

Albrecht, Linda

CPC2014-098
ATTACHMENT 2
LETTER 1

From: Auch, Kory [kauch@craworld.com]
Sent: Tuesday, August 26, 2014 3:53 PM
To: Albrecht, Linda
Subject: Regarding re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application. With rental vacancy rates consistently below 2 percent in the City and steady increases in rental rates has created a strong demand for an increased number of legal secondary suites. Legal development of a secondary suite in a residential home provides a safe and affordable option for homeowners as well as their tenants.

The community and The City will benefit from an increase in available housing opportunities for both owners and renters.

Thank you for your consideration.

Kory Auch, EIT

Conestoga-Rovers & Associates (CRA)

Suite 205, 3445 - 114th Avenue SE
Calgary, Alberta T2Z 0K6

Phone: 403.271.2000 ext.1537

Fax: 403.271.3013

Email: kauch@CRAworld.com

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2014 AUG 21 A 7:50

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August 20, 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

ATTN: Susan Grey, CITY CLERK

I do NOT support the application for the land use change for 867 Canaveral Crescent S.W. for the following reasons.

1. Parking

- The Applicants Submission describes that the Crescent location would support additional parking. With the Ample knowledge I have gained in my profession the applicant is incorrect stating the parking would not impose neighbours.
- 867 Canaveral is located at the bottom of a crescent, due to this location, there is limited parking in the front of the home to begin with and the addition of a legal suite will definitely cause parking issues.

2. The Applicants submission describes in paragraph 2 that the additional parking in the Alley. The paved back alley in that location should NOT be used as a PARKING area. The alley is paved (which we paid for) and was meant for easy access to the garages and yards NOT for a parking area. Due to the alleys exposure it ices up quite bad and if additional vehicles where to be parked in the back alley I could only in vision future problems.

Due to the stated reasons I do not support the application for re-zoning. Please feel free to contact myself with any further questions regarding the above objection to this application.

Sincerely,

A handwritten signature in dark ink, appearing to be 'LB' followed by a long horizontal line and a checkmark-like flourish.

Lawrence Barnett
403-617-4637

Smith, Theresa L.

CPC2014-098
ATTACHMENT 2
LETTER 3

From: James Brown [james.d.brown@shaw.ca]
Sent: Sunday, August 17, 2014 12:05 PM
To: Albrecht, Linda
Subject: Re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application.

With rental vacancy rates consistently below 2 percent in the City and steady increases in rental rates has created a strong demand for an increased number of legal secondary suites. Legal development of a secondary suite in a residential home provides a safe and affordable option for homeowners as well as their tenants.

Thank you for your consideration.

Sincerely

James D. Brown
Calgary, Alberta
James.D.Brown@Shaw.ca
403 615 6643

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2014 AUG 18 A 8:10
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

CPC2014-098
ATTACHMENT 2
LETTER 4

From: Yvonne Burland [Yvonne.Burland@vac-acc.gc.ca]
Sent: Wednesday, August 27, 2014 5:16 PM
To: Albrecht, Linda
Subject: Canyon Meadows Bylaw 8902014 Re-designate of land location at 867 Canaveral Crescent SW Calgary

To the Office of the City Clerk, City of Calgary Concerns related to land use redesignations: "Re-designate of land location at 867 Canaveral Crescent SW Calgary(Plan 6140JK, Block 11, Lot 41) from residential- contextual one dwelling(R-C1) District to Residential- Contextual One Dwelling (R-C1s) District."

To whom it may concern,

My name is Yvonne Burland. I have been a resident of Canyon Meadows since December 13, 1976.

I object to the planned re-designation of the above named property for the following reasons:

- 1) Lack of parking on the street, behind the location, and in the area; 2) Increased traffic on the above street and in adjacent streets;
- 3) Possible increase in crime rate(although poor evidence based research to substantiate this concern); 4) Precedent setting, opening the opportunity to change other residential property in the community.

I frequently walk past the property, and have noted no available parking space in front of the property. The back alley is congested with vehicles. There is a car port, but no evidence of a garage at the location. As of 2 days ago there did not appear to be occupants in the home. In June, 2014 I personally spoke to the owner and asked that she not put a secondary suite in the basement.

Historically, Canyon Meadows was developed with the plan of single family dwellings in the centre or main area and the circular outside area for townhouses, and condominiums. This plan was considered and accepted by city planners.

This was the reason I chose Canyon Meadows in 1976. I had returned to Calgary from Edmonton, where secondary suites were allowed; and I was very specific that I did not want a home in a community with secondary suites.

