

From: Smith, Theresa L.  
Sent: Wednesday, October 18, 2017 1:51 PM  
To: LaClerk  
Subject: FW: Objection to LOC2017-0168  
Attachments: letter re secondary suite oct 2017.docx

From: LAURA DI LELLO [mailto:ldilello@shaw.ca]  
Sent: Wednesday, October 18, 2017 1:38 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Objection to LOC2017-0168

Please see the attached letter with my objection to rezoning application LOC2017-0168.

Thank you.

Laura

October 18, 2017

Office of the City Clerk  
City of Calgary

Dear Sir or Madam:

**Re: LOC2017-0168**  
**Land Redesignation of 427 Parkridge Crescent SE**

I am writing to voice my objection to the above mentioned land redesignation application. I object to allowing this property to be rezoned from single family to allow for a secondary suite:

I know for myself, I will fight every single rezoning application in my community of Parkland until the City makes the rezoning process more transparent. The following are my reasons for objection:

- City Hall does not differentiate between the type of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. A resident may be okay with a basement suite, but not a laneway home. Currently, City Hall does not differentiate. Residents should not have to rely on a homeowner's word.
- City Hall does not differentiate between the usage of the suite. Citizens may be more open to a secondary suite if it was zoned as "live-in caregiver", "senior citizen" or "owner occupied".
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.
- City Hall needs to have rules in place for the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?
- Parkland does have a lower population than when first built, however, it does not require revitalization. Parkland has well cared for properties.
- Parkland does not need to attract more residents with children through secondary suites (as a benefit outlined on the City's webpage) because St. Philip draws from a number of neighbourhoods due to its art school status and Prince of Wales is the home to both Parkland and Legacy students. Both schools are at or beyond capacity. This means adding extra children via secondary suites would have a negative impact on schools that have no extra room.
- Parkland was designed as a single family neighbourhood in the early 1970s. Parkland has many original owners who moved here because of that designation. With the exception of the high-end condo building and townhouses built in the 1990s, Parkland has retained this single

family designation. Parkland attracts new, young families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning in this unique area.

- Should one neighbour have the right to rezone their property when so many in the community object? Regardless of whether a resident lives near or far from this property, it has an impact on their entire neighbourhood.
- Not allowing secondary suites in Parkland does not have a major impact on low income housing. There are many other neighbourhoods who are welcoming of these types of properties.
- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.
- Owners do not need to leave Parkland to downsize. Many original owners have purchased condos or townhouses in the neighbourhood complex. This allows them to stay in Parkland at a lower cost than owning a home.
- Garbage, recycling and composting bin concerns: There is no requirement with the City for property owners to purchase more bins. Where will all of the extra garbage, etc. go? Illegal dumping?

I think it is important to note that in this owners' case they moved to Parkland in the 70s or 80s when Parkland was zoned for single family homes only. When they purchased their property they would have been aware of this and, at that time, known that there would have been no future opportunity to rezone this property. Also, the owner is not the applicant on this file, their son is. This son works at the City's Planning Department. The City has stated there has been no attempt at influence, but how are they able to prove that name recognition of the owners' son has had no influence on the City's decisions so far? Why does the City not have a system in place to hide City employees' names when filing an application? This is very concerning to me.

I would also like to note that on September 24, 2015, the Parkland Community Association held a meeting about rezoning and secondary suites. There was a very large turnout and the majority of the residents who attended do not want secondary suites in Parkland. Alderperson Peter Demong was in attendance at this meeting where 330 community members voted and, of those, 324 voted against secondary suites. That is over 98% of voters who were not in favour of secondary suites in Parkland. Alderperson Demong knows that the feeling in Parkland is extremely negative towards secondary suites.

Sincerely,

Laura Di Lello  
127 Parkview Green SE  
Calgary, AB T2J4N4

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 19, 2017 8:05 AM  
**To:** LaClerk  
**Subject:** FW: re-zoning application objection re:File No. LOC2017-0168

-----Original Message-----

From: spstead@telus.net [mailto:spstead@telus.net]  
Sent: Wednesday, October 18, 2017 8:00 PM  
To: City Clerk <CityClerk@calgary.ca>  
Cc: Commn. & Community Liaison - Ward 14 <Ward14@calgary.ca>; parklandca@telus.net  
Subject: [EXT] re-zoning application objection re:File No. LOC2017-0168

Hello,

Please accept this email as our objection to the re-zoning of 472 Parkridge Crescent S.E. (File No. LOC2017-0168).

My husband and I moved to Parkland with our two children in 2010. One of the deciding factors for us to relocate to Parkland from McKenzie Towne was the quiet neighbourhood with private yards. Although we are not direct neighbours with 472 Parkridge Crescent, we are deeply concerned that it will only be a matter of time before our street is directly impacted if re-zoning for secondary suites is allowed in our neighbourhood. We have chosen to not live in a high density area and feel that there are plenty of nearby options for people to live that would like to add a secondary suite.

Our neighbourhood is primarily owned by people who take pride in their properties. It is our opinion that increasing the rental population will only decrease the desirability of this neighbourhood as there are no current standards or means to reinforce the upkeep of a rental property that we would consider to be satisfactory. There are also many other potential issues that go along with secondary suites that we do not feel have been sufficiently addressed by the city to make us comfortable with any re-zoning application in our neighbourhood. These issues include standards for architectural controls, increased traffic, adequate parking for additional residents, garbage/recycling collection, and resale of a re-zoned property. We also are deeply concerned that the city does not differentiate between the types of secondary suites that are being applied for. We have not seen sufficient evidence that the city has put in place adequate regulations to ensure that there isn't a negative impact on our neighbourhood with the addition of secondary suites.

Thank you for your attention to this matter.

Regards,

Susan & Patrick Stead  
151 Parkview Green S.E.  
403-257-9303

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 19, 2017 8:08 AM  
**To:** LaClerk  
**Subject:** FW: Online Submission on LOC2017-0168

**From:** frederickwebb@shaw.ca [mailto:frederickwebb@shaw.ca]  
**Sent:** Wednesday, October 18, 2017 5:46 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0168

October 18, 2017

Application: LOC2017-0168

Submitted by: FREDERICK WEBB

Contact Information

Address: 14916 PARKLAND BLVD SE

Phone: (403) 278-8926

Email: [frederickwebb@shaw.ca](mailto:frederickwebb@shaw.ca)

Feedback:

The residents of Parkland voted 98% against rezoning at a community meeting two years ago. There is no benefit to the community from this application. Making a change in zoning for one individual in the face of community opposition is inappropriate.

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 19, 2017 8:11 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] File No.LOC2017-0168 (Rezoning 427 Parkridge Crescent SE)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Frederick Webb [mailto:frederickwebb@shaw.ca]  
**Sent:** Wednesday, October 18, 2017 6:28 PM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14 ; parklandca@telus.net; 'Laura D'  
**Subject:** [EXT] File No.LOC2017-0168 (Rezoning 427 Parkridge Crescent SE)

16 October 2017

In the matter of the rezoning application (File No.LOC2017-0168), I submit this objection to the proposed rezoning specifically and any other residential property in the community of Parkland. While elements of the city's Administration may favour increasing the population density of neighbourhoods, the residents of Parkland are overwhelming opposed as demonstrated two years ago at a community meeting. With 98% of votes at that meeting against increasing rezoning, the Administration has no justification even giving a rezoning application a hearing.

The Municipal Development Plan 'aims to build a city where people can choose from a variety of housing types in numerous unique communities'. Parkland is such a unique community. We purchased our home in Parkland rather than elsewhere in Calgary because of the zoning and the elementary school. The community schools are still well populated. Very few Parkland homes come on to the real estate market, but when they do they sell quickly.

Every property owner in Parkland knew what the zoning was at the time of purchase and made their choice. What possible benefit will accrue to the other Parkland residents if the rezoning is approved? It is simply not fair to permit an individual to change the zoning in the face of community opposition.

With the community's attitude toward rezoning it would never happen but what would the Administration do if 50 or 500 similar applications were submitted in Parkland? Would they all be approved or just the first few or just the first few per block? Does the city have a redevelopment plan and a study of the associated impact on the 40 year old infrastructure that can be shared with the community? Is the City prepared to build new schools and replace the gas, sewer and water lines? It is not fair to consider rezoning as a 'one off' unless you are prepared to approve rezoning every lot in the community.

Residents of Parkland and probably residents of Calgary as a whole are tired of the time and resources that are wasted by the Administration and Alderpersons on secondary suites, lane-way-homes and tinkering with the population density in general. To the citizens there seems to be little or no community support nor an overall community plan or objective to these 'one-off' rezoning requests that are brought to Council. Surely the better way to address the issue of population density and rezoning is to first find out if the residents (as opposed to planners and developers) want a change and then what kind of change. If a rezoning request is unable to demonstrate community support, the Administration should simply reject the application. If the majority of a community are happy with the status quo, how can the Administration justify wasting resources on a rezoning application?

With no community support and no rules governing the number and type of new development, no rezoning application should be accepted.

Yours truly,  
Fred Webb  
14916 Parkland Blvd SE  
Calgary T2J 5B6

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Friday, October 20, 2017 9:32 AM  
**To:** LaClerk  
**Subject:** FW: LOC2017-0168 Land Redesignation of 427 Parkridge Crescent SE  
**Attachments:** secondary suite oct 2017.docx

-----Original Message-----

From: bblatch [mailto:bblatch@telus.net]  
Sent: Thursday, October 19, 2017 5:04 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] LOC2017-0168 Land Redesignation of 427 Parkridge Crescent SE

Please find attached a letter re: LOC2017-0168 Land Redesignation of 427 Parkridge Crescent SE.

Thank you,  
Shirley Blatchford

October 19, 2017

Office of the City Clerk  
The City of Calgary  
3<sup>rd</sup> Floor, Calgary Municipal Building  
800 Macleod Trail SE  
Calgary, AB

Attention: City Clerk  
cityclerk@calgary.ca

**Re: LOC2017-0168  
Land Redesignation of 427 Parkridge Crescent SE**

Dear Sir or Madam,

I am writing to you to object to any rezoning of the above mentioned property.

We are one of many original owners who purchased property in a single family only neighbourhood. Parkland is unlike any other neighbourhood in the city. We have only single family homes, except for one area neighbouring our community park and church. We moved to this community in 1976 because it was single family only. We want to maintain the neighbourhood the way it is. The City is being extremely unfair in allowing for rezoning with no rules or regulations as to what, where or how many suites can go into communities. Until there is more clarity, we will fight every rezoning application in Parkland.

We have many issues with this current application:

- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.
- City Hall does not differentiate between the types of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. A resident may be okay with a basement suite, but not a laneway home. Currently, City Hall does not differentiate. Residents should not have to rely on a homeowner's word.
- City Hall does not differentiate between the usage of the suite. Citizens may be more open to a secondary suite if it was zoned as "live-in caregiver", "senior citizen" or "owner occupied".
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.

- City Hall needs to have rules in place for the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?
- Parkland does have a lower population than when first built, however, it does not require revitalization. Parkland has well cared for properties.

Families have moved here and others have stayed in the community because of the appeal of single family homes. We did not move into this community thinking it could become filled with secondary suites. Parkland was always zoned for single family dwellings. City Hall should not be allowed to change that on us. Parkland has low community turnover. That is what attracted, and still attracts, people here and keeps them here for decades. If we wanted to live in a congested community with bumper to bumper cars on streets and alleys, we would have chosen a Kensington or a McKenzie Towne. We moved to Parkland because of the type of community it is.

