

**Smith, Theresa L.**

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**From:** Emilio Lupi [Emilio@lupihomes.com]  
**Sent:** Tuesday, May 26, 2015 1:29 PM  
**To:** Albrecht, Linda  
**Subject:** 3231 6th st sw Rezoning Application

Good afternoon,

I strongly oppose the rezoning of the above property from RC1 to RC1s. Lane way homes make sense where semi detached or multifamily residences currently exist. If done right I feel they can work and fulfill the need for housing options **BUT** in the right neighborhood where communities were designed for multi family residences. I'm not aware of any attached or multifamily housing permitted in Elbow Park. This is the main reason we chose to move here & continue to do so even after the 2013 flood. This proposal is not a just reward for our long time residents & those of us who chose to rebuild our homes & a community that belongs to all Calgarians. I'm not confident that a retrofit to multifamily or laneway homes can work successfully in an area where roads & laneways are substantially narrower than our surrounding communities.

Being born and raised in Calgary my wife & I chose to move here to raise our family in 2004 and be part of this unique historical community of single family residences. All Calgarians will lose what makes this community great and Calgary will lose a part of its history and a housing tradition that has been in place for over 100 years IF this zoning is permitted.

Sincerely,  
Emilio Lupi

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2015 MAY 26 PM 1:48  
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May 31, 2015

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

2015 JUN -3 AM 10: 21  
THE CITY OF CALGARY  
CITY CLERK'S

Attention: Susan Gray, City Clerk

**Re: Application to Redesignate Land Located at 3231 – 6<sup>th</sup> Street SW  
From Residential R-C1 District to R-C1s District 77 D 2015  
Plan 3452W, Block B, Lots 4 and 5**

We own the property 3227 – 6<sup>th</sup> Street SW located adjacent to 3231 – 6<sup>th</sup> Street SW ("the subject property"). We **strongly object** to the application to amend the Land Use Designation of "the subject property" from R-C1 District to R-C1s District. Our reasons are listed below:

- **Previous Application:** We understand the ultimate reason behind this application to amend the zoning from R-C1 to R-C1s is to have a secondary suite above the garage on "the subject property". Reference is made to the November 2014 application for Land Use Amendment LOC2014-0159 to permit a secondary suite above the garage of "the subject property".
- **Unduly Interferes with Our Use and Enjoyment of our Property:** We value our privacy. A secondary suite over the garage on "the subject property" detracts from our privacy, use and enjoyment of our property. We don't want our backyard to be peered at from a nearby above-garage suite.
- **Shadowing:** A secondary suite above the garage on "the subject property" (which is located to the south of our property) will cast an increased shadow onto our property particularly in the winter months.
- **Overcrowding:** The density of our block (between 30<sup>th</sup> and 32<sup>nd</sup> Avenues on 6<sup>th</sup> Street) is already higher than what is normal for an RC-1 district.
  - City bylaw 1P2007 states the minimum required lot width for an RC-1 lot is 15.0 metres. Of the 21 homes on our block facing 6<sup>th</sup> Street, 9 are situated on lots that are significantly below the 15 metre bylaw minimum width (i.e. these 9 homes are on lots that are only 10.03 and 11.43 metres wide). As a result, our block already has higher density than City standard for RC-1 districts.
  - Adding to this overcrowding issue are the narrow back laneways. Constructing a secondary suite above the garage next to the back laneway will increase the claustrophobic feeling and our privacy concerns, thereby negatively impacting our use and enjoyment of our property.
- **Parking Concerns:** Parking is already a serious issue on our street for several reasons:
  - Most residents on our block own multiple vehicles, and many like us, only have a single car garage (some, like our neighbours on the north side, only have the original very small "carriage" garage). Second vehicles are parked on 6<sup>th</sup> Street.

