

RECEIVED

2014 SEP 23 A 8: 34

THE CITY OF CALGARY  
CITY CLERK'S

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117

Duane Anderson  
Twyla Anderson  
5019 Nolan Rd. NW  
Calgary, T2K 2N9

June 20, 2014

**Re: Application for Land Use Amendment LOC2014-0088 5024 Nesbitt Road NW Calgary**

We are submitting our concerns regarding the application to re-designate land use from R-C1 to R-C1S at 5024 Nesbitt Road NW Calgary. We do not support this application.

This property is in a desirable area of our city, as the applicant has stated. The community of North Haven, specifically Nesbitt Road NW and Nolan Rd NW, is comprised of single family homes. With few exceptions these homes are occupied by the property owner.

The current owner of 5024 Nesbitt Road has tenants staying in the home and does not personally occupy the residence on a full time basis. The current owner lives part time at the Calgary address and part time in the southern United States. Occupants of 5024 Nesbitt Road park their vehicles on the public street in spite of the fact there is an oversized 3 car garage in the back of the residence. The owner has listed the garage as an asset to his application to re-designate the property; however there is no guarantee that tenants would use this space as provided.

The community is quiet, and supports single family homes. Should this property be re-zoned to accommodate a rental basement suite the impact to the remainder of the home owners in the area would be detrimental. An increase of vehicular traffic and on street parking would not bring advantage to the existing community. Because the owner/landlord is often absent throughout the year, it would be difficult to maintain a reasonable level of respect and consideration for other area residents and property owners with regards to noise, traffic, yard care, and general upkeep and maintenance of the property. Reduction of nearby property values is likely if this property is re-zoned to allow for increased numbers of tenants and the likelihood of neglect of the property due to infrequent or inadequate maintenance and care.

In the past we have had unpleasant experiences on Nolan Road with a non-resident property owner/landlord next door. Tenants have no sense of responsibility or loyalty to the home, the property, or the neighborhood in general. Area families, many with young children, were subjected to drug activity, abusive language and behaviour, domestic disputes, physical violence on the street, junk storage on the property, derelict vehicles and the eyesore and safety hazard of neglect to the home and yard. We do not want to have this situation happen again.

Duane and Twyla Anderson,  
Area residents and home owners.

**Smith, Theresa L.**

---

**From:** Duane & Twyla Anderson [duaneanderson@shaw.ca]  
**Sent:** Monday, September 22, 2014 6:27 PM  
**To:** Albrecht, Linda  
**Cc:** Duane & Twyla; stave@telus.net; Chu, Sean  
**Subject:** Attention: Susan Gray City Clerk  
**Attachments:** Seconadry Suite Petition 1.pdf; Seconadry Suite Petition 2.pdf

**Please deliver to Shawneen Muscoby:**

Re: Petition against the re-zoning application for 5024 Nesbitt Rd NW  
Application #LOC2014-0088

Please find enclosed additional signatures related to this land use application.

These are in addition to signatures already provided to you by Michael and Sonya Staveley.

Please ensure that these and the previous signatures are provided to the City Councillors who will be evaluating this land use application.

With these additional signatures we also want to ensure that the Councillors are aware of the extent of the opposition to this re-zoning application.

There are 82 homes on the two streets in this area (Nolan Rd and Nesbitt Rd) excluding the applicant home. We have 59 homes that have signed the petition and a total of 88 individuals.

Thank you for adding this additional information to the package for the Oct. 6, 2014 Council meeting where this application will be heard and debated.

Thank you in advance for your cooperation.

Duane Anderson  
5019 Nolan Rd NW  
403-220-1131 (h), 403-440-6312 (w)

RECEIVED  
2014 SEP 23 A 8:50  
THE CITY OF CALGARY  
CITY CLERK'S

~~Wallace Leung, File Manager~~  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED

2014 SEP 23 A 8:50

THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

*ANTHONY KRIVOBLOCH 5012 NOLAN RD NW.*  
Name: \_\_\_\_\_ Address: \_\_\_\_\_

*[Signature]*  
Signature: \_\_\_\_\_

- |                           |                             |                    |
|---------------------------|-----------------------------|--------------------|
| <i>ANTHONY KRIVOBLOCH</i> | <i>5012 NOLAN RD NW</i>     | <i>[Signature]</i> |
| <i>Joan Macdonald</i>     | <i>5027 Nolan Rd NW</i>     | <i>[Signature]</i> |
| <i>Eva Porteous</i>       | <i>5008 Nesbitt Rd NW</i>   | <i>[Signature]</i> |
| <i>Florence Harland</i>   | <i>5067 Nesbitt P. NW</i>   | <i>[Signature]</i> |
| <i>DONNIE SARO</i>        | <i>5051 - Nesbitt Rd NW</i> | <i>[Signature]</i> |
| <i>JOHN SUTHERLAND</i>    | <i>5051 - NESBITT RD NW</i> | <i>[Signature]</i> |
| <i>Kordel Anderson</i>    | <i>5019 Nolan Rd NW</i>     | <i>[Signature]</i> |
| <i>Duane Anderson</i>     | <i>5019 Nolan Rd NW</i>     | <i>[Signature]</i> |
| <i>Wade Thesen</i>        | <i>5023 Nolan Rd NW</i>     | <i>[Signature]</i> |
| <i>Jodi Dawson</i>        | <i>5022 Nesbitt Rd NW</i>   | <i>[Signature]</i> |
| <i>Darcy Wasfratowski</i> | <i>4916 Nesbitt Rd NW</i>   | <i>[Signature]</i> |
| <i>Hale Mathieson</i>     | <i>5020 Nolan Rd NW</i>     | <i>[Signature]</i> |
| <i>Ainsley Mathieson</i>  | <i>5020 Nolan Rd NW</i>     | <i>[Signature]</i> |

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED

2014 SEP 23 A 8: 51

THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

<u>Name:</u>	<u>Address</u>	<u>Signature</u>
TERRI CROCKETT	5035 NOLAN ROAD	JCrockett
Dawn Godard	5132 Nesbitt Road NW	Dawn Godard
Alex Timma	5060- Nesbitt Rd. N.W.	Timma
Stacy Kearns	5028 Nolan Rd NW	Stacy Kearns

5016 Nesbitt Road N.W.  
Calgary, Alberta T2K 2N5

Mr W. Leung, File Manager,  
Land Use Planning & Policy, IMC #8177  
P.O. Box 2100, Station M  
Calgary, Alberta T2P 2M5

RECEIVED

2014 SEP 22 P 12: 29

THE CITY OF CALGARY  
CITY CLERK'S

June 16<sup>th</sup> 2014

Re: Application for Land Use Amendment: LOC2014-0088: Location: 5024 Nesbitt Road, N.W.

Dear Mr. Leung,

We would like to voice our opposition to the re-designation of 5024 Nesbitt Road N.W. from RC1 to RC1s.

This particular street has had a very stable ownership with my immediate neighbours having lived here for more than 40 years and we have lived there for 27 years.

