

Dalhousie
Bylaw 70D2014

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5908 Dalmead Cres NW from Residential – Contextual Dwelling R-C1 to R-C1s

2014 JUL -8 AM 11:05

As owner of 5908 and joint owner/resident of adjacent property at 5912, I wish to submit a letter in favor of the proposed land use change.

THE CITY OF CALGARY
CITY CLERK'S

I would like to address the concerns brought forth by the Dalhousie Community Association and a citizen to the Calgary Planning Commission in April, 2014.

1)"Secondary suites sets a precedent for increased transience, resulting in safety and property value concerns"

I bought the house at 5908 Dalmead Cres NW in 1997 and rented to our first tenant a new recruit for Calgary Police Services, his wife and young family. Our "transient" community over the past 17 years have also included new immigrant families from Brazil and Columbia both who later purchased homes in the NW. We have had new grads from school renting to allow flexibility in their careers. We have had young couples who are renting to save for down payments. Our renters have included new retirees who have sold their family home and used our rental as a stepping stone to their next life adventure. We have even rented to our neighbors who wished to stay in the neighborhood for the schools when their own homes were undergoing extensive renovations. Yes renters are a transient population.

Living next door, I have no concerns that this rezoning will have a negative impact on my property value or safety.

2)"Parking concerns with an increase in on-street parking, traffic, noise and littering."

I have lived in my house for over 30 years and never had an issue with parking for my family or guests. Majority of our neighbors use their detached back alley accessible garages for parking, leaving at least 2-3 parking spots in front of their houses as majority do not have front driveways. Our current tenant who has one vehicle, rents half the garage but parks on the street. Parking has never been a problem not even after the St Patrick's Snowstorm of 1998 in which many of us couldn't access our garages due to blocked alleyways.

There is no parking issue for the subject property.

3)"Sufficient lower cost alternative housing already exists in the area."

In the 17 years as a landlord in Dalhousie, I have never had difficulty in finding a renter wanting the Dalhousie area. Often I have to make the difficult decisions of turning people down due to multiple interested parties. This property is only a 15 minute walk to the LRT and less than 20 minute bike ride to the University which is very convenient for post secondary students. A great majority of the lower cost alternative housing in Dalhousie is illegal basement suites. As a mother of two young adult children, I would have great concern for my children's safety if renting some of them with windows too small to escape from in case of fire.

There is not sufficient lower cost alternative housing in Dalhousie that is legal and meets safety codes.

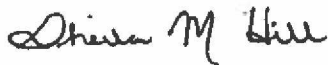
4) "Will reduce the appeal of the single family character of the community."

There are many illegal suites existing in Dalhousie. The subject site meets the minimum R-C1s parcel dimensions required for a secondary suite. Our proposed basement suite will not require any alterations to the outside of the building. Being a bi-level it already meets the requirement for windows and has a separate outside stairway and entrance to the basement from the rear of the property. In addition the property has a double detached garage for parking.

Nothing will be altered on the outside.

I was one of the 50 houses that the community association knocked on my door and hand delivered a letter to me informing me of the pending rezoning. I request that city council approve my proposed land use change and reward those citizens that take the steps to rent out a safe legal secondary suite and not continue to reward those that break the laws.

Thank you



Sheila M Hill
Landlord at 5908 Dalmead Cres NW since 1997
Joint Owner/Resident at 5912 Dalmead Cres NW since 1984

Albrecht, Linda

From: PS GRAPHIC SALT [sgsalt@shaw.ca]
Sent: Wednesday, July 09, 2014 11:05 AM
To: Albrecht, Linda
Subject: Bylaw 70D2014 - 5908 Dalmead Cr. NW

Hello,

Issue: We are not in favor of having this property - 5908 Dalmead Cr. NW re-designated from RC1 to RC1S for the following reasons:

- 1) Purchased our property because of the RC1 Zone. Changing to RC1S will degrade our neighborhood and reduce our property value.
- 2) Traffic and parking problems will increase

Thank you.

John and Clara Rodak
5852 Dalmead Cr. NW
(403) 286-5938

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