

Smith, Theresa L.

From: Marlene Revell [marlenerevell@shaw.ca]
Sent: Tuesday, October 04, 2016 10:50 PM
To: City Clerk
Subject: FW: 315 HAWKTREE CIRCLE NW LAND USE BYLAW AMENDMENT from R-C1 to R-C1s

October 4, 2016

City Clerk, City Hall, Calgary

As per the previous emails below. We are opposed to this application.

Thank you

Mark and Marlene Revell
307 Hawktree Circle NW
Calgary, Alberta
T3G 2Y6

RECEIVED
2016 OCT -5 AM 7:55
THE CITY OF CALGARY
CITY CLERKS

From: Auld, Coleen J. [mailto:Coleen.Auld@calgary.ca]
Sent: Monday, July 11, 2016 10:14 AM
To: 'Marlene Revell' <marlenerevell@shaw.ca>
Subject: RE: 315 HAWKTREE CIRCLE NW LAND USE BYLAW AMENDMENT from R-C1 to R-C1s

Hi Mark and Marlene,

Thank you for taking the time to send in your comments in regards to LOC2016-0163 (315 Hawktree Circle NW). Your letter of objection will be added to the file and a summary of all public feedback in regard to the land use redesignation proposal will be considered and noted in Administration's report to Calgary Planning Commission.

All land use redesignation application decisions are ultimately rendered by City Council via a Public Hearing. One intent of the Public Hearing process is to offer citizens a platform to provide input on land use and planning matters to City Council. If you have any general questions about Council Public Hearings and how to provide comments in this venue, please contact me.

Please feel free to contact me with any additional questions or comments.

Thanks,

Coleen Auld
Planner, North
Community Planning
Planning & Development
The City of Calgary | Mail code: #8076
T 403.268.1522 | F 403.268.3636 | coleen.auld@calgary.ca
Floor 5, Municipal Building - A3, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Marlene Revell [<mailto:marlenerevell@shaw.ca>]
Sent: Wednesday, July 06, 2016 9:12 PM
To: Auld, Coleen J.
Cc: marlenerevell@shaw.ca
Subject: 315 HAWKTREE CIRCLE NW LAND USE BYLAW AMENDMENT from R-C1 to R-C1s

July 6, 2016

Coleen Auld
Planning, Development and Assessment
The City of Calgary
3rd. Floor, Calgary Municipal Building
800 Macleod Trail SE
P.O. Box 2100, Postal Station "M", IMC #8108
Calgary, Alberta T2P 2M5

In reference to the subject bylaw amendment proposal, we are writing to advise that we are opposed to this application. We moved to 307 Hawktree Circle NW in January 1990 in part because this is a low density area with no permitted basement suites. Our desire is to continue living in such a community.

It is our understanding that this application is due to expected intermittent "visitors" staying a short period as "guests" in a nonfinancial relationship. We do not believe that a zoning change is required due to the aforementioned.

In addition, if the address above is permitted to amend its residential zoning code, this will set a precedence for others to do same. It is our opinion that there will be resultant negative consequences, i.e. decreased safety due to increased traffic demands.

Please keep our name and address confidential. This information is not to be provided to the owners at 315 Hawktree Circle NW.

Thank you for the opportunity to provide input.

Mark and Marlene Revell
307 Hawktree Circle NW
Calgary, Alberta
T3G 2Y6

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Smith, Theresa L.

From: Glenn [glennw@shaw.ca]
Sent: Tuesday, October 25, 2016 6:24 AM
To: City Clerk
Cc: glennw@shaw.ca
Subject: Rezoning of 319 Hawktree Circle NW - Objection
Attachments: 319 Hawktree Circle Secondary Suite Rev 1.doc

Hello,

Please find attached our objection to the Application for R-1Cs zoning at the above address.

Thank you,

Glenn Wong

RECEIVED
2016 OCT 25 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
City of Calgary
700 McLeod Trail SE
Calgary Ab

RECEIVED
2016 OCT 25 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

Re: Application for Rezoning of 319 Hawktree Circle NW

This note is to comment on the proposed rezoning of 319 Hawktree Circle to allow for a secondary suite, which we are not in favour of.

We are original owners in the area, and the area was developed under R1 designation, w/o secondary suites. Our objection to this suite is based on concerns with parking, mistrust created by the applicant throughout the process which then leads to what their actual intent is for obtaining the secondary suite.

With respect to parking, the proposed development at 319 Hawktree Circle is in a house where there is no laneway, and the house is directly across from an existing cul de sac which has 7 homes without any available curb street parking out front. Therefore, the likelihood of spill over parking from additional vehicles belonging to occupants at 319 to adjacent neighbours is high.

Regarding the lack of trust, the applicant mentions they have a PHD in urban planning, yet they commenced construction without rezoning, without any development permits, any electrical or plumbing permits, thus ignoring any processes. Overall, they are only following process after they were 'called out' on it. Therefore, there is a lack of trust and knowledge of true intent on this secondary suite. A person who claims to be well versed in urban planning should have been aware of the process, yet they skirted it.

Since the owners and applicants have just moved in about 1 1/2 years ago, they likely always intended to have a secondary suite, which means they could have purchased a house or in an area that already has them approved. Either that, or they lacked foresight. Either way, their lack of foresight or not purchasing in an area that already allows for suites does not mean they should be able to rezone here. Or, given their short term of residency, is their intent to rezone, develop and then flip the house with a rental suite?

Dealing with the intent, it appears that the reasons for the secondary suite provided by the owner are conflicting with each other, i.e need space for a nanny, need space for visiting family, need space for living while renovating. These all conflict with each other and they are not specific in what they need the suite for. If these are all true, they don't need a secondary suite, they need an apartment block. However, with their vagueness as to the exact reason leads me to believe they are actually looking to have a rental suite, which would be allowed if the application was approved.