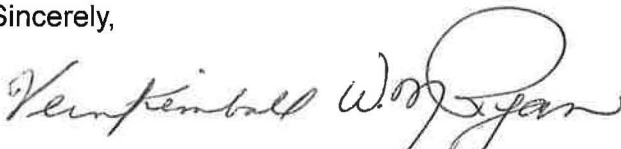
- The parking issue is further exacerbated by the smaller lots and higher density of our block (i.e. more lots; more vehicles parking on the street).
- There is no street parking on Elbow Drive south of 32<sup>nd</sup> Avenue. As a result, many of these residents and their guests park in the vicinity of "the subject property".
- Adding to the parking issue is the ever increasing number of commuters who park in the vicinity and take transit or walk into the downtown core.

Vehicles owned by whoever lives in the garage suite on "the subject property" and their visitors will compound the street parking challenge

- **Preserving the Character and Quality of Life in our Neighbourhood:** The application, if approved, will change the character of our block in meaningful ways. We bought a home purposefully in a single family neighbourhood to live and raise our children; not a rental district with a transient population. Just because some other neighbourhoods in Ward 8 already permit secondary suites, doesn't mean that all neighbourhoods in Ward 8 should. We are different neighbourhoods and the character of Elbow Park should be maintained which, in a significant way, is due to the fact that it has no secondary suites.
- **Increased Traffic:** Increased density will lead inevitably to higher traffic volumes in our neighbourhood which is already plagued with cut through traffic, speeders and high volumes. This will result in a noisier community and raise concerns for safety to pedestrians.
- **Reduce Property Value:** Increased density, particularly right next door, will reduce the value and desirability of our property. We bought our property on the basis of a single family neighbourhood and want to maintain the single family character of the neighbourhood.
- **City Infrastructure and Increased Taxes:** Increasing density will add additional burden on Elbow Park's aging infrastructure that currently struggles to service the demands of more modern households i.e. water and sewer lines, and roads. For example, we cannot open two taps in our home without dramatically impacting water pressure. Increased density brings more demands and costs for existing City services which will be subsidized by the neighbourhood home owners.

Given all these issues, we urge City Council to refuse this application to amend the Land Use Designation for "the subject property". Thank you for your consideration of our objection.

Sincerely,



Vernon Kimball and Wendy M. Ryan  
Owners of 3227 – 6<sup>th</sup> Street S.W. (neighbours on the north side of "the subject property")

Cc: E. Woolley  
B. Pincott

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2015 JUN -3 AM 8: 04

THE CITY OF CALGARY  
CITY CLERK'S

3209 6ST SW  
Calgary, AB  
T2S 2M2  
403.287.8514

June 2, 2015

Re: Land Use Bylaw Amendment

For 3231 6 St. SW, Calgary, AB

Please do not approve this land use amendment. I live in Elbow Park and will be negatively affected by this land use change for the following reasons:

- 1) Changes to higher neighbourhood density need proper planning. Windsor Park in Calgary is an example of poor planning and mixed land use. It is a mess.
- 2) The character of Elbow Park will be negatively affected by this proposed land use change. Even newly built houses try to maintain the neighbourhood character to fit in.
- 3) There is no parking for this proposed new dwelling. Most houses do not have front driveways and use the street for parking.
- 4) I chose to live in an R1 neighbourhood and pay the higher taxes for this privilege.

I am in favor of higher neighbourhood density but only as a result of proper planning.

For the above reasons, I urge you to not approve this land use change.

Regards,

Maureen Fitzpatrick

**Smith, Theresa L.**

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**From:** Kelvin Wood [Kelvin\_W@telus.net]  
**Sent:** Tuesday, June 02, 2015 10:13 PM  
**To:** Albrecht, Linda  
**Cc:** 'Kate Wood'; 'president@elbowpark.com'; 'ward11@calgary.ca'; MaloneCa@telus.net; 'Ed & Jackie Engstrom'  
**Subject:** Bylaw Amendment concerning - 3231 - 6th Street SW

We are presently a household of three adults living at 714 – 32<sup>nd</sup> Ave SW, across the alley and one house removed from the property seeking land use rezoning. We oppose the proposed bylaw 77D2015 for the following reasons.

The majority of the houses within a block or two of us are on 37.5 foot lots. Because of the many small lots in the vicinity, homes are already in close proximity to one another and outdoor amenity space is at a premium. Adding to this proximity issue are the narrow laneways typical of the area. Secondary suites built adjacent to or overlooking these outdoor spaces would block sunlight and detract from the use and enjoyment of neighboring properties.

