

RECEIVED

CPC2016-265
Attachment 2
Letter 1

October 7, 2016

2016 OCT 12 PM 1:22

THE CITY OF CALGARY
CITY CLERK'S

City Clerks' Office
Mail Code #8007
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

Re: Responding to Land Use Amendment Application LOC 2016-0157
Location – 423 Woodland Crescent SE

To Whom It May Concern:

Please include the attached letter in the City Councils package for review regarding the above noted Land Use Amendment Application.

Thank you,

Residents of Woodland Crescent SE

July 8, 2016

Sabrina Brar, File Manager
Planning, Development and Assessment, IMC #8073
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Responding to Application for Land Use Amendment: LOC2016-0157
Location: 423 Woodland Crescent SE

Dear Ms. Brar,

In response to the above noted land use amendment request, we the undersigned residents of the above noted location **strongly** oppose this application. Many of us have lived in this neighborhood for more than 20 years and feel a land use amendment will have a negative impact on our family oriented community. We purchased our homes with the understanding the area was zoned for single-family dwellings and trusted it would remain that way.

It has been our experience that secondary suites increase the population density of a neighborhood with temporary residents. These residents are generally not invested in community development or enhancement and as a result will eventually destroy the very fabric of a family based community. We the owners and residents of Woodland Crescent feel within our rights to protect the community we have invested in for so many years.

In many cases, people purchase properties with the sole intention of renting them for financial gain. Landlords are absent and local communities are left to deal with the burden of transient renters. 423 Woodland Crescent was purchased a couple of years ago and was turned into a rental property by such a landlord. Since then, the neighborhood has witnessed first hand how a lack of owner pride can lead to extensive property deterioration.

The following is a brief summary of the many inconveniences and distress the community has had to endure since the property became a rental:

- There have been numerous occurrences of the police being brought in to settle occupant disputes.
- A business was being run out of the residence involving large trucks, multiple large trailers and employees coming and going. City bylaw officers had to be called to manage the situation.
- The garage continues to be used as a storage facility for the business and trucks are routinely coming to the residence to pick up or drop off equipment. In the process of doing so, garbage is being dumped in the

back lane and not disposed of. This garbage either piles up in the lane or blows into the neighboring yards.

- The back fence has been removed from the property and a number of broken down vehicles have been stored in the back yard.
- Weeds have taken over the flowerbeds and lawn and they are not regularly attended to. As a result, these weeds spread into neighboring yards and residents are required to manage them.
- Many (sometimes as many as 10) people currently live in the house and there is an ongoing stream of people coming and going both during the day and at all hours of the night.
- There is a very high turnover rate in occupants of the property and people are constantly moving in and out. This is creating a security risk for existing residents.

Allowing a land use amendment on this property will only increase the problems we are currently experiencing and potentially create many more. We do not want the fabric of our community eroded. We do not want the security risks, increased traffic, decreased street parking and reduced property values.

The following owners and residents of the Woodland Crescent neighborhood expect that the needs, rights and values of our family oriented community will be upheld. We request that the Planning, Development and Assessment Committee along with our elected representatives **reject this amendment** request.

A copy of this response is being forward to our Ward 14 Councillor – Peter Demong.

MARCOLA BROWN

Name

[Signature]
Signature

419 WOODLAND CR S.E.
Address

Lucy Hart

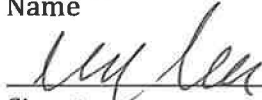
Name

425 Woodland Cres S.E.
Signature

[Signature]
Address

Konstantinos Katsimihos

Name



Signature

415 Woodland Cres SE

Address

Geoff Gorat

Name



Signature

407 Woodland Cres SE

Address

Alex Bossert

Name



Signature

446 Woodland Cres SE

Address

Nara's Cristache

Name



Signature

427 Woodland Cres SE

Address

Linda Wong.
Name

LINDA WONG
Signature

430 Woodland Cr.
Address

JANA VLACH

Name

J. Vlach
Signature

434 WOODLEND CR. S.E
Address

Name

Misato Matsuo

Signature

Misato Matsuo

Address (OWNER)

410 Woodland Cres., S.E.

Name

Brian Amleary

Signature

410 Woodland CRES SE

Address (OWNER)

Name

Signature

Address

Name

Signature

Address

Name

Signature

Address

Name

Signature

Address

Mr. Wilmar Sanders
Name

W.H. Sanders
Signature

421 Woodland Cres. S.E.
Address

P. RAY GUSUL
Name

Ray Gussul / 436 Woodland Cres. S.E.
Signature

436 Woodland Cres. S.E.
Address

Lorna M. O'Garra
Name

Lorna M. O'Garra
Signature

409 Woodland CR. SW
Address

Bob Berchak / Holly Burton
Name

Berchak / H Burton
Signature

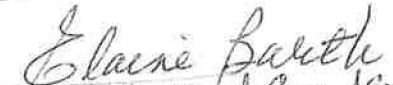
437 Woodland Cres SE.
Address

DANIEL BARTH
Name


Signature

429 WOODLAND CR. SE CALGARY T2J1K1
Address

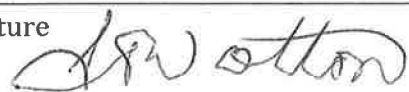
Elaine Barth


429 Woodland Cres. SE.
Calgary AB. T2J1K1

4032784347

John T. Wotton
Name


418 Woodland Cres. SE
Address


Signature

Address

Clint McCreach
Name

408 Woodland Crescent SE. T2J1T8
Address


Signature

Address

Chantal McCreach
Name


Signature

408 Woodland Cres. SE T2J1T8
Address

Adrienne McConnell

Name

Adrienne McConnell

Signature

403 Woodland Cr. S.E.

Address

Jason McConnell

Name

Jason McConnell

Signature

403 Woodland Cr. S.E.

Address

Allan Helpin

Name

Allan Helpin

Signature

445 Woodland Cres. S.E.

Address

Stella Lin
Name

Stella
Signature

417 Woodland Cres. S.E.
Address

Karen MacDonald.
Name

K MacDonald.
Signature

420 Woodland Cr. SE.
Address

Ms. Yori Delisle
Name

[Signature]
Signature

422 Woodland Cr. S.E.
Address

John Medley.
Name

422 WOODLAND CR. SE
Signature

[Signature]
Address

Smith, Theresa L.