As you can see the majority of us are seniors and purchased our house partly based on RC1 designation. I have read the applicants letter and he stated in that letter that this is a desirable neighbourhood and that is true and we do not want it to change.

As for his comment of plenty of free parking, I have found this not to be the case at this house. As I look out the front door I notice their existing tenant's cars have overlapped onto their immediate neighbour plus they appear to have a car permanently parked at the neighbours across the street.

Let some common sense prevail and say no to this application.

Sincerely



Richard Clarke

Dear Mr. Leung

I too am against the re-designation of 5024 Nesbitt Road N.W. for all the above reasons but also for the change that this will bring to the community. Once the designation of a property goes from RC1 to RC1s it no longer maintains the single family element but rather becomes an investment property and the dynamics of the community changes.

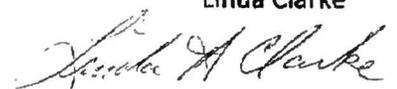
The majority of the homes on Nesbitt Road are owned by the people who live in them. The properties are looked after and the owners become involved in the community. Once the area is rezoned and suites are allowed then the property becomes an investment property with the homes bought with the expectation of making money. The community loses out as rental properties no longer have people that are invested in the community. The maintenance of the home changes and the tenants do not become involved in the community projects or take on rolls with in the community association.

North Haven has a number of high density properties what with duplexes, townhouses and even four-plexes that were originally designated as duplexes. These properties are along the main road of North Haven Drive and fill the function of high density for the community. The four-plexes at the end of our street are an example of poor planning with one of the four-plexes not having access to the alley and parking a very real danger, with parked cars blocking vision for cars coming around the corner. We do not need more of these rental properties within the community particularly on streets which were designated single family homes and the infrastructure for higher density is not available.

Please do not allow this re-designation to go through.

Sincerely

Linda Clarke



September 18, 2014,

City Clerk,

Planning Development & Building Department,  
The City of Calgary,

P.O. Box 2100, Postal Station "M"

Calgary,

Alberta T2P 2M5

RECEIVED

2014 SEP 22 P 3:13

THE CITY OF CALGARY  
CITY CLERK'S



Gentlemen:

RE: Application for Land Use Amendment: LOC 2014 - 0088  
Location: 5024 Nesbitt Rd. N.W.

We are definitely opposed to the possible amending of the zoning in this District & specifically the zoning at the south end of Nesbitt Rd, N.W @ "5024 Nesbitt Rd N.W"

#### Neighbourhood:

We have lived in this house at "5116 Nesbitt Rd N.W" since 1970. Our children attended school at North Haven Elementary for 6 years. The joys & comforts of our home & the neighbourhood has sustained our retirement years. Several neighbours have also retired. The peaceful life style is a treasure. Should we need help we can count on our neighbours support.

#### Parking:

We are familiar with squeezed parking, as our house at 5116 is at the North curve of Nesbitt Rd. N.W. Cars must park "Nose in" to the corner to allow other families rooms. Parking at the back of our house is plentiful, but we cannot use it on a long term basis

because of vandalism.

We therefore sympathize with the residents living next to "5024 Nesbitt Rd N.W." as they are on the south curve. Street parking is a privilege Not a right.

### Secondary Suites.

This is not our wish to have Secondary Suites on Nesbitt & Nolan Roads. Increased traffic will be a problem.

The timing of this Application is worrying.

Finally: The City gave a short time span to responding to this Application. Several Families are on holiday and are offended by how this will affect them.

Secondly: This could have been easily corrected by conversation & consideration without changing the zoning from R-1 or R-C1 to R-1C5.

Zoning: From R1 or now R-C1 to R-C1S.

This rezoning is for profit & not consideration. We are not the original owners of this house at "5116". Only one owner was before us. The zoning of R1 decided when we would purchase our home.

We are anticipating that zoning will not change. This is a major waste of our time, & the stress is not neighbourly.

Yours truly

Hubert Kwadinger

M. Louise Kwadinger

September 18<sup>th</sup> 2014  
Tel (403) 282-3893

Yours truly,  
H. Kwadinger

Hubert Kwadinger  
September 18<sup>th</sup> 2014

**Smith, Theresa L.**

---

**From:** Bill Hutchinson [bhutch1@shaw.ca]  
**Sent:** Monday, September 15, 2014 1:24 PM  
**To:** Albrecht, Linda  
**Cc:** Commn. & Community Liaison - Ward 4  
**Subject:** Rezoning of 5024 Nesbitt Rd. N.W.  
**Attachments:** Rezoning Application.docx

***Please be advised that I also disagree with the below captioned noted land Use Application Mentioned below. The points mentioned reflect our concerns as well. I have attached a copy of my original letter previously forwarded to the city.***

***William Hutchinson  
5031 Nesbitt Rd NW  
403-282-1868***

RECEIVED  
2014 SEP 15 P 2:23  
THE CITY OF CALGARY  
CITY CLERK'S

700 Macleod Trail S.E.  
P.O. Box 2100, Station 'M',  
Calgary,  
AB T2P 2M5

September 15th 2014

Re: Application for Land Use Amendment: LOC2014-0088  
Location: 5024 Nesbitt Rd., N.W.

With regard to the letter we received June 6th 2014 requesting a zone change from Residential – Contextual One Dwelling (R-C1) District, to Residential – Contextual One Dwelling (R-C1s) (secondary suite) District for the above location, please note, and put on your records, that we are totally opposed to such a rezoning in our neighborhood. This opposition is for a number of reasons.

1. This will set a damaging precedent in a quiet 'single family dwelling' street.
2. Contrary to the applicants submission, street parking is not plentiful and the house in question is located on a corner. When cars and vans park there for the evening, the street becomes quite narrow, and in reality becomes only one lane. The north end of Nesbitt Road is already a parking problem with houses having very inadequate rear or garage parking, allowing extra family vehicles to spill over onto the street.
3. Traffic in and out of North Haven is already restricted. The left turn from John Laurier onto 48th St. west

is particularly dangerous. The bus trap on North Haven Drive originally was installed to keep traffic out of this residential area. Allowing more vehicles into this area would defeat the purpose for which it was created, to restrict traffic going through the school zone, in and around the community center, and the strip mall. All these are located together at the junction of 48th St. and North Haven Drive.

4. The turn into Nesbitt Road from North Haven Drive is dangerous also since the duplex on the corner (used as a fourplex) has no rear parking whatsoever. The occupants therefore have to park on the street. This is quite dangerous when oncoming traffic cannot be seen easily. There are also small children running around this area, usually on bikes. Visibility to see them is severely restricted.

5. North Haven Drive from 48th St. to the bus trap is all duplexes, some used as fourplexes, making the parking problem there an issue. Also the Community Center, which has limited parking, causes overflow parking on this same street. Pictures are attached that show parking congestion during a normal day. The evening parking is much more of a problem. The owner of 5024 indicates that there is an abundance of parking available. However the renters of this residence, who occupy the upper main floor, park their three vehicles on the street, one of which is a commercial van, and do not seem to have access to the rear alley garage parking area.