We are particularly concerned with the proposed redevelopment if it involves the use of a “garage” to accommodate the secondary suite. We would have personal privacy concerns with such a development as it would overlook our backyard and deck area, detracting greatly from our current sense of privacy.

Our neighbourhood continues to be plagued by speeding and cut through traffic. Further increasing the density of housing by rezoning existing properties to allow secondary suite developments would place greater demands on sparse on-street parking and further increase traffic congestion.

Our neighbourhood is fortunate to have primarily owner-occupied homes. We believe it would change the character of the neighbourhood and result in loss of property value if a number of secondary suites are built and used as rental properties.

These concerns are shared with many of our neighbours. They are expressed not out of fear as Mr. Honsberger suggests in the planning commission report, but because we have valid concerns that if rezoning is approved, the subsequent development would negatively impact the enjoyment of our homes.

Regards, ... Kate & Kelvin Wood

Tel: 403 287-1950

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2015 JUN -3 AM 8:01  
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CITY CLERK'S



**Smith, Theresa L.**

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**From:** Jackie [jaengstrom@shaw.ca]  
**Sent:** Wednesday, June 03, 2015 9:05 PM  
**To:** Albrecht, Linda  
**Cc:** Kate & Kelvin Wood @ home; MaloneCa@telus.net; president@elbowpark.com; Commn. & Community Liaison - Ward 11; Commn. & Community Liaison - Ward 8  
**Subject:** Bylaw Amendment concerning- 3231 6th ST SW

We live at 3223 6<sup>th</sup> ST SW., 2 doors away from the property being discussed and are opposed to the land use rezoning (proposed bylaw 77D2015) for many of the reasons our neighbours have expressed.

The majority of the houses within a block or two of us are on 37.5 foot lots. Because of the many small lots in the vicinity, homes are already in close proximity to one another and outdoor amenity space is at a premium. Adding to this proximity issue are the narrow laneways typical of the area. Secondary suites built adjacent to or overlooking these outdoor spaces would block sunlight and detract from the use and enjoyment of neighboring properties.

We are concerned with the proposed redevelopment if it involves the use of a "garage" to accommodate the secondary suite. It would infringe on the privacy we currently experience in our backyards which is already compromised given the narrow lots.

Our neighbourhood continues to be plagued by speeding and cut through traffic. Further increasing the density of housing by rezoning existing properties to allow secondary suite developments would place greater demands on sparse on-street parking and further increase traffic congestion.

Our neighbourhood is fortunate to have primarily owner-occupied homes. If a number of secondary suites are built and used as rental properties, It would set a precedent that would change the character of the neighbourhood and result in loss of property value. Our neighbourhood is still struggling to recover from the 2013 flood and the potential rezoning creates even more uncertainty about the future of the neighbourhood....

These concerns are shared with many of our neighbours. We have valid concerns that if rezoning is approved, the subsequent development would negatively impact the enjoyment of our homes.

Regards,  
Jackie and Ed Engstrom  
3223 6<sup>th</sup> ST SW  
T2S 2M2

Tel: 403-243-5354

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2015 JUN -4 AM 7:48  
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**Smith, Theresa L.**

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**From:** Andrea & Charlie Malone [maloneca@telus.net]  
**Sent:** Thursday, June 04, 2015 12:10 AM  
**To:** Albrecht, Linda; Matt.Rockley@calgary.ca  
**Subject:** OBJECTION TO: Application to amend the Land Use Designation pertaining to 3231 6th Street SW (Plan 3452W, BLock B Lots 4 and 5)  
**Attachments:** ATT00001.htm; ATT00002.htm; PastedGraphic-3.tiff; ATT00003.htm