On September 24, 2015, the Parkland Community Association held a meeting about rezoning and secondary suites. There was a very large turnout and the majority of the residents who attended do not want secondary suites in Parkland. Alderperson Peter Demong was in attendance at this meeting where 330 community members voted and, of those, 324 voted against secondary suites. That is over 98% of voters who were not in favour of secondary suites in Parkland. Alderperson Demong knows that the feeling in Parkland is extremely negative towards secondary suites.

Again, we are very much opposed to allowing the rezoning of 427 Parkridge Crescent SE.

Sincerely,

William and Shirley Blatchford  
140 Parkview Way SE  
Calgary, AB T2J4M8

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, October 23, 2017 7:37 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] File No: LOC2017-0168 -Parkland Secondary Suite Application

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**From:** Rob Patterson [mailto:rgpatterson@shaw.ca]  
**Sent:** Saturday, October 21, 2017 3:30 PM  
**To:** City Clerk  
**Cc:** Executive Assistant Ward 14 ; parklandca@telus.net  
**Subject:** [EXT] File No: LOC2017-0168 -Parkland Secondary Suite Application

To the City Clerk,

Please see attached our original letter of objection issued on June 28, 2017 (see below).

Unfortunately, we have been advised that despite the very large number of objection letters received by the City in reference to this application – that the City has elected to ignore our objections and has recommended that the application be approved. It seems the very large number of Parkland residents opposed and the numerous real concerns expressed are being ignored.

Further, we are advised that the applicant on the above referenced application is not the homeowner and is in fact an employee of the City Planning Commission . It remains unclear why an employee of the City Planning commission is also the applicant and the main person advocating for this application. This is creating a strong and **disturbing perception that a conflict of interest may exist** with this particular application and with these type of applications for secondary suites in general, at the City planning commission. It is a well known fact that Mayor Nenshi is in favour of secondary suites and in favour of increasing residential density in our city. This application being promoted by an employee of the commission has the perception that an agenda exists to push through these secondary suite applications in single family zoned areas , as this concept is currently in favour, regardless of the objections of the residents effected.

In summary, our view remains unchanged (see original letter below) , that Calgary has many other areas (outside of Parkland) where residential density is higher and where secondary suites may serve some useful purpose , for example , close to the university or to downtown, where people can make better use of public transit. However, these situations do not describe the situation in Parkland , where the vast majority of residents prefer single family housing. Residents in Parkland do not want higher density rental housing in our area, due to a large number of valid concerns and risks that have been previously articulated and reported in the objection letters.

Sincerely,

Robert & Angela Patterson

124 Parkvalley Drive SE  
Calgary, AB, [T2J-4N5](https://www.google.com/maps/place/124+Parkvalley+Drive+SE,+Calgary,+AB,+T2J+4N5)

CPC2017-327  
Attachment 2  
Letter 5

Ph: 403 225-2555

**From:** "Rob Patterson" <[rgpatterson@shaw.ca](mailto:rgpatterson@shaw.ca)>  
**Date:** June 28, 2017 at 10:21:49 AM MDT  
**To:** <[Breanne.Harder@calgary.ca](mailto:Breanne.Harder@calgary.ca)>  
**Cc:** <[parklandadvocate@gmail.com](mailto:parklandadvocate@gmail.com)>, <[EAWard14@calgary.ca](mailto:EAWard14@calgary.ca)>, <[angiepatterson@shaw.ca](mailto:angiepatterson@shaw.ca)>  
**Subject:** File No. **LOC2017-0168**

Dear Ms. Harder,

This memo outlines our opposition to the secondary suite application (**LOC 2017-0168**) noted above in Parkland SE Calgary.

We are residents of Parkland since 1994 and specifically bought our home in Parkland due to its low density RC-1 status. Parkland is a more upscale neighbourhood due to the; larger lots, lower density , higher than average home values, access to fish creek park , etc. We sought out Parkland to buy our home many years ago to raise our family in a low density residential one area. We do not want to be living in an area with lane alley homes or garage apartments!

We do not see any valid reasons for the City to change the zoning in Parkland. Parkland had a community meeting concerning secondary suites, held in September, 2015, that was attended by over 300 community members; with over 98% voting as being against secondary suites, e.g. 324 out of 330 votes. In the current real estate environment and economy in Calgary , there are plenty of other areas in the City where secondary suites can be accommodated and made practical, such as in inner city areas closer to downtown. But this is not necessary in an area like Parkland and it is not supported by the residents who live here.

Secondary suites create problems among neighbours due to increased traffic in the area as well as parking issues. Back alley laneways are also being used for parking and the new city plan for green bins in alleys will only create more congestion.

These are not desirable outcomes that should be avoided.

Parkland residents pay a large \$\$ dollar value in property taxes to the City and therefore the City needs to show respect for the majority wishes of Parkland residents - that do not want secondary suite zoning in Parkland.

Mayor Nenshi is a downtown guy with a strong bias towards inner city development - but he needs to respect that many people in our area do not want that type of living density.

Sincerely,

Robert & Angela Patterson

124 Parkvalley Drive SE  
Calgary, AB, [T2J-4N5](#)

CPC2017-327  
Attachment 2  
Letter 5

Ph: 403 225-2555

**From:** [Councillors Assistant – Ward 14](#)  
**Sent:** Wednesday, October 18, 2017 3:08 PM  
**To:** 'Laura D'  
**Cc:** [Cindy Ross](#) ; [Harder, Breanne](#)  
**Subject:** FW: Parkland Secondary Suite Application Update

CORRECTION:

**PLEASE SEND YOUR SUBMISSIONS TO:**

Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station “M”, Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca).

Submissions are due no later than 10 am on October 26.

**Sorry for the confusion.**

***Devin Elkin***

Councillor's Assistant for:

**PETER DEMONG**

**COUNCILLOR, WARD 14** \ [calgary.ca/ward14](http://calgary.ca/ward14)

Phone. 403.268.8912 \ Cell. 403.771.2974

[Twitter](#) \ [Facebook](#) \ [Linkedin](#) \ [Contact Ward 14](#)

**Smith, Theresa L.**

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**From:** Allie Hitz <alliehit@gmail.com>  
**Sent:** Friday, October 13, 2017 11:14 AM  
**To:** City Clerk; Commn. & Community Liaison - Ward 14; parklandca@telus.net  
**Cc:** Rob Harbinson (Sophie); catherine.harbinson  
**Subject:** [EXT] Letter Regarding File No. LOC2017-0168  
**Attachments:** Parkland Objection Letter LOC2017-0168.pdf

**Please find attached our letter regarding:  
472 Parkridge Crescent SE / File No. LOC2017-0168**

**for your consideration.**

**Thank you in advance.**

**Kind regards,**

**Allie & Robert Harbinson**

**RECEIVED**  
**2017 OCT 13 PM 12:23**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

October 13<sup>th</sup>, 2017

**FROM:**

Robert & Allie Harbinson  
451 Park Valley Drive  
Calgary, AB T2J 4V5

**ATTN:**

City Clerk's office at [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)  
Aldersperson Peter Demong at [ward14@calgary.ca](mailto:ward14@calgary.ca)  
Parkland Community Association President at [parklandca@telus.net](mailto:parklandca@telus.net)

RECEIVED  
2017 OCT 13 PM 12:24  
THE CITY OF CALGARY  
CITY CLERKS

**RE: 472 Parkridge Crescent SE / File No. LOC2017-0168**

We would like this letter to be considered notice of our **disapproval** of the proposed application for a rezone for a future secondary suite or laneway home at the address noted above.

We recently moved to Parkland only 4 months ago with our 2 children, however, my husband grew up here and his parents raised their 3 boys just down the road from where we purchased our home. We have always found Parkland to be a desirable place to raise our family due to its single-family status, apart from the high-end condo/townhouses built in the 90's, Parkland still maintains this single-family neighborhood status since the 1970's. This was the primary reason for us choosing to pay additional money to purchase a home here and one of the reasons we feel our home in Parkland was a worthwhile investment. Our research has shown homes in our community retain and increase in value, attract new young families and keep their original owners because of the low density. If we preferred to live in high density neighborhoods with secondary suites, we would have purchased our home elsewhere.

Another draw for us was the two schools located in Parkland, which are currently rated some of the best. Should a proposal as such be approved, it would most definitely attract more residents with children, which could be a wonderful thing if the community can accommodate it- however we already know that we could not. These two schools are not equipped to handle extra children as they are already at and beyond capacity every year. Parkland schools already accommodate children from multiple districts due to their status (Fine Arts) and a lack of schools in other areas like Legacy. Adding more children to 2 schools already stretched beyond their capability will certainly have a negative effect.

As a resident here, we have many fears associated with this proposal as there is so many unanswered questions and grey area. City Hall not differentiating between the type of secondary suite that is being built foremost. Could an applicant not state they want to build a secondary suite and then turn around and build a laneway home? How would we protect our interests as a neighbor and community member from this happening? I like to believe that all persons are forthright and honest, but it does not seem realistic to rely on a homeowner's word, when homeowner's change

all the time. With this comes other problems like our alleys being turned into roadways because of laneway homes? Also, then there is the usage of the suite which should be noted. Residents may be more open to a secondary suite if it was zoned as “live-in caregiver”, “senior citizen” or “owner occupied”, but with City Hall not requiring a property to have a new application for rezoning if the property sells we feel would only encourage investors to purchase property in our highly sought-after community, rezone, build a secondary suite and sell without any consideration for us in the community or adjacent property owners. For these reasons, we must dispute this application.

We feel that City Hall should not be allowed to permit rezoning in this unique area without a community vote and that one neighbor should not have the right to rezone their property when so many in the community object. We strongly feel that this rezoning will set a precedent and has an impact on all of us who reside in Parkland. The previous community meeting on secondary suites, held in September 2015, was attended by over 300 community members and those who voted over 98% were against secondary suites, 324 against out of 330 votes.

As many others in the community we are very aware of the details of this application, such as the applicant in this case being the homeowners’ son as well as his current employment. We sincerely hope that this gentleman –who’s current position is held at the City’s Planning Department has not been a factor to influence the decision of the Calgary Planning Commission to recommend City Council approve this application - despite 121 letters of objection.

Also, we were curious as to why the City does not have a system in place to hide City employees’ names when filing an application and how would they ever be able to prove that name recognition of the owners’ son has had no influence on the City’s decisions so far?

We do not feel that Parkland is a place for secondary suites of any kind. Not allowing secondary suites in our small community of Parkland would not have a major impact on low income housing. There are many other communities who are welcoming of these types of properties, many of them are neighboring communities with ample secondary suites and a ton of new neighborhoods that are entirely rezoned to accommodate such suites.

We hope that our opinions and feelings on this are taken into consideration when a final decision is reached and the wishes of a few do not outweigh the feelings and thoughts of so many that make up our community.

Kind regards,

Robert and Allie Harbinson

**Albrecht, Linda**

**From:** Chris Stoesz <cstoesz@matrix-solutions.com>  
**Sent:** Friday, October 13, 2017 6:16 PM  
**To:** City Clerk; Commn. & Community Liaison - Ward 14  
**Subject:** [EXT] Formal Objection to File No. LOC2017-0168

Please consider this my formal objection to File No. LOC2017-0168.

