

Albrecht, Linda

From: Elvin Hultin [elvin.hultin@hotmail.com]
Sent: Sunday, December 28, 2014 1:04 PM
To: Albrecht, Linda
Subject: Application for land use redesignation at 35 Riverbirch Cres. S.E.

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THE CITY OF CALGARY
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To whom it may concern:

My wife and I want to voice our strong opposition to this application.

WE bought our home at #4 Riverbirch Bay S.E. in 1983 and have lived there continuously since then. When we were looking for a home we only looked in areas designated for single family dwellings as that is the type of community we wanted to live in; Where people get to know their neighbors, take pride in their homes and property and build a strong community to be proud of. We never believed that this would be changed for any reason, at least not without consultation with the communities and a plebiscite to get the true opinion of everyone who is affected by these decisions.

Now we are faced with this application which , if approved, will change the face of our neighborhood forever.

The main floor of this property has been rented out by the landowners and the current tenants have 5 vehicles. 2 are parked in the driveway and 3 on the street. There are also many vehicles that come and go regularly causing a great deal of parking congestion on the street and inconveniencing everyone in this block. The tenants don't have the use of the garage as the landowners have rented the garage out to another party. This situation will only get worse if a secondary suite is allowed on this property.

Another issue we have with secondary suites is that they negatively impact the neighborhood as far as the sense of community is concerned. Tenants don't become involved in the community as they have no interest in being involved in what goes on in their neighborhood on a long term basis.

Property values in the area are negatively affected as a result of the parking congestion and also because rental properties will take on an unkempt appearance over time.

The only people to benefit from the secondary suite are the landowners and tenants while everyone else in the neighborhood bears the negative effects. We have spoken with many of our neighbors and we are certainly no alone in our objection to this application.

There are two sides to the issue of secondary suites and we believe that Calgary City Council needs to consider both sides of the issue and not just the shortage of rental properties in Calgary. Our concerns about the effects on our neighborhood and property values are important too and shouldn't be ignored during the discussion of this application.

Elvin & Peggy Hultin
4 Riverbirch Bay S.E.
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