From: johnmcmullin@telus.net
Sent: Friday, October 14, 2016 1:30 PM
To: City Clerk
Subject: Online Submission on LOC2016-0157

RECEIVED
2016 OCT 14 PM 2:24
THE CITY OF CALGARY
CITY CLERK'S

October 14, 2016

Application: LOC2016-0157

Submitted by: John McMullin

Contact Information

Address: 422 Woodland Crescent, SE Calgary, AB T2J 1J8

Phone: 403-870-2404

Email: johnmcmullin@telus.net

Feedback:

My wife, Ms. Yuri Delisle and I had signed a petition a few months back now, and hope it is on file for this application (LOC2016-0157). Just in case it isn't, the following reasons will explain our concerns for not allowing this to go through: 1.) We have lived in this quiet neighbourhood since 2003 and ever since the two senior's, Sam and Anne Stead either moved or passed away a few years back, there have been several transient tenants (not owners) living at this address. The police have been called out several times over these past few years, as well as EMS personal on separate occasions. 2.) I've seen women coming out with small amounts of personal belongings crying, hiding and sleeping against the chimney on the Southern side of the house for hours, before heading back in. 3.) There have been numerous different men and women coming and going throughout the days and nights. 4.) The lights are suspiciously on all night long with the curtains closed at all times. All in all, although I am in favour of secondary suites, in this particular instance, we, as a neighbourhood, do not want to see this application approved for the aforementioned reasons. Frankly, I would like to see if they can be investigated for breaking the single use by-law that it should be in this case. I'm sure this would make the neighbourhood feel the quiet and safe again. Thank you for considering these points, as unfortunately we will be out of town on the hearing date. Sincerely, John McMullin

Smith, Theresa L.

From: Ray and Sheila Gusul [rsgusul@hotmail.com]
Sent: Friday, October 14, 2016 1:33 PM
To: City Clerk
Subject: LOC2016-0157

October 14, 2016

RE: LOC2016-0157

We wish to advise that we are against the Land Use Amendment to change the designation of 423 Woodland Cr. SE to allow for the addition of a Secondary Suite. The present renters at that location are messy tenants and do not look after the place in a satisfactory manner. It appears as though the owner of the property is not concerned about this at all and does not concern himself with the neighbors' rights and concerns.

Allowing the owner's of this property the additional right to rent out a secondary suite will only exacerbate the problem along with causing parking problems on the street.

We ask that the above-named application will be turned down.

Yours truly,
Ray & Sheila Gusul
436 Woodland Cr. SE
Calgary, AB T2J 1J9

RECEIVED
2016 OCT 14 PM 2:24
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 OCT 14 PM 3:27

THE CITY OF CALGARY
CITY CLERK'S

October 11, 2016

City Clerks' Office
Mail Code #8007
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

Re: Responding to Land Use Amendment Application LOC 2016-0157
Location – 423 Woodland Crescent SE

To Whom It May Concern:

Please include the attached email in the City Councils package for review regarding the above noted Land Use Amendment Application.

Thank you

Linda Brown

From: Linda Brown <birdstore@shaw.ca>
Sent: July-16-16 11:32 AM
To: 'Sabrina.brar@calgary.ca'
Cc: 'Executive Assistant Ward 14'
Subject: Application for land use amendment LOC2016-0157 423 Woodland Crescent SE

Ms. Brar:

Malcolm and I were surprised to learn from our neighbour at 421 Woodland Crescent that this application had been made for the dwelling located at 423 Woodland Crescent.

We have lived at 419 Woodland Crescent since 2004 and while we have no objection to "in-law" suites, we are definitely opposed to suites that are created to generate more revenue from a property surrounded by single family dwellings, especially since the property in question is already a rental property.

We hope that you are aware that the dwellings in this part of Willow Park are on the small side and even for families with children they are not ideal and really are not able to accommodate furniture and appliances that are now the norm in the marketplace.

Our concerns regarding this application are as follows:

1. Parking - the tenants who already dwell there do not use the garage located on the property, but park their vehicles - there are at least 2 that I am aware of - on the street in front of the dwelling utilizing the garage as a storage place for equipment they use for their business. Thus further occupants who have vehicles would also have to park on the street or alternatively in the alley which would cause further congestion. There is a Church and an apartment complex in the vicinity.
2. As we are currently zoned as single family homes, this application if approved, could set a precedent within the neighbourhood for further rental suites.
3. Renters often don't respect property or their neighbours.
4. Existing infrastructures, such as community complexes, roads (but that discussion is for another day) and an increase in people versus space density.
5. Potentially could devalue our community.

While this application may provide a bonus to the applicant, it does nothing to contribute to our community, but rather imposes an idea which is contrary to the residents who enjoy and take pride in home ownership.

As per your letter, we will await the results of the application review and hopefully be advised when it will be scheduled to be heard at the public hearing of City Council.

Malcolm (Mac) and Linda Brown
419 Woodland Cres. S.E.
(403)258-1445

RECEIVED

October 13, 2016

2016 OCT 17 PM 2: 17

City Clerks' Office
Mail Code #8007
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

THE CITY OF CALGARY
CITY CLERK'S

Re: Responding to Land Use Amendment Application LOC 2016-0157
Location – 423 Woodland Crescent SE

To Whom It May Concern:

Please include the attached letter in the City Councils package for review regarding the above noted Land Use Amendment Application.