6. Before the City of Calgary unilaterally decides that a residence in a community can be classified as R-C1s, individual communities should have the democratic opportunity to vote on whether or not this rezoning be allowed in their neighbourhood. Therefore it should be the wishes of the community that determines what happens and not just city council. In this particular case the wishes of the community have been demonstrated to be opposed to this rezoning with a petition.

7. If the R-C1s zoning bylaws are passed, literally allowing anyone to have a rental suite in the basement, land prices will obviously escalate. This will have the effect of increasing land property values and consequently property taxes. For those of us on a fixed income and, because of the design of the home unable to add, or do not wish to have a second residence to offset taxes, this will eventually and unfairly force us out of our homes. Perhaps the City Counselors should debate, and pass, a 'Sunset Clause' for senior citizens with regard to escalating property taxes, as other jurisdictions have.

8. We have lived in North Haven since 1976, and have been an avid supporter of the community, enjoying the privacy and seclusion that has been afforded us because of the location. Allowing rental basement suites into this neighborhood, doubling the population eventually, will have a very negative affect not only in the parking problem but also putting added stress on an infrastructure designed for single family occupation.

9. The owner of the property in question lives in Mississippi for the majority of the year, thus there will be an absentee landlord scenario. The mayor, who supports a blanket recommendation for R-1s all over the city states that the owner must live in the building. This will probably not occur in this case for much of the year.

For these reasons we are vehemently opposed to any rezoning, of any nature, applied to our street or neighborhood.

Yours sincerely,

Michael Staveley, Dip.Ed., B.Ed., M.Ed.

Sonya Staveley, B.Ed.



The corner at 5023 & 5024 Nesbitt Rd., N.W.

Mr. W. Leung, File Manager,  
Land Use Planning & Policy, IMC#8177  
P.O. Box 2100, Station M,  
Calgary AB  
T2P 2M5  
June 14<sup>th</sup>, 2014

RECEIVED  
2015 SEP 15 P 2: 23  
THE CITY OF CALGARY  
CITY CLERK'S

RE: APPLICATION for LAND USE AMMENDMENT: LOC2014-0088

Location 5024 Nesbitt RD NW

Zoning change: From RC-1, To RC-1S

Dear Sir:

We are writing to voice our objection to the above noted Land use change in the application by MR. M.A Mehri at 5024 Nesbitt Rd NW

This house is located in a community that has its share of rental houses as well as illegal suites. We live across the street and three houses north of the applicant. We recently had our garage broken into and had items stolen. We were able to trace the culprit to a rental property directly across the street. City Police were set to charge the renters son when he offered to reimburse us for the stolen items. He stated that some of his friends were staying in the basement area (partially developed as a potential suite) and they had taken the items from the break in. It is this kind of people we do not need in our community. As well there is an illegal fourplex located at the end of our short block that was illegally converted from a duplex to a fourplex. This has caused considerable traffic and parking problems in the immediate area near this application. The traffic is greatly impeded by the illegally parked vehicles on the street and intersection. Garbage pickup causes greater problems due to no rear access. The garbage bins are left out in the middle of the street blocking one lane of traffic. Garbage is strewn about the property and piled upon balconies of the unit adding to the ghetto appearance of this property.

I noted that the applicant in his letter stated that there is a 3 car garage at the rear of the property. In fact the 1 parking garage is currently being constructed. There is a covered parking pad on the side of the original garage that is being currently enclosed to create the 3<sup>rd</sup> garage. It is also noted that the parking in these garages is not included in the rent. The current renters do not use the garage spaces due to the fact they cost extra. Mr. Merhri rents out one garage to a neighbour and the other sits empty.

We have also noted that the current renters in the unit at 5024 have greatly encroached on the parking in front of adjacent properties because of the lack of off street parking as mentioned above. Currently there are 3 vehicles associated to the renters at this location parked in front of adjacent neighbour's houses. Often these vehicles are parked and unmoved for weeks at a time in front of neighbouring properties causing access problems for the elderly residents of those houses. These renters are often observed to make illegal U-turns mid- block in front of their house when leave the residence in their vehicles rather than driving properly to egress to North Haven Drive. This is an extremely dangerous (as well as illegal) to oncoming traffic that cannot see clearly round the slight downhill curve in the roadway where this illegal maneuver is taking place. By adding additional density created by a suite these problems will manifest causing friction between the renters and neighbours.

As previously mentioned there are a large number of duplexes in the immediate area, which would appear to fill our community's involvement in multi- family units.

I have also observed that the current renters tended to not clear the sidewalks of snow after a snow fall, causing hazardous conditions for pedestrians using the sidewalk. This was a problem in front of 5024 last year when the owner was absent from the property for 6 months in the winter.

We have lived at this location since it was built in 1964. The single family aspect of the area along with existing muliti- family units occupied by owners is a perfect fit. Any intrusion of rental suites will cause an imbalance in this desirable situation. We feel that property values will certainly decline because of the increased density and associated problems that will arise.

It should be noted that the applicant is currently residing in the basement area of the residence while he and his wife are in the Calgary area. The Mehris do not reside in Calgary on a regular or permanent basis.

It appears that this suite has already been converted.

Once again we strongly oppose this application for re-zoning

We would like to see all such future applications contain a proviso that the owner must maintain a continued residency in the unit that contains a suite.

Yours Truly,

W.E Hutchinson

5031-Nesbitt RD NW, T2K2N6

CC: -City Councillor Sean CHU

- President North Have Community Association

**Albrecht, Linda**

---

**From:** Carol & Daniel Ip [ipgalaxy@telus.net]  
**Sent:** Wednesday, September 24, 2014 11:52 PM  
**To:** Albrecht, Linda  
**Cc:** Chu, Sean  
**Subject:** Application for Land Use Amendment

To City Clerk:

Re: Land Use Planning: application for land use amendment: Loc. 2014-0088 Location 5024 Nesbitt Road N.W.

We would like to state that we are opposed to the re-zoning of Nesbitt Road N.W. and Nolan Road N.W. from R-C1 to R-C1s.

Increasing the density of these two roads would increase the traffic substantially and considering there is only 2 entrance/exits into the community of North Haven (lower) this would make driving into/from this community even more difficult than it already is.

Since the debate about secondary suites is already before council, we know it is just a matter of time before secondary suites will be allowed throughout the city. What is needed, is the parameters to which it will happen. Parking and increased traffic is of a huge concern. Also of a concern is vacant landlords. And these issues can be addressed with how secondary suites are allowed.

We believe amending this zoning would be redundant at this time and ask that you not approve of it.

