

Attn: EA Staff

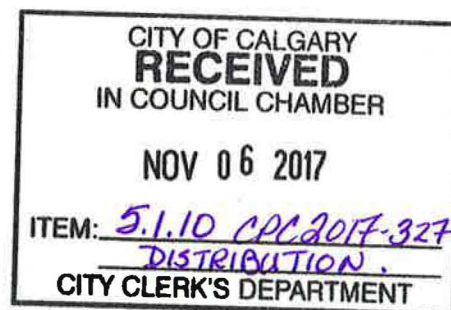
Please add these 9 letters submitted in reference to;

LAND USE AMENDMENT, PARKLAND (WARD 14), PARKRIDGE CR SE
5.1.10. AND PARKRIDGE WY SE, BYLAW 318D2017, CPC2017-327

Sorry for the delay in getting these to you but if you can please add them to you Councillors agenda package for the Public Hearing scheduled for this Monday.

Thank you,

Devin Elkin



Councillors Assistant – Ward 14

From: Jennifer Jensen <jennifermichellejensen@outlook.com>
Sent: Tuesday, October 24, 2017 8:49 AM
To: Commn. & Community Liaison - Ward 14
Cc: alliehit@gmail.com; Mike Choi; stalmey@yahoo.com; Stacey Schaub-Szabo; john.wilson@ismmfg.ca; JOANNE NICHOLS; jason.n@shaw.ca
Subject: [EXT] 472 Parkridge Crescent SE - File No: LOC2017-0168

Peter Demong, Ward 14
City of Calgary

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

October 24, 2017

Dear Peter,

My family and I recently purchased a home in Parkland because of the peace and beauty that comes with Parklands current zoning laws.

To be clear, my family wanted to stay away from neighbourhoods that offer multi housing zoning options.

I would like to officially **OBJECT** again to the issue of 472 Parkridge Crescent SE being able to rezone.

There are many issues we are seeing with a lack of City regulations and from what I understand, the applicant in fact works at City Hall. A very interesting twist and one that I haven't seen on social media yet.

My family voted for you Peter and we look forward to you listening to the 98% of Parkland residents that object to this initiative.

It is high time that we see our very clear voices heard. Below are some other points for you to consider as well Peter.

- 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.

I look forward to seeing a denial with this request and thank you for your time.

Sincerely,

Quentin and Jennifer Jensen
128 Park Estates Place SE

Councillors Assistant – Ward 14

From: Michael Choi <mchoi808@yahoo.com>
Sent: Tuesday, October 24, 2017 11:08 AM
To: Commn. & Community Liaison - Ward 14
Cc: eoya20@hotmail.com; Allie Hitz; Jennifer Jensen
Subject: [EXT] 472 Parkridge Crescent SE File No.: LOC2017-0168
Attachments: Re - 472 Parkridge Crescent SE.pdf

Good morning Councillor,

Please find attached my letter of objection to the **472 Parkridge Crescent SE - File No.: LOC2017-0168 application for multi-housing.**

Thank you,

Michael and In Young Choi
403-875-4305
423 ParkValley Drive SE



Virus-free. www.avg.com

Councillors Assistant – Ward 14

From: Dave Quigley <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
Attachments: 20171025 rezoning oct 2017.docx

Good Afternoon:

Please see attached.

Thank you

Peter Demong, Ward 14
City of Calgary

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

October 24, 2017

Dear Peter,

My family and I purchased our home in Parkland in 2013 because of the peace, safety and beauty that comes with Parklands current zoning laws. I lived in this community as a teenager and wanted to bring my family to the community that I remembered and loved as a teen.

To be clear, my family wanted to stay away from neighbourhoods that offer multi housing zoning options.

I would like to officially **OBJECT** again to the issue of 472 Parkridge Crescent SE being able to rezone.

There are many issues we are seeing with a lack of City regulations and from what I understand; the applicant in fact works at City Hall. And this said, City Hall employee was able to get his multi-housing application approved in a community that hasn't seen a multi housing unit in 40+ years (minus the senior condo on Parkland Blvd). A clear conflict of interest in my opinion.

My family voted for you Peter and we look forward to you listening to the 98% of Parkland residents that object to this initiative.

Below are some other points for you to consider Peter.

- 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.
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- 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.

I look forward to seeing a denial with this request and thank you for your time.

Sincerely,

Michael and In Young Choi
423 ParkValley Drive SE

Councillors Assistant – Ward 14

From: CHRISTINE SPARROW <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

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 single family home 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, Bliek but by their son, Mr. Desmond Bliek, a Senior City Planner with the City of Calgary. Although Mr. Desmond Bliek 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. Bliek 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

Councillors Assistant – Ward 14

From: Dave Quigley. <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
Attachments: 20171025 rezoning oct 2017.docx

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

Councillors Assistant – Ward 14

From: Nancy Brandick <nbrandick@hotmail.com>
Sent: Wednesday, October 25, 2017 6:03 PM
To: cityclerk@cakgary.ca; Commn. & Community Liaison - Ward 14; parklandca@telus.net; parklandadvocate@gmail.com
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

Councillors Assistant – Ward 14

From: David Ramsay <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
Attachments: CCE25102017.pdf; ATT00001.htm

Enclosed is my letter objecting to the rezoning of:

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

Councillors Assistant – Ward 14

From: Nancy Brandick <nbrandick@hotmail.com>
Sent: Wednesday, October 25, 2017 6:03 PM
To: cityclerk@cakgary.ca; Commn. & Community Liaison - Ward 14; parklandca@telus.net; parklandadvocate@gmail.com
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

David Ramsay

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

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,



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

Councillors Assistant – Ward 14

From: Lori D <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
Attachments: Parkland ReZoning Letter.pdf

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)
loriyc@hotmail.com

Councillors Assistant – Ward 14

From: Jason Nichols <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
Attachments: File No. LOC2017-0168.docx

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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Councillors Assistant – Ward 14

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Thank you,
Lori & Steven Deagle
124 Parkland Place SE

Sent from Mail for Windows 10

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

Councillors Assistant – Ward 14

From: John Wilson <john.wilson@imsmfg.ca>
Sent: Friday, October 27, 2017 9:52 AM
To: Commn. & Community Liaison - Ward 14
Subject: [EXT] FW: 472 Parkridge Crescent SE - File No: LOC2017-0168

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

October 27, 2017

Dear Peter,

My family and I have been living in Parkland for over 15 years

To be clear, we are vehemently against multi housing.

I would like to officially **STRONGLY OBJECT** again to the issue of 472 Parkridge Crescent SE being able to rezone.

There are many issues we are seeing with a lack of City regulations and from what I understand, the applicant in fact works at City Hall. My understanding is they are using their connections to go against the wishes of the residents of Parkland.

We look forward to you listening to the 98+% of Parkland residents that object to this initiative. Is this not a clear indication that the residents of this community are not in favour of this proposal?

It is high time that we see our very clear voices heard. Below are some other points for you to consider as well Peter.

- 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.

I look forward to seeing a denial with this request and thank you for your time.

Sincerely,

John Wilson
164 Park Estates Place SE