moved in to her house. Hong again stated that they were very good friends of her husband who came over from China and that they were staying there temporary and rent free until they found other accommodations. I then questioned her about rent and asked if they were wealthy enough to support these individualsshe did not comment.
- Then she came up with the story that her husband's Mother and Father were moving to Canada and would be living with them. When I asked why they would need a legal suite for Yong's Mother and Father she could not answer. However when you read the applicants submission it appears that his Mother and Father may be coming over for a visit only.
- The renters who moved in on January 1, 2015 moved out the morning of May 31, 2015 and at approximately 4:00 p.m. another renter moved in.

I am convinced that this neighbor has absolutely no intension of applying for a development permit and will continue to rent out the suite stating that the tenants are friends of theirs and that they are not charging rent. Does the City actually contact this neighbour to ensure that they will apply for the legal suite?

Noting the above as an example.... The City of Calgary desperately needs to deal with the loop holes in secondary suites issue before there is any further discussion on this matter.

In conclusion we as neighbors spent time assisting Hong and Yong with their adjustment to Canada and know that they were very aware that our area was not zoned for secondary suites and the existing suite in their home was illegal. At that time they said they would not be renting out the lower level.

I respectfully request that the City of Calgary will do the right thing in rejecting the application for a secondary suite at #21 Snowdon Cres. S.W.

Should you have any questions and/or require additional information regarding this matter please contact me.

Yours truly,



Pat Befus

Name.: Pat Befus
Address: #20 Snowdon Cres. S.W.
Calgary, Alberta T2W 0S1
Phone #: 403-259-3383
Email: pibefus@shaw.ca

Smith, Theresa L.

From: Darlene Yamchuk [dyamchuk@gmail.com]
Sent: Tuesday, June 02, 2015 7:00 PM
To: Albrecht, Linda
Subject: 21 Snowdon Cres SW

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2015 JUN -3 AM 8: 13

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

Here are my concerns regarding this:

Hi, I am with the neighbour's complaint regarding the illegal suite at that address.

I have known them for a short time and there are some concerns with them.

1. yard is not kept neat and tidy, grass not mowed, dandelions all over the yard. The grass in the backyard is as high as your or my knees, full of dandelions
2. constant fighting and yelling in the house, I have indicated to others that if we hear screaming again, the police will be called
3. I find it very strange that if they are putting in-laws in the basement, how are they to get up the stairs to the main level
4. I would not want strangers in my house let alone renters (there should be a background check) shady characters in the neighbourhood.
5. I agree with all and hope that this does not go through
6. Parking restrictions
7. I have noticed a courtesy Chinese van parked in the driveway the last couple of days

Thank you Darlene Yamchuk

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2015 JUN -2 AM 8:14

THE CITY OF CALGARY
CITY CLERK'S

May 26, 2015

OFFICE OF THE CITY CLERK
The City of Calgary
P.O. Box 2100, Postal Station H
Calgary, Alberta
T2P 2M5

Attention: City Clerk

**Re: Application for Land Use Amendment file LOC 2015-0007
Secondary Suite #21 Snowdon Cres. S.W.**

Dear Sir/Madam

Regarding the above secondary suite application please accept this letter of objection.

Our area was zoned as single family dwellings and we want it to remain this way due to the higher traffic volume, parking issues, crime increase and over all change of the dynamics of our neighborhood.

Yours truly,



Pat Kotchorek

#65 Snowdon Cres. S.W.
Calgary, Alberta T2W 0S1

403-255-3949