Sincerely,  
Carol Poon & Daniel Ip

RECEIVED  
2014 SEP 25 A 8:05  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

---

**From:** Kathy Janzen [kjanzen@shaw.ca]  
**Sent:** Tuesday, September 16, 2014 9:18 AM  
**To:** Albrecht, Linda  
**Subject:** Fwd: Regarding Application for Land Use Amendment LOC2014-0088 at 5024 Nesbitt Road NW

----- Forwarded Message -----

From: "Kathy Janzen" <kjanzen@shaw.ca>  
To: "wallace leung" <wallace.leung@calgary.ca>  
Sent: Monday, June 23, 2014 3:10:45 PM  
Subject: Regarding Application for Land Use Amendment LOC2014-0088 at 5024 Nesbitt Road NW

The redesignation of the property to R-C1s is an issue because the fear is that it may lower property values on Nesbitt Road. The owner of 5024 Nesbitt Road states in his submission that his home is in a very desirable area of our city which is the exact reason not to redesignate the property as the area may become less desirable. The owner of 5024 Nesbitt Road NW already rents out the house. The owner lives in the USA part of the year and there have always been renters in the house during that time so why can't that continue as is instead of the redesignation? The North Haven community is already friendly to the rental market as there are duplexes and low rental units in the area and some single family home rentals. I wouldn't have a problem with the secondary suite designation if the whole city was redesignated R-C1s.

Thanks,  
Kathy Janzen  
5052 Nesbitt Road NW

RECEIVED  
2014 SEP 16 A 9:32  
THE CITY OF CALGARY  
CITY CLERK'S

June 18, 2014

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100, Station M  
Calgary, AB T2P 2M5

RECEIVED  
2015 SEP 19 A 8:24  
THE CITY OF CALGARY  
CITY CLERK'S

Re: 5024 Nesbitt Road NW – From R-C1 to R-C1s  
Land Use Amendment Application LOC2014-0088

Dear Mr. Leung:

I currently reside next door to the above application address and have lived in North Haven since 1967. Our house, one of the first on Nesbitt Road, was built with a mortgage guaranteed by the VLA (Veterans Land Act) because of my husband's service in World War II.

I appreciate that Calgary's population will continue to grow and that with increased density there are vital advantages for transportation, city services and small business foot traffic.

That said, I have concerns about the way we go about licensing secondary suites. My primary concern is that, with so many other demands on City of Calgary finances, there may not be the budget for proper inspection of the many secondary suites that will be created by opening this regulatory floodgate. I've heard that Calgary has many illegal secondary suites, and a law that is defied is worse than no law at all.

As a senior I've decided to stay in my home and with the help of my family I hope to stay here for many years. Living in a bungalow has its advantages as I don't have to use the stairs too often. Bringing in secondary suites or semi-detached, taller homes is not really suitable for seniors. We already have homes along the street where the Handi-Bus frequently comes by. With more vehicles parked along the street these buses may not have an easy time dropping off their passengers. In our household we only have one vehicle and we have visitors who, at this point in time, can park in front of our home. However, I have experienced the problems arising with added parked traffic in other communities. Calgary is a big-car city compared to others.

We have a good neighbourhood here in North Haven, with single-family homes as well as duplexes and apartments. We have flower and vegetable gardens and enjoy seeing our neighbours' gardens when taking walks down our street. We see children playing, and other seniors walking, and when these two groups are happy we know the city is doing something right.

There are many features in our neighbourhood that have led me to stay here for so many years. I'm sure my other neighbours will have more specific comments about the proposed rezoning. My main concern is that new neighbours who move into "affordable" secondary suites across the city be kept safe by good guidelines and the budget for proper inspections.

Sincerely,



Edith E. (Betty) Leonard  
5020 Nesbitt Road NW  
Calgary, AB T2K 2N5

Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, Alberta  
T2P 2M5

Attention: Wallace Leung, File Manager

RECEIVED

June 23, 2014

2015 SEP 17 A 8: 01

THE CITY OF CALGARY  
CITY CLERK'S

**Re: Application for Land Use Amendment LOC2014-0088**  
**Location: 5024 Nesbitt Road NW**

Dear Mr. Leung,

We would like to register our **strenuous objection** to the propose Land Use Amendment referenced above.

In the applicant's submission to the city reference is made to the "home being in a **very desirable** area of our city". We totally agree that Old North Haven is a very desirable area of the city and our objection to the land use amendment is intended to maintain it as a desirable area of the city.

It is our understanding that the applicant is a part time resident of Calgary and maintains a home in the United States this makes his reference to "Our City" somewhat self serving. If the applicant is only a part time resident of Calgary, does this not leave the property open to becoming just another rental property on both levels the primary and secondary suite? To my way of thinking you have just created a duplex and not a residence with a secondary suite.

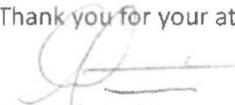
By approving this application the city opens up Old North Haven to a potential influx of developers purchasing existing single family, contextual One Dwelling (R-C1) District converting them either through the development of secondary suites or knocking them down and building multi family units. This would completely change the nature of our community and make it significantly less desirable.

With the potential for greater density in the neighborhood comes the potential for greater traffic, creating greater risk to the children that live in single family homes and attend North Haven Elementary school. On the corner of 48st and North Haven Drive there is a community centre (with playground) and an elementary school (playground) with children present at all times of the day. The four way stop at that intersection is already seeing a greater volume of local traffic and from those that use it as an alternative to John Laurie Blvd. At times during the day North Haven Dr. in front of the school is almost impassable.

The city by zoning Old North Haven as contextual One Dwelling (R-C1) area entered into a contract with the existing and potential future residents that the area would remain that way. Approving the application would in essence break that contract and lessen the trust the citizens of Calgary have in their elected officials and the city management.

In conclusion we would like the city to decline the application and maintain our neighborhood in the manner it was originally designed.

Thank you for your attention in this matter.

  
Gerrard Mathieson  
5020 Nolan Rd. N.W.  
Calgary, AB T2K 2N8

  
Barbara Mathieson  
(403) 282-8150

**Albrecht, Linda**

---

**From:** J D [mojode@hotmail.com]  
**Sent:** Monday, September 15, 2014 8:07 PM  
**To:** Albrecht, Linda  
**Subject:** Application for Land Use Amendment LOC2014-0088

Forwarding for Council Hearing Oct 6 930am

RECEIVED  
2014 SEP 16 A 8:53  
THE CITY OF CALGARY  
CITY CLERK'S

---

From: mojode@hotmail.com  
To: wallace.leung@calgary.ca  
Subject: Application for Land Use Amendment LOC2014-0088  
Date: Sun, 22 Jun 2014 20:58:32 -0600

Regarding the Application for Land Use Amendment LOC2014-0088 at 5024 Nesbitt Road NW from R-C1 to R-C1s (secondary suite)

As a neighbour of the applicant, I have known the home owner M.A. (Jay) Mehri and his wife since they purchased this home and count them as respectful and responsible neighbours. During the seasons in which they have been away and rented out their home I am aware they are choosy to whom they rent keeping their neighbours in mind. We are a close group of neighbours with many having owned their homes for more than 40 years.

