

Albrecht, Linda

From: Albrecht, Linda
Sent: Tuesday, October 18, 2016 3:17 PM
To: Albrecht, Linda
Subject: FW: Secondary Suite Application, 10501 Sacramento Drive SW

Hi there,

I wanted to write to indicate our **full support** of the secondary suite application at the subject address.

We live in a neighbouring community to Southwood (Haysbro), but on essentially the same street as the address of the application. My family often uses the park across the street from the house in question, and we frequently use the c-train station that is steps away. We have several reasons for our support of this suite, including the following:

- The location of this house is steps away from the Southland C-train station, leaving no additional need for parking at the house.
- Allowing one more suite in Southwood contributes to further invisible density in the area, which cuts down on urban sprawl and therefore infrastructure costs of the City.
- There are already "illegal" suites in every third or fourth house in the area - it's time to legalize as many of them as possible to protect renters and for the City to recoup taxes from suite income.

We fully support this re-zoning application, and in fact a blanket rezoning of areas such as Southward and Hasbro to RC1-S. We would even "get carried away" and support a city-wide allowance of secondary suites in Calgary. We have done extensive research on the subject, and it's time!

Kind regards,

Lauren and Neil Gilbert

RECEIVED
2016 OCT 18 PM 3:58
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CITY CLERKS

From: Lauren Gilbert [mailto:combandglory@gmail.com]
Sent: Tuesday, October 18, 2016 1:26 PM
To: City Clerk
Cc: president@southwoodconnects.ca
Subject: Secondary Suite Application, 10501 Sacramento Drive SW

Hi there,

I wanted to write to indicate our **full support** of the secondary suite application at the subject address.

We live in a neighbouring community to Southwood (Haysbro), but on essentially the same street as the address of the application. My family often uses the park across the street from the house in question, and we frequently use the c-train station that is steps away. We have several reasons for our support of this suite, including the following:

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- There are already "illegal" suites in every third or fourth house in the area - it's time to legalize as many of them as possible to protect renters and for the City to recoup taxes from suite income.

We fully support this re-zoning application, and in fact a blanket rezoning of areas such as Southward and Hasbro to RC1-S. We would even "get carried away" and support a city-wide allowance of secondary suites in Calgary. We have done extensive research on the subject, and it's time!

Kind regards,

Lauren and Neil Gilbert

Smith, Theresa L.

From: Guy and Dominique Wilson [gdwil@telus.net]
Sent: Monday, October 24, 2016 4:54 PM
To: Office of the Mayor; City Clerk; Brar, Sabrina K.; info@seanchu.ca
Subject: Objection to rezoning (Secondary Suite) - 10501 Sacramento Drive SW (By-law #279D2016 - Previous File - LOC2016-0177)

Mayor and Councillors,

I would like to formally object to the secondary suite proposed for 10501 Sacramento Drive. SW. This application is within a playground zone and there are usually two cars parked in front of this residence most of the day heightening the danger of a vehicle/child accident. The City appears to still be trying to change the R-C1 designation of many neighbourhoods to R-C1s one house at a time since all other proposals were defeated. I'm trying to have Southwood maintained as a single residential community (R-C1). This is what Southwood was when we purchased our home and we feel that City Council should honour and maintain the R-C1 designation. Lastly, the restricted parking designation should be posted and enforced on Shillington Cr. (currently there are no signs indicating any restrictions) as more and more vehicles are using this crescent when the Southwood LRT lot is full.

Thank you for your time and consideration.

Guy and Dominique Wilson
10531 Shillington Cr. SW
Calgary, AB.
T2W 0N8

gdwil@telus.net

RECEIVED
2016 OCT 25 AM 7:58
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Carol Doris [caroldoris@shaw.ca]
Sent: Monday, October 24, 2016 5:58 PM
To: City Clerk

Re: R2 designation from R1 on residence at corner of Schillington and Sacramento Drive Southwood.