As a Parkland community resident since 2010, I have moved here to enjoy a less dense community with large trees. The community of Parkland resembles a small town with tight-knit morals and values. I believe these values are at risk of changing due to re-zoning and the development of secondary suites, specifically lane-way homes.

My concerns are as follows:

- City Hall does not differentiate between the type of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. While I might accept a basement suite, I do not accept the building of a laneway home. Currently, City Hall does not differentiate. I should not have to rely on a homeowner's word as to which they will build.
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.
- Not allowing secondary suites in Parkland does not have a major impact on low income housing. There are many other neighbourhoods who are welcoming of these types of properties.
- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.

At a community meeting on secondary suites held September 2015, over 300 community members attended and voted 98% against secondary suites.

Thank you for your consideration.

Sincerely,

**Christopher J. Stoesz, B.Sc., P. Biol.**

**RECEIVED**  
**2017 OCT 16 AM 7:33**  
**THE CITY OF CALGARY**  
**CITY CLERKS**

**Albrecht, Linda**

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**From:** Giles Brown <giles.d.brown@gmail.com>  
**Sent:** Sunday, October 15, 2017 9:40 PM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14; parklandca@telus.net; giles.d.brown@gmail.com  
**Subject:** [EXT] FILE No. LOC2017-0168  
**Attachments:** LOC2017-0168\_ObjectionLetter\_Oct152017.docx

Resend with corrected subject and cc list, apologies for confusion.

Giles

On Sun, Oct 15, 2017 at 9:13 PM, Giles Brown <giles.d.brown@gmail.com> wrote:

To Whom it May Concern,

Please see the attached letter regarding **File No. LOC2017-0168** and my opposition to it as a resident of Parkland Community (171 Parkview Way).

I trust City Council to take note of my concerns expressed herein while considering the rejection of this rezoning application. If there are any questions with the above or if additional information is required I can be reached by email at giles.d.brown@gmail.com or by telephone at 403 837 6371.

Regards,

Giles Brown

RECEIVED  
2017 OCT 16 AM 7:33  
THE CITY OF CALGARY  
CITY CLERKS

THE CITY OF CALGARY  
CITY CLERKS

2017 OCT 16 AM 7:33

RECEIVED

October 15, 2017

From: Giles Brown

Resident – 171 Parkview Way SE, Calgary AB, T2J 4N3

To: Whom it may concern

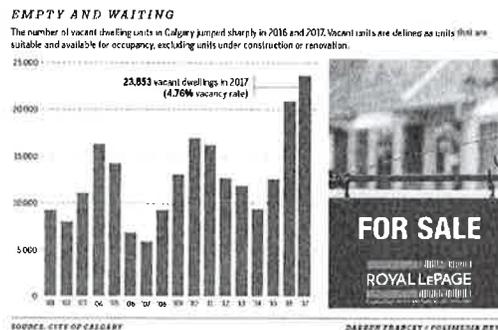
Dear Recipient,

I am writing with concern regarding the application for rezoning at 472 Parkridge Crescent SE (LOC2017-0168). I understand a hearing is scheduled with City Council on November 6<sup>th</sup>, 2017 which I will plan to attend but want to ensure my concerns are expressed in writing as well.

Regarding the application itself, I understand it is being put forward not by the property owner themselves but rather their next of kin who also happens to be a member of City's Planning Department. The conflict of interest here seems evident and if nothing else should require additional scrutiny and not a simplified push through the review process as is seemingly happening based off previous applications. I trust with this concern brought forward that due care and attention will be given as the review process concludes.

As a relatively new resident of Parkland, having purchased in 2015, I wanted to first share a bit on why my family and I elected to settle in Parkland. Having grown up in Calgary, Parkland was always a destination community providing a secluded area with excellent access to many of Calgary's unique features; Fish Creek Park and the private Park 96 being primary features on this list. While I understand City Council is tasked with considering what is best for the city as whole and not an individual community I feel the uniqueness of Parkland does warrant special consideration. I feel it is important for City Council to recognized what I, and so many other community members (a community wide vote held in September 2015 resulted in an overwhelming vote **against** supporting rezoning within the community), feel; that allowing rezoning is a detriment to what makes Parkland such a mature and desirable area within our City.

Secondary suites have the result of increasing population density and providing increased lower cost housing options. The City of Calgary however is experiencing record high vacancy rates (4.76%):



<http://calgaryherald.com/business/local-business/city-census-suggests-calgarys-housing-glut-highest-in-decades>

and further the Housing Affordability Index, based on the City's own housing review (<http://www.calgary.ca/cfod/finance/Documents/Corporate-Economics/Housing-Review/Housing-Review-2017-Q2.pdf>), is aligned with the historical trends dating back to 2001 sitting at 0.48 and well below the peak period during 2006-2008 (0.53). To me these facts call into question the effectiveness of the secondary suite initiative, its need, and its impact on substantially lowering housing costs.

Focusing on community safety, as mentioned above Parkland is a secluded area with only 3 roadways serving the 1448 homes and their existing residents. Increasing the population density within Parkland will only serve to increase congestion at these access points and the community amenities. There is also the concern of increased traffic within a community with 2 elementary schools (at student capacity) and numerous playground zones where children play and the City already inadequately manages speed limits. As a community originally built in the 1970s and 1980s Parkland was one of the last to be zoned as a single family dwelling community and, simply put, was not designed for an increased population density.

Finally, I fear for the lack of definition surrounding the implementation of secondary suites concerning. There is no differentiation to the type of development (lane home, basement suite, etc.) or its use (supplemental income, caregiver, etc.) placed on a property once zoned for secondary suites. There is also no restriction on the number of properties allowed to be rezoned within a given area or requirement for the development permit to be reassessed upon transfer of ownership. Until the above items are addressed I feel City Council approving rezoning requests to enable secondary suites to be an unnecessary burden placed on the current community members.

I trust City Council to take note of my concerns expressed herein while considering the rejection of this rezoning application. If there are any questions with the above or if additional information is required I can be reached by email at [giles.d.brown@gmail.com](mailto:giles.d.brown@gmail.com) or by telephone at 403 837 6371.

Sincerely,

Giles Brown

**Albrecht, Linda**

**From:** gordon@shieldsaig.com  
**Sent:** Monday, October 16, 2017 4:13 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0168

October 16, 2017

Application: LOC2017-0168

Submitted by: Gordon McLeod

Contact Information

Address: 244 Parkridge Place SE

Phone: (403) 278-9552

Email: gordon@shieldsaig.com

**RECEIVED**  
**2017 OCT 17 AM 8:23**  
**THE CITY OF CALGARY**  
**CITY CLERKS**

Feedback:

Does the applicant own the property being re-designated? If not, why is he being allowed to re-designate? Has he power of attorney? Also, Parkland as a community voted in September 2015 with 324 against allowing secondary suites and lane-way developments, 6 people voted for. Many more people were opposed and this was just token representation. The neighbourhood is zoned R-1 and most residents like it that way. I personally am against any application for multifamily use as this transforms the neighbourhood into one that is potentially unsafe for the many young children and seniors living in Parkland aside from issues with garbage, recycling, cars parked on streets. This particular application was very short on details regarding the changes to the property and therefore any approval would be a slap in the face to all concerned community members and immediate neighbours. The lack of specific details regarding the re-designation and the lack of City controls over future uses of the property once re-designated in this R-1 neighbourhood are alarming - especially since the property owner knew at time of purchase that Parkland was zoned R-1. Please vote against this proposal.

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, October 23, 2017 3:04 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] File No LOC2017-0168

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**From:** Norah [mailto:nbmccann@shaw.ca]  
**Sent:** Monday, October 23, 2017 2:54 PM  
**To:** City Clerk ; Commn. & Community Liaison - Ward 14  
**Cc:** parklandca@telus.net  
**Subject:** [EXT] File No LOC2017-0168

City of Calgary & Alderman Demong,

Our family resides in Parkland at 184 Park Estates Place SE.

We have been informed about an application for rezoning on property 472 Parkridge Crescent SE and would like to provide our reasoning for objecting to this application.

As homeowners in Parkland, we strongly object to allowing secondary suites in our community. We have reviewed the city's regulations and note a number of items that should be explored further before allowing the rezoning application to proceed any further:

- Usage of the suite is not specified. Will the suite be for a live-in caregiver or additional family?
- Type of secondary suite. Will the suite be a laneway home or basement suite?
- Need to attract residents - Parkland is thriving and has a healthy population of seniors and young families. Both elementary students are at full capacity - why is a secondary suite needed to attract residents when we only have a handful of homes available for resale?

We have been residents in Parkland for 9 years, renting our first home for 6 months before purchasing our current home. I volunteer on my son's community hockey team and was also a board member of our community park for the past 4 years, it is a wonderful community. Our reason for purchasing in Parkland was related to the number of single family homes, large lots and community sense it offers. Prior to living here we resided in Vancouver, a city with many secondary suites, which brings problems that I do not wish to see repeated. Parking becomes an issue, lack of privacy and 'personal investment' in the community. Our residents take great pride in their homes and community, any attempt to bring in a change such as allowing secondary suites should require a community vote.

Thank you for consideration. If you have any questions, please do not hesitate to contact us directly.

Brian and Norah McCann  
184 Park Estates Place SE  
Calgary

Phone: 403 271 9392

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, October 24, 2017 7:52 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Fwd: Rezoning of Parkland LOC2017-0168

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Tim Fenton [mailto:tfenton47@gmail.com]  
**Sent:** Monday, October 23, 2017 7:07 PM  
**To:** City Clerk  
**Subject:** [EXT] Fwd: Rezoning of Parkland LOC2017-0168

Begin forwarded message:

**From:** Tim Fenton <[tfenton47@gmail.com](mailto:tfenton47@gmail.com)>  
**Subject:** Re: Rezoning of Parkland LOC2017-0168  
**Date:** October 23, 2017 at 4:35:22 PM MDT  
**To:** Laura D <[parklandadvocate@gmail.com](mailto:parklandadvocate@gmail.com)>

To Whom it may concern; Re: Rezoning request LOC2017-0168, concerning building permit for 472 Parkridge Cr. SE

Please be advised that I am vehemently opposed to a/n noted application for rezoning of Parkland. I am the owner and occupier of 444 Parkridge Cr. SE. I am very much against the building of secondary suites in this community. I chose to buy and live in Parkland because in part, of the R-1 zoning that existed in this community at the time of purchase 30 yrs ago. I am very concerned that the rezoning and allowing additional suites on existing properties will result, in time, devaluation of our property. Once one suite is allowed there will be no grounds to deny future applications. I fully expect street parking will become congested like many other communities in Calgary, which by necessity, will result in restricted parking being required, leading to parking signs and followed of course by parking enforcement and parking tickets. Parkland is a smaller community and is pristine in nature with 95% of properties being owner occupied and well cared for. Rezoning and allowing secondary suites will result in a multitude of renters who tend not to care for the resident property like an owner does. It is no secret that there is presently an abundance of vacant condos in Calgary and there is no need to build more residential suites. Please do not rezone Parkland and risk changing the spirit and pristine setting of our beautiful community

Respectfully

Tim and April Fenton  
444 Parkridge Cr. SE

On Oct 23, 2017, at 1:45 PM, Laura D <[parklandadvocate@gmail.com](mailto:parklandadvocate@gmail.com)> wrote:

CPC2017-327  
Attachment 2  
Letter 11

Thursday, October 26 at 10:00 am is the cut off for the City to receive your letter.