*To Whom it may Concern,*

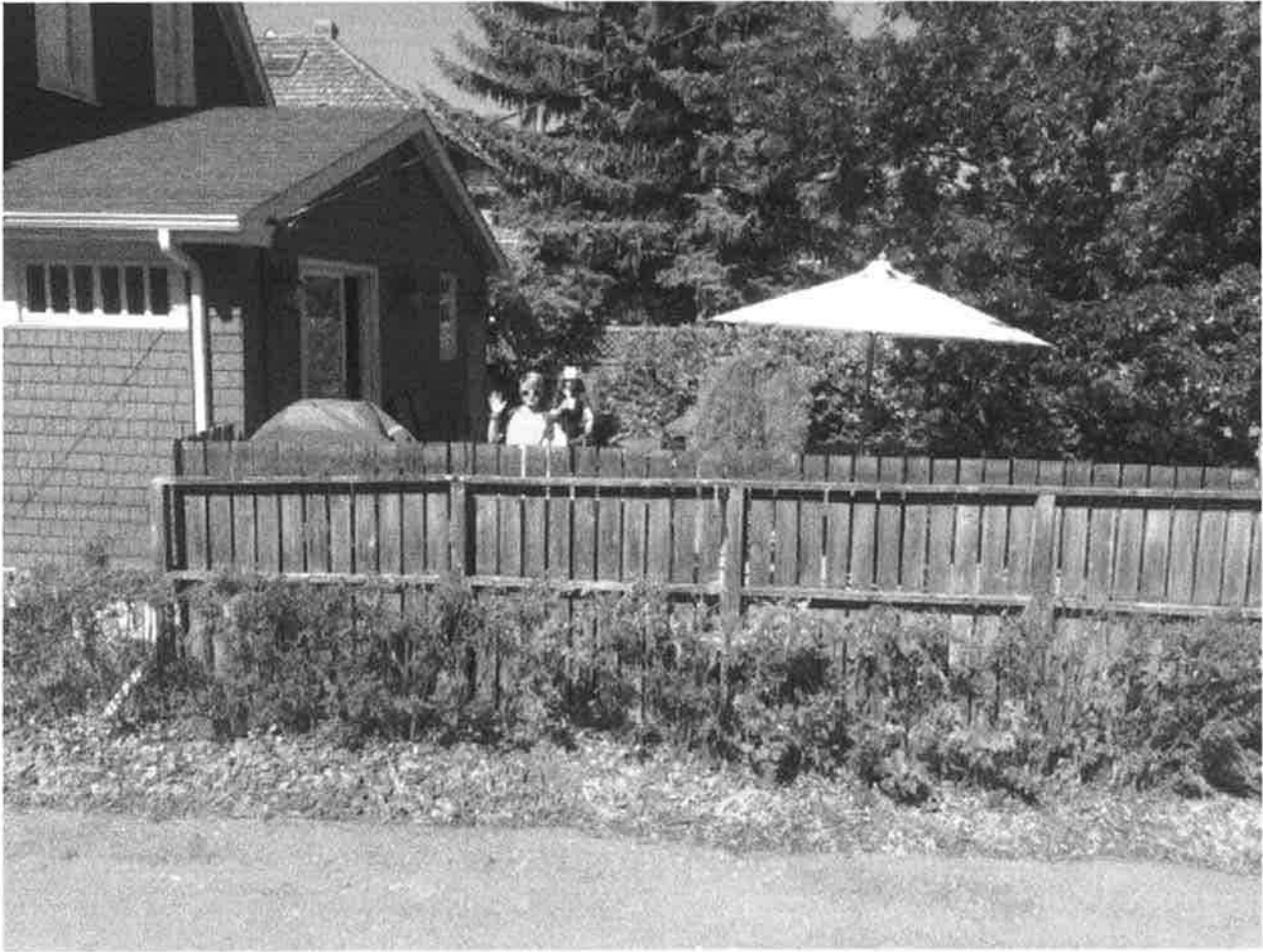
*Myself, my wife and two children reside at 712 32nd Avenue SW, which is directly adjacent to the land at 3232 6th Street SW, that is proposed to be redesignated from residential contextual one dwelling (R-C1) to residential contextual one dwelling (RC1s).*

*We object vehemently to this proposal.*

*To provide some context of where we live in relation to the land at 3232 6th Street SW I have provided two photographs as follows:*