While I understand the addition of the suite may be to accommodate Mr. Mehri to have a place to stay when in Calgary while still having rental income for part of his home and trust he will continue to make good decisions about his tenants - I still have concerns. While it was noted in his personal note to his neighbours that parking is not an issue because there is a large 3 car garage (double car garage and a carport) to date his tenants - past and current do not have access to the garage and have always used on street parking. Mr Mehri uses the garage for his own vehicle(s) and has offered part of the garage to a neighbour for the winter storage of their RV. Current tenants have 3 vehicles. The addition of another tenant will add one or two (or more?) vehicles to our street.

A real concern with this change is the reality that Mr Mehri will not always be the owner of the home and it is unknown what a new owner will do with the property and what their criteria for tenants will be. The reality of a secondary suite creates a greater possibility of a buyer purchasing solely as an income property versus purchasing as a owner occupied home which means more turnover and added traffic/parking.

Appreciate the opportunity to provide feedback. Submitted without prejudice.

Thank you

**Albrecht, Linda**

---

**From:** Eva/ Peter Pauls [pempauls@shaw.ca]  
**Sent:** Tuesday, September 23, 2014 4:37 PM  
**To:** Albrecht, Linda  
**Subject:** 5024 Nesbitt Rd NW Calgary---secondary suites

5048 Nesbitt Rd N.W.  
Calgary, Ab.  
T2K 2N5  
June 13, 2014

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, Ab. T2P 2M5

RECEIVED  
2014 SEP 24 A 8:17  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Mr. Leung,

This letter is in response to the application for Land Use Amendment posted for property at 5024 Nesbitt Rd N. W. Calgary Ab.

We wish to object to the proposal that our designated Residential-Contextual One Dwelling (R-C1) district be changed to Residential –Contextual One Dwelling (R-C1s) (secondary suite) District.

We do not want this area to become rental property, especially with secondary suites.

1. Traffic will increase past the North Haven School and the Play School at the Community Hall.
2. There is no means for increased traffic along North Haven Drive as it is cut off by the bus trap. The bus trap was originally set up specifically to prevent excessive traffic through North Haven.
3. The intersection at John Laurie Blvd. and 48 Avenue does not have any control lights. Traffic backs up at this intersection.
4. We have duplexes on the corner of Nesbitt Rd and North Haven Drive that have been turned into fourplexes (renters up and down). Cars are parked hanging over the corner so one has to swing into the oncoming lane when turning onto Nesbitt Rd. This is very dangerous especially as young children play here.
5. Typically renters are known to take very limited care of their homes and yards. Our community is neat and well kept which we enjoy.
6. Renters tend to be transient and do not enhance or participate in the community.
7. Changing this designation to rental suites sets a precedent for the whole community.
8. We are seniors on a fixed income and do not want a tax increase for revenue property.

We have lived in our single family home at 5048 Nesbitt Rd N.W. since 1967. Here we have raised our family and appreciated the beauty and quiet of Nesbitt Road. We do not want our community to change.

Peter Pauls

Eva Pauls

RECEIVED

2014 SEP 23 P 1: 10

THE CITY OF CALGARY  
CITY CLERK'S

W.R. and M.E. Porteous  
5008 Nesbitt Road NW  
Calgary AB T2K 2N5  
2014-09-15

City Clerk  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5

Dear Sir/Madam

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Road NW**

We are strongly opposed to this proposed amendment.

Following is some background and reasons why we take that position.

We purchased our lot in 1965 and moved into our then new home in January 1966.

At that time the property was zoned R-1. The neighboring properties all along Nesbitt Road (except for the two properties at the south intersection of Nesbitt and North Haven Drive, were similarly zoned.

We paid extra for a lot in an R-1 district because of the protection that it provided. The rules for R-1 allowed for single family dwellings only. That meant less overall traffic, fewer resident vehicles, more peaceful enjoyment and enhanced and sustainable property value.

Whether social activists would agree that we should be allowed to continue to enjoy those aspects is beside the point. We entered into the purchase contract in good faith and do not want that contract to be broken without our agreement and without compensation.

The requirement to file a land use amendment application and the requirement that the rights and views of the neighborhood and local community must be considered was put in place to provide that protection.

The corner configuration for several properties south of the property in question, including ours, means a tight, limited, front parking area.

By adding more population to the street, already limited on street parking will be strained.

The existing infrastructure was designed for the population of a single family district. It is fifty years old.

This old infrastructure, not designed for a potentially doubled population would be doomed for overload and failure.

For this particular property, the owner spends only a small portion of the year in Calgary. The rest of the time he lives in Mississippi. Therefore, there will be an absentee landlord scenario, with less security for neighbors and for the property in question.

The mayor, who supports secondary suites all over the city in spite of the wishes of property owners, states that if secondary suites are approved the owner must live in the building.

This owner will likely not live in the house year round.

I am not aware of any legal, approved secondary suites on Nesbitt Road. There is a pair of duplexes at the south corner of North Haven Drive that have secondary suites, whether legal or not.

There are plenty of properties in the city that are zoned for higher density without infringing on the rights of property owners in R-C1 areas.

We believe that approving this application would open the door to more of the same on our now quiet, enjoyable single family street. That would significantly change the character of our street, not for the better. We do not want that to happen and we are therefore very strongly opposed to approval of this application.

Safety and security is paramount for senior citizens. Most of the people affected by this application are seniors. We would all feel more comfortable if neighbors were owners rather than renters.

Some of us own rental properties in Calgary and we know the problems that can and have occurred, especially in this overheated and highly transient labor environment. Even though we have agents who attempt to vet the reliability of potential tenants, we have still had serious disasters, on more than one occasion.

We ask that you take our views into account and recommend against this application.

I intend to attend the Council Hearing on October 6. I do not plan to speak on my own behalf since my points have been raised in this submission. I will, however, be prepared to answer questions from Council.

Sincerely,



W.R. Porteous, P.Eng.



M.E. Porteous

**Albrecht, Linda**

---

**From:** Donna Sabo [donnajoan@shaw.ca]  
**Sent:** Wednesday, September 24, 2014 8:03 AM  
**To:** Albrecht, Linda  
**Subject:** Application for Land use Amendment - LOC2014-0088 -Location 5024 Nesbitt Road NW  
**Attachments:** IMG\_6122.jpeg; LandUseApp.pdf

Attention: Shaween Muscoby and/or Susan Gray

Good day,

In order to prepare for the council meeting on Monday, Oct 6,2014, I am forwarding to you, my letter that was sent to Wallance Leung on June 23/14. (see below)

I would like to add more comments at this time.

I express once again that I, as a homeowner and a resident on the same street, am totally against the application regarding 5024 Nesbitt Road.

Home owners paid a premium when they purchased in the area to have R1 Zoning and we are against re-zoning.

My belief is that re-zoning would set a damaging precedent for our community. This would cause traffic, access and infrastructure problems.

I don't believe that there is ample parking at 5024.

The applicant has not proven that garage parking would be included in his proposed-suite rental.

An example...

The applicant owns another property at the end of Nesbitt Road (4902 – Nesbitt Rd. NW). The number of vehicles that are parked there is a traffic hazard.

A recent photo (attached) of the corner reveals the parking issue. Often there is a vehicle parked on the street right under the light standard as well.