Laura

Sent from my iPhone

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, October 24, 2017 8:40 AM  
**To:** LaClerk  
**Subject:** FW: File No.: LOC2017-0168 472 Parkridge Crescent SE Calgary AB

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**From:** Lorne Boyechko [mailto:Lorne.Boyechko@TELUS.COM]  
**Sent:** Tuesday, October 24, 2017 8:35 AM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14 ; Parkland Community Association President at  
**Subject:** [EXT] RE: File No.: LOC2017-0168 472 Parkridge Crescent SE Calgary AB

To the City Clerk,

I wish to state we are against having any lots rezoned in Parkland.

My wife and her family moved to Parkland in 1973 for the low density area it was designated.

We live in Parkland and have been in our present house since 1986.

Having secondary suites would be a detriment to our area and make our area less appealing for people to move here.

We see what has happened in other areas. Home owners can't park in front of their own homes. This leads to fighting and severed relationships with your neighbors.

With rezoning you are creating a poisoned environment within our area.

Thank you  
Lorne and Sandra Boyechko  
894 Parkridge Road SE  
403 710 1275

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, October 24, 2017 10:03 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Re File No.LOC 2017-0168  
**Attachments:** 2017PARKLANDREZONING3.pdf

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**From:** John Jochmann [mailto:[jsjoch@shaw.ca](mailto:jsjoch@shaw.ca)]  
**Sent:** Tuesday, October 24, 2017 9:49 AM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14 ; [parklandca@telus.net](mailto:parklandca@telus.net)  
**Subject:** [EXT] Re File No.LOC 2017-0168

Hello , please include this letter in the file No. LOC 2017-0168.

Regards,

John S. Jochmann, P.Eng.  
TANKMAN a Division of ETT CHEMICALS Inc.  
Phone: 403-888-6905  
Fax: 403-271-5623  
Email: [jsjoch@shaw.ca](mailto:jsjoch@shaw.ca)

**From:**

John S. Jochmann, P.Eng. & Eva Jochmann  
108 Parkview Way SE  
Calgary, Alberta T2J 4M8

**To:**

City Clerk's Office  
[cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

Aldersperson, Peter Demong  
[ward14@calgary.ca](mailto:ward14@calgary.ca)

Parkland Community Association President  
[parklandca@telus.net](mailto:parklandca@telus.net).

**Re: File No. LOC2017-0168**

To Whom It May Concern:

As a resident of Parkland since 1975, we are strongly opposed to any rezoning of the community specific to the above application number.

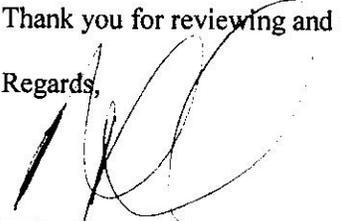
When we moved to Parkland it was designed as a single-family neighbourhood in the early 1970s, and this was one of the benefits we saw of moving here, and the reason why we have not moved away after living here for 42 years. We have cherished and loved living in this community that is somewhat isolated from the hustle and bustle of the booming and growing metropolis that Calgary has become.

Parkland has many original owners who moved here because of that designation as well. With the exception of the high-end condo building and townhouses built in the 1990's, Parkland has retained this single-family designation. Parkland attracts new, young families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning this unique area without a community vote.

For your information, in 2015 there was a vote by the community members and over 98% voted against secondary suites being allowed in Parkland. And, to solidify the feeling and wishes of our community members, another should be held specific to this application. As the City of Calgary has no clear rules & regulations in regards to secondary suites, and that we are living in a democratic society, the residents of Parkland should have the final say. And, whereby the City of Calgary would respect the wishes of the majority and decline the application should the vote prove favorable to the residents.

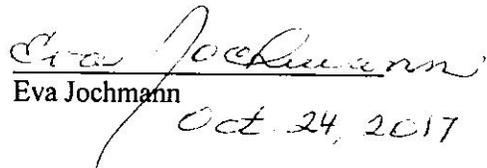
Thank you for reviewing and considering the contents of our letter.

Regards,



John S. Jochmann, P.Eng.

Oct. 24/2017



Eva Jochmann  
Oct. 24, 2017

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, October 24, 2017 11:25 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] rezone objection LOC2017-0168 in Parkland  
**Attachments:** my rezone letter to council 17Oct.docx; ATT00001.htm

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**From:** Cindy Ross [mailto:windycindy66@gmail.com]  
**Sent:** Tuesday, October 24, 2017 11:01 AM  
**To:** City Clerk ; Councillors Assistant – Ward 14 ; Hall Parkland  
**Cc:** Shannon&Sean Garvin Ferguson  
**Subject:** [EXT] rezone objection LOC2017-0168 in Parkland

**RE: 472 Parkridge Crescent SE**

**File No. LOC2017-0168**

**Oct 24, 2017**

To City Council, my ward Councillor Peter Demong, my Community Association President Sean Furguson.

I am writing to express my opinion about the City Secondary Suite policy. Specifically at the property 472 Parkridge CR SE, file # LOC2017-0168

The property listed above is applying to rezone within our R-1 neighborhood of Parkland. The person applying is the son of the homeowner. They are not specific as to their intent at all. I suspect the intention is to rezone the property, as the property is worth about 40K more if it is rezoned. I do not expect the owner to develop the property but to sell it. The prospect of a secondary residence (laneway home) in the backyard is an unwelcome additon. Should this be approved there would be many more applied for under this scheme by developers. My perspective is outlined below. It starts with what I feel is the absurdity of a two step process that leaves the existing neighborhood vulnerable.

I expect the City of Calgary to have bylaws and regulations in place to protect my asset. The most significant purchase of my lifetime, I purchased in a R-1 neighborhood, Parkland.

Making a sweeping change across the city to allow any property in any neighborhood to rezone to anything outside what the neighborhood is zoned as is disingenuous. What is the point in having zoning at all? I never imagined my neighbor would be able to build a second property in the back yard. I have already paid extra for a R-1 neighborhood. Yes, people end up paying for density. I just want what I paid for, what I am promised by R-1.

Usually the city agrees to redevelop a neighborhood when it is derelict or is in desperate need of revitalization. Neither is the case here in Parkland. All homes currently are selling over the half million mark. Most are being renovated at costs of 200K and up. This neighborhood needs no intervention by the city. By rezoning the city is making this neighborhood a very attractive neighborhood for developers to benefit. We already have developers rebuilding houses with maximum house to yard ratio, two garages (attached front and detached rear) with one small reno away from being a laneway home (complete with infloor heat, fireplace, second story window) and calling it a garage. Multiple developments like this are an unwelcome change. City Policy matters.

The two step city policy of rezone then determine the development at a later date is flawed. As a neighbor, I have no idea what I may be saying yes or no to. Are we going to build a second home in back yard or a basement suite? This is a flawed process and I have no faith that subsequent owners will abide by whatever I was told at the time of "rezoning." This policy or process is ripe for abuse and deception. Its well known that properties that are rezoned as multi family or suite capable or whichever term we are using are worth 35-45 K more undeveloped. Who knows what subsequent owners will intend to develop. The policy process does not protect me the neighbor at all. Please make it a single process and be specific about the development.

The city bylaws have been advertised as relaxable in effort to get people to apply for secondary suites. How can I have any faith that the bylaws will protect my property when you are actively advertising otherwise. Height? Proximity to property lines? Window placements? What faith should I have that your bylaws will protect my lifetime savings when you actively advertise that the bylaws might be flexible. There is an instance in my neighborhood of this very thing. Throwing two neighboring properties in complete shade with a tower on the other side of the fence. I am told the by laws will protect my property but the city track record is poor.

The city needs only to look at other cities to see how unabated development looks, especially regarding laneways. The mistakes already made and subsequently rectified are numerous. Why cant the city copy those who have done it and be the benefactor of those lessons learned? Predictable top 5 negative outcomes are:

- Too many on a street, maximum numbers are necessary because of compounding the issues below.
- Unappealing and or unsafe , strict bylaws regarding safety and aesthetics must be enforced.
- Consideration for neighbors must be paramount, especially regarding light.

-Waste garbage and recycling space becomes premium, enforcing adequate bins reduces the theft of space of neighboring properties waste space.

-Parking, which is an issue in cul-de-sacs given the city policy of no angle parking and laneway parking.

I support a variety of neighborhoods in the City. I can see where laneway homes are an asset in many places. I don't see though why the city should actively promote blanket rezone across the city in all neighborhoods. Property prices are directly correlated to density; I suspect city taxes are thus as well. There are many opportunities in the city to experience higher density and prices that vary within that. I have a family member that lives in a suite above the garage in McKenzie, it's a great neighborhood and was designed with laneways in mind in some locations. Its important to recognize that those who bought there knew the possibilities of laneways in the neighborhood. To Rezone in an existing neighborhood who doesn't need intervention is a disservice to the residents who live there.

In closing please eliminate the rezoning of properties in r-1 neighborhoods that do not need city intervention by way of revitalization. Change the process from two step rezone then develop to a single process. Differentiate between basement or addition or footprint or laneway zoning. Renew commitment to bylaws being enforced. Renew commitment to serve the neighboring properties asset and light protection. Address the predictable negative outcomes other cities have learned from.

Thank you for carefully considering my perspective.

Cindy Ross

143 Parkview Green SE

Calgary, AB T2J 4N4

RECEIVED

2017 OCT 24 PM 3:12  
THE CITY OF CALGARY  
CITY CLERK'S

Sarah Morrison & Stuart Henley  
176 Park Estates Place SE  
Calgary, AB T2J 3W5  
403-998-1844  
[sarah\\_mo@shaw.ca/stuart\\_he@shaw.ca](mailto:sarah_mo@shaw.ca/stuart_he@shaw.ca)

October 21, 2017

**RE: File No. LOC2017-0168 REZONING 427 Parkridge Crescent SE**

Office of the City Clerk  
City of Calgary  
700 Macleod Trail SE  
Calgary, AB T2P 2M5

cc: Councillor Peter Demong

Dear Sir/Madam,

We are writing this letter to you to voice our opposition to this application.

Our family has enjoyed growing up and living in this area since it was built in the 70's. Parkland is a relatively small community that has notable pride of ownership, along with high participation and involvement in events. Parkland is quiet, safe and is beautiful with the green spaces and lot sizes. We specifically chose this community to live in and stay here, because of these reasons and also because of the population in this neighborhood. We bought our home here because it is a single family dwelling neighborhood, and choose to live here, because of the low density housing. We **do not** want Parkland to allow secondary suites or lane-way homes. Approval of this application will negatively affect our our quality of life. We do not want Parkland to become a community with additional traffic, transient housing, increased population and increased assessments.

Our concerns with this application are the following:

If it is a laneway home, what will be the height of the building? Will the building take up the full footprint of the lot? Will the building fit in with the architectural integrity of the existing home and surrounding homes/neighborhood? Will this redevelopment have onsite parking or use existing street parking? What will be the contribution towards the community fees (Park 96 annual fee)? Will there need to be any relaxation application due to size of building or height restrictions?

If this is a secondary suite, will it be used only for immediate family or will it be a rental unit? How many suites are they considering? What will the impact be on the nearby residents with

respect to privacy, traffic patterns, parking? Again, what will be the contribution towards community fees (Park 96 fee)?