Thank you

July 8, 2016

Sabrina Brar, File Manager
Planning, Development and Assessment, IMC #8073
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Responding to Application for Land Use Amendment: LOC2016-0157
Location: 423 Woodland Crescent SE

Dear Ms. Brar,

In response to the above noted land use amendment request, we the undersigned residents of the above noted location **strongly** oppose this application. Many of us have lived in this neighborhood for more than 20 years and feel a land use amendment will have a negative impact on our family oriented community. We purchased our homes with the understanding the area was zoned for single-family dwellings and trusted it would remain that way.

It has been our experience that secondary suites increase the population density of a neighborhood with temporary residents. These residents are generally not invested in community development or enhancement and as a result will eventually destroy the very fabric of a family based community. We the owners and residents of Woodland Crescent feel within our rights to protect the community we have invested in for so many years.

In many cases, people purchase properties with the sole intention of renting them for financial gain. Landlords are absent and local communities are left to deal with the burden of transient renters. 423 Woodland Crescent was purchased a couple of years ago and was turned into a rental property by such a landlord. Since then, the neighborhood has witnessed first hand how a lack of owner pride can lead to extensive property deterioration.

The following is a brief summary of the many inconveniences and distress the community has had to endure since the property became a rental:

- There have been numerous occurrences of the police being brought in to settle occupant disputes.
- A business was being run out of the residence involving large trucks, multiple large trailers and employees coming and going. City bylaw officers had to be called to manage the situation.
- The garage continues to be used as a storage facility for the business and trucks are routinely coming to the residence to pick up or drop off equipment. In the process of doing so, garbage is being dumped in the

back lane and not disposed of. This garbage either piles up in the lane or blows into the neighboring yards.

- The back fence has been removed from the property and a number of broken down vehicles have been stored in the back yard.
- Weeds have taken over the flowerbeds and lawn and they are not regularly attended to. As a result, these weeds spread into neighboring yards and residents are required to manage them.
- Many (sometimes as many as 10) people currently live in the house and there is an ongoing stream of people coming and going both during the day and at all hours of the night.
- There is a very high turnover rate in occupants of the property and people are constantly moving in and out. This is creating a security risk for existing residents.

Allowing a land use amendment on this property will only increase the problems we are currently experiencing and potentially create many more. We do not want the fabric of our community eroded. We do not want the security risks, increased traffic, decreased street parking and reduced property values.

The following owners and residents of the Woodland Crescent neighborhood expect that the needs, rights and values of our family oriented community will be upheld. We request that the Planning, Development and Assessment Committee along with our elected representatives **reject this amendment** request.

A copy of this response is being forward to our Ward 14 Councillor – Peter Demong.

MARCOLA BROWN

Name

[Signature]
Signature

419 WOODLAND CR S.E.
Address

Lucy Hart

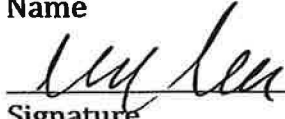
Name

425 Woodland Cres S.E.
Signature

[Signature]
Address

Konstantinos Katzimichas

Name



Signature

715 Woodland Cres SE

Address

GEOFF BORAT

Name



Signature

407 Woodland Cres SE

Address

Alex Bossert

Name



Signature

446 Woodland Cres SE

Address

Nara's Cristache

Name



Signature

427 Woodland Cres SE

Address

Linda Wong.
Name

LINDA WONG
Signature

430 Woodland Cr.
Address

JANA VLACH

Name

J. Vlach
Signature

434 WOODLEND CR. S.E
Address

Name

Misato Matsuo

Signature

Misato Matsuo

Address (OWNER)

410 Woodland Cres., S.E.

Name Brian Amleary

Brian Amleary
Signature

410 Woodland CRES SE
Address (OWNER)

Karen Burke

Name

Karen Burke

Signature

441 Woodland Cres SE

Address

Don McBride

Name

Don McBride

Signature

444 Woodland Cr. SE

Address

G. Lawrenceau

Name

G. Lawrenceau

Signature

442 Woodland Cr. SE

Address

Darren Cameron

Name

Darren Cameron

Signature

432 Woodland Cr

Address

Mr. Wilmar Sanders

Name

W. H. Sanders

Signature

421 Woodland Cres. S.E.

Address

P. Ray Gusul

Name

Ray Gusul 436 Woodland Cres. S.E.

Signature

436 Woodland Cres. S.E.

Address

Lorna M. O'Garra

Name

Lorna M. O'Garra

Signature

409 Woodland CR. SW

Address

Rob Bexchak / Holly Burton

Name

Bexchak / H Burton

Signature

437 Woodland Cres S.E.

Address

DANIEL BARTH
Name


Signature

429 WOODLAND CR. SE CALGARY T2J1K1 4032784347
Address

Elaine Barth

Elaine Barth
429 Woodland Cres. SE.
Calgary AB. T2J1K1

John T. Wotton

418 Woodland Cres. SE
Name

J T Wotton
Signature

Address

T2J 1J8

Clint McCre
Name

408 Woodland Crescent SE. T2J1J8

Clint McCre
Signature

Address

Chantal McCre
Name

Chantal McCre
Signature

408 Woodland Cres. SE T2J1J8
Address

Shella Davis
Name

Shella
Signature

417 Woodland Cres. S.E.
Address

Karen McDonald
Name

K McDonald
Signature

420 Woodland Cr. SE.
Address

Ms. Yori Pelise
Name

Yori Pelise
Signature

422 Woodland Cr. S.E.
Address

John Medley
Name

422 Woodland Cr. SE
Signature

John Medley
Address

Adrienne McConnell

Name

Adrienne McConnell

Signature

403 Woodland Cr. S.E.

Address

Jason McConnell

Name

Jason McConnell

Signature

403 Woodland Cr. S.E.

Address

Allan Helpin

Name

Allan Helpin

Signature

445 Woodland Cres. S.E.

Address

Albrecht, Linda

From: ddinc@telus.net
Sent: Monday, October 17, 2016 6:06 PM
To: City Clerk
Subject: Online Submission on LOC2016-0157

