

Smith, Theresa L.

From: Sylvia Anderson [sylvia.anderson@shaw.ca]
Sent: Wednesday, April 01, 2015 10:10 AM
To: Albrecht, Linda
Subject: Lakeview Bylaw 37D2015
Attachments: Office of the City Clerk.docx

Good Morning Ms.Gray,

Re: Lakeview Bylaw 37D2015

Please find attached a letter regarding a Notice of Public Hearing On Planning Matters for Monday, 2015 April 13, commencing at 9:30 am. I would like the above letter to be included in the Agenda of Council. I also wish to address Council on the above matter.

May I please have a confirmation email to indicate that you have received my letter?

Thank you for all your assistance in regard to the above matter.

Sincerely,

Sylvia Anderson

RECEIVED
2015 APR -1 AM 10:13
THE CITY OF CALGARY
CITY CLERKS

March 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

RECEIVED

2015 APR -1 AM 10:13

THE CITY OF CALGARY
CITY CLERK'S

Re: Lakeview Bylaw 37D2015 - To redesignate the land located at 2803 Lionel Crescent SW (Plan 377JK, Block 8, Lot 22) from Residential- Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Calgary City Council Members,

Regarding Lakeview Bylaw 37D2015, we are opposed for the following reasons:

1. Legislation and Policy

The applicant's proposal obtains its validity under *Neighbourhood Infill & Redevelopment and Housing Diversity & Choices (Administration Report to Calgary Planning Commission - 2015 February 12 - Pg. 4 and 5)*.

- However, *Neighbourhood Infill & Redevelopment and Housing Diversity & Choices states the importance to "recognize and build upon existing neighbourhood character, heritage and cultural identity"* (City of Calgary Municipal Development Plan 2.3: Creating Great Communities). The application for re-zoning of this property does not contribute to the existing single family neighbourhood character or its heritage of single family homes and is therefore not reflective of the goals of the City of Calgary Municipal Development Plan.
- The community of Lakeview was envisioned and developed as a combination of single family residences and condominiums. It was this vision that attracted residents to this community and one that defines its distinctive nature and character. This proposal would negatively alter this distinctive character and is not consistent with the City of Calgary Municipal Development Plan 2.3.2 which states "the sense of place inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood."

2. Public Engagement

- Public engagement solicited by this proposal involved 10 homes (10 adjacent homes were issued Notices of Application for Land Use Amendment and Notices of Public Hearing on Planning Matters as required by the Province of Alberta Municipal Government Act 2000) and does not reflect input from the greater Lakeview community, a community which will directly be impacted by this first of its kind land-rezoning

proposal. It should also be noted that of the 12 respondents to this re-zoning proposal 10 did not support the application. The Lakeview Community Association submitted comments that were not in support of the application. This invitation to minimum citizen participation does not reflect the City of Calgary Municipal Development Plan which clearly invites citizen participation in the decision making process of their local communities as stated "providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities" (City of Calgary Municipal Development Plan: 2.3.7).

- Minimal community engagement or input regarding this proposal with a short decision making time frame is not conducive to the effective solicitation of critical community information. Given that this is the first proposal of its kind in our community, with significant implications for the community, it is not consistent with the City of Calgary Municipal Development Plan which emphasizes "community engagement, the addressing of community needs and appropriate development transitions". (City of Calgary Municipal Development Plan: 2.3). A plebiscite would allow for greater community input.

As outlined in the minutes of the Administration Report to the Calgary Planning Commission 2015 March 26, pertaining to Policy Amendment Land Use Bylaw 1P2007 - Amendments for Secondary Suites and Backyard Suite in Wards, 7, 8, 9 and 11, the Administration Report (*Preferences for City Wide Changes and Option for Plebiscite*) responds to the 2014 December 15 Direction of Council to propose changes to only Wards 7, 8, 9 and 11. At the same meeting, direction was given in return with information on a possible plebiscite and **Administration is preparing a report for June 2015 with that information.** To proceed with Lakeview Bylaw 37D2015 prior to the consideration of a plebiscite report (Administration Report June 2015) is not with consistent with the City of Calgary Municipal Development Plan and its emphasis on community engagement (City of Calgary Municipal Development Plan: 2.3.7).

Until further discussion and action regarding the above concerns is initiated, we are not able to support Lakeview Bylaw 37D2015.

We appreciate the opportunity to express our concerns.

Sincerely,

Craig and Sylvia Anderson

Craig and Sylvia Anderson
2807 Lionel Crescent SW

Albrecht, Linda

RECEIVED

From: Williams, Debbie D. (City Clerk's)
Sent: Wednesday, April 01, 2015 3:17 PM
To: Albrecht, Linda
Subject: FW: Land Use Amendment LOC2014-0203

2015 APR -1 PM 3:13

THE CITY OF CALGARY
CITY CLERK'S

From: Sasges, Mark
Sent: Wednesday, April 01, 2015 10:16 AM
To: Williams, Debbie D. (City Clerk's)
Subject: FW: Land Use Amendment LOC2014-0203

The writer of the attached letter would like this forwarded to City Clerk for the Council Agenda for this item (for April 13 PH).