Canyon Meadows is a beautiful South West Community with all amenities that families would want. The community is bordered by Fish Creek, the Canyon Meadows Golf course, Anderson Road, and Macleod Trail. There are four schools, four large green spaces for sports activities, several large playgrounds, three outdoor skating rinks, a swimming pool, Doctor's and Dentist's offices, a Legal office, excellent Public transportation, shopping, restaurants and last but not least, Babbling Brook Green space and park. We appear to have a low crime rate.

The people of Canyon Meadows are good neighbours, and dedicated to their community and it's residents.

The Volunteer Board Members of the Community Association are strong, dedicated advocates of the community members. Many people have stayed for decades, raised their children, and retired in the community. My husband and I have a son and granddaughter living in the community.

I do not plan to "downsize" and leave Canyon Meadows.

I respectfully request that the plan to change the residential use from R-C1 to R-C1s be declined by City of Calgary Council

Thank you,

Yvonne Burland
403-660-5956 Cell

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2014 AUG 28 A 8:34
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Albrecht, Linda

CPC2014-098
ATTACHMENT 2
LETTER 5

From: Laura Campbell [lcampb09@gmail.com]
Sent: Wednesday, August 20, 2014 2:27 PM
To: Albrecht, Linda
Subject: 867 Canaveral Crescent SW

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application.

With rental vacancy rates consistently below 2% in Calgary and steady increases in rental rates there is a strong demand for an increased number of legal secondary suites. Legal development of a

Secondary suite in a residential home provides a safe and affordable option for home-owners as well as their tenants.

I have known Jennifer Suke for nearly 30 years and Brian Packer for over 10 years. Jennifer was my landlord and always provided me with a safe, quiet, comfortable place to live and was a great neighbour. They both care a lot for their community and neighbours and contribute in many ways to their community.

Thank you in advance for your consideration.

Sincerely,

Laura Campbell

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2014 AUG 20 P 2:28

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CITY CLERK'S

Albrecht, Linda

CPC2014-098
ATTACHMENT 2
LETTER 6

From: Clint Chapdelaine [clintmpc@yahoo.ca]
Sent: Wednesday, August 20, 2014 11:18 AM
To: Albrecht, Linda

I'm resending this letter again as I see that you do not take the concerns of this re-zoning of 867 Canaveral crescent as a serious concern to the residents of Canaveral Crescent.

Absolutely no one that I have talked to on the re-zoning of this property is willing to accept it.

Myself and my neighbours are extremely disappointed that this has been allowed to keep going on, when we said no the first time to this ridiculous re-zoning proposition we ment NO! This is our neighbourhood and we have to live in it. these are all hard working home owners that love this neighbourhood, and are very concerned for the continual harmonious living that are neighbour hood has provided us will continue. Re-zoning of this neighbourhood will only result in bringing crime and general disorder to our peaceful neighbourhood. As we all know that with rentals comes an increase in crime.

Concerning the property of 867 Canaveral Crescent S.W.

Myself. And my wife do not agree with the rezoning of this property as it is at the corner of our crescent. We moved into this area 10 years ago and one of the major factors of our decision to buy in this area was the it was zoned only for single dwelling use. If you start re-zoning this area it will have an adverse affect to our living standards, property values, parking will be definetly be affected, there are already enough areas in the city that ar zoned r-2 so those are the areas that should be developed into multiliving. Not our area.people need to be educated of this by there realtor, and there are many other reasons why some areas are zoned for multi-family use and others are not. If the people that bought the house at 867 Canaveral crescent wanted to develope a multi-living dwelling than they should have purchased a home in an area that was zoned for such an application as there are many areas in Calgary that are already zoned for such use. If I wanted to live in an by an apartment, golf course, river, downtown, c-train, jail, hospital, industrial area, or any other areas, then that is where I would have bought. So if they purchased.a house in a area that doesn't have zoning that they are happy with then they should not have purchased a home in this area. Why should myself, my wife and all my neighbours be subjecated to the whims of a neighbor that did not do his or her home work prior to purchasing a home in this neighborhood. That is what I think and i've talked to many of my neighbours and they have expressed the same feelings as I and my wife do.

Clint Chapdelaine

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Smith, Theresa L.

CPC2014-098
ATTACHMENT 2
LETTER 7

From: Daniel Chen [danielchen1988@gmail.com]
Sent: Friday, August 15, 2014 10:55 AM
To: Albrecht, Linda
Subject: Re-designation 867 Canaveral Crescent SW

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application. With rental vacancy rates consistently below 2 percent in the City and steady increases in rental rates has created a strong demand for an increased number of legal secondary suites. Legal development of a Secondary suite in a residential home provides a safe and affordable option for homeowners as well as their tenants.