I am protesting the above change in designation, for the following reasons. First this area was designated as R1 since inception as an area of Calgary. I do not believe city council is allowed to make a decision for all residents of this area. Secondly as our councillor is not opposed to the change, we have no voice in our area, but to rely on other area councillors and their votes. Thirdly, I am opposed to multi use homes being passed in R 1 areas as it increases volumes on our roadways and stress on our recreational areas. Lastly home prices are often reflected directly by putting suites in areas not intended for same. I appreciate council allowing residents to express our opposition to this process. Please have a referendum for same at next years council election. This is a much more even playing field for all of us directly involved as home owners. With regards Carol Doris 615 Seymour Ave. S.W.

Sent from my iPad

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2016 OCT 25 AM 8:10

**THE CITY OF CALGARY
CITY CLERK'S**

Smith, Theresa L.

From: Larry Heather [lheather@shaw.ca]
Sent: Monday, October 24, 2016 7:26 PM
To: City Clerk
Subject: Public Hearing Secondary Suite Application 279D2016
Attachments: Public Hearing Nov.7th, 279D2016.pdf

Dear City Clerk,

Please Find attached in PDF format a letter of objection to the Secondary Suite Application 279D2016 For Public Hearing of Council Nov.7th, 2016

Larry Heather
Southwood.

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AGAINST Secondary Suite Application

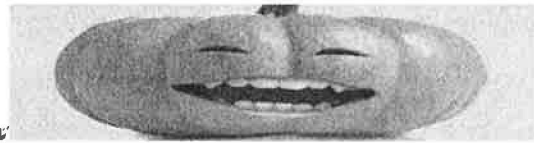
10501 Sacramento Dr. SW- Bylaw 279D2016.

North West Corner of Sacramento and Shillington Cres.

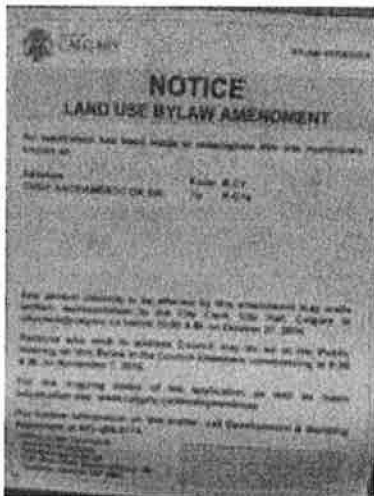
*From Southwood Resident Larry Heather jerusalem1@shaw.ca
627-104th Ave. SW Calgary T2W0A4 Ph. 403-253-0676*

We have lived in our Southwood residence on 104th Ave. SW in Southwood for 53 years. Conflicted domain communities result in inevitably less safe communities, higher turnover and less neighbor surveillance due to increased anonymity. This area of Southwood was designated R1 Residential from the beginning, but a scheme installed by Imagine Calgary is being used to override all past guarantees.

CITY HALL TRICK OR TREATS.



Number the ways City Hall makes it hard for Residential 1 Investors to defend their R1 Zoning Assets in Southwood:

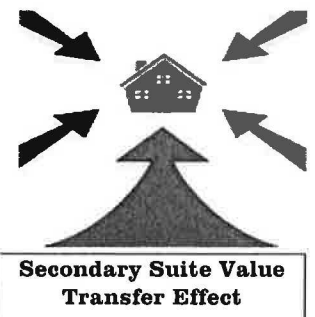


1. Sign Size and Obscurity: The small print in legalese R1 to R1s in the sign to the left is what appears on this property. It has been repeatedly requested that a Large Letter title should be Secondary Suite Application so passing drivers can identify the topic. This the Calgary Planning Department has refused to do. Only the homes directly adjacent to the applicant were a mailed letter of notice. This sign is a confusing obscurity, not visible to anyone other than pedestrians, about 5% of the traffic.

2. The Stealth Wealth Transfer to Applicant: What must be understood is that the zoning change to a R1s secondary suite in an R1 district is a type of wealth/ asset transfer. The potential increase of renting a secondary suite is a gain for the applicant, but a loss of value (red arrows) for the surrounding R1 Southwood residential properties.