Given the existing zoning, the potential parking pressures, the vague need communicated for needing the suite, along with the demonstrated disposition to skirt the process, thus creating mistrust, I would recommend the city rejects the rezoning application.

If you require further information, I can be contacted at the address under which this email was sent.

Glenn Wong P.Eng
311 Hawktree Circle NW

Smith, Theresa L.

From: Carolyn Robbins [srobbs@telusplanet.net]
Sent: Tuesday, October 25, 2016 10:13 PM
To: City Clerk
Subject: Hawkwood Bylaw 261D2016 : Re-zoning of 319 Hawktree Circle NW from RC-1 to RC-1s

I am writing in response to the letter I received in the mail from your office for an application for the re-zoning of 319 Hawktree Circle NW from RC-1 to RC-1s for a secondary suite (Bylaw 261D2016). I am unable to attend the hearing because of work-related commitments.

I live next door to this property and I am opposed to this application for re-designation because the family-related reasons given by the applicant do not require a full suite. A re-designation could easily result in establishment of a rental suite, negatively impacting our single-family neighbourhood and completely changing the dynamic. This part of Hawkwood was designed as a single-family neighbourhood, and is not designed for multi-unit homes. The city created zoning by-laws for a reason and I see from the map that your office enclosed, that there are no other RC-1s designations on this street or the adjacent one. Please do not set a precedent by allowing this to be the first one.

My family and I have lived in our home in Hawkwood for 20 years. Most of our surrounding neighbours have lived here for 15+ years or more. We all moved to Hawkwood for the single-family neighbourhood atmosphere. If we wanted a higher density of living, we would have moved to another part of the city.

The applicants moved in two years ago. I am wondering why they didn't purchase a home with an existing secondary suite in an appropriately zoned neighbourhood, if this was their ultimate goal. The applicant has stated that she is not doing these renovations for any financial gain, but once the property is re-zoned, she (or subsequent owners) is not bound by this statement.

It came to my attention that the applicants commenced with the demolition and construction of their renovation without applying to the city for the necessary permits. It was only when a neighbour inquired with the city that this was discovered and the city became involved well into the construction process. Someone with a PhD in Urban Planning and a husband on Faculty of Engineering at U of C would surely know that this kind of extensive renovation would require permits, and their contractor should know as well.

I feel that our home would be the one that would be directly impacted by this secondary suite. Negative impacts include the following:

1. Decreased property value - Our property value could potentially be affected in a negative way by this re-zoning.
2. Reduced privacy - The lots and home placements were not designed for a main access to the home along the side of the house and into the back of the home. The homes were designed for primary access through the front of the home, which allows for a level of privacy in the backyards of homes in the neighbourhood. Increased pedestrian traffic to the back of the home reduces the privacy that all single-family neighbourhoods enjoy. The walkout entrance and access to the potential suite looks directly into my backyard.
3. Parking - The applicant's house is across from a cul-de-sac so there is already a decrease in the availability of street parking.
4. Additional re-designations – As stated above, there appears to be no other RC-1s designations on this

street or the adjacent one. Approval of this application could open the door for additional re-designations, which could result in conversion of a single-family neighbourhood with long established families, into a neighbourhood with a large number of multi-units and a transient population.

The applicant's family-related plans should not require the construction of a suite that requires a re-designation. The home could easily be renovated in ways to accommodate the future needs of her family, but not require a full independent suite with a kitchen. The applicant focuses on the much-needed privacy that this suite would offer her potential live-in nanny and houseguests but has no regard for the privacy of her neighbours.

I would like our neighbourhood to remain single-family dwellings, and I see many negative consequences if the re-zoning is allowed. Consequently, I am opposed to this application for re-zoning.

Sincerely

Carolyn Robbins

315 Hawktree Circle NW

Smith, Theresa L.

From: Tina Dixon [tina.dixon7@gmail.com]
Sent: Wednesday, October 26, 2016 11:26 AM
To: City Clerk
Subject: Hawkwood Bylaw 261D2016
Attachments: Hawkwood Bylaw 261D2016.docx

Hello,

Please find attached my comments regarding the application to rezone 319 Hawktree Circle NW to an R-C1s designation. Please feel free to contact me regarding this important matter.

Thank you,

Tina Dixon
(403)700-9487

RECEIVED
2016 OCT 26 PM 1:05
THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary

Tina Dixon
323 Hawktree Circle NW
Calgary, Alberta T3G 2X9
tina.dixon7@gmail.com
(403) 700-9487

Regarding: Application for Land Use Amendment: LOC2016-0163
Location: 319 Hawktree Circle NW

To whom may concern,

I am writing with regard to the proposal of the rezoning of the above mentioned property from an R-C1 to an R-C1s designation.

In the letter of application, my neighbour indicates that she would like to have a secondary kitchen installed in the basement of her house. She also indicates that she has no intention of renting out the basement. My neighbours may have good intentions, but that doesn't change the fact that the house becomes rental property.

I am against this proposal of rezoning my neighbour's property. Once this property is rezoned, it will always be a rental property. My husband and I purchased our home in an R-C1 neighbourhood because we didn't want to be next door to a rental property. We have invested our money into something valuable. We pay a price to live in a nice quiet neighbourhood. A rental property would change the dynamics of our street. The more transient a community becomes and the more rentals there are, the less is the vested interest people have in their neighbourhood.

Thank you for asking for my comments on this very important matter. Please feel free contact me on this subject.

Sincerely,

Tina Dixon

RECEIVED
2016 OCT 26 PM 1:05
THE CITY OF CALGARY
CITY CLERKS