Thanks

Please confirm receipt, etc.

From: Bill & Rose Halase [mailto:bhalase@shaw.ca]
Sent: Monday, March 30, 2015 9:51 AM
To: Sasges, Mark
Cc: Novello, Pia
Subject: Land Use Amendment LOC2014-0203

30 March 2015

To: Mark Sasges, Coordinator, mark.sasges@calgary.ca
Cc: Pia Novello, Designated by Wendy Co, pia.novello@calgary.ca
Cc: Wendy Koo, File Manager, wendy.koo@calgary.ca
From: Rose & Bill Halase, 2723 Lionel Crescent SW
bhalase@shaw.ca, 403-242-8369
Re: LOC2014-0203, 2803 Lionel Crescent SW, R-C1 to R-C1s

Hello Mark, Pia, Wendy:

Our position has not changed since January. To restate it: we are deeply opposed to this Land Use Amendment. We do not want a Secondary Suite in this house and are even more opposed to this applicant's suggestion of building another house in their back yard. I am attaching to this email, and sending along with this new letter, our first communication from 06Jan2015.

We want Lionel Crescent left as single family dwellings, R-C1. Neither of us wants this Crescent to become multifamily dwellings: high-rise, fourplex, duplex or Secondary Suites.

We do not want to live in a higher density community.

This family bought a home in this community, knowing what kind of community it is, what kind of community their neighbours wanted and then set about to change that. Why do they want to plough under our way of life, our happiness and the choices we have made? Why does it seem The City, with the Mayor's bias toward Secondary Suites, is on the verge of rewarding these people and trampling our lives to do it? It is as if this family has bought a house near the airport and then seeks to shut down the airport because they no longer want the air traffic. They chose to buy here, why can't they live here without destroying our way of life? A neighbour on Lionel Crescent with experience in City politics, claims our lives on this Crescent, our happiness, our hopes and dreams, mean nothing compared to an applicant, any applicant, in this situation: we are hoping this is not true. The applicant in this situation is a manipulator of facts: their reason for a Secondary Suite, the downplay of the parking problems they already have and more recently the display of the Request For Comments Land Use Bylaw Amendment sign. The sign was not displayed in an obvious place, not displayed on the Front Street; it was hidden on a back fence, behind their detached garage. What did they have to gain by hiding their sign? The deadline for submissions of April 2nd has never been amended to reflect this manipulation. Is the city going to reward their dishonesty?

We are deeply opposed to this Land Use Amendment allowing a Secondary Suite or a second house to be built at 2803 Lionel Crescent SW.

Sincerely,
Rose & Bill Halase

06 January 2015

To: Wendy Koo, File Manager, wendy.koo@calgary.ca

CC: Mark Sasges, Coordinator, mark.sasges@calgary.ca

From: Rose & Bill Halase, 2723 Lionel Crescent SW
bhalase@shaw.ca, 403-242-8369

Re: LOC2014-0203, 2803 Lionel Crescent SW, R-C1 to R-C1s

Hello Wendy and Mark,

We are deeply opposed to this Land Use Amendment. We do not want a Secondary Suite in this house and are even more opposed to this applicant's suggestion of building another house in their back yard.

We chose Lakeview and continue to, in part because of the population density: we fear that in the present climate created by the Mayor towards Secondary Suites, that we are being bullied into higher density living, that our quality of life is about to be trampled.

Part of our response to the applicant's submission would be that they are not being honest: they are manipulating family information to justify a Secondary Suite. By their own words, the wife's parents have already lived in this 3 bedroom bungalow for a year; they have already proven they do not need a completely separate residence, with kitchen, in the basement of that house? They do not need a second house built in their backyard as they allude to? Will the applicant commit to removing the R-C1s designation once the parents no longer live in this house? This is a maudlin, dishonest approach to leverage a Secondary Suite in this house, to create conditions for a 2 Family Dwelling on Single Family Home Crescent: in R-C1s the s should be a d for duplex.

At the most this is a renovation issue, to be handled with a permit, to add a basement bedroom and bathroom. A Secondary Suite does not need to be created unless the applicant is trying to force a Basement Revenue Property into the community. If they have outgrown this house, it is time to search for a more appropriate home, not degrade the homes around them in this "wonderful community of Lakeview" as they refer to us. Their desire for higher density living is available without forcing this on the community.

Parking is already a problem. Already cars belonging to this house are sometimes parked on the corner, obstructing the visual field, creating a dangerous traffic situation. The applicant's failure to recognize this on their application, and commit to providing off street parking, only add to their manipulation of this situation with this application.

Wendy, Mark, we are deeply opposed to this Land Use Amendment allowing a Secondary Suite or a second house built at 2803 Lionel Crescent SW.

Sincerely,
Rose & Bill Halase