We are opposed to the application for the following reasons:

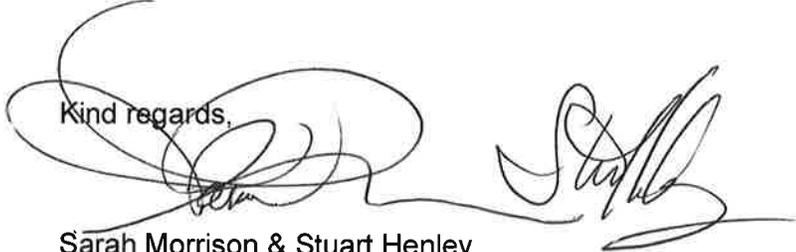
1. There are many other communities that welcome this type of application, but we do not. We do not want a 'revitalization' in Parkland. We want to maintain the single family dwelling designation in our community, that we currently have, and that makes our community unique and sought after. We grew up in this neighborhood and chose to stay here and raise our family for the low-density housing, quiet neighborhood and low traffic.
2. The City of Calgary currently has a lack of regulations with respect to secondary suites and laneway homes. For example, it doesn't differentiate between the two. We may be agreeable to a live in caregiver or mother-in-law suite, but not a secondary suite or laneway home that is a rental to the public at large (as a revenue property). There are many adjacent neighborhoods to Parkland that have multi-family or higher density and or affordable housing.
3. Allowing secondary suites and laneway homes in Parkland will create parking and increased traffic issues as well as a transient neighborhood. How many secondary suites or laneway homes is the City of Calgary going to allow in Parkland? Are our alleys going to be turned into roadways because of laneway homes?
4. One neighbor shouldn't have the right to change their property into a laneway or secondary suite when so many of us in this community object? Regardless of whether this applicant is living in this property or just owns it, approval of this application will have a huge impact on this entire neighborhood – and so far it has been a decidedly negative impact.
5. Our schools in Parkland (Prince of Wales and St Philip) are at or beyond capacity. St Philip draws from a number of neighborhoods due to its art school designation. Prince of Wales is home to Parkland residents as well as children from Legacy. Our community is not in a position where we need to attract young families with children.
6. Recycling bins – how many bins will be allotted to this property? Adding more bins to the property to accommodate the laneway home or secondary suite will crowd the alley or street. If additional bins are not provided, the potential for illegal dumping is imminent. The City of Calgary currently does not have a requirement for property owners to purchase more bins. Again, the City of Calgary doesn't have strict guidelines/regulations in place for laneway homes/ secondary suites and most likely isn't able to provide any kind of enforcement.
7. We wish to keep the integrity and balance of this community with the existing single-family dwelling designation (except for the small, high-end condo/townhome project that replaced a strip mall back in the 1990's) and see no need to allow laneway or secondary

suites at this time. Parkland residents have consistently and overwhelmingly opposed rezoning or applications of this nature, in this community. Our community meeting on secondary suites, held in September, 2015, was attended by over 300 community members. Of those who voted, over 98% were against secondary suites (324 out of 330 votes).

8. We ask that the City of Calgary allow the community of Parkland to have an awareness campaign and a vote on this important matter before this application or **any** application of this nature is approved. The City of Calgary should not be allowed to approve this application without proper input and a vote in our community.

Unfortunately, we are not able to personally attend the hearing on November 6<sup>th</sup> at the City of Calgary, due to a prior work commitment out of town, but thank you for your consideration!

Kind regards,



Sarah Morrison & Stuart Henley

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Wednesday, October 25, 2017 8:11 AM  
**To:** LaClerk  
**Subject:** FW: File No. LOC2017-0168

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**From:** Erika Diaz [mailto:erikadiaz@shaw.ca]  
**Sent:** Tuesday, October 24, 2017 5:59 PM  
**To:** City Clerk  
**Cc:** Demong, Peter ; Laura D  
**Subject:** [EXT] File No. LOC2017-0168

I am writing this email to object to the recent application of the secondary suite - City reference number LOC2017-0168.

I believe that this application (if approved) would be the start of an unwanted trend in our community. This sentiment is felt by myself and many Parkland residents. To recap - two years ago we had a meeting at our community hall to discuss secondary suites. An overwhelming majority voted, and vocalized, quite resoundingly, that they **did not** want secondary suites in our community. Why? For many reasons; one of which is that Parkland was initially zoned as R-1 which is a determining factor in why residents have purchased their homes in Parkland. If the community were to be populated with secondary suites (and it starts with one), it makes a mockery of that R-1 zoning, and a mockery also, of resident's cash outlay to purchase a home in a community that is zoned R-1.

Another issue is one of 'vested interests'. Secondary suites can often times be owned by person(s) who do not reside in the particular dwelling. I myself, am a landlord and I can attest that my focus is on the community in which I live **not** in the area where my rental property is situated. The end result is that rented dwellings are often not as well cared for as owner occupied ones. Having a proliferation of rental properties in a community will likely result in the whole community suffering; in terms of property values and in terms of lifestyle. Parkland is a beautiful low density community and I want it to stay that way.

Lastly, another issue is that of a lack of standard procedures and regulations by the City regarding secondary suites. My understanding is that an applicant can apply for a secondary suite and then instead, build a laneway home. A lack of control regarding secondary suites, can result in a proliferation of secondary suites built as laneway homes rather than secondary suites. Laneway homes are different from secondary suites in that they can infringe on the neighbour's view and privacy of their back yard. At the very least the City needs to establish procedures, guidelines and rules for the construction of secondary suites, just as they do for new home construction.

While I understand the merits of this particular application are honourable and well reasoned, my feeling is that the future owners of that property may not have those same intentions. Therefore I object to application LOC2017-0168 for this reason and the reasons stated above.

Regards

Erika Diaz  
940 Parkvalley Way SE  
T2J 4W2

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Wednesday, October 25, 2017 8:15 AM  
**To:** LaClerk  
**Subject:** FW: File No. LOC2017-0168  
**Attachments:** LOC2017-0168.odt

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**From:** - Ferguson [mailto:ssferg@shaw.ca]  
**Sent:** Tuesday, October 24, 2017 6:39 PM  
**To:** City Clerk  
**Cc:** Demong, Peter ; Parkland  
**Subject:** [EXT] File No. LOC2017-0168

**File No. LOC2017-0168**

**See: Attached Letter**

From: Sean Ferguson  
471 Parkvalley Drive SE  
President Parkland Community Association

Date: Oct 05, 2017

To The City of Calgary:

Re: Application to rezone: LOC2017-0168 for 472 Parkridge CR. SE  
Calgary.

Parkland Community Association has heard from a majority of residents loud and clear their opposition to rezoning property in Parkland. Many reasons have been given. The Parkland Community Association cannot support any rezone applications at this time due to the city's policy and procedures outlined below.

1. Lack of differences between laneway or basement or attic or any other suites in zoning. The differences between each style of "suite" and their associated impacts are vast. Thus zoning requests should be specific to the type of suite. Neighbors and residents are currently expected to say yes or no to a complete unknown without any assurances.
2. Lack of restrictions on total numbers of suites on any given street. Without clearly understood limitations developers will take advantage and ultimately the neighbourhood suffers. Several other cities have already experienced this and have since imposed restrictions.
3. Complete lack of assurances that bylaws of height, windows, or proximity to borders will be followed, as "relaxations" have been offered in advertisements, leaves no one secure in the bylaws that are meant to protect the assets.
4. Lack of planning for waste bins. Right now a homeowner cannot even purchase extra waste bins and this should not be optional. Occupants do "steal space" when waste bins are full, this should be addressed preemptively. Several other cities have already experienced this and have since imposed restrictions.
5. Lack of architectural controls in the case of laneway homes could easily result in a degradation of the neighbourhood. Several other cities have already experienced this and have since imposed restrictions.
6. Residents purchased single-family homes in R-1 neighbourhoods. Residents clearly state the city should not be able to change the zoning of any portion of a neighbourhood without the participation of the stakeholders. Residents overwhelmingly feel that they purchased homes in R-1 and did not

anticipate the neighbouring property would be able to be rezoned as multiple dwelling in anyway shape or form.

7. There currently is not a landowner resident requirement and without it the property becomes a mini apartment. Nobody in Parkland bought a property here believing the neighbouring property might become a multi-family rental.

8. Parkland does not require additional “help” by the city in the way of redevelopment at this time. People are significantly investing and reinvesting in Parkland. The neighbourhood is well maintained and people are significantly investing in renovations. In our opinion, there are zero areas of Parkland that need city intervention to spur investment.

9. The rezone at present is permanent. Does it have to be if the owner is saying to us that it's for a caregiver for the aged owner? If there is a caregiver suite required for the next 10 years could there be an expiry date?

10. The city had recently sent us a correspondence informing us that the peak population in Parkland was 5,024 in 1979 and that the present population was only 3,677. Is the city considering the fact that many of our residents are currently in their late 70's and 80's, and that new young families are moving into the neighbourhood constantly?

We hope you will take into consideration the varied reasons for lack of support for this initiative. We sincerely hope the city council will find ways to address them by changing the policies to address the valid concerns of the residents of Parkland.

Sincerely,

Sean Ferguson

471 Parkvalley Drive

President

Parkland Community Association.

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Wednesday, October 25, 2017 10:08 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Re send with note: File # LOC2017-0168 472 Parkridge Crescent SE

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**From:** CHRISTINE SPARROW [mailto:christine.sparrow@shaw.ca]  
**Sent:** Wednesday, October 25, 2017 9:57 AM  
**To:** City Clerk ; Commn. & Community Liaison - Ward 14  
**Subject:** [EXT] Re send with note: File # LOC2017-0168 472 Parkridge Crescent SE

Good morning,

Last evening I emailed you our objections to File# LOC 2017-0168, 472 Parkridge Cr SE. I apologise for omitting to explain that this email is to go to the Mayor and Councillors for the Nov 6/17 Council Meeting, when this hearing will be held. It is our understanding that our letters of objection have to be sent to you by 10 am October 26/17, so I'm in time!

Also, as I have made a couple of corrections to my email of Oct.24/17, **please copy and use this amended letter below**, and kindly delete the first letter dated Oct. 24/17.

Many thanks for your assistance, Christine Sparrow

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Mayor Nenshi and City Councillors:

Our sincere and warmest congratulations to you all on your recent election successes, representing and working on behalf of us all in our great City.

Following the City of Calgary's fundamental value: ***Making Life Better Every Day***, and the City's service promise: ***What matters to you, matters to us. We listen, respect and act***, we would greatly appreciate your consideration our points of view, objecting to the rezoning application for **472 Parkridge Crescent SE, File # LOC2017-0168**. Thank you.

- The unexpected and unnecessary stress that the rezoning of any individual lot and property, and the subsequent construction of any type of 'secondary suite', places on the neighbours and residents living close, or adjacent, to the rezoned area. Some homeowners

are ageing, having lived in the neighbourhood for 30-40+ years. Some residents are younger, with children at home, thinking way ahead and wishing to 'age in place'. We are all aware of the effects of Stress on peoples' long term physical and emotional health. One rezoning application like this one, while satisfying one family of 3 people, would cause undue stress on, and affect many more, families' physical and mental health. Rezoning and building of any type of 'secondary suites' will seriously affect the property values, privacy/overlooking of some homes, local increased traffic and noise, disrupting the immediate area. This application is *not* for the "greater good of the greater number of people". One could argue that the majority's freedom to live and enjoy their homes in their current state is being taken away by the 'freedom' of the minority applicant to rezone and to build something that is not suitable or appropriate for the neighbourhood.