*Photograph 1:*







***Regarding Photograph 1 and Photograph 2 our property is the red house in both photographs.***

***In Photograph 1 the "backyard garage" on the right hand side belongs to the owner of 3231 6th Street SW who intends to build a suite above the "backyard garage".***

***Photograph 2 illustrates the view from the ground (floor) level of the "backyard garage" belonging to 3231 6th Street SW.***

***As can be clearly seen if a suite is built above the "backyard garage" it will:***

***1. Remove any privacy we have at the rear of our house and garden and in particular:***

- ***The whole of our backyard where my children play often in privacy;***
- ***The whole of our back deck where we as a family eat and relax in privacy most evenings in the summer months;***
- ***The family room where we spend a lot of family time, working, doing homework, watching television in privacy most days and most of the winter months;***
- ***The family kitchen which we use for preparing meals in privacy almost every day of the year.***

***2. Block natural sunlight from East/South East from early morning to late morning that currently shines onto:***

- ***The whole of our backyard;***
- ***The whole of our back deck;***
- ***The family room;***
- ***The family kitchen.***

***Taking the two simple points above if a suite is built above the "backyard garage" it will severely diminish the enjoyment of our property, and erode the value of our property, which has been already eroded as we were flooded in 2013, and now are classed as an area at risk from flooding. If the suite above the "backyard garage" proceeds it is a "double whammy" impact on our property value.***

***As a result we are alarmed and this is reinforced by what is allowable under the current planning rules.***

***The rules as they currently stand allow for a suite that is significantly higher than the current "backyard garage" as it will need to be on two levels. To provide some context the current planning rules allow for a suite above a garage to be 70 square meters or 753 Sq. Ft. excluding stairs and landings, which may be relaxed a further 10% by the Development Authority***

***This means a potential footprint in excess of 80 square meters or 861 Sq. Ft. On two levels this means a total potential building area including garage of 160 square meters or 1722 Sq. Ft. This size rivals the size of some of the existing houses in the vicinity!***

***Would you want this bearing down on your property?***

***Now taking a step back from my and my family's personal concerns, my next challenge to you is why this part of Elbow Park?***

***To help understand why this question is being asked I would like to refer you to the following schematic provided by yourselves in the "Notice of Public Hearing on Planning Matters," in relation to the application to amend the Land Use Designation pertaining to 3231 6th Street SW:***



*Please take a careful look at the above schematic and carefully study the plot sizes and ask yourself does this make sense? We appreciate that the City of Calgary has to arrest the urban sprawl and look at increasing density within the current city footprint. But again I ask why us?*

*The vicinity surrounding 3231 6th Street SW is already at a higher density than what is normal for an RC-1 district. The minimum required lot width for an RC-1 lot is 15.0 M as per land use bylaw 1P2007.*

*Of the 22 homes on 6 St. SW between 30<sup>th</sup> and 32<sup>nd</sup> Ave. SW, 10 of the properties are significantly below the minimum lot width at approximately 10.0 M. Across the lane from this site on 7<sup>th</sup> Street SW between 30<sup>th</sup> and 32<sup>nd</sup> Ave. only 2 of 13 properties conform with the minimum width of 15.0 M and 11 are approximately 10.0M. In the same block on Elbow Drive SW there are only 4 of 11 properties that conform.*

*The point being made here is the majority of properties in the immediate area are much less than the bylaw minimum for an RC-1 district.*

*So why us?*

*Now onto my final point. Are you serious about road safety and in particular the safety of "vulnerable" (UN definition for primarily children) road users?*

*If you are then increasing the density in this part of Elbow Park is a serious threat to road safety of all road users, but particularly "vulnerable" road users.*

*For such an old neighbourhood we have as many young children as some of the newer neighbourhoods near the city limits. Fortunately for those newer neighbourhoods they are not an urban race track, short cut and city core worker parking lot. Sadly our neighbourhood is.*

