

Application for Land Use Amendment: LOC2014-0108
Location: 3147 – 107 Ave. S.W.

October 20, 2014

Attention: Benedict Aug, File manager and The Office of the City Clerk.

Our address is 3144 – 107 Avenue S.W., across the street from the above address wishing to redesignate the land use.

Currently, and for the past 10 or so years, the house at 3147 has had a basement suite. In this area of the city, most residents rely on a car for transportation. Most residences on our block have at least 2 cars. Most lots are less than 50 feet wide.

The residence at 3147 has a long narrow driveway and few tenants would choose to park on it as this would always mean shuffling the cars to allow one to leave.

In the past, the renters have usually parked on the street, often in front of our house or my neighbours' house. There is space in front of 3147 but probably not for 2 cars because of the drive way. **One solution would be to add 2 full off-street parking spots in the backyard of 3147.**

Over the years, I do not believe the basement has ever been rented to someone with small children. It is usually young adults with multiple cars.

My husband would love to be able to park on the street but there is rarely a spot so he has adapted to parking in the alley. When we first moved here, we developed a parking place behind our house which held 2 cars and we used it for years. Now we park our motor home there with a vehicle behind it. He is aware of how and where to park in the alley so as not to hinder the neighbours' use of their garages.

The alleyway gets very icy in the winter and often muddy in the spring. As parking on our street is at a premium, and if we cannot park in the alley, we often park at the end of the block.

Both my husband and I are 65 (Linda will be 65 in 3 months), and carrying things in from our cars from a distance is not easy.

Our street is narrow compared to other streets (such as 106 Avenue) and school buses often use our street. With the recent snowfalls, it is often difficult to negotiate 107 Avenue in the winter let alone try to park. Once, about 15 years ago, the ruts in the street were so deep that when a car tried to pass another car, one of the cars slid into my parked vehicle. Surprisingly, this has not happened again.

THE BOTTOM LINE IS PARKING ALREADY IS AT A PREMIUM ON OUR STREET.

Changing the zone on 3147 would increase the value of that lot but probably decrease the value of all lots around it. The current owner at 3147 lives on that location but a previous owner lived in another province. Ownership changes with time and, to our knowledge, there is no requirement for the owner to live on site.

Two full parking pads added to the backyard of lot 3147 would help with the parking.

We have always tried to be on good terms with our neighbours but parking has become a sore point over the years.

Thank you for your careful consideration of our concerns.

Leo and Linda Moriarity



My husband and I are writing in response to your request for comments on the **CHANGE OF ZONING from R-C1 to R1-C1s for 3147 - 107 AVENUE SW**. As owners of the adjacent property on the east side (3143), we are **STRONGLY OPPOSED** to this change.

WE ARE FAMILIAR WITH THE CONSEQUENCES OF A SUITE IN THE PROPERTY:

- The suite in the basement is currently occupied. It has been many times over this past winter (the previous tenants have spoken with us).
- For the majority of the last 10 years, the property in question has had renters, sometimes on the main floor and also as a home with an illegal suite.
- For whatever reason, the type of tenant the building has often attracted seems to be quite unsavory, as I have twice been asked by police (two different tenants) about the goings-on there.

HISTORICALLY, PARKING HAS ALWAYS BEEN A CRITICAL PROBLEM ON THE BLOCK:

- Our street was built with VERY NARROW FRONTAGE (11.76 To 14.02 metres).
- Most houses have 2 vehicles and many of them are pick-up trucks.
- The current owner has 2 vehicles and usually parks one on the street and one on the driveway. There is no parking at the rear of the applicant's property.
- Many residents on the block are within a few years of becoming seniors. Many of us have lived in our homes for more than 20 years.
- This is a lovely single-family neighbourhood. There are many new young families moving onto the block with young children. Most of these families have 2 vehicles.

HAVING REVIEWED THE CURRENT OWNER'S APPLICATION, SEVERAL CONCERNS COME TO MIND.

