

August 14, 2014

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2014 AUG 14 A 10:01

THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern,

Recently we discovered another sign on the lawn of 129 Woodpark close residence. This sign is requesting further comments or input to the intention to re-designate the residence from

R - CI to R - CIs.

R - CI is a single family dwelling, where R - CIs in a residence that includes a separate and independent mother-in-law suite. This re-designation has its advantages and disadvantages. While we are appreciating our neighbors' needs and intentions, we have great concerns about these changes. We are worried about setting precedence to our street in transforming it into high density rental residence.

When we purchased our home, our primary requirement was to move into a neighborhood that offered high privacy and less traffic. We paid premium high price of our home which included this feature. Had we wanted a residence with basement suits, we could have done that by buying a similar home in a different neighborhood and saving close to a \$100,000.00. Considering the fact that at the time of purchase we were advised by the city of Calgary that there were no such plans in place for the future, we purchased the home. At this point of time we are puzzled and confused with this dilemma, where we are faced with such potential drastic changes on our street. While this application may suit the personal interests of our neighbor, we feel that on long term it will have irreversible negative effects on the well developed, established and maintained harmony of our street. We truly do not deserve to be pushed out from this community because of these potential changes. We truly do not find it fair and equitable to be forced to sell and relocate because of these potential changes.

For these reasons we are asking to preserve the precious status of our street and keep it unchanged.

Sincerely,

George David

121 Woodpark close, SW

403.238.5386

CAMERON & SHARON DIGGON
117 Woodpark Close S.W.
Calgary, Alberta T2W 6H1
Email: Cameron@rogueresources.net
Res: (403) 238-5863

CPC2014-094
ATTACHMENT 2
LETTER 2

RECEIVED

2014 AUG 21 P 1:19

August 18, 2014

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
Mail Code #8007
P.O. Box 2100, Station M
Calgary, AB Canada T2P 2M5

Councillor Diane Colley-Urquhart
P.O. Box 2100, Station M
Calgary, AB, Canada T2P 2M5

**Re: Application for a Proposed Land Use Amendment (rezoning) in Woodlands
129 Woodpark Close S.W.
CPC2014-094, LOC2014-0071**

It is our understanding that an application for a Proposed Land Use Amendment (rezoning) for the subject address will be heard by City Council on September 8, 2014. As homeowners and residents of the Woodpark Close community, we are opposed to this application to change the land use designation of the subject property from RC-1 to RC-1s. Our concerns are based on the impact such a rezoning will have on our neighbourhood, our quality of life and our enjoyment of our home, our personal safety and the value of our investment in our home.

The small neighbourhood bounded by Woodpark Close is a separate and distinct community within Woodlands, bounded to the north by Anderson Road, to the west by 24th Street SW, to the east by Roper Hull Home and the south by Woodpark Avenue. There are no multi-family zoned areas or neighbourhoods that are immediately adjacent to this community. For those who prefer multi-family housing there are plentiful units within nearby distinct communities; there is no need to impose such a change on our neighborhood.

We have lived in this home since it was built. At the time of our purchase the neighbourhood was planned to consist of single-family dwellings, not multi-family dwellings. We moved from a nearby multi-family dwelling in Woodbine to occupy our current home; had Woodpark Close and its adjoining streets included multi-family dwellings we would not have purchased in the area.

Most of the houses in our neighbourhood have basements with ground level entrances in the backyard, making the basement level far more attractive as a living space than in houses with fully-underground basements. This design feature attracted us to the neighbourhood when we purchased our property – but for our own enjoyment as home-makers, not for rental purposes as landlords.

If this application is approved it will be a *point-of-no-return* for the neighborhood; there will be other applications - other property owners in the area will then likely seek to re-designate the land use for their properties, leading to a growth of secondary suites within our neighbourhood and a change in the nature of our community from owner-occupied to landlord-owned/tenant-occupied. Equity will require that any other similar applications that meet the requirements of the by-law must be approved by the City.

This proliferation of basement suites will lead to increased street parking and congestion. We reject the argument put forward by the applicant that the four parking spaces (two inside the garage and two outside on the driveway) will not lead to increased street parking.

The inconvenience of moving vehicles off the driveway to allow those parked inside to exit already causes a number of residents to park on the street. This problem will only get worse if basement suites are permitted and resident density increases.

We also reject the applicant's argument that there is more than ample parking adjacent to the house as there is no development on the other side of the road. Other members of the community who own four or more vehicles but do not live on the northern stretch of Woodpark Close have already taken to parking their less-used cars, trucks and trailers along this curb. The presence of these rarely-moved vehicles is both unsightly and a safety hazard during the winter, particularly when parked near the north-east and north-west corners of the street. Basement suites will increase parking density, further exacerbating this problem.

When we purchased our particular home on the northern stretch of Woodpark Close we noted that the absence of development on the northern side of the road provided us with additional security in the neighborhood; it is relatively difficult for a potential break-in thief to study the habits and timings of residents by observing the street from a parked vehicle as they can be quickly observed by the residents and noted as being out-of-place. This security aspect of our residence will be diminished if basements suites are developed.

We also reject the applicant's notion that access to the proposed suite will be provided from the pedestrian route to the rear of the property. The green space that runs through the middle of the community is parkland that contributes to the esthetics of the community and was not designed as a high traffic route; which is what it would become if basement suites were allowed to proliferate.

We further reject the applicant's notion that there will be no visible implications for neighbours if the basement is occupied by a second family. The house backs onto the community green space and all back yards and rear deck spaces are clearly visible from adjoining houses; an increase in the number of occupants of the house will be easily noticed.

While the proliferation of basement suites will not increase the density of structures within the neighborhood it will certainly increase the density of people living in the area. An increase in occupant density in this neighborhood will result in an increase in noise levels and a diminishment of quality of life and home enjoyment.

While the ability to create basement suites may be attractive to those interested in the community as a rental investment opportunity, it will diminish the inherent value of the property to those who desire to own and occupy these houses as their own homes. As a result we believe that approval of this application will ultimately lead to a reduction in the market value of our home.

We purchased our home on the basis of the community being a single-family neighbourhood and we object to those, resident or landlord, who wish to change that designation for their own personal or business income.

Yours truly,



Cameron H. Diggon

Sharon Diggon

c.c. Woodcreek Community Association
1991 Woodview Dr. SW., Calgary, AB, T2W 5E5

Office of the City Clerk, City of Calgary
Mail Code #8007
P.O. Box 2100, Station M
Calgary, AB Canada T2P 2M5

Councillor Diane Colley-Urquhart
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Signature:



Name:

Nabum & Liza Levy

Address:

115 WOOD PARK BAY S.W.

Calgary, Alberta

Postal Code:

T2W 6G9

Email:

Phone:

403-251-1597

Date:

Aug 20/2014

c.c. Woodcreek Community Association
1991 Woodview Dr. S.W., Calgary, AB T2W 5E5

RECEIVED
2014 AUG 22 P 4: 06
THE CITY OF CALGARY
CITY CLERK'S

PLEASE NOTE:

**THIS LETTER HAS BEEN RECEIVED FROM AN ADDITIONAL 47 CITIZENS, WITH
RESPECT TO REPORT CPC2014-094,
AND COPIES WITH SIGNATURES ARE AVAILABLE FOR VIEWING AT
CORPORATE RECORDS**