*In addition, the newer neighbourhoods have 21st century road architecture planners who think thoughtfully and carefully on road size, hazard and risk management of vulnerable road users. Sadly the road architecture in our neighbourhood is not amenable to the stresses it already faces as an urban race track, short cut and city core worker parking lot on top of small plot sizes with limited resident parking. The road architecture in our neighbourhood is from around 1910 when there were virtually none of the stresses we see now.*

*Adding more density in our neighbourhood means more cars and more hazards introduced to "vulnerable" road users.*

*I am seriously worried by this last point on road safety. I have children who I love and adore. My neighbours have children who I also love and adore. I do not want to see them put under any more threat than what we are witnessing at the moment, which is a very serious problem bordering on horrendous.*

*So in summary We object vehemently to this proposal.*

*We would like to preserve our privacy, enjoyment, value of our own property.*



*In addition, we would like to state that redesignating our part of our neighbourhood although well intended is severely misguided regarding the current plot sizes and the road safety of our children.*

*Kind Regards,*

*Charlie Malone*  
*Cell 403-815-0841* 📞

**Smith, Theresa L.**

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**From:** sandra stevens [sjstevens15@gmail.com]  
**Sent:** Thursday, June 04, 2015 9:41 AM  
**To:** Albrecht, Linda; Rockley, Matt A.  
**Subject:** Fwd:

2015 JUN -4 AM 9:41

THE CITY OF CALGARY  
CITY CLERK'S

**RE: Over Garage Secondary Suite Application - Land Use Amendment LOC 2014-0159 at 3231 6th Street SW**

### **Introduction**

I am the immediate adjacent homeowner to the property seeking the application for the land use amendment LOC2014-0159. I am the immediately adjacent landowner and likely the most impacted by the proposed land use change. However, other neighbours and the community in general are also most definitely significantly negatively impacted.

My address is 3235 6<sup>th</sup> Street SW. The proposed land use amendment and development is proposed by my immediate neighbour to the north of my home. My home is much smaller home and lot than that of the neighbour making the application. I have lived in the home for over 26 years, raised my family there and had planned to retire there and have family and grandchildren visit. I am now reconsidering my retirement plans and staying in my home due to the great concern I have regarding my neighbour's application.

### **Submission**

On Friday, November 7, 2014, I made a written objection to this application. I make this further submission in support of my objection.

I oppose the proposed application for the land use amendment LOC2014-015 for the following reasons.

#### **1. Property Size**

My property size and that of many of my neighbours on the block is 37.5. The applicant has a significantly greater sized lot than the majority of his neighbours. It is my understanding that the neighbourhood, particularly in the area of our block and immediately surrounding ones, has a higher density than what is standard for an RC-1 area and contains many lots are that even less than the minimum. The difference in my property size, juxtaposed to the applicant's, is significant and increases the impact of his application on my property and the use and enjoyment of the same.

## **2. Over garage Suite Size**

Although not an expert in the development or architecture, I understand that the allowable size for an above garage suite is 70 square meters or 753 square feet which may then allow for certain matters such as stairs and a relaxation, which may then grow the footprint to in excess of 861 square feet. In the context of the over garage suite, I understand that the size of the building area in my neighbour's backyard, directly up against my fence and bearing down over my small backyard, could be approximately 1722 square feet. This is almost the size of my entire home. Accordingly, as it is commensurate with building almost another home in my neighbour's backyard, next to my existing home and yard, it is a surreal change in the environment of my home and property from what I initially purchased and have enjoyed for over 26 years. It feels commensurate to an indirect expropriation of my existing property given the level of change.

## **3. Existing Relaxation**

The proposal is for an above garage suite. It is my understanding that the garage over which it is to be built does not comply with standard easement regulations. The reason, as recently acknowledged by the neighbour, is that when he built his garage, he asked me to grant a relaxation to the standard requirement so that he could have the privilege of building his large garage up against my fence and closer to my property line. Feeling like I should be a good and reasonable neighbour, and under pressure, I agreed to the easement. I never suspected or dreamed that he would then use that privilege and good neighbour gesture to now make an application to build a large over garage suite that will significantly negatively impact my use and enjoyment of my relatively small home (particularly compared to his) and to reduce my property value..