The more secondary suites approved, the more of the value of purchasing into an R1 single dwelling Southwood is devalued. R1 owners, having invested thousands in the improvement of their properties, begin to invest less when secondary suite approvals break up visibly their former quality of living. Like all finer things in life, R1 Residential living provides far more than what meets the eye than less density. We also may have objections based on past use of the property, parking, and investment values.

3. Divisive free application fee giveaways: paid again by the very unwilling taxpayers from whom R1 assets, polarize society into segments, some getting what they want at somebody else's R1 Investment loss, This creates mutual bitterness that can harm community unity in Southwood. First the City taxes the living daylight out of us via property and utilities, then entices our stressed neighbors to transfer our R1 assets to them.



4. Up-zoning & Flipping without Development : With a no fee cost to applying, it is very probable that many applications are mere up-zonings, calculated to flip the property at a higher price even though no actual suite was developed. Councillors have repeatedly asked planning to enumerate the applications which never proceed to development and they have repeatedly failed to divulge this to present.



Revoking Zoning: Moreover, an annual list of failures to develop should revert to the previous R1 zoning, but this never happens. Meanwhile, the area Southwood assessments could be needlessly increased because of the up-zoning.

5. Arrogant Obstructionism of City & Planning Officials:

In September 2016, a planning presenter in an open public hearing actually said on the mike, that objection letters to the applications were, 'frankly irrelevant' In 2016 they have also taken to citing the peak and current population of each community involvement, guiltling the residents for not maintaining density despite natural family ebb and flows.

The Planning Commission also refuses to pass letters submitted to them to the Councillors to see in Public Hearing, requiring objectors to submit letters again to the City Clerk for the Public Hearing. Citing confidentiality. They merely need to inform the submitters that these are public documents passed onto the Council unless requested otherwise.

Some members of Council consistently berate citizens for sharing their true feelings on past land use behavior of the applicants or sharing personal motivations for seeking or opposing a change. Or even being called racist for disagreement over differing cultural expectations and obligations to maintain community standards. This is a major Charter infringement of freedom of speech. This has no doubt will hinder some Southwood residents from presenting at the Public Hearing.

6. Transit Oriented Developments (TOD) at Anderson and Southwood LRT

Phase one calls for the removal of 750 parking stalls from the 1250 at Anderson LRT. A grim picture of life in Southwood in the future as desperate parkers spill onto our streets.

The mythical world of Transit Oriented Development

By John A. Charles Cascade Policy Institute Policy Perspective 1019

Quote: "Has the dream of transit-oriented living been realized? Surprisingly, none of the local TOD advocates knows the answer. Neither Portland nor Tri-Met has done any monitoring to see how people who live there actually travel."

Quote: "Attempting to retrofit the suburbs through TOD will be a costly exercise in futility, while making regional traffic problems worse. Local transportation officials should accept that fact and stop wasting money on nostalgia trips into the last century."

Ward 11 Councillor:

Having no Advocate for R1 in Ward 11 Councillor Pincott, who wished to wipe out all R1 rights in Ward 11 in one fell swoop last Spring, it is to some 9 other sensible Councillors with whom we as residents of Southwood make our appeal.

Yours Truly,

Larry Heather

Southwood

Smith, Theresa L.

From: Dustin Hunter Six [dustin.six@basf.com]
Sent: Tuesday, October 25, 2016 7:24 AM
To: City Clerk
Cc: Dustin Hunter Six
Subject: bylaw 279D2016 rezoning 10501 Sacramento Dr. SW
Attachments: Letter supporting bylaw 279D2016 10501 Sacramento dr sw.docx

Hello, please see letter attached.

Kind regards,

Dustin Six

10507 Shillington Crescent SW, T2W 0N8 Calgary, Canada

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October 25, 2016

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Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

Re: Bylaw # 279D2016 – 10501 Sacramento Dr. SW rezoning from R1 to R1s

To whom it may concern,

We understand our neighbours at 10501 Sacramento Dr. SW, Mrs. and Mr. Margo and Harvey Wood, are applying to have their residence rezoned from R1 to R1s. Although this type of rezoning is something we would normally appose in our neighborhood we don't oppose it in this particular instance. Our natural tendency to oppose this in our neighborhood is based on the shift from owners to renters, from accountability and pride in one's home to the opposite. There are normally concerns with parking and property upkeep. In this particular application our concerns are not as mentioned above.

