

**From:** [Albrecht, Linda](#)  
**To:** [LaClerk](#)  
**Subject:** FW: [EXT] 3328 Caribou Dr NW- application to amend land use designation  
**Date:** Monday, October 30, 2017 7:51:27 AM  
**Attachments:** [corr with city clerk re zoning bylaw 309D2017.doc](#)

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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](mailto:linda.albrecht@calgary.ca)

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**From:** Judy Weldon [<mailto:judyweldon@shaw.ca>]  
**Sent:** Sunday, October 29, 2017 3:56 PM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Subject:** [EXT] 3328 Caribou Dr NW- application to amend land use designation

Enclosed please find our letter of today's date. Please acknowledge receipt of this email and letter by return email to [judyweldon@shaw.ca](mailto:judyweldon@shaw.ca)

Thank you.

Judy Weldon

**JUDY WELDOON**  
**3324 CARIBOU DRIVE NW**  
**CALGARY, AB T2L 0S5**  
**TEL: 403/282-4553**  
**EMAIL : [judyweldon@shaw.ca](mailto:judyweldon@shaw.ca)**

October 29, 2017

**Via Email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)**

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail S.E.  
P.O. Box 2100  
Postal Station "M"  
Calgary, AB T2P 2M5

Attention: Laura M. Kennedy, City Clerk

Dear Madam:

**Re: 3328 Caribou Drive NW, Calgary, Application to Amend Land Use Designation, Proposed Bylaw 309D2017**

We are writing to again express our opposition to the application for the rezoning of the neighbouring property to R-C1s. While we are very sympathetic for the condition of the applicant's wife, we are still unsure as to why there is a requirement for a zoning change in the circumstances. The applicant's family could easily be accommodated in an accessible home which can be fireproofed and protected without the necessity of a zoning change.

The applicant states "many other properties in the neighbourhood have successfully been redesignated from R-C1 to R-C1s". Could you please advise where these properties are located.

We also note that on the City's website ([www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters)), "public hearing on planning matters: 2017 November 6" under the heading "Public Engagement" that Gordon Alger's submission on behalf of the Triwood Planning Committee in July 2017 was appended as Appendix II (in favour, with stipulations including that the "owner of the property will be a resident of the subject property") and that there were six (6) letters of opposition to the application, which were NOT appended, only summarized. We would respectfully ask that these letters also be appended on your website.

We note that the Calgary Planning Commission has recommended approval of the proposed Land Use Amendment on August 10, 2017. Should Council ultimately approve this application, after the three (3) readings stipulated on page 30 of the website as cited above in paragraph 3- we would at least request that the following provisos be included in the bylaw, namely:

- 1) That the owner of the property known as 3328 Caribou Drive NW, Calgary (Plan 873HW, Block 3, Lot 21) be a resident of the subject property; and

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- 2) That the applicant's in-laws are the residents of the Secondary Suite contemplated in the application, and not a third party.

We would also request that the proviso enumerated as number 1 above run with the land.

We look forward to hearing from you.

Yours truly,

Judy Weldon

**McDougall, Libbey C.**

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**From:** Albrecht, Linda  
**Sent:** Monday, October 30, 2017 11:51 AM  
**To:** LaClerk  
**Subject:** FW: Redesignation 3328 Caribou Dr. NW

LINDA ALBRECHT  
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The City of Calgary  
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**From:** Parnham, Douglas [mailto:dp600d@intl.att.com]  
**Sent:** Monday, October 30, 2017 11:23 AM  
**To:** City Clerk  
**Subject:** [EXT] Redesignation 3328 Caribou Dr. NW

To: Office of the City Clerk

Dear City Council,

There is no reason to approve the redesignation application for 3328 Caribou Drive NW and allow for one home to be zoned R-C1s in an area that does not have any other R-C1s residences. Many home owners on this street have invested in significant redevelopment of their homes all predicated on the existing zoning. When the applicant purchased this home a few months ago he had the opportunity to purchase in a directly adjacent community with a zoning designation that supported his intended use but he did not. This is not a home owner who has owned the home for a significant period of time and based on changing circumstances now is applying for redesignation, the applicant purchased this home knowing it was not zoned for his intended use.

The applicant has petitioned neighbors saying he will construct a new home for the sole intention of living in the home with his parents. I am sympathetic to this situation but as stated above redesignation is not required for this living arrangement so I see no reason to support this application. In addition we have no guarantee that the plan described by the applicant will be executed so this application should be viewed as a redesignation only. Based on the application put forward, I see no supporting data to make an exception for one home on this block. The adjacent areas provide an adequate number of suites to support the communities needs and the applicant has the option to live mere blocks away in an area zoned for his intentions.

This application should be rejected until the issue before city council related to secondary suites is resolved and a consistent approach is applied. This redesignation is not required for the stated use and other options are available to the applicant. Therefore, allowing just one home on this block a unique designation does not support a standardized approach to community planning.

This application should be denied and the applicant should not be rewarded for purchasing a home with the wrong zoning for his intended use.

Doug and Shannon Parnham  
3323 Caribou Drive NW  
Calgary, AB  
T2L 0S4

CPC2017-318  
Attachment 2  
Letter 2