

From: [Albrecht, Linda](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Application Bylaw # LOC2017-0322: To redesignate the land located at 3216 Carol Drive NW (Plan 3844HS, Block 2, Lot 4) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.
Date: Monday, March 05, 2018 11:12:48 AM
Attachments: [City Submission.docx](#)

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
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E: linda.albrecht@calgary.ca

From: BARRY SCHUR [<mailto:schur.barry@shaw.ca>]
Sent: Monday, March 05, 2018 11:01 AM
To: City Clerk <CityClerk@calgary.ca>; triwoodplanning@gmail.com; Ward4 - Andrew Chin <Ward04@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>
Subject: [EXT] Application Bylaw # LOC2017-0322: To redesignate the land located at 3216 Carol Drive NW (Plan 3844HS, Block 2, Lot 4) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Please find attached my submission dealing with the rezoning application of 3216 Carol Drive NW.

If you have any questions or concerns you can contact me at number listed below.

Barry Schur
1636 Chester Place NW,
Calgary, Alberta, T2L 0K3
403-483-2015
schur.barry@shaw.ca

March 5, 2018

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

Application Bylaw # LOC2017-0322: To redesignate the land located at 3216 Carol Drive NW (Plan 3844HS, Block 2, Lot 4) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

My name is Barry Schur and I reside at 1636 Chester Place NW. My residence is located directly across the back alley from 3208 Carol Drive NW and I am opposed to the redesignation of this property to R-C1s.

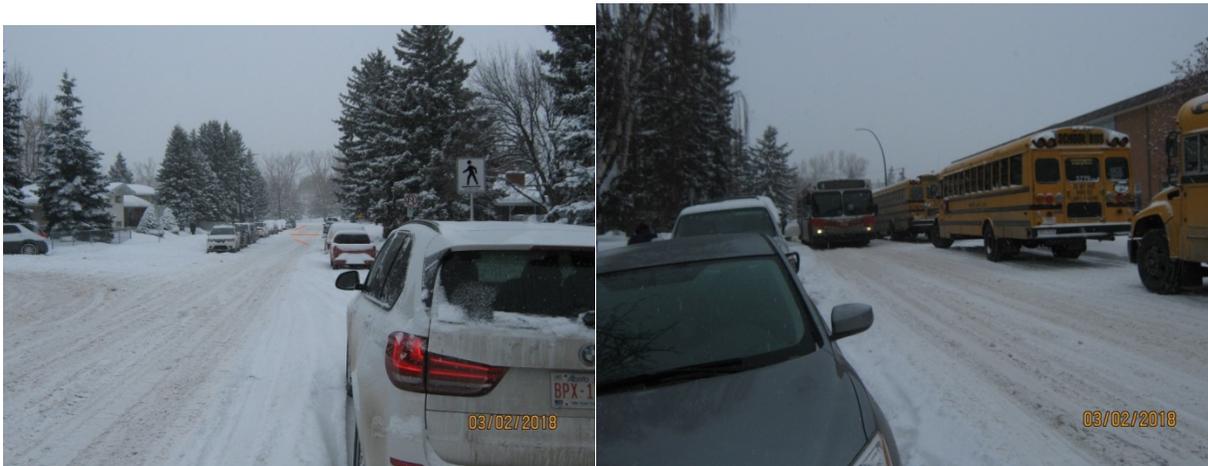
This property is located on Carol Drive NW. Carol Drive NW serves as the only entrance and exit for 87 single family homes, and 30 apartments/condos.

St Margaret's Catholic K – Grade 9 School is also located on Carol Drive NW. St Margaret's School is the only Spanish Immersion Catholic School in the NW. The vast majority of students live outside the immediate area. As a result, there is a large volume of school bus and parent vehicle traffic at certain times of the day.

On June 12, 2017, City Council turned down a similar application for the residence located two doors down from the current applicant due to this traffic congestion.

It is not unusual to have up to a 20 minute delay when exiting our neighbourhood during these peak times. In the afternoon, Carol Drive NW is completely filled with cars parking on both sides of the road.

It makes the passage of two vehicles, especially school and transit buses, almost impossible as illustrated by photos taken March 2, 2018.



With the changes to the intersection of Carol Drive NW and Northmount Drive NW, as a result of the bike lane addition, the traffic flow out of our neighbour is very difficult. Many residents worry about the ability for emergency response vehicles to access our neighbourhood during these peak periods. After the original Bike Lane plans were made public, City Planners changed their original plans for this intersection due to the high volume of school related traffic congestion.

Increasing the density and the number of vehicles' parking along Carol Drive NW will only increase this congestion.

The residence in question has recently been sold to a non-resident that promptly rented out both the upstairs and the basement to two different parties. The property has a single car garage located off the back alley however the tenants has a total of 3 vehicles that result in them parking on the street. As noted by the submission by the Tri-Wood Community Association, the property does not support addition parking space that is required and the owner provided no explanation other than the tenants can park on Carol Drive.