Vehicles parked illegally block the view coming off of, and going on to, North Haven Drive.

There is an elementary school close by and the parking at this residence is dangerous for children, pedestrians, and motorists.

In all the years I have lived here, I have never been concerned about the children and the traffic, but I am now.

The application property (5024 Nesbitt Rd. NW) is located just as a motorist would enter a curve in the road and would pose similar parking and vision issues.

In my opinion, this proposal would not benefit anyone in the neighbourhood.

Thank you for your time and consideration.

Regards,  
Donna Sabo  
Jack Sutherland  
5051 Nesbitt Road N W

-----Original Message-----

From: donna joan [mailto:donnajoan@shaw.ca]  
Sent: June 23, 2014 2:08 PM

RECEIVED  
2014 SEP 24 A 8:25  
THE CITY OF CALGARY  
CITY CLERK'S

To: [wallace.leung@calgary.ca](mailto:wallace.leung@calgary.ca)  
Cc: Donna Sabo  
Subject: LOC2014-0088

Residential Application for basement suite - 5024 Nesbitt RD N.W.

As a home owner in the neighbourhood, I am opposed to this application.

Regards,  
Donna Sabo  
<LandUseApp.pdf>



THE CITY OF  
**CALGARY**

**Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Road NW**

The City of Calgary has received an application for a Land Use Amendment on the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above:

**From: Residential – Contextual One Dwelling (R-C1) District**  
**To: Residential – Contextual One Dwelling (R-C1s) (secondary suite) District**

For more detailed information please contact the file manager listed below.

This application is currently being circulated to City departments, external referees and all adjacent owners. Circulation comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make representation to City Council, either in person or by filing a written submission.

If you have any comments regarding the Land Use Amendment application, please send your written response by June 24, 2014 to:

**Wallace Leung, File Manager**  
**Land Use Planning and Policy, IMC #8117**  
**P.O. Box 2100 Station M**  
**Calgary AB T2P 2M5**  
**Phone: 403-268-2393 Fax: 403-268-3542**  
**E-mail: wallace.leung@calgary.ca**

*The personal information on submissions made regarding this Land Use Redesignation Application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agendas of either, or both, the Calgary Planning Commission and City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, Development & Building Approvals Business Unit, P.O. Box 2100, Strn "M", Calgary, Ab T2P 2M5.*

**APPLICANT'S SUBMISSION**

I am making this application because I wish to renovate my basement and create an affordable suite that can be rented to alleviate the rental shortage in Calgary. My home is located in a very desirable area of our city. It is close to a city bus line (#4 and #5) which goes to and from the downtown core. This property is within walking distance to grocery stores, restaurants, banks and churches, as well as several schools. It is also a short distance from SAIT and the University of Calgary. The property itself has more than adequate parking including a three car oversized garage which is more than a thousand square feet and has plenty of public street parking. I appreciate the City of Calgary helping me in this endeavour.



5027 Nesbitt Rd. NW  
Calgary AB T2K 2N6  
June 24, 2014

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
PO Box 2100 Station M  
Calgary AB T2P 2M5

Dear Mr. Leung:

I am writing with concerns about the proposed basement suite at 5024 Nesbitt Rd NW. Although I did not receive a letter from the city about the application, I have concerns about this development.

I find it interesting that the applicants said there is ample parking on the street. The property was rented last winter and renters had three vehicles, one of which spent most of the winter parked partially in front of my home all week long. It was only moved on weekends for short periods of time. It made snow shoveling much more difficult for me and often my guests had no place to park.

Traffic in and out of our neighborhood is becoming more congested all the time. A denser population will only increase traffic issues.

When I bought my home, I wanted to be in a single family community. I have no desire for that to change. I am concerned about the increased property taxes – I am soon to be retired and will be on a fixed income.

I was also disappointed that the city did not inform me of this application. As a close neighbor, I was entitled to know this.

Please consider carefully this application for rezoning. It has the potential to change the very fabric of our neighborhood.

Thank-you for your time and consideration of this matter.

Yours truly,

Ann D. Smith

RECEIVED  
2014 SEP 25 A 8:50  
THE CITY OF CALGARY  
CITY CLERK'S

## Albrecht, Linda

---

**From:** Mike & Sonya Staveley [stave@telus.net]  
**Sent:** Monday, September 15, 2014 11:25 AM  
**To:** Albrecht, Linda  
**Subject:** Rezoning of 5024 Nesbitt Rd. N.W.  
**Attachments:** ATT00001.txt; ATT00002.txt; ATT00003.txt; ATT00004.txt

Michael & Sonya Staveley, 5023 Nesbitt Rd., N.W. Calgary, Alberta T2K 2N6 Ph: 403 289 3316 email: stave@telus.net

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail S.E.  
P.O. Box 2100, Station 'M',  
Calgary,  
AB T2P 2M5

September 15th 2014

Re: Application for Land Use Amendment: LOC2014-0088  
Location: 5024 Nesbitt Rd., N.W.

RECEIVED  
2014 SEP 15 A 11:56  
THE CITY OF CALGARY  
CITY CLERK'S

With regard to the letter we received June 6th 2014 requesting a zone change from Residential – Contextual One Dwelling (R-C1) District, to Residential – Contextual One Dwelling (R-C1s) (secondary suite) District for the above location, please note, and put on your records, that we are totally opposed to such a rezoning in our neighborhood. This opposition is for a number of reasons.

1. This will set a damaging precedent in a quiet 'single family dwelling' street.
2. Contrary to the applicants submission, street parking is not plentiful and the house in question is located on a corner. When cars and vans park there for the evening, the street becomes quite narrow, and in reality becomes only one lane. The north end of Nesbitt Road is already a parking problem with houses having very inadequate rear or garage parking, allowing extra family vehicles to spill over onto the street.
3. Traffic in and out of North Haven is already restricted. The left turn from John Laurier onto 48th St. west is particularly dangerous. The bus trap on North Haven Drive originally was installed to keep traffic out of this residential area. Allowing more vehicles into this area would defeat the purpose for which it was created, to restrict traffic going through the school zone, in and around the community center, and the strip mall. All these are located together at the junction of 48th St. and North Haven Drive.
4. The turn into Nesbitt Road from North Haven Drive is dangerous also since the duplex on the corner (used as a fourplex) has no rear parking whatsoever. The occupants therefore have to park on the street. This is quite dangerous when oncoming traffic cannot be seen easily. There are also small children running around this area, usually on bikes. Visibility to see them is severely restricted.
5. North Haven Drive from 48th St. to the bus trap is all duplexes, some used as fourplexes, making the parking problem there an issue. Also the Community Center, which has limited parking, causes overflow parking on this same street. Pictures are attached that show parking congestion during a normal day. The evening parking is much more of a problem. The owner of 5024 indicates that there is an abundance of parking available. However the renters of this residence, who occupy the upper main floor, park their three vehicles on the street, one of which is a commercial van, and do not seem to have access to the rear alley garage parking area.
6. Before the City of Calgary unilaterally decides that a residence in a community can be classified as R-C1s, individual communities should have the democratic opportunity to vote on whether or not this rezoning be allowed in their neighbourhood. Therefore it should be the wishes of the community that determines what happens and not just city council. In this particular case the wishes of the community have been demonstrated to be opposed to this rezoning with a petition.
7. If the R-C1s zoning bylaws are passed, literally allowing anyone to have a rental suite in the basement, land prices will obviously escalate. This will have the effect of increasing land property values and consequently property taxes. For those of us on a fixed income and, because of the design of the home unable to add, or do not wish to have a second residence to offset taxes, this will eventually and unfairly force us out of our homes. Perhaps the City Counselors should debate, and pass, a 'Sunset Clause' for senior citizens with regard to escalating property taxes, as other jurisdictions have.