THE APPLICANT STATES,

THE DRIVEWAY HAS PARKING FOR 3 CARS:

- **NO PERMIT WAS EVER ISSUED** for the driveway – verified by phone call to the city. The driveway is long and narrow (20 metres x 3.35 metres) running from the street to the end of the house. It has a **STEEP SLOPE AND IT IS DIFFICULT TO SEE BACKING OUT** onto the road, especially when vehicles are parked on either side of it. The house is the second from the corner and cars approach with little warning.
- It is **UNREASONABLE** to think that a single-car width driveway can be used for more than 1 car, no matter the length of the driveway. **JOCKEYING 3 cars** in the driveway as the applicant suggests, is not only impractical but extremely **DANGEROUS** as the house is in a **PLAYGROUND ZONE**. In addition, there is a **STEADY STREAM OF YOUNG CHILDREN** walking to and from school as the house is ½ block from **CEDARBRAE ELEMENTARY SCHOOL** (with a park) and 2 blocks from **ST. CYRIL ELEMENTARY/JUNIOR HIGH SCHOOL** (with a park). Is the applicant suggesting that car(s) be backed out onto the road and left waiting while the next car(s) are moved out of the driveway? **FRIGHTENING** in a playground zone and with school children passing by!
- **THE DRIVEWAY CAN ONLY BE USED (SOMEWHAT) SAFELY FOR ONE VEHICLE AT MOST!**

THE APPLICANT STATES,

THERE IS PARKING FOR 2 CARS ON THE STREET IN FRONT OF THE HOUSE:

- On our block, THE LOT FRONTAGES ARE VERY NARROW.
 - According to the "calgary.ca" website:
 - The applicant's frontage is 14.02 metres
 - Our adjacent lot on the east is 12.19m (less space required due to parking regulations for her driveway)
 - The adjacent corner lot on the west of the applicant is 11.89m
- The Government of Alberta Driver's Handbook requires NO PARKING WITHIN 1.5 METRES (5 FEET) OF ACCESS TO A PRIVATE DRIVEWAY.
- According to "The City of Calgary Parking Dimensions" review by E. Dada and M. Furuya, THE AVERAGE LENGTH OF VEHICLE MODELS IS 5.02 METRES. (latest info we could find 2010)
- Width of her "unpermitted" driveway = 3.35metres. It is 0.25m from our common property line.
- IS THERE ROOM TO PARK 2 VEHICLES ON THE STREET IN FRONT OF THE HOUSE? DO THE MATH: (14.02m frontage) – (3.35m driveway) – (1.5m on the west of the driveway due to parking regulations) – (0.25m on the east from our common property line) = 8.92 METRES AVAILABLE PARKING IN FRONT OF THE APPLICANT'S HOUSE
- Assuming average vehicle length of 5.02m each required for parking, 8.97m only provides enough available space to park one AVERAGE vehicle. Note too that the corner lot to the west has a very narrow frontage.
- **THERE IS NOT ENOUGH SPACE TO PARK 2 VEHICLES IN FRONT OF THE HOUSE!**

PARKING CONCERNS IN FRONT OF OUR OWN HOUSE:

- While we realize that the street parking in front of our house is public property, an additional suite with a couple could add 2 more vehicles to a street already stressed for parking. If this suite is approved, others may soon follow adding to the existing parking problems.
- I will turn 65 in a month and my wife is 63. I am being treated for cancer and am on disability. Parking in front of, or very near, our house is very important to us. We are the original owners of our home.
- We barely have room for our own 2 vehicles in front of our house as we must park 1.5 metres from the applicant's (unpermitted) driveway.
- This past winter is a very good example of what happens in the neighbourhood when there are tenants in the applicant's house.
- Many days when the weather was 20 degrees below zero or colder, we were unable to park in front of our own house to plug in, as tenants from the applicant's house were parked in front of our house. In fact, one of the tenants came and asked if he could plug in at our house as his car didn't start when it was left parked in front of our house. Eventually, we ended up boosting him just so he could move his truck.
- At times we have carried groceries from 5 or 6 houses away as tenant's cars were parked in front of our house.

IN CONCLUSION:

- What about the next owner? The current owner has only lived here a few years.
- As the applicant is very involved in the real estate market, she is obviously aware of the effect on parking in a neighbourhood already stressed for parking. While a legal suite may improve the resale value, it will have a detrimental effect on our neighbourhood.

WE FEEL VERY STRONGLY ABOUT THIS RE-ZONING. IF THIS RE-ZONING IS APPROVED, PLEASE KEEP US INFORMED OF THE TIME AND PROCESS TO APPEAL THE DECISION.

Sincerely,
Linda Louise Beal
Clifford James Beal

Owners, 3143 – 107 Avenue SW
Phone: 403.281.4652

REFERENCES:

Parking Regulations, page 52 of the Government of Alberta Driver's Guide to Operating, Safety and Licensing of Cars & Light Trucks

<http://www.transportation.alberta.ca/content/docType45/Production/DriversGuidefinal2014.pdf>

Page 2, "The City of Calgary Parking Dimensions" review by Ezekiel Dada and Mike Furuya

http://assets-production-webvanta-com.s3-us-west-2.amazonaws.com/000000/38/19/original/files/ParkingDimensions_eng.pdf