RECEIVED
2016 OCT 18 AM 7:54
THE CITY OF CALGARY
CITY CLERKS

October 18, 2016

Application: LOC2016-0157

Submitted by: Brian dunleavy

Contact Information

Address: 410 Woodland Cres SE

Phone:

Email: ddinc@telus.net

Feedback:

Good afternoon, I am very opposed to this change in the zoning, primarily because our family made a conscience choice and lifetime investment to purchase a home in this neighbourhood precisely because of its demographic of being a single-family home neighbourhood in a quite area. We also ensured that we were a long way from any universities and colleges so we wouldn't run into the problem of having the houses severed into apartments. So, there are no university or college student housing shortages in Willow Park or anywhere near Willow Park regardless of whether there are buses and trains or not. That duck doesn't float. With just a glance at the Internet listings for today October 17, 2016 in the Willow Park area there are 23 homes for sale and 56 available homes and/or apartments for rent and with the economic down-turn moving into it's 19th month, with no sign of letting up for a predictable additional 12 months at least, more and more people are and will be, leaving Calgary and presumably also leaving Typical Established Area Pattern neighborhoods. This means that vacancies will be increasing, not decreasing, meaning there is obviously no rational to support what be a precedent-setting decision by council in Willow Park to allow in essence for 423 Woodland Crescent to open for business as apartment dwelling. No thank you no. Even without a Willow Park "precedent-setting" ruling in favour of this type change in the area, parking and other reported space related disputes of record are already a cause of friction among the residence of Woodland Crescent and the surrounding area. I see that parking, one of the most talked about aspects in relation to this type application has been given special prominence at the top of your web page, as being something to be determined later. (NOTE: If this application is approved by City Council, the location, size and design of the suite and associated parking will be determined at a later stage.) This is a flawed approval strategy. Do you have data to support ignoring an highly important element of this type of decision, such as how many vehicles are owned by the occupants of all the dwellings in Willow Park or more specifically Woodland Crescent. To state that parking will be afterthought is boarding on negligent. Another fundamental flaw I see with the framework for this type of application structure is that it lumps the addition of a new suite that would allow an occupant-owner of a dwelling to build a space for their parents or family member into the same application type as someone promoting a business. Renovation for a family member is not the same or even slightly similar to someone wanting to build an money-making apartment suite. Yet these two motivations are part of the same application type. If you want to renovate for a family member there should

be a category of application for that. We want to encourage families to stay together. Are we trying to frighten older residence into agreeing with these business related applications by telling them if they do not accept the house next door's entrepreneurial aspirations that they may need to move into an old folks home some day because they opposed this application and their children can't build a suite for them. I sincerely hope not, but that concern has been the subject of some conversation. Our family are very opposed to this change. And speaking of changes, if this proposal passes I will be voting and working to convince others in Willow Park to vote our current council member out of office at our next opportunity. I would also be curious to know if to date any of these applications have been approved in the councilors area of Lake Bonavista. Sincerely, Brian Dunleavy Owners and dwelling at 410 Woodland Crescent SE since 1998

RECEIVED

October 14, 2016

2016 OCT 18 AM 10: 08

City Clerks' Office
Mail Code #8007
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

THE CITY OF CALGARY
CITY CLERK'S

Re: Responding to Land Use Amendment Application LOC 2016-0157
Location – 423 Woodland Crescent SE

To Whom It May Concern:

I am writing this letter to inform City Council that there are a number of reasons this application for land use amendment should be rejected. This letter is meant to supplement the other letters that have been formerly submitted to the Planning, Development and Assessment group IMC #8073 and to Peter Demong, Councillor for Ward 14. Although there are a number of reasons this application should be rejected, as has been outlined in previous letters, there are several major reasons that need to be re-emphasized.

1. Increased traffic and decreased parking availability. From the map of the area, it can be seen that directly west of 423, there is a busy church and further south down the back alley there is a large apartment complex. Across the street, almost directly in front of 423, there is an active day home, which involves dropping off and picking up of children throughout the day. All of this affects the amount of traffic and parking availability. Many of the residents along the Crescent are senior citizens. They expect that the street in front of their homes be available for parking, to unload groceries or to accommodate deliveries, residential maintenance or visitors. In the last several years, as rental properties have increased nearby, it is not uncommon for residents to have to ask that trucks or cars be moved to make space for lawn maintenance, snow removal, special deliveries, and for their own parking convenience. If this application is approved, these problems will surely be accentuated, especially since the garage at 423 is used for storage of business equipment and as a place for existing tenants in the residence to repair their vehicles.

2. Absentee Landlord and the ongoing conditions at 423 Woodland Crescent:

The owner of 423 Woodland Crescent is an absentee landlord. The property was purchased approximately 4 years ago and turned into a rental property. Since then, there have been ongoing problems with the residence. There is a constant turnover in renters and these renters are not family based but numerous individuals who frequently only stay for several weeks. This has increased the security risk in our neighborhood. Police have responded to the residence on many occasions to settle disputes between the renters. The

yard and garage are used for storage. City Bylaw officers were called to address a business with large trucks, multiple big trailers and employees coming and going that was being run out of the residence. The fence in the back was torn down to accommodate vehicles, which are mechanically worked on and to store paraphernalia like couches, tables, tires, signs and wood. Does this sound like a responsible, civic minded landlord willing to monitor renters, take care of their property and abide by existing bylaws? Does this sound like a reliable landlord that should be allowed to build a secondary suite in the basement?