Thank you for your consideration.

Daniel Chen
MSc. Sustainable Energy Development, 2013
Haskayne School of Business
University of Calgary
587-216-1827

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2014 AUG 15 A 11:00
THE CITY OF CALGARY
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Smith, Theresa L.

CPC2014-098
ATTACHMENT 2
LETTER 8

From: Brittany Gardhouse [brittgardhouse@hotmail.com]
Sent: Friday, August 15, 2014 11:39 AM
To: Albrecht, Linda
Subject: Re-designation of land

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application. With rental vacancy rates consistently below 2 percent in the City and steady increases in rental rates has created a strong demand for an increased number of legal secondary suites. Legal development of a secondary suite in a residential home provides a safe and affordable option for homeowners as well as their tenants.

Thank you for your consideration.

Brittany Gardhouse

Sent from my iPhone

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Smith, Theresa L.

CPC2014-098
ATTACHMENT 2
LETTER 9

From: Roman [hoebeco@telus.net]
Sent: Tuesday, August 12, 2014 8:52 PM
To: Albrecht, Linda
Subject: re:zoning again

Bylaw # 89D2014

Regarding 867 Canaveral Cres. S.W. , Calgary, Alberta

Did we the neighbors on and around Canaveral Crescent S.W. vote no to a zoning change a few months ago ?

So, why are the owners allowed to submit again ?

Does this mean that if I get a traffic ticket and go to court and lose, I can appeal again and again until I win ?

Now that many of my neighbors are on vacation and will not return in time to register a comment, my question: is

this fair and just ?

When the previous owner lived at said address the yard was well kept and there was not a weed to be found. Now there is clover taking over the front yard and dandelions throughout the back yard. The vegetable garden is adding new weeds everyday and the back alley of their home is now a thistle patch. Now I only live a couple of doors away and I'm certain that these weeds will spread to my yard

, so my question is do I call the city or will the city just come and spray, so the weeds are controlled ? This young couple was welcomed

into our neighbor hood and took the time to meet and greet a number of us. But , that is no longer the case since we voted

down their request for a zoning change. If they want tenants , then they should have bought in an R-2 zoning area of Calgary.

Once again I must inform you that there is not room for more cars , trucks or vans to be parked on our crescent. And the same goes for the back alley;

there is no place in the alley for a vehicle, sure there is a double car garage back there ; but Brian and Jen each have a vehicle. As for the front of the property

that is at the bottom of a hill and a corner, so the snow will fill that spot as it always has every winter.

If this zoning bylaw is accepted, I guess we can all look for a decrease in our property value and this should also mean a decrease in our taxes, Right ?

I am against this change of zoning for 867 Canaveral Crescent S.W.

You can either email me with further questions.

Roman Hoeber

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Albrecht, Linda

CPC2014-098
ATTACHMENT 2
LETTER 10

From: Y. Morrison [yv Morrison@telus.net]
Sent: Tuesday, August 26, 2014 9:48 PM
To: Albrecht, Linda
Subject: Zoning Application Objection, LOC2014-0085, Report CPC2014-098
Attachments: Objection to CPC2014098.pdf

Please have our objection to Report CPC2014-098 included in the Agenda for the Combined Meeting of Council on 2014 September 08 when the public hearing on this application is scheduled to be heard.

Thank you.
Y. Morrison

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REPORT CPC2014-098

**ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION 2014 JULY 31 ISC:
PROTECTED LOC2014-0085 Page 1 of 8 LAND USE AMENDMENT CANYON MEADOWS
(WARD 13) SOUTH-EAST CORNER OF CANAVERAL CRESCENT SW, WEST OF
CANTERBURY DRIVE SW MAP 9S**

My family strongly objects to this zoning application that appears to be recommended for approval. We insist that this neighborhood maintain the R1 status, which does NOT include secondary suites. Increasing the density with secondary suites in this area is counter to our values and the zoning rating that was stated when we purchased our property.

Do not approve this zoning change.

Canyon Meadows already has established multi-family housing areas. There are multi-family units at several points along Canterbury Drive, as well as along Canyon Meadows Drive, Elbow Drive South, 6th Street, Canfield Road, Canfield Crescent, and Canfield Way. It is not acceptable to change the zoning in a specific R1 area like Canaveral Crescent when so many multi-family dwellings already exist in the community.

We strongly object to the precedent it could set to approve a secondary suite in an area specifically zoned for single-family housing.

