

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, October 20, 2017 10:47 AM
To: LaClerk
Subject: FW: Bylaw 329D2017 - 10308 Elbow Dr SW
Attachments: 20171019_174748_resized.jpg; 20171019_174738_resized.jpg

From: TERRY MARTINI [mailto:terrystwood@shaw.ca]
Sent: Friday, October 20, 2017 9:55 AM
To: City Clerk
Subject: [EXT] Bylaw 329D2017 - 10308 Elbow Dr SW

To whom it may concern

We have the property next door, they have parking issues now with parking in the alley. Until the parking is resolved I don't think this should go ahead. See attached pictures.

Thank you

Terry Martini
1316 Southbow Pl SW.

Sent from Samsung Galaxy smartphone.





CPC2017-338
Attachment 2
Letter

From: [Albrecht, Linda](#)
To: [LaClerk](#)
Subject: FW: [EXT] Bylaw 329D2017 Letter for Public Hearing.
Date: Monday, October 30, 2017 8:14:19 AM
Attachments: [Bylaw 329D2017 - 10308 Elbow Dr. Opposing.docx](#)

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Larry Heather [<mailto:lheather@shaw.ca>]
Sent: Saturday, October 28, 2017 2:37 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Bylaw 329D2017 Letter for Public Hearing.

Please include the attached letter in word
For inclusion in the Nov. 6th Public Hearing of Council
Thanks,
Larry Heather

AGAINST Secondary Suite

CPC2017-338
Attachment 2
Letter 2
Application

10308 Elbow Dr. SW- Bylaw 329D2017 October 28th, 2017

From Southwood Resident Larry Heather jerusalem1@shaw.ca
627 – 104th Ave. Ph. 403-253-0676

We urge you to turn down this application by Landowner Marc Camille Gaston Duval. This property is in poor upkeep and the garage does not look used or available. Parking is tight due to no cars allowed on Elbow Dr, in the dayhours. We have lived in our Southwood residence on 104th Ave. SW in Southwood for 54 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 & repeated in the MDP is being used to override all past guarantees and investments.

Number the ways City Hall makes it hard for Residential 1 Investors to defend their R1 Zoning Assets in Southwood around 10308 Elbow Dr.:



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 that 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.



Secondary Suite Value
Transfer Effect

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 up-zoning. (Current Actual development of approved 14%)

CPD 2017-336
Attachment 2
Letter 2

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, guilting 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.

Reference Info: 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."

Yours Truly,

Larry Heather / Southwood Carma Developers Guarantee of R1 Residential Zones below.