A survey was taken of the residents on Woodland Crescent and over 95% of those surveyed opposed this application. A previous letter was submitted on July 8, 2016 signed by 30 residences indicating their opposition to this Land Use Amendment. The community's prevailing opinion was, when absentee landlords are allowed to establish secondary suites for personal monetary gain, the secondary suites generally increase the population density of the neighborhood with temporary residents who are generally not invested in the community or its enhancement. Eventually, the family oriented fabric of the community is eroded. Those who have signed the July 8th letter do not want to see this happen in their neighborhood and do not want the problems that often accompany secondary suites established by absentee landlords.

Furthermore, it is hoped that the following is taken into consideration:

1. What is the real reason the owner wants to establish a secondary suite in the basement of 423? Surely the reason given on the Land Use Amendment application is not adequate for approval. The owner has never lived in the house and one can only assume, given the current conditions of the property, that he has no intention of creating the suite for additional "family" members.
2. What standards or guidelines does the City of Calgary have in place to ensure absentee landlords will be responsible for these secondary suites? Communities currently endure the burden of irresponsible management of rental properties with little or no support from the City. Without defined standards, that include accountability for negligent oversight, communities cannot be expected to carry the additional burden of secondary suites.

These are some of the concerns and questions that should be considered by our elected officials during the public hearing on November 7th. Unfortunately, many residents are not able to attend these hearings, often due to work commitments. It is hoped that when City Council reviews this application, they will sincerely consider the values, rights and needs of all the residents of Woodland Crescent and not just those of the absentee landlord looking for monetary gain.

For these reasons, and for the reasons outlined in the community letter, it is strongly requested that the application for Land Use Amendment: LOC2016-0157 at 423 Woodland Crescent SE is **rejected** by City Council.

Sincerely,

A handwritten signature in blue ink that reads "Zella Sanders". The signature is written in a cursive style with a large, stylized "Z" and "S".

Zella Sanders
421 Woodland Cres. SE

Smith, Theresa L.

From: Yeota@hotmail.com
Sent: Sunday, October 23, 2016 1:29 PM
To: City Clerk
Subject: Online Submission on LOC2016-0157

RECEIVED
2016 OCT 24 AM 8:10
THE CITY OF CALGARY
CITY CLERKS

October 23, 2016

Application: LOC2016-0157

Submitted by: Yeota

Contact Information

Address: 415 Woodland Cres. sE

Phone:

Email: Yeota@hotmail.com

Feedback:

Hi there I do not support the application if the secondary suite on this property. To date the residents of this property make us feel uneasy. They operate some construction company and there is always garbage left in the alley for pick up by the city. For a while they would park a massive truck with an attachment that took up a good chunk of parking. They took out part of the fence and we can see how cluttered the yard is with work materials. The occupants always have multiple people in and around the house and it makes it hard to know who actually live there. If another family moves in there I see the home situation getting worse. I have 2 small children and don't feel safe having them play outside with the cars speeding through the street. This has always been a family neighbourhood and with a dule dwelling home it makes me question what kind of occupants will move in there.

Oct. 20, 2016

CPC2016-265
Attachment 2
Letter 9

Responding to Application for Land Use
Amendment Loc 2016-0157
Location 423 Woodland Crescent S.E.

In my opinion, it is time that City Council took a stand against absentee landlords who buy up property and do little to monitor renters or do nothing to take care of their property. They buy up property for nothing more than lining their own pockets and the neighbors and community members are left to deal with the problems. Instead of taking action against these type of individuals, City Council seems to be turning a blind eye and by their recent actions, seems to be encouraging absentee landlords to establish secondary suites to increase population density. In the applications for secondary suites,

applicants often say they want to establish secondary suites for family members. In many cases, that is nothing more than a ploy to get a foot hold into the community. When will City Council begin to realize that secondary suites established by absentee landlords are often secondary suites established by what I have heard some people call "Slum Landlords"? In my opinion, there is a huge difference between secondary suites in the homes of resident owners and secondary suites established by absentee landlords. I believe allowing ANY applicant the right to establish a secondary suite is a BIG mistake. This application needs to be Rejected. Absentee landlords should be required to prove themselves worthy on an on going basis. In my

opinion, the applicant applying for a secondary suite at 423 Woodland Crescent, has not demonstrated a willingness to care for his property or to monitor the behavior of the renters. The appearance of the property and the often unscrupulous behavior of the renters (details of which have already been sent to City Council), should in itself send a message to City Council. REJECT!

Sincerely,

W.A. Sanders

RECEIVED

October 11, 2016

2016 OCT 24 PM 1:23

City Clerks' Office
Mail Code #8007
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

THE CITY OF CALGARY
CITY CLERK'S

Land Use Amendment LOC 2016-0157 - 423 Woodland Crescent SE

I am deeply concerned about this application. As a resident of the Woodland Crescent community for the past 23 years, I have witnessed this property deteriorate since it was turned into a rental a number of years ago. The pride of ownership previously displayed has disappeared. The property has begun to decline and there is an obvious lack of attention and maintenance.

On numerous occasions police have responded to the property to deal with fights between the occupants living in the house. Knives, screaming and foul language have been involved and cloths have been thrown from the house onto both the front and back lawns.

This is not a family based residence. People are continually coming and going from the property at all hours of the day and night, causing a constant disturbance to residents living close by. There is a continual turnover in the people occupying the house and the community is concerned for their safety and the security of their families and property.