Since Margo and Harvey Wood have taken ownership of this property we have seen a steady stream of upgrades and improvements in the house and property. They embody the "community mindset" we like to see and have had numerous neighbours over helping to improve the landscaping, fencing and general appeal of the property. It is obvious to us they take pride in our community and their property. They have chosen renters who also show a sense of pride in the property, alleviating any potential concern of poor-quality renters who pose any kind of danger or detriment to the community. The current renters are friendly and have been seen numerous times tending to the lawn and planting flowers.

As direct neighbours to 10501 Sacramento Dr. SW we support Margo and Harvey Wood's decision to rezone from R1 to R1s, knowing there are other landlords who are using secondary suites illegally, posing huge risk to the renters and detracting from the laws and bylaws in place.

Sincerely,

Dustin Six

10507 Shillington Crescent SW.

Smith, Theresa L.

From: James Rei [jamesdreid@telus.net]
Sent: Wednesday, October 26, 2016 1:20 PM
To: City Clerk
Subject: bylaw 27902016

Against secondary suite at 10501 Sacramento Drive S.S.

We have lived here for 30 years and feel allowing secondary suites would devalue our property

The house in question is situated between Southland & Fish Creek LRT stations , even now there is a problem with the overflow from these two stations and parking. The home has already been rented and they are using two parking spots on the road plus they have a two car garage. We strongly object to the secondary suite application .

James & Patricia Reid

10508 Shillington CR S.W

Calgary

T2W0N7

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Smith, Theresa L.

From: Mathilde [mathilde@telusplanet.net]
Sent: Thursday, October 27, 2016 10:00 AM
To: City Clerk
Subject: 10501 Sacramento Dr. SW - APPOISED TO REZONING

Re: 10511 Sacramento Dr SW

We are totally against the rezoning from R1 to R1s of this property.

This home was previously owned by a long time resident of Southwood, however a little over a year ago sold to a person whose interest appears to be only to use this residence as a rental property.

The main floor has renters living in this, however they are forced to park on the street. I've learnt that the owner rents the detached garage to someone else. Now the owner has asked to have the house re-zoned to allow a Basement Suite. This will only result into further street parking issues. My area has already street parking issues due to the overflow from the Southland LRT Station at the corner of Sacramento Drive and Southland Drive. Further, the owner of 10501 Sacramento Drive SW was granted a Residential Parking Restriction to allow his renters to park on Sacramento Drive which has resulted in a Hazard to see oncoming traffic coming northbound while exiting the back alley, or oncoming traffic coming southbound while exiting Shillington Crescent. This portion of Sacramento Drive has a curve in the street on either direction which makes for turns onto Sacramento a challenge, without having the addition of parked vehicles obstructing a clear view of oncoming traffic. Perhaps the latter is not a re-zoning issue, but I would ask that your department takes this into consideration before granting a re-zoning of this community.

Currently the owner has removed several mature trees on this property, taking removing our mature community feel.

I have lived in this neighbourhood for over 26 years and bought my home here because of the R1 zoning.

The homes here are meant for R1 zoning to control the density which in itself builds a lasting community spirit of family life. I have pride in my environment and hope to live here longer. By permitting rental properties and basement suites in this neighbourhood will complicate parking, invite temporary inhabitants and devalue my personal property and that of the neighbourhood built around me. My home is a hard-earned investment and I object to the city allowing further development with basement suites in this neighbourhood.

Please present to each City Council member my email of objection of this application by myself and my husband, Paul Banman.

Thank you.

Mathilde VanLeeuwen
Paul Banman
10511 Shillington Crescent SW
Calgary, Alberta
T2W 0N8

Ph: 403- 252-6712

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