- The owners, or rather the son of the owners of 472 Parkridge Crescent SE, making a rezoning application on his parents' behalf, may have good reasons for rezoning their property but the impact on those living around them is taking away homeowners' rights to live in a peaceful, single family home neighbourhood. Where is their freedom to continue living with the status quo of the past 40+ years? From the 1970s onward, Parkland homes were marketed and bought specifically because they are located in a peaceful, low density, suburban neighbourhood, attracting people who wished to invest in a peaceful, low density, suburban neighbourhood. If homeowners wanted more high density housing, or wished to rezone their property at some future point in time, they would not have been attracted to investing in Parkland in the first instance. There is stability in Parkland; many peoples' life time investments in their homes and neighbourhood could be turned upside down if you approve this rezoning application. Truly, does the City have the right to destroy the tranquillity and continuity of life of Parkland neighbours as they enjoy, and sometimes cope with struggles, in their "Golden Years"? Or those young enough to look forward to their eventual retirement in the same family home in which they may have raised their families?
- This rezoning application under consideration has not even be made by the property homeowners, Mr. R and Mrs L, Blied but by their son, Mr. Desmond Blied, a Senior City Planner with the City of Calgary. Although Mr. Desmond Blied submitted the application as a private citizen, which we understand he has the right to do, he is not the legal homeowner. One wonders about the extent to which his City co-workers will grant his application, on behalf of his parents, **owing to name recognition?** Mr R. and Mrs L. Blied could have made this application in their own names, as the property owners. Or, the City could have rules to exclude the names of the applicants from all permits and applications.

- We understand that the City of Calgary does not differentiate between the type of 'secondary suite' that would go into a rezoned property: the applying homeowner may say that they intend to construct a secondary-basement suite but instead build a laneway home or a garage-cum-coach house once their rezoning application is approved. Also, the City does not differentiate between the usage of any approved 'secondary suite': it could become a rental unit or owner-occupied or for a senior citizen or a caregiver.
- Even more importantly, the City does not require a property owner to submit a new application for rezoning if that particular property sells. This encourages investors, and/or "house flippers" to purchase a property, rezone it, build a 'secondary suite' of any description, reselling it without any consideration for the adjacent property owners or for the community as a whole.
- The City does not have rules in place for the number of 'secondary suites' on any given street or area. Will Parkland's laneways be turned into future roadways because of 'secondary suites'?
- Parkland does not require revitalization even though its population is currently lower than it was when Parkland was built. Parkland has cared well for its properties and community. Like the City, our Parkland culture is invested with our commitment to our community. our hearts, our minds, our souls are also committed to the preservation of the status quo of our community within our great City.
- Parkland does not need to attract more residents with children through 'secondary suites' as the two Parkland community elementary schools are at, or beyond, capacity: St. Philip's with its art school appeal and the Prince of Wales with students from Parkland and recently, the designated school for students bused from the new community of Legacy. Adding extra children via 'secondary suites' would have a negative impact on class sizes in schools that have no extra room in them.
- Parkland homeowners do not need to leave Parkland to downsize. Many are fortunate to have bought their homes when house prices were much lower than they are today. They are mortgage-free and can pay their bills from their pensions and/or savings, without being obliged to move away from their secure and familiar surroundings. Residents made sensible, practical and honourable decisions, some decades ago, and should not have their

investment in their mainly 'average-sized' homes and their peaceful community disrupted owing to a rezoning application(s), totally altering their blocks and neighbourhood. The majority of Parkland homes are not elaborate "McMansions" that are found in many newer communities, using up valuable resources and taking more resources to keep them functioning day-to-day. Some Parkland and other residents have chosen to move into the condominiums located in Parkland if apartment living is more suitable for their lifestyle. Thus, there are alternative options, already in place, for those wishing to downsize, and/or remain living close by to family members, friends and 'old' neighbours. Parkland could become a model for a sustainable community.

- In September 2015, the Parkland community meeting about 'secondary suites' was attended by over 300 people, 98% of whom voted against 'secondary suites' being constructed in Parkland. Councillor DeMong kindly attended this meeting for information purposes, as our Ward's elected official.
- We trust that, invoking the City's ethical mandate and objectives, you will give our objections your thoughtful consideration, respecting the wishes of the greater community, the well-being of your fellow citizens of Calgary who live in Parkland and reject, by a majority, this rezoning application.

With our appreciation and gratitude for your time.

Respectfully submitted,

Robert and Christine Sparrow  
48 Parkvista Place SE  
T2J 4W9

submitted by email October 24, 2017

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Wednesday, October 25, 2017 4:13 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] File No. LOC 2017-0168

**From:** G and H Hall [mailto:hallparkhome@gmail.com]  
**Sent:** Wednesday, October 25, 2017 1:24 PM  
**To:** City Clerk  
**Cc:** ward14@calagry.ca; parklandca@telus.net; gmail  
**Subject:** [EXT] File No. LOC 2017-0168

City of Calgary  
c/o City Clerk's Office

cc. Peter Demong, Ward 14 Alderperson  
cc. President, Parkland Community Association

RE: File No. LOC 2017-0168

We continue to object to re-zoning of residences within the Parkland Community to allow for secondary suites or lane-way homes. The infra-structure of this community was never planned or designed for these additional resident units on the R1 designated properties. We do not support any "one-off" application and "ad hoc" change until the City properly prepares, debates and approves a City wide policy and regulations with regard to secondary suites that deals with additional traffic, parking and access to the community; design modifications to align with current buildings; stress on city servicing in the lanes; additional lose dogs; poorly maintained rental units; yard junk; and loss of property values.

Yours truly,  
George and Heather Hall  
14228 Park Estates Drive SE  
Calgary, Alberta

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Wednesday, October 25, 2017 4:15 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] Secondary Suites File No. LOC2017-0168  
**Attachments:** 20171025 rezoning oct 2017.docx

**From:** Dave Quigley [mailto:thequig004@gmail.com]  
**Sent:** Wednesday, October 25, 2017 1:03 PM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14 ; parklandca@telus.net  
**Subject:** [EXT] Secondary Suites File No. LOC2017-0168

Good Afternoon:

Please see attached.

Thank you

## Secondary Suites in Parkland

Re: 472 Parkridge Crescent SE  
File No.: LOC2017-0168

We have lived in parkland for about 26 years. We lived there for 20 years moved away and moved back because of the neighbourhood. Since being back for the second time it is now a busier neighborhood because of the paved pathways and more people continue to use the pathways which has increased the traffic and noise level. With allowing secondary suites there will be more traffic, increased noise and safety and crime become a bigger issue. This is not why we moved back to Parkland along with the other reasons that are listed below.

- City Hall does not differentiate between the type of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. A resident may be okay with a basement suite, but not a laneway home. Currently, City Hall does not differentiate. Residents should not have to rely on a homeowner's word.
- City Hall does not differentiate between the usage of the suite. Citizens may be more open to a secondary suite if it was zoned as "live-in caregiver", "senior citizen" or "owner occupied".
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.
- City Hall needs to have rules in place for the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?
- Parkland does have a lower population than when first built, however, it does not require revitalization. Parkland has well cared for properties.
- Parkland does not need to attract more residents with children through secondary suites (as a benefit outlined on the City's webpage) because St. Philip draws from a number of neighbourhoods due to its art school status and Prince of Wales is the home to both Parkland and Legacy students. Both schools are at or beyond capacity. This means adding extra children via secondary suites would have a negative impact on schools that have no extra room.
- Parkland was designed as a single family neighbourhood in the early 1970s. Parkland has many original owners who moved here because of that designation. With the exception of the high-end condo building and townhouses built in the 1990s, Parkland has retained this single family designation. Parkland attracts new, young families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning in this unique area without a community vote.
- Should one neighbour have the right to rezone their property when so many in the community object? Regardless of whether a resident lives near or far from this property, it has an impact on their entire neighbourhood.
- Not allowing secondary suites in Parkland does not have a major impact on low income housing. There are many other neighbourhoods who are welcoming of these types of properties.

- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.
- Owners do not need to leave Parkland to downsize. Many original owners have purchased condos or townhouses in the neighbourhood complex. This allows them to stay in Parkland at a lower cost than owning a home.
- Garbage, recycling and composting bin concerns: There is no requirement with the City for property owners to purchase more bins. Where will all of the extra garbage, etc. go? Illegal dumping?

My question is why are changing because of one person?

Thank you for your consideration in this matter.

Parkland Resident

14136 Park Estates Dr

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Wednesday, October 25, 2017 4:17 PM  
**To:** LaClerk  
**Subject:** FW: Parkland Secondary Suite Application

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**From:** Lynn Lambert [mailto:l.lambert@shaw.ca]  
**Sent:** Wednesday, October 25, 2017 4:12 PM  
**To:** City Clerk  
**Cc:** ward4@calgary.ca; parklandadvocate@gmail.com; parkland@telus.net; angiepatterson@shaw.ca; Sandra Boyechko ; lynn@lynnlambert.ca  
**Subject:** [EXT] Parkland Secondary Suite Application

FILE#: LOC2017-0168

Att:n City Clerk

We would like to communicate our concerns regarding the Parkland Secondary Suite Application that is being proposed. You can also refer to our initial letter that was forwarded to you in June, 2017.

Rezoning should not be endorsed and sanctioned by City Hall without the voice/vote of the residents living in Parkland who voted you in and pay your salaries! Our community meeting concerning Secondary suites was held in September 2015. That meeting was attended by over 300 CONCERNED community residents. Of those who voted over 98% were AGAINST secondary suites. Does City Hall not honour democracy or is this simply lip service?

We have been informed that City Hall has recommended that this application be approved in spite of the meeting in September 2015 and countless numbers of letters by residents raising very legitimate concerns.

There are no clear regulations on the parameters regarding the usage and application of the suite proposed. Consequently, secondary suites will certainly invite investors to flip houses at a profit with an additional secondary suite that has been added. This will promote greed and profit driven values with no concern or protection of the rights of the adjacent residents to the secondary suites that have been built.

It is our hope that there be no approval of this application without honouring the democratic process through a vote on this issue.

Sincerely

Lynn and Robert Lambert-Litt  
14123 Parkside Dr. SE.  
Calgary Alberta

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Wednesday, October 25, 2017 4:18 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] Fwd: [EXTERNAL] File no.LOC 2017-0168

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**From:** Sally Aldred [mailto:sally.aldred@icloud.com]  
**Sent:** Wednesday, October 25, 2017 12:26 PM  
**To:** City Clerk  
**Subject:** [EXT] Fwd: [EXTERNAL] File no.LOC 2017-0168

Sent from my iPhone

Begin forwarded message:

**From:** "Harder, Breanne" <[Breanne.Harder@calgary.ca](mailto:Breanne.Harder@calgary.ca)>  
**Date:** June 30, 2017 at 11:12:06 AM MDT  
**To:** 'Sally Aldred' <[sally.aldred@icloud.com](mailto:sally.aldred@icloud.com)>  
**Subject:** RE: [EXTERNAL] File no.LOC 2017-0168

Good morning S.J.,

Thanks for your email; I've added it to the file for this LOC and will include it in my review.