The back fence and gate, which used to be in place, has been removed. Vehicles are being repaired in the backyard and left unattended in various states of repair. A truck was left perched precariously on jacks without front tires, for a period of time without supervision. This was a dangerous occurrence that could have proved treacherous for the children who frequently play in the back alley.

Furniture and garbage pile up both along the back of the property and in the yard, which is openly visible from the alley. Couches, a stained mattress, televisions, a desk and chairs have become part of the landscape. These articles are present for long periods of time and there does not appear to be any motivation to remove them on an ongoing basis. If some are removed, more quickly follow.

It is disappointing that the owners of this property are not taking responsibility for the oversight and maintenance of it. They are absentee landlords oblivious to the distress this is causing the community. Awarding such owners with secondary suite privileges, offends the residents of Woodland Crescent who have been the innocent victims of this lack of stewardship.

In their application the owners describe "hopes for additional family members to reside in the house". This statement appears to be very misleading. The property is not family occupied, and from what the neighborhood has witnessed, it never has been. Adult males and females, of various ages and ethnic backgrounds have been occupying this

property for the past 4 years. Neighbors have informed me that the primary tenant is renting rooms in the house, which is creating this extremely high turnover.

Community members would appreciate City Council exercising a standard of care regarding this misleading request for amendment. Applications such as these create antagonism and controversy within communities regarding secondary suites. If the City of Calgary wishes to achieve any community support for this process, misleading applications such as this one, should be subject to immediate rejection.

I appeal to City Council to deny this amendment request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lucy Hart', with a stylized, cursive script.

Lucy Hart
425 Woodland Crescent SE

October 14, 2016

RECEIVED

CPC2016-265
Attachment 2
Letter 11

2016 OCT 25 AM 11:07

THE CITY OF CALGARY
CITY CLERKS

City Clerks' Office
Mail Code #8007
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

Responding to Application for Land Use Amendment: LOC2016-0157
Location: 423 Woodland Crescent SE

To Whom It May Concern,

In response to the above noted land use amendment request, we the undersigned residents of the above noted location **strongly** oppose this application. Many of us have lived in this neighborhood for more than 20 years and feel a land use amendment will have a negative impact on our family oriented community. We purchased our homes with the understanding the area was zoned for single-family dwellings and trusted it would remain that way.

It has been our experience that secondary suites increase the population density of a neighborhood with temporary residents. These residents are generally not invested in community development or enhancement and as a result this will eventually diminish the very fabric of a family based community. We the owners and residents of the Woodland Crescent neighborhood feel within our right, to protect the community we have invested in for so many years.

In many cases, people purchase properties with the sole intention of renting them for financial gain. Landlords are absent and local communities are left to deal with the burden of transient renters. 423 Woodland Crescent was purchased approximately 4 years ago and was turned into a rental property by such a landlord. Since then, the neighborhood has witnessed first hand how a lack of owner pride can lead to extensive property deterioration.

The following is a brief summary of the many inconveniences and distress the community has had to endure since the property became a rental:

- There have been numerous occurrences of the police being brought in to settle occupant disputes.
- A business was being run out of the residence involving large trucks, multiple large trailers and employees coming and going. City bylaw officers had to be called to manage the situation.
- The garage continues to be used as a storage facility for the business and trucks are routinely coming to the residence to pick up or drop off equipment. In the process of doing so, garbage is being dumped in the

- The back fence has been removed from the property and a number of broken down vehicles have been stored in the back yard.
- Weeds have over taken the flowerbeds and lawn and they are not regularly attended to. As a result, these weeds spread into neighboring yards and those residents are burdened with the management of them.
- Many (sometimes as many as 10) people currently live in the house and there is an ongoing stream of people coming and going both during the day and at all hours of the night.
- The primary tenant is subletting rooms within the house. This has lead to a very high turnover rate in occupants. People are constantly moving in and out. This is creating a security risk for community residents.

The following owners and residents of the Woodland Crescent neighborhood, expect that the needs, rights and values of our family oriented community take precedence over a single Absentee Landlord. We request that City Council - our elected representatives - **reject this land use amendment** request.

~~Name~~

Signature

Address

Name

~~Signature~~

Address

RECEIVED
2016 OCT 25 AM 11:08
THE CITY OF OREGON
CITY CLERKS

Cheryl Broxham Jergvo Patino

Name

Cheryl Broxham

Signature

403 99 Ave SE

Address

Seldon & Mary Dean

Name

Seldon Dean

Signature

411- 99 Ave SE .

Address

Caroline Auckland-Thompson

Name

C. Auckland-Thompson

Signature

407 99 Ave S.E

Address

Dennis Orr

Name

Dennis Orr

Signature

423 - 99 Ave SE

Address

Henry A. Roaffer

Name

Henry A. Roaffer

Signature

423-99 Th Ave SE East.

Address

NORMAN McDOWELL

Name

N McDowell

Signature

427-99 Ave SE.

Address

TARA McDOWELL

Name

T. McDowell

Signature

427-99 AVE. S.E.

Address

Alicia Avery

Name

Alicia Avery.

Signature

424-99 Ave SE Calgary AB

Address

Andrew Avery
Name


Signature

424 99 Ave SE Calgary AB
Address

Christy Yeo
Name

435 99th Ave SE Calgary AB.
Signature


Address

Sarah MacFarlane
Name


Signature

503 99 Ave SE
Address

David MacFarlane
Name


Signature

503 99 Ave SE
Address

Curtis Nicholson

Name



Signature

411 Woodland Cr. SE.

Address

Eva Hieck

Name

Eva J. Hieck

Signature

10232 Willowick Rd. S.E.

Address

Sharon Sandwell

Name



Signature

428-99 Ave. S.E.