The current owner of 3216 Carol Dr NW has rented the property since purchasing the property in August, 2017. There was a complaint filed with the City of Calgary regarding this new illegal suite and the result was the owner was required to just disconnect the stove top. After the inspection, the stove top was promptly reconnected. The basement of this property was

developed by the previous owners who lived in the property since it was built in the early 1960's. There is a major safety item regarding the door and basement windows. As illustrated in the photos below, there are steel bars fastened to the outside of the door and windows.



It would be impossible for anyone living in the basement to be able to vacate the property in case of an emergency. These bars were on the windows at the time of City inspection however no concerns were raised or actions taken to correct this major safety concern.

The back door has a steel bar exterior door making access from the outside in case of an emergency even more difficult as illustrated below.



Home owners in our small area have purchased their homes expressly due to the current R-C1 land use designation of the neighbourhood. There is only one other property within the 87 homes that has been redesignated R-C1s. That was undertaken to allow the home owner to update a suite in their family occupied home to accommodate a mother-in-law.

In closing, I would like to again express my opposition to this redesignation. It will only lead to increased parking and traffic congestion which could put the community at risk in case of an emergency.

There is no benefit to our community. Residents are overwhelmingly opposed to this redesignation as illustrated by the petition that has been presented to City Council by Paul Rudge during the June 12, 2017 regarding the residence two doors down.

Please ensure that my comments are available to City Council for their consideration regarding this redesignation request.

Barry Schur
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From: [Albrecht, Linda](#)
To: [Public Submissions](#)
Subject: FW: Application to redesignate the land located at 3216 Carol Drive NW (Plan 3844HS Block 2, Lot 4)
Collingwood Bylaw 95D2018
Date: Monday, March 05, 2018 9:46:38 AM
Attachments: [3216 Carol Dr NW Land Use Redesig Mar 5 2018.pdf](#)

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From: WENDY SCHUR [<mailto:schur.wendy@shaw.ca>]
Sent: Monday, March 05, 2018 9:33 AM
To: City Clerk <CityClerk@calgary.ca>
Cc: Ward4 - Andrew Chin <Ward04@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>;
Office of the Mayor <TheMayor@calgary.ca>; triwoodplanning@gmail.com
Subject: [EXT] Application to redesignate the land located at 3216 Carol Drive NW (Plan 3844HS
Block 2, Lot 4) Collingwood Bylaw 95D2018

Attention: Office of the City Clerk

I have attached my submission regarding the "Application to redesignate the land located at 3216 Carol Drive NW (Plan 3844HS Block 2, Lot 4) Collingwood Bylaw 95D2018".

Please ensure this submission is included in the Agenda of Council on March 12, 2018.

You may contact me via this email if you have any questions.

Wendy Schur

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

March 5, 2018

Re: Council Meeting March 12, 2018

I am writing to express my opposition to the application to redesignate the land located at 3216 Carol Drive NW (Plan 3844HS Block 2, Lot 4) Collingwood Bylaw 95D2018.

Reasons for my opposition:

The subject property was acquired by the Applicant in August 2017 who subsequently began renting the property to 2 different parties in September 2017 as a main floor rental and a separate illegal basement suite. The Applicant has never resided in the property.

The previous owner's of the property resided there for more than 30 years and did **NOT** rent a basement suite to students or any other person. They developed the basement to suit their own requirements. They did not even consider renting a basement suite.

Contrary to Administration's Report, the subject property has a single car garage, **NOT** a double car garage. It does not have any other parking on the property. The main floor tenants have 2 vehicles, one is generally parked in the garage and the other is parked on the street. The basement tenant has 1 vehicle and it is parked on the street. The Applicant has made no effort to provide off street parking for the tenants.

The current basement suite is not safe. It has only one access door via an internal stairwell. It does not have egress windows. It has bars on the windows that are attached to the outside. These issues were brought to the attention of bylaw services in September 2017. They concluded that the stove should be disconnected.

There is 1 other legal suite in the neighborhood and it was created for a family member of the owners who reside on the main floor.

I object to investors acquiring RC-1 single family properties and turning them into multifamily properties for personal economic gain. This is not beneficial to this community. There are lots of rental properties available in the area. This is not fair to other landlords in the area who abide by the current property rules.

Traffic congestion and parking are issues on Carol Drive NW and this community. Traffic volumes have increased dramatically in the last few years due to the busing and child drop off at St. Margaret's School, the use of Confederation Golf Course as a cross country ski venue and training facility for the Foothill's Nordic Ski Club, and that most adults in the neighborhood have a vehicle.

I do not believe this application is appropriate for this community.

Wendy Schur
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