## **4. Purpose and Financial Aspect**

The application states that it is for a granny suite or other similar purposes. I am not overly concerned about folks who want to create a basement suite for their parents. This is not that case, in fact it is far from it. My neighbour did not contract me regarding his application. Accordingly, like other neighbours, I took the initiative to approach him to discuss the application. In the course of doing so, I came to understand that, despite the description on the application, which references the typical suite purposes such as a nanny or a granny, his true purpose for the application is as "a financial hedge" (his words). This executive, with significant income and a vacation home, has advised me that he wishes to secure an opportunity to add to his income. His revenue building enterprise in the form of a backyard over garage suite will in turn significantly reduce the value of my property, as his small neighbour, and even the opportunity to sell, let alone impacting the enjoyment of my property now and in the future as my retirement home.

## **5. Overbearing, Overshadowing, Views and Privacy**

The construction of an over garage suite, particularly given the lack of proper easement, and the smaller size of my lot, will hugely negatively impact the use and enjoyment of my property as it will overshadow and overbear on my property, thereby removing privacy, blocking views and blocking sunlight.

- Overbearing

Given the relaxation I previously granted to my neighbour, and hence the proximity of his garage to my property, further exacerbates the overbearing effect of a large over suite garage on my significantly smaller property.

- Privacy

We have a very small backyard where my sons and I and friends enjoy dinners, evening talks and lawn games, on the deck or on the lawn . Or where I sit and enjoy very valuable moments of relaxation or working on my paperwork in the privacy of my own backyard. I am looking forward to not only continuing but increasing those family, friend and personal opportunities and the moments of private relaxation in the years to come as the family grows and I enter retirement. We also have a small back deck on the second floor which faces west. It is a very special place of at the end of the day to read, just sit quietly in the sun, or talk with family and friends, in peace and privacy, and enjoy the view. This peaceful private place in the sun was a draw in purchasing the home.

All of the foregoing will be eliminated or hugely negatively impacted by the construction of a backyard over garage suite which will destroy any privacy we now have. The second floor of the proposed garage suite would bear down and view into our:

- Backyard
- Back deck
- Second floor deck
- Kitchen area

- View

The second floor small back deck is a place referred to above provides a special view to the open sky and trees, adding to the peace of the location, that will be obstructed by the construction of the proposed over garage suite.

- Overshadowing

With a small backyard, the enjoyment of sunlight, particularly on weekends with friends and family, or just alone quietly after long days at the office, is use and enjoyment of my property that is of considerable value and importance to me and part of the attributes of the property which we purchased so many years ago and continue to value. This loss of access to sunlight in our own backyard caused by the construction of the suite over the garage sheds a whole different light (ie, none) on the use of and enjoyment of the property.



The backyard contains a cherished lilac tree and other vegetation near the fence against which the proposed garage will be built, which will likely result in the destruction of vegetation and impact any future landscaping plans that are in the works for now and in retirement.

My home and lot are not large nor luxurious – a huge part of the reason for purchasing this property was the light, the privacy, the view provided by the same and the enjoyment and use we would obtain by purchasing this particular home. That will now be destroyed by our neighbours plan to build on over the garage suite .

## **6. Resale Opportunity and Value**

The significant negative change to the use and enjoyment of our property, through overshadowing, overbearing, privacy and view, will impact not only the lives of myself and my family in our current and proposed future use of our home, but also that of any potential future owner. Certain attributes, involving the privacy, light and use of the home, will no longer exist and will no longer be a draw to any future potential owner. Who will want to buy our small home with the huge garage looming over their backyard blocking light, view and destroying privacy? Accordingly, not only the current and future use and enjoyment of our home, but now even the value of it, and even the opportunity to sell it now (as I will no longer want to live there) will be impacted and have a severe impact on my future and that of my family, from an enjoyment, planning and financial perspective. All so that my executive neighbour can have a “financial hedge” .

For the specific personal foregoing reasons, and on the basis of other more general neighbourhood concerns, I very strongly object to the subject application and any approval by Council of the same.

Sandra Stevens

3235 6th Street SW

403 561 9297