Address

Pam Conlin

Name




Signature

431-99 Ave. SE

Address

TAHER HAKIM
Name


Signature

1031 Woodland G. SF
Address

Claire Wasko
Name

519- 99th Ave,
Signature



Address

Lynda Poissant
Name


Signature

639- 99 ave SF
Address

G. B. M HANARZ
Name


Signature

9943- 5TH. ST. S.E.
Address

Hulya Sezen
Name

Hulya
Signature

532 99 Ave SE Calgary/AB
Address

ERNST KOENIGHOFFER
Name

E. Koenighofer
Signature

528-99 AVE SE,
Address

Margaret Anderson
Name

M. Anderson
Signature

403 703-1328
Address

Riley Anderson
Name

Riley
Signature

524 99 Ave SE
Address

Maggie Avery
Name

Manning
Signature

520 - 99 Ave SE.
Address

ELSA SJOLANDER
Name

E. Sjolander
Signature

516 - 99 Ave S.E.
Address

T. GUNHOLD
Name

T. Gunhold
Signature

512-99 AVE S.E.
Address

Inet MacKinnon
Name

Inet MacKinnon
Signature

508 99 Ave SE
Address

Julie Cameron

Name

Julie Cameron

Signature

432 Woodland crescent

Address

PAOLO PAGLIARO

Name

Paolo Pagliaro

Signature

433 WOODLAN CR SE

Address

Lynne Sparling

Name

Lynne Sparling

Signature

435 Woodland Cr. S.E.

Address

PHUOC VAN .

Name

Phuoc Van

Signature

383-99 AVE SE

Address

ALEXANDRA ZAJAC

Name

Alexandra Zajac

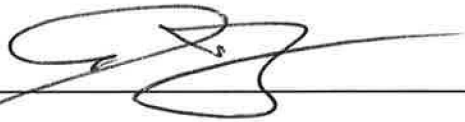
Signature

412 WINTERBOURNE CR, S.E

Address

CALGARY Sig Burgan

Name



Signature

411 WINTERBOURNE CRES SE

Address

Harold Thornton

Name

HP Thornton

Signature


415 Winterbourne Cr. SE

Address

Dolores Thornton
D Thornton
↓

Scott Corlin

Name



Signature

451 99 Ave SE

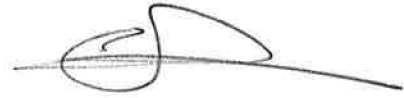
Address

ERIN MELANSON
Name

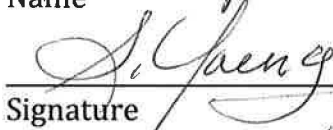

Signature

603 WOODSWORTH RD SE
Address

Chris Dannon



Sharon Young
Name


Signature

9939 - 5th St SE
Address

DIANE E HILL
Name


Signature

9931 5th St SE
Address

Georgette
Georgie Suber

Reasa Wright
Name


Signature

447 Willowdale
Address

IVAN DANKSKE

Name



Signature

243 WILLOWDALE CR. SE.

Address

Keith Hansen

Name



Signature

435 Willowdale Cres SE. T2J-1K2

Address

Tammy Saliba

Name



Signature

10007-5th Street SE

Address

Denise Falk

Name



Signature

414 Woodland Cres SE

Address Calgary AB T2J 1J8

Caroline Drep
Name

Caroline Drep
Signature

407 Willowdale Cres SE
Address

Rita Wilde
Name

Rita Wilde
Signature

419 Willowdale Cr. SE
Address

KENT WILDE
Name

Kent Wilde
Signature

419 WILLOWDALE CRES. SE.
Address

FRED BREMNER
Name

Fred Bremner
Signature

443-WOODLAND CRS. S.E.
Address

Cheryl Somers

Name

Cheryl Somers

Signature

10003 5TH ST. SE.

Address

Richard Kopp

Name

R Kopp

Signature

431 Willowdale Cres SE

Address

Name

Maria Alcantara

Signature

M Alcantara

Address

403 Willowdale Cr SE

RICHARD BERG

Name

R Berg

Signature

413 WOODLAND CRES SE

Address

Janet Leeson & Bruce Leeson
Name

Janet E. Leeson
Signature

10011-5 St. S.E.
Address

Lenna Adams
Name

[Signature]
Signature

427 Willardale Cres SE
Address

Jade Adams
faded

Kitty Whitehead
Name

K Whitehead
Signature

436 Willardale Cres SE
Address

~~[Signature]~~
PETER WHITEHEAD

Stacey O'Sullivan
Name

[Signature]
Signature

404 Willardale Cres SE
Address

Justin Hesles
Name


Signature

420 Willowdale Cres. SE
Address

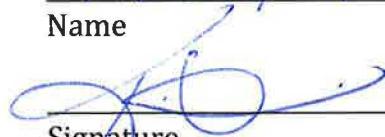
Katharine Hesles
Name


Signature

420 Willowdale Cres SE
Address



KELLY VOTH
Name


Signature

439 WILLOWDALE CRES SE
Address

JOHN KOWALCZUK
Name


Signature

9919 - 5 ST. S.E.
Address

SHIRLEY KOWALCHUK

Name

Shirley Kowalchuk

Signature

9919-5th St. S.E.

Address

Graeme Cram

Name

Graeme Cram

Signature

9924 5th St S.E.

Address

Lyle Laun

Name

Lyle Laun

Signature

9912-5th St. S.E.

Address

RON RENTON

Name

Ron Renton

Signature

9903 5th St S.E.

Address

Glin Rancier

Name



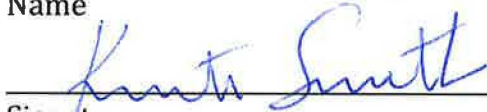
Signature

10004 55 street SE.

Address

Krute Smith

Name



Signature

10012 5th St SE

Address

T2J1L5

Karen Smith
Karen Smith

Hazel Boyd

Name

10020 - 5th St SE

Signature



Address

Wayne Boyd


CAROLE SLIMMON

Name

10024 5th STREET S.E.