8. We have lived in North Haven since 1976, and have been an avid supporter of the community, enjoying the privacy and seclusion that has been afforded us because of the location. Allowing rental basement suites into this neighborhood, doubling the population eventually, will have a very negative affect not only in the parking problem but also putting added stress on an infrastructure designed for single family occupation.

9. The owner of the property in question lives in Mississippi for the majority of the year, thus there will be an absentee landlord scenario. The mayor, who supports a blanket recommendation for R-1s all over the city states that the owner must live in the building. This will probably not occur in this case for much of the year.

For these reasons we are vehemently opposed to any rezoning, of any nature, applied to our street or neighborhood.

Yours sincerely,

Michael Staveley, Dip.Ed., B.Ed., M.Ed.

Sonya Staveley, B.Ed.





Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED  
2014 SEP 15 P 4: 07  
THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

<u>Name:</u>	<u>Address</u>	<u>Signature</u>
SOMOYA STAVELEY	5023 NESBITT RD N.W.	Somya Staveley
MICHAEL STAVELEY	5023 NESBITT RD. N.W.	Mr. Staveley
Wayne Dean	5028 Nesbitt Rd N.W.	Wayne Dean
Lorraine Dean	5028 Nesbitt Rd N.W.	Lorraine E. Dean
OLIVE Taylor	5064 Nesbitt Rd NW	Olive Taylor
KAREN WATT	5068 NESBITT Rd NW	Karen Watt
Hubert Ewadinger	5116 Nesbitt Rd, NW	H. Ewadinger
Mr. Louise Ewadinger	5116 Nesbitt Rd NW	Louise Ewadinger
Sandra Redmond	5128 Nesbitt Rd NW	Sandra Redmond
Meghan Perry	5075 Nesbitt Rd NW	Meghan Perry
LOIS STRONG	5071 - NESBITT R NW	L. Strong
FRANK STRONG	5071 - NESBITT RD NW	Frank Strong
Guido van Veldhuizen	5059 - Nesbitt Rd NW	Guido van Veldhuizen
Katje van Veldhuizen	5059 Nesbitt Rd NW	Katje van Veldhuizen
Kim FARA	5055 NESBITT RD NW	Kim Fara

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED  
2014 SEP 15 P 4: 07  
THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

Name:	Address	Signature
Lorrie Enns	5008 Nolan Rd NW	Lorrie Enns
SIRGIT AMBLER	5036 NOLAN RD NW	S. Ambler
BILL STIRLING	5048 NOLAN RD NW	Bill Stirling
DAVE KRAFT	5052 NOLAN RD. NW	Dave Kraft
TERRA PRATT	5056 Nolan Rd NW	T. Pratt
JAMES HILL	5157 Nesbitt Rd.	James Hill
LEANNE HILL	5157 Nesbitt Rd NW	Leanne Hill
DAVE MURRAY	5152 Nesbitt Rd NW	D. Murray
CATHY MCKAY	5148 Nesbitt Rd. N.W.	C. McKay
COLIN MCKAY	"	Colin McKay
DANIEL IP	5020 NORTH HAVEN Dr	Daniel Ip
SHIRLEY POON	5140 NESBITT RD N.W.	Shirley Poon

RECEIVED  
2014 SEP 15 P 4:07  
THE CITY OF CALGARY  
CITY CLERK'S

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

Print Name:	Address	Signature
LEONARD, EDITHE	5020 NESBITT RD.	E.E. (BETTY) Leonard
Snell, Jenifer	5019 Nesbitt Rd NW	J Snell
Patrick Allen, Bonnie Allen	4925 Nesbitt Rd NW	B Allen
SYBIL MURRAY	5003 NOLAN RD N.W.	S. Murray
Alatha Manjo	4908 Nesbitt Rd NW	Alatha Manjo
Chirovito	4920 Nesbitt Rd.	CHRIS. PIETROVITO
Ken Kroes	4924 Nesbitt Rd	Ken Kroes
A.C. Gibson	5003 Nolan Rd.	A.C. Gibson
RON THIBEAULT	5004 Nesbitt Rd NW	Ron Thibault
Bob Poptreus	5008 Nesbitt Rd N.W.	Bob Poptreus
ORYCIA KURCZABA	5036 NESBITT RD. N.W.	O Kurczaba

RECEIVED  
2014 SEP 15 P 4:09  
THE CITY OF CALGARY  
CITY CLERK'S

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

Name:	Address	Signature
Sonia Strickland	5040 Nesbitt rd NW	J. Strickland
James LANG	5040 Nesbitt Rd NW	
Klaus Nitschke	5044 Nesbitt Rd NW	Klaus Nitschke
Sherry Nitschke	5044 Nesbitt Road NW	Sherry Nitschke
Rob Bendig	5039 Nesbitt Rd NW	
PETER PAULS	5048 NESBITT RD NW	Peter Pauls
Eva Pauls	5048 NESBITT RD NW	Eva Pauls
Rick CHARKE	5016 NESBITT ROAD N.W.	Rick Charke
Brad Hart	5040 Nolan Rd N.W.	Brad Hart
Jan Sagmo	5056 NESBITT RD., N.W.	Jan Sagmo

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED

2014 SEP 15 P 4:09

THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

<u>Name:</u>	<u>Address</u>	<u>Signature</u>
Leah Nichols	5024 Nolan Rd. NW.	Leah M. Nichols
<i>[Signature]</i>	"	<i>[Signature]</i>
GERDY MATHIESON	5020 NOLAN RD. NW.	<i>[Signature]</i>
Barbara Mathieson	5020 Nolan Rd. N.W.	B Mathieson
DWAYNE PIZZIE	5011 NOLAN RD NW	<i>[Signature]</i>
PAUL PYPERS	5015 NOLAN RD. NW.	P Pypers
Tuyla Anderson	5019 Nolan Rd NW	Tuyla Anderson
Kendra Anderson	5019 Nolan Rd NW	Kendra Anderson
Brock Woolgar	5031 Nolan Rd NW	<i>[Signature]</i>
Gayle Clavelle	5043 Nolan Rd. N.W.	<i>[Signature]</i>