**Breanne Harder**, MPlan, RPP, MCIP  
Planner | Community Planning  
Planning & Development  
The City of Calgary | Mail Code: #8073  
T. 403.268.5729 | [calgary.ca](http://calgary.ca)  
Municipal Building, 800 Macleod Trail SE  
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

-----Original Message-----

**From:** Sally Aldred [<mailto:sally.aldred@icloud.com>]  
**Sent:** Friday, June 30, 2017 7:17 AM  
**To:** Harder, Breanne  
**Subject:** [EXTERNAL] File no.LOC 2017-0168

Dear Breanne,

This email is sent to voice opposition to the application for secondary suites at 472 Parkridge Cresc SE.

I own a home at 347 Parkview Cres. And am a long term resident of Parkland( 40 years )

Parkland is a quiet community.

Most of us who purchased properties here did so because of the single family designation.

My concerns include the effect on property values, increases in traffic, architectural controls, and parking- to name but a few!

At our community meeting in Sept. 2015- over 98 per cent voted against re- zoning for multi family and secondary suites.

I am very strongly opposed to this application!

S. J. Aldred

Sent from my iPhone

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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 cooperation.

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 8:04 AM  
**To:** LaClerk  
**Subject:** FW: rezoning of 472 Parkridge Cres SE

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**From:** Nancy Brandick [mailto:nbrandick@hotmail.com]  
**Sent:** Wednesday, October 25, 2017 6:08 PM  
**To:** City Clerk  
**Subject:** [EXT] rezoning of 472 Parkridge Cres SE

**This email is in regards to the rezoning application of 472 Parkridge Cres SE, file No. LOC2017-0168**

**My current address is 427 Parkridge Cres SE and I am therefor a resident of Parkland.**  
**I have many objections to this application. First of all, the applicant does not own the home. Their son, who works at the City's Planning Department has made this application. How can this even be legal? And how can we be sure that his employment will not influence the decision. His parents purchased this home many decades ago when Parkland was zoned for single family homes only. They would have known this, and would not have expected this to change in the future.**  
**I attended a community meeting in September of 2015. Rezoning was the subject of this meeting, and at the end a vote was taken.**  
**Ninety-eight per cent of the 330 votes collected said NO to rezoning. We all purchased homes here because it is a single family neighborhood and that is important to all of us. Peter Demong was in attendance and told us that council has the right to approve an application even when the neighborhood is against it. Why? Why is there no importance placed on the opinions of the residents?**  
**You have now heard the emotional part of my plea. Following are some common sense reasons why this should not be allowed.**  
**There are many kinds of secondary suites. Why do we not know exactly what is being applied for, and why are there not different applications for different types of secondary suites?**  
**Parkland does not need revitalization. It is a well cared for neighborhood, which is what draws people to it. There are many areas that welcome secondary suites, so why force them on neighborhood that don't want them? Many original owners live here, but Parkland attracts young families as well who also want the single family neighborhood to continue.**  
**Parkland residents chose low density living. There are many areas with high density which could have been chosen, so why force this on residents who have clearly made the choice to live in a low density neighborhood?**  
**Our schools are full. Extra children would have a negative impact and that is just not wise. Nor is it fair to the children who attend our schools now.**  
**Garbage, recycling and composting bins are a concern. More people means more garbage, etc.**  
**Based on all of the above, my opinion is that City Hall should not be allowed to permit rezoning without a community vote. I ask that you consider this carefully. Please do not place more importance on one resident's request than you do on the majority of the Parkland population.**

**Nancy Brandick**  
**427 Parkridge Cres SE**  
**[nbrandick@hotmail.com](mailto:nbrandick@hotmail.com)**

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 8:53 AM  
**To:** LaClerk  
**Subject:** FW: File No. LOC2017-0168  
**Attachments:** Parkland ReZoning Letter.pdf

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**From:** Lori D [mailto:loriyc@hotmail.com]  
**Sent:** Wednesday, October 25, 2017 9:45 PM  
**To:** City Clerk ; Commn. & Community Liaison - Ward 14 ; parklandca@telus.net  
**Subject:** [EXT] File No. LOC2017-0168

Hi,  
We are against the proposed application to rezone this property to allow a secondary suite. Please see our attached letter.

Thank you,  
Lori & Steven Deagle  
124 Parkland Place SE

Sent from [Mail](#) for Windows 10

To Whom it May Concern:

**RE: File No.: LOC2017-0168**

We have major concerns regarding the application to rezone this property. We have specifically moved from a high-density neighbourhood with the understanding that Parkland was mostly single-family dwellings. I understand that the applicant has stated that they wish to build a suite for family members, however what happens when this house is subsequently sold? Will there be guidelines in place that this needs to remain a family suite or that property owners must live on site? No there is not any policy in place. There is absolutely no guarantee that this situation will remain, there is no guarantee that in future it won't be two separate income-rental suites. We lived in a neighbourhood which allowed secondary suites and that also turned a blind eye to illegal suites. That was beyond frustrating. I feel that the Mayor and Council do not care nor are they willing to consider any other outcome except push through the secondary suite even though the citizens are against this.

It is also my understanding that a City of Calgary employee is part of this application. There must be transparency with this application. There cannot be any whiff of preferential treatment. As a community we had a vote with 324 out of 330 votes against secondary suites. I think the citizens of Parkland have spoken but will the city hear us?

I am not necessarily against secondary suites but there is a place for them. Certainly not in an existing outlying suburban neighbourhood. There are many new neighbourhoods that can automatically be zoned for this. There are many existing inner city neighbourhoods that want to be zoned for this. As a major city, I don't understand why entire neighbourhoods shouldn't be zones. Why in the world can individual properties be re-zoned? This is a waste of time. It is a waste of time to hear applications on a case-by-case basis.

There should be a difference between secondary suites, care giver suites and properties which have property owners living on site. There also needs to be regulations for parking spots required per property which means that each suite within an existing property needs to have 1-2 spots. Lots are definitely bigger in Parkland but there is no way that 4 parking spots can be made for each property.

I hope someone takes into account the wishes of the residents. But I am realistic and part of me thinks that the City is just going through the motions and will greenlight this application no matter what the residents want.

If you would like to speak to me directly, I can be reached at (403) 462-1771 (Lori).

Thank you for your time,  
Lori & Steven Deagle  
124 Parkland Place SE  
H: (403) 276-7117  
C: (403) 462-1771 (Lori)  
[loriyyc@hotmail.com](mailto:loriyyc@hotmail.com)

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 8:54 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Rezoning of 472 Park Ridge Cres S.E.

-----Original Message-----

From: Judy Istvan [mailto:judy.istvan@nucleus.com]  
Sent: Thursday, October 26, 2017 8:11 AM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Rezoning of 472 Park Ridge Cres S.E.

To Whom It May Concern:

I have previously registered my opposition to this application. Parkland was built as a single family R1 neighbourhood. Residents bought in this neighbourhood with the understanding that would be the character of the neighbourhood.

The infra structure was designed with that in mind and taxes have been levied by the city to reflect that. Occupants bought these homes because they believed there would be slightly less traffic, perhaps less congestion and a more stable population. All these factors are attractive and present a type of lifestyle homeowners were prepared to pay more taxes to enjoy.

This application is in direct opposition to the design of this neighbourhood and although it has apparently been approved by city planning, I question whether the city does;t have a social contract if not a legal contract with any homeowner who bought residences in neighbourhood designed and approved as single family communities when council decides to change that plan.

If Council plans to change the tenor of a neighbourhood, it appears they are totally unaware of the impact these decisions have on a neighbourhood and the residents. No concessions or discussions with the majority of the residents are ever made. A popularity contest seems to sway the decision in favour of the applicants with little consideration to previous arrangements made when neighbourhoods are designed, sold and taxed to buyers.

Due to the changes these application will have on communities when multiple rental residences begin to impact the quality of lifestyle in a neighbourhood, some discussions need to also occur around increasing infrastructure, controlling parking and viewing a decrease in taxation for single family homes in the neighbourhood.

In addition, some acknowledgement needs to occur around the fact that an implicit or perhaps specific change in the original contract residents believed they were buying into is being abandoned. Anyone who is buying a family home will have many choices to buy a home that is in a neighbourhood zoned appropriately for their needs. The necessity to request a change to the zoning of a neighbour to meet ones' individual wants and needs is questionable when neighbourhoods exist and are being built to accommodate owners who wish to rent, who wish to have a relative live with them or who wish to have a caregiver live with them. Changes in zoning are a personal request to avoid inconvenience to oneself or to increase one's income, but they are not made to maintain or increase the characters a neighbourhood.

Judith Istvan  
Parkland Resident

CPC2017-327  
Attachment 2  
Letter 25

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 8:57 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Public Submission -- 472 Parkridge Crescent Application  
**Attachments:** Public Submission - 472 Parkridge Cres Secondary Suite Application.pdf

**From:** Joy Norstrom [mailto:joynorstrom@gmail.com]  
**Sent:** Wednesday, October 25, 2017 11:35 PM  
**To:** City Clerk  
**Subject:** [EXT] Public Submission -- 472 Parkridge Crescent Application

Hello,

I'm getting this letter in just under the wire, and I hope that's okay!

Please find attached my letter of support. I understand the Council public hearing is scheduled for November 6th. Is there anyway to find out what time I should arrive at the public hearing?

Thank you,  
Joy Norstrom

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

October 25<sup>th</sup> 2017

Re: Parkland Secondary Suite Application

I was pleased to hear the Calgary Planning Commission recommended City Council approve the secondary suite application for 472 Parkridge Crescent S.E. My family has lived on Parkridge Crescent since 2011 and we look forward to welcoming our new neighbour.

As mentioned in a previous email, our family supports this application because:

1. We believe secondary suites fit the spirit of the Enough for All policy. Priority 4.1 states that all Calgary communities are strong, supportive and inclusive. This includes Parkland. We trust City Council to continue making decisions with 'inclusion' and 'economic prosperity for all' in mind.
2. The location in question has ample parking and the street is not burdened with heavy traffic. The exterior of the home is extremely well cared for, and we have no reason to believe the owner won't use a similar standard with future developments.

Sincerely,

Joy Norstrom & Kris Joyce

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 8:58 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] File No. LOC2017-0168  
**Attachments:** CCE25102017.pdf; ATT00001.htm

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**From:** David Ramsay [mailto:d\_ramsay@icloud.com]  
**Sent:** Wednesday, October 25, 2017 8:54 PM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14 ; parklandca@telus.net; Laura D  
**Subject:** [EXT] File No. LOC2017-0168

Enclosed is my letter objecting to the rezoning of:

472 Parkridge Crescent S.E.  
Calgary, Alberta  
File No. LOC2107-0168

## **David Ramsay**

416 Parkridge Crescent S.E.  
Calgary, AB, T2J 4Z4  
Home: 403-278-3010  
Mobil: 403-650-9398  
Email: d\_ramsay@icloud.com

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October 25, 2017

City of Calgary  
Calgary, Alberta

[Via email to **cityclerk@calgary.ca**]  
[All correspondence via email transmission]

### **Attention: City Clerk's Office**

**RE: File No. LOC2017-0168**  
**Re-zoning application for the parcel of land identified by its**  
**municipal address as:**  
**472 Parkridge Crescent SE**  
**Calgary, Alberta**

This letter is further to my original objection to the zoning variance for the above noted file and address.