Signature

Carole Slimon

Address

Mohamed Kadri
Name

M/K
Signature

540 Woodbend Rd S.E.
Address

Dow Parker
Name


Signature

424 Woodland Cr. SE.
Address

Name

Signature

Address

Name

Signature

Address

Smith, Theresa L.

From: wayfarer@telus.net
Sent: Tuesday, October 25, 2016 12:32 PM
To: City Clerk
Subject: Online Submission on LOC2016-0157
Attachments: City of Calgary LOC2016-0157 _423 Woodland Cres_ 20161018B.pdf

October 25, 2016

Application: LOC2016-0157

Submitted by: WILLOW RIDGE COMMUNITY ASSOCIATION - Greg Humphreys

Contact Information

Address: 680 Acadia Drive SE, Calgary, AB T2J 0C1

Phone: 403-540-5141

Email: wayfarer@telus.net

Feedback:

As per attached

RECEIVED

2016 OCT 25 PM 1:07

THE CITY OF CALGARY
CITY CLERK'S



Willow Ridge Community Association of Calgary

680 Acadia Drive, South East
Calgary, Alberta, CANADA
T2J 0C1

Tel: 403.271.8044
Fax: 403.278.3718
www: www.willowridge.ca

October 18th, 2016

City of Calgary

Planning Development and Assessment,
P.O. Box 21000 Station "M"
Calgary, AB
T2P 2M5

Attention: Ms. Sabrina Brar (Sabrina.Brar@calgary.ca)
File Manager

Reference: LOC2016-0157 423 Woodland Cres. SE Calgary

Dear Ms. Brar:

While we have not received a Request for Comment on Applicant for this Rezoning application, we are aware of its progress via the street signage and are offering the following comments from our Community Association.

As you may recall from a recent similar application, our Community Association generally supports the goals of a family focused secondary suite, excepting where it runs contrary to the well being of the community and neighbourhood. This application clearly does not meet the intent that the City's Secondary Suite Policies are intended to achieve.

We find that this Application fails to meet a number of community standards as well as community needs. From a process point of view, it would appear that the applications concerns are fixed solely around the financial merits of obtaining a Change of Land Use Amendment. The applicant has clearly converted this home into a "rooming-style" house with individual rooms being offered for short-term rental. This alone is injurious to the community as it –

- Introduces a highly mobile and transient aspect into a family based community. To this end, it is reported that the Calgary Police Services have attend at this address a disproportionate number of times in the last three years, due to disturbances within the house by its temporary residents.
- Undermines a number of nearby multi-family rental resources, which already have a high vacancy rate.

Additionally, the application fails to address the traffic and street safety issues within our community. With a high ratio of occupants in this house, it is reported that street parking has become congested or unavailable to the local residents. Laneway access is equally dubious as the lane is shared with a multifamily complex, a church and a commercial business. Additional traffic and probable illegal laneway parking would increase these issues, as well as create risk for emergency personnel should an incident warrant their presence.

RECEIVED
2016 OCT 25 PM 1:07
THE CITY OF CALGARY
CITY CLERKS



We are further convinced that the mandate of the current owners is only financial as we are informed that the laneway garage is separately rented to an unpermitted business and that additional heavy truck traffic and further congestion have resulted. This also presents further issues with additional transient visits to the property by employees of this business.

City of Calgary Bylaw has been called, and have attended the property on numerous occasions. Other than instructing the removal of excessive debris and abandoned furniture in the yards of the property they have been unsuccessful in controlling the other negative impacts that the current property ownership has allowed to be inflicted upon the neighbourhood.

The property owner is also using portions of the backyard for the unsecure storage of vehicles in various states of mechanical repair. Thus the requisite additional parking spaces necessary for the secondary suite application process is not available.

The creation and permitting for a Secondary Suite at this address will only exacerbate an already growing problem at this address. Approval of this application will only amplify the current issues and will solve a rental shortage issue that does not exist.

On behalf of the communities of Maple Ridge and Willow Park, we recommend that the City DECLINE this application.

If you have any additional questions or concerns, please direct them to the signature contact noted, below.

Yours truly,

A handwritten signature in black ink, appearing to read "Greg Humphreys".

Greg Humphreys

WRCA - Director of Civic Affairs
gchumphreys@gchumphreys.com

Tel: 403-540-5141

c.c. Roger Crowe – WRCA President
c.c. Peter Demong – Councillor Ward 14
c.c. City Clerk – For Council Distribution



Map of 423 Woodland Cres. SE, Calgary AB.



RECEIVED

October 22, 2016
2016 OCT 26 PM 4:25

Responding to Application ^{THE CITY OF CALHOUN} For Land Use
Amendment Loc 2016-0157
Location: 423 Woodland Crescent S.E.

I believe this application should be rejected by City Council. My husband and I bought on Woodland Crescent in 1963. We bought with the understanding that Willow Park was zoned as a single family area. It is unfair that the rules have or are being changed. I value a family oriented community. Furthermore, as a senior citizen I do not want the security risks often associated with transient renters that commonly come with secondary suites rented by absentee landlords, nor do I

want to have to fight for a parking spot on my street. Directly behind my house is a large apartment complex. I have experienced the problems that come with increased population density. Cars parked, obstructing access to garages, garbage dumped in the alley plus putting their garbage in my bins. I have had tenants from the apartments come over to smoke behind my garage leaving their cigarette butts for me to clean up. This application for a secondary suite at 423 Woodland Crescent needs to be rejected. It is unfair and will potentially create more

problems for the residents of
Woodland Crescent and community.

Sincerely,

STella AIR
417 Woodland Crescent S.E.
Calgary AB.
T2J-1J1