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED

2014 SEP 15 P 4: 16

THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

Name:	Address	Signature
Stephen Senft	5047 Nesbitt Rd.	SSenft
June Weber	5043 Nesbitt Rd.	June Weber
James Dallman	5035 Nesbitt Rd	James Dallman
Shirley Dallman	5035 Nesbitt Rd NW	Shirley Dallman
William Hutchinson	5031 Nesbitt Rd NW	William Hutchinson
Beverley Hutchinson	5031 Nesbitt Rd NW	Beverley Hutchinson
Ann Smith	5027 Two Left Rd N.W	Ann Smith ✓

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED  
2014 SEP 15 P 4: 16  
THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

Name:	Address	Signature
Robert Siemens	5136 Nesbitt Rd NW	<i>Robert Siemens</i>
Christine Siemens	5136 Nesbitt Rd NW	<i>C Siemens</i>
JACQUES MEDINGER	5124 NESBITT RD NW	<i>J. Medinger</i>
Carol Poon	5020 North Haven Dr. NW	<i>Carol Poon</i>

Ret

Wallace Leung, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary, AB, T2P 2M5

RECEIVED  
2014 SEP 15 P 4:16  
THE CITY OF CALGARY  
CITY CLERK'S

June 14<sup>th</sup> 2014

Dear Mr. Leung,

**Re: Application for Land Use Amendment: LOC2014-0088**  
**Location: 5024 Nesbitt Rd., N.W. Calgary.**

This letter is in response to the posted application for Land Use Amendment and Rezoning as presented by the owner of 5024 Nesbitt Rd., N.W. Calgary.

We, the undersigned, wish to express our strong objections to the rezoning of the above property from R-C1 to R-C1s (secondary suite).

This will set a precedent for more of our community to become R-C1s, causing more sever traffic and parking problems in what would become an overcrowded area, changing the nature of our quiet residential community.

We oppose any rezoning to our street and neighborhood.

Sincerely,

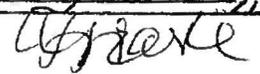
*Print*

**Name:**

**Address**

**Signature**

SPANDI EARLE 255 NORFOLK RD NW



NORM HAGEL 316 NORSEMAN RD. N.W.



RECEIVED  
2014 SEP 15 P 4: 16  
THE CITY OF CALGARY  
CITY CLERK'S



Corner of 5023-5024 NESBITT RD. N.W.  
during a normal afternoon.



RECEIVED

2014 SEP 15 P 4: 17

THE CITY OF CALGARY  
CITY CLERK'S

Calgary, Alberta  
June 18th, 2014

Wallace Leung  
File Manager, Planner  
to the Planning Development and Assessment  
The City of Calgary  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

RECEIVED  
2015 SEP 19 A 11: 27  
THE CITY OF CALGARY  
CITY CLERK'S

Gentlemen:

**Re: Application for Land Use Amendment: LOC 2014 – 0088**  
**Location: 5024 Nesbitt Road NW**

I am definitely opposed to the possible amending of the zoning in this District and specifically the zoning changes at "5024 Nesbitt Road NW".

Allow me to describe some of the history of Lower North Haven and why I believe this application to amend the District zoning, causes me major concerns.

**History of the area:**

My lot at 5064 Nesbitt Road was purchased in January 1967. We moved into the new home in March of 1967 giving me a history of 47 years on Nesbitt Road. The lots on Nesbitt Road and Nolan Road were to be zoned R-1 and were intended for only private family homes. North Haven Drive was to be zoned as R-2 for duplexes and/or multi family homes. And, that is how it has remained and worked.

There was one exception. At the south/west entrance to Nesbitt Road NW, on the south corner, a large lot was set aside for special use. It was to be zoned differently to accommodate a possible gas station. When developed this lot became two buildings of two duplexes each. Now both rent out as four-plexes. At some point the title was split. By this process the west building was then isolated with no access to the back lane. The tenants park on the street. The extra population in these two buildings caused the immediate neighbour to move away because of noise and traffic. I am told the brother to the subject Applicant, now owns one of these buildings and may have a permit to renovate same. (see Secondary Suites below)

**Parking:**

The south and north ends of Nesbitt Road are curved, therefore, the possible rezoning will definitely impact those homes at the south corner near "5024". ..... Please note ..... Nesbitt Road NW becomes an alternate route for city transit should there be a blockage on North Haven Drive or a slippery hill near the community hall. The back lane is wide and there is plenty room to park there.

The Applicant, or their visitors, or current tenants, seem to share four vehicles. Three vehicles usually park in front of "5024". But strangely, the visitors or tenants do not seem to use the Applicant's garages. The fourth car parks across Nesbitt Road and seldom moves. But, it varies.

**Garages:**

Now to clarify the Applicant's oversized garage. It is a double garage with a large extension and is

- 2 -

currently having renovations. During development of this area the rule was to not cover more than 40% of any lot with permanent structures. These garages are formidable.

**Secondary Suites:**

The Applicant has expressed to others there are four secondary suites on Nesbitt Road. I am not aware of this fact. The duplexes described above may have created this confusion.

**Absent Landlords:**

The Applicant, appears to be the owner of the subject home, or maybe friends or family are the owners of "5024". Past history has allowed their family, of husband and partner, to travel out of Calgary to Mississippi, USA for extended periods of time. It is possible their tenants may live at "5024" when the owners are away. Both upstairs and downstairs could be used as suites.

The Mayor of Calgary has proposed secondary suites for the city. Not all of the population agrees. In fairness, he likes secondary suites in family homes where the owner must also live, full time.

**Realtors:**

There are multi family dwellings in Lower North Haven but not on Nesbitt and Nolan Road's. People have sold their family homes through realtors knowing the prospective buyers and the realtors all know these two streets are currently zoned as R-1 or R-C1. My neighbour purchased her home at 5068 Nesbitt Road NW in January 2013. She screened the surrounding neighbourhoods and found areas which allow secondary suites. She chose Nesbitt Road because of the R-1 zoning.

**Zoning:**

I believe the rezoning of the home at "5024" will change the two streets of Nesbitt and Nolan Road's, and the surrounding District, one application at a time. This request for rezoning is for profit purposes and not for the goodwill of the neighbourhood.

**Neighbourhood:**

We are a quiet neighbourhood with a mix of age groups. Our community association is our pride. Early education has been taught at the hall for both Upper and Lower North Haven. When young children are ready, by age, they go across the street to the North Haven Elementary school. Functions happen regularly at the hall and if the community has an issue then a meeting is called.

**Costs:**

In the past the subject home at "5024 Nesbitt Road NW" was put on sale at an inflated cost. Non-compliance suites are expensive but should the city relax the rules, and pay, they become attractive.

**Features:**

As for my residence at 5064 Nesbitt Road it is my retirement home. My comfort, safety and enjoyment is in the value of this home thereby being my income for later life. Initially, the zoning of R-1 did cost the early families extra as R-1 zoning came with extra protection and foresight.

Please consider our history and the damage one request can make.

Yours respectfully

Olive Taylor  
5064 Nesbitt Road NW  
Calgary, Alberta T2K 2N5  
(403) 284 – 2406