I am not an expert in this municipal field nor am I fully conversant in municipal terminology. If I have misused any terms, my apologies in advance, however I have provided what I believe to be an adequate description that my meaning and intent should be clear. Some information was obtained from a third party and not self-verified however this does not prevent me from asking questions.

The community of Parkland in south-east Calgary was designed and approved as a R1 community which only allows for a single family dwelling on a given parcel of land. This is the original character of the neighborhood and the original reason why families purchased in this neighborhood in the 70's and 80's and they would have done so knowing that the R1 zoning was a fixed condition.

Subsequent purchasers of homes in Parkland have also purchased in the Parkland community with full knowledge of the R1 zoning and its value. I purchased in Parkland and one of the considerations for the purchase was

the R1 zoning. This zoning has an intrinsic value otherwise it would not be one of the property's attributes that Realtors are so happy to point out.

It was brought to my attention that the original owners of this property, the subject of this rezoning application, are in fact the current owners of the property. They would have known about, and accepted this affixed R1 zoning condition, for the community and the property they purchased. I have been given to understand though there may also be some question about who the applicant for the rezoning of the property actual is.

It was suggested that the applicant may not be the actual owner of this property. I do not know how this is possible but perhaps it is the case. It was further suggested that this applicant maybe someone employed by, or otherwise works, for the City of Calgary and perhaps even in the City's Planning Department. If the suggestion is correct, then is this person not in a position of influence or perhaps even in a conflict of interest situation? If this suggestion is even partially true then a complete investigation should be undertaken to assess the significance and consequences to this re-zoning application.

The schools in Parkland are at, near or over capacity at present. St Philip's, with its designated art school status, services students from a number of neighborhoods. Prince of Wales services students from both Parkland and Legacy. New families with school aged children are moving into the community. There is no need to attract additional residents with school aged children through the employment of secondary suites.

A parcel of land along Parkland Boulevard, which previously to this was zoned for and occupied by a commercial venture, was replaced with a higher-end condominium development in the 1990's. Aside from this development Parkland has retained its original single family dwelling designation. Parkland attracts new families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning of this distinguishing characteristic without a community vote.

Here are some questions, in **bold type**, with "real or potential consequences and commentary:

**Once an application is approved, does City Hall loses control, in any form, of the secondary suite build due to a lack of regulations?**

If there is a lack of enforceable regulation, the applicant could proceed to build even a second dwelling on the property, perhaps backing onto the lane. I was informed that the City does not differentiate at present

between a secondary suite contained within the original structure and a completely separate dwelling structure.

**Could a lack of regulation create and opportunity for an opportunistic developer?**

A lack of regulation, and it was suggested there is a seeming lack of enforceable regulations, could make the rezoned property attractive to a developer who might purchase the property for the express purpose of converting the existing structure to a multi-tenant dwelling or even erecting a multi-tenant building, completely outside of the original scope of a secondary suite.

**Is there a provision in the regulations for the secondary suite such that it must be in an owner-occupied dwelling or property, if the secondary suite is in a detached structure?**

If not this sets the stage for a multi-tenant occurrence and not just a secondary suite. Maybe the way to make rezoned properties less appealing to a developer would be to have the property revert to the original zoning on sale or disposal of the property.

**What is next for Parkland, MCG zoning?**

Allowing MCG zoning on any street in Parkland would permit developers building, as high as, a four-storey apartment.

**Does the City have regulations in place to regulate the number of secondary suites on a street or within a neighborhood?**

Once the precedent is set what controls are in place? The character of a neighborhood could be radically change in a very short period of time, with a resulting loss of property value.

**Have provisions been made for the additional services?**

Secondary suites potentially double the demand on resources, such as fire, water, sewage and refuse disposal.

Keep the character of Parkland intact. This is what the residents want. In a public meeting held in September 2015 to discuss the secondary suit issue 95% or more of the attendees voted against having secondary suites in Parkland. No one neighbor should have the right to tarnish the neighborhood when so many oppose.

In closing, I object to this rezoning application of a property on Parkland Crescent, a street where I also reside, and urge that this application be denied outright and any prior approvals, be there any, be withdrawn.

Sincerely,

A handwritten signature in blue ink that reads "D Ramsay". The signature is fluid and cursive, with the first name "D" being particularly large and stylized.

David Ramsay  
Parkland Resident

Cc Alderperson Peter Demong, ward14@calgary.ca  
Parkland Community Association President, parklandca@telus.net  
Laura D. Parkland Advocate, parklandadvocate@gmail.com

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 9:32 AM  
**To:** LaClerk  
**Subject:** FW: OBJECTION LOC2017-0168

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**From:** D MCLENNAN [mailto:dmclennan@shaw.ca]  
**Sent:** Thursday, October 26, 2017 9:27 AM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14 ; parklandca@telus.net  
**Subject:** [EXT] OBJECTION LOC2017-0168

Good morning,

After many discussions with family members in our household, we object to the rezoning of 472 Parkridge Crescent SE.

We are concerned that the City of Calgary(City) does not have the appropriate regulations in place for this type of rezoning within the City.

The ability of the homeowner to change the approval for a secondary suite to a laneway home without further City approval or upon resale is concerning. We believe this opens the door to people/companies to "flip" the house and bring down the property value of the community.

The major reason for our family moving to Parkland 15 years ago was the fact that it was a single family, low density neighbourhood, not withstanding the condo/townhouse complex that already existed upon our arrival.

A community vote would be the most diplomatic way to deal with this rezoning request.

Keith McLennan  
Denise McLennan  
Kirsten McLennan(18+ years old)  
Cameron McLennan(18+ years old)  
483 Parkvalley Drive SE  
Calgary, AB T2J 4V5  
(403) 271-0847

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 9:56 AM  
**To:** LaClerk  
**Subject:** FW: File No. LOC2017-0168  
**Attachments:** File No. LOC2017-0168.docx

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**From:** Jason Nichols [mailto:Jason.Nichols@aer.ca]  
**Sent:** Thursday, October 26, 2017 9:44 AM  
**To:** City Clerk  
**Cc:** Commn. & Community Liaison - Ward 14 ; parklandca@telus.net. ; jason.n@shaw.ca; Joanne Nichols ; parklandadvocate@gmail.com  
**Subject:** [EXT] File No. LOC2017-0168

Good morning,

Please accept my objection letter to the application for a secondary suite in the community of Parkland.

Thank you!

Jason and Joanne Nichols  
403 993 1389

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**To:** City Clerk's Office

**CC:** Peter Demong

**Regarding Property:** 472 Parkridge Crescent SE

**File No. LOC2017-0168**

I am writing to inform you of our objection to the secondary suite application in the community of Parkland.

Parkland was built 40 years ago as a single family home community, bordering Fish Creek park on the south and west sides. From its inception in the mid 70's, to current day, Parkland is considered to be a very desirable neighbour to live and raise a family. Parkland has retained this single family designation since. The community continues to attract new, young and older families, while retaining many of the original owners (my immediate neighbour being one) because of this designation.

At a town hall in September 2015 to discuss this very application, 98% of residence objected. I was personally not in attendance, but understood it was standing room only. With such a high objection rate by the residences, I fail to understand how this is allowed to proceed. Should one neighbour have the right to rezone their property when so many in the community object? Regardless of where a resident lives in adjacent to this property, it has an impact on our community. If residents wanted to live in a high density neighbourhood with secondary suites, they would have purchased homes with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.

Currently, City Hall does not differentiate between the types of secondary suites that are being built. An applicant can state they want to build a secondary suite and then build a laneway home. City Hall is also short in identifying the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?

I have also spoken with co-workers, friends and family in other neighbourhoods where secondary suites have been allowed. They too have reinforced many of my concerns that include an increase in traffic, more noise and a noticeable decline in the general state of the homes (lawns, shrubs, fences, roofs, siding, etc.) and an increase in waste and recycling outside of the homes.

I am confident that Parkland is one of the best-kept neighbourhoods in the city of Calgary. Pride in your home is evident everywhere. This is due to the wonderful people and the community feel that has been created over the past 40 years. By allowing this application to proceed, you are encouraging investors/developers to purchase property, rezone, build secondary suites and sell without any consideration for the community or adjacent property owners.

Many current residences of Parkland were born and raised here and have returned to raise their families. Parkland does not need to attract more residents with children through secondary suites

(as a benefit outlined on the City's webpage) because St. Philip draws from a number of neighbourhoods due to its art school status and Prince of Wales is the home to both Parkland and Legacy students. Both schools are at or beyond capacity. This means adding extra children via secondary suites would have a negative impact on schools that have no extra room.

I have lived in a number of communities in Calgary and without hesitation, can say this is the best. We are now 5 years in this wonderful community and in our "forever" home where we will raise our family. For the many reasons I have shared and the overwhelming objection shown by the residences of Parkland, I would please ask that you deny this application.

This is a great community! I would hate to see something this great, be changed for no reason.

Sincerely,

Jason and Joanne Nichols  
172 Park Estates Place SE  
Calgary, Alberta  
T2J 3W5

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, October 26, 2017 9:57 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] File No. LOC2017-0168

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**From:** Wendy Fulton [mailto:wmfulton@shaw.ca]  
**Sent:** Thursday, October 26, 2017 9:39 AM  
**To:** City Clerk  
**Cc:** Executive Assistant Ward 14 ; 'Parkland'  
**Subject:** [EXT] File No. LOC2017-0168

Good Morning,

RE: File No. LOC2017-0168  
Application for zoning change for  
Secondary Suite at  
472 Parkridge Crescent SE

One of the factors when we chose to purchase our house in Parkland was that it was the only community zoned R-1 exclusively. That factor added to the price of homes in Parkland, which we paid. Many Parkland homeowners bought homes here for that same reason and still live here, as well as their now adult children – second generation families. We have maintained the single family designation, with the exception of the higher end condos and townhomes that were built in the 90s.

The City does not require an applicant to specify what type of secondary unit is going to be built, so neighbors don't know what they should be considering.

It's my understanding this applicant is not the home owner and works for the City Planning Department. I do not think city planning department employees should be banned from applying, but these two factors together are a concern for me.

There are many illegal secondary suites in Calgary and the city has admitted they have no way of effectively dealing with them. Many of them are safety hazards. We have a high vacancy rate for rental units in Calgary now, so I believe now is the time for City Council to look out for the best interests of Calgarians by finding a way to deal with this issue first. I am certainly reluctant to consider having any homes rezoned in my community when the City has no apparent effective means to deal with this problem.

When we bought in Parkland there were many communities in Calgary zoned R-2 and it's my understanding there are even more now. So I question the need to re-zone a property in Parkland when there are many others available in the city to help the city achieve higher density.

As I mentioned above, many original owners and second generation Parkland residents still live here. We have had meetings about secondary suites. The one held in 2015 was well attended and 324 out of 330 votes were against secondary suites.

Many Parkland residents filed objections to this application in the summer but they seem to have either been ignored or seen as irrelevant because it was recommended the application be approved.

I request you consider our reasons for opposing this application for a zoning change for a secondary suite. I also ask that you respect the wishes of the Parkland residents opposing this application.

Thank you.

Wendy Fulton  
211 Parkside Green SE  
Calgary, AB T2J 4K1  
403-278-1290