During the time we have lived here, we have noted that this Crescent is clogged with on-street parking, and on evenings and weekends, vehicles are parked in the back alley as well. Canaveral Crescent is barely wide enough to drive on in the winter, as there are vehicles parked along both sides of the road. It is neither necessary nor advisable to add to the current congestion.

We have lived in this location for over 25 years, and many houses on our street have residents that have lived here longer than that. This is not an area of 'transience', and any re-zoning would change the fabric of a safe, neighborly community.

To quote Karin Klassen from the Calgary Herald, "the citizens of Calgary have every right to rely upon the protection of city land use, development and planning bylaws applicable to their neighborhoods when they make what is likely their biggest single investment."

Do not approve this zoning change.

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Albrecht, Linda

CPC2014-098
ATTACHMENT 2
LETTER 11

From: Christopher Philip [topher.philip@gmail.com]
Sent: Wednesday, August 20, 2014 1:47 PM
To: Albrecht, Linda
Subject: Re-designation of 867 Canaveral Crescent SW from R-C1 to R-C1s

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application. With rental vacancy rates consistently below 2 percent in the City and steady increases in rental rates has created a strong demand for an increased number of legal secondary suites. Legal development of a secondary suite in a residential home provides a safe and affordable option for homeowners as well as their tenants.

Thank you for your consideration.

Christopher Philip

--

Christopher Philip, BSc.H., LEED GA
MSc SEDV Candidate, University of Calgary
President, Future Energy Initiatives Committee (FEIC)
topher.philip@gmail.com
(403)-477-0689



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Smith, Theresa L.

CPC2014-098
ATTACHMENT 2
LETTER 12

From: Alamelu Radhakrishnan [alamelu1213@gmail.com]
Sent: Friday, August 15, 2014 10:33 AM
To: Albrecht, Linda
Subject: Re-designation of land at 867 Canaveral Crescent SW

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application. With rental vacancy rates consistently below 2 percent in the City and steady increases in rental rates has created a strong demand for an increased number of legal secondary suites. Legal development of a secondary suite in a residential home provides a safe and affordable option for homeowners as well as their tenants.

Thank you for your consideration.

Alamelu Radhakrishnan

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Smith, Theresa L.

CPC2014-098
ATTACHMENT 2
LETTER 13

From: ralph suke [ralphsuke@live.com]
Sent: Friday, August 15, 2014 6:50 PM
To: Albrecht, Linda
Cc: jenn.suke@gmail.com
Subject: 876 Canaveral Cresc SW

I am writing to lend my support for the application to allow a secondary suite at the above address. This change would help provide affordable housing and would help the owners make their mortgage payments. I know the applicants to be professional people who set a high standard. The rental unit would not detract from the neighborhood in any way and clearly fills a need in the city of Calgary.

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Albrecht, Linda

CPC2014-098
ATTACHMENT 2
LETTER 14

From: william trienekens [william31@shaw.ca]
Sent: Wednesday, August 27, 2014 10:40 AM
To: Albrecht, Linda
Cc: william31
Subject: canyon meadows bylaw 89D2014

SIR,
I OBJECT TO REDESIGNATING THE LAND LOCATED AT 867 CANAVERAL CR.W. CALGARY.
REASONS: THIS WILL OPEN UP THE NEIGHBORHOOD FOR RENTAL PROPERTIES, WHICH BRINGS ALONG ITS OWN
DIFFICULTIES. I MOVED TO THIS NEIGHBORHOOD TO ESCAPE A RENTAL PROPERTIES DISTRICT.
SECONDLY, THERE IS NOT SUFFICIENT ROOM TO PARK MORE CARS IN FRONT OF 867 CANAVERAL
CR.SW.
RESPECTFULLY, WM.TRIENEKENS.

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2014 AUG 27 A 10:49
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Smith, Theresa L.

CPC2014-098
ATTACHMENT 2
LETTER 15

From: Wig, Dale [dwig@craworld.com]
Sent: Monday, August 18, 2014 9:52 AM
To: Albrecht, Linda
Cc: Packer, Brian
Subject: 867 Canaveral Cres Sw - redesignation

To whom it may concern,

Regarding the re-designation of the land located at 867 Canaveral Crescent SW from R-C1 to R-C1s, I would like to express my support of this application. With rental vacancy rates consistently below 2 percent in the City and steady increases in rental rates has created a strong demand for an increased number of legal secondary suites. Legal development of a secondary suite in a residential home provides a safe and affordable option for homeowners as well as their tenants.

Thank you for your consideration.

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