

To Whom It May Concern:

RE: Application for Land Use Amendment

3827 Collingwood Dr.

Bylaw # 5D2018

Redesignation LOC2017-0245

Proposed: Residential - Contextual One Dwelling District

File Number: LOC2017-0245

Applicant: Sharma, Ronny

Submitted August 21, 2017

I am writing in response to the application to allow a secondary suite at 3811 Collingwood Dr NW.

Some of the issues related to allowing this suite is that it sets a precedence for the remainder of the community, which increases traffic and parking issues. These issues are especially problematic for Collingwood Dr due to it being one of the primary roads in the community, and it gets significant traffic from Collingwood Elementary School, St. Francis High School, Confederation Golf Course and cut through traffic trying to avoid the lights at 19 Street and Northmount Dr.

With St Francis high school currently being enlarged, and many of their students driving, overflow parking has long been an issue. Additionally the elementary school across the road also causes major traffic congestion with parent drop off and numerous school buses. These all create parking issues as parents ignore the parking restrictions, and jaywalking across the street on a regular basis. More cars on the street related to secondary suites will increase this problem and increase the related safety issues, especially since the jaywalkers are young children.

Additionally, there are a number of high density projects recently built and pending (Brentwood Village Mall high rise buildings and condos, Brentwood Co-Op, the former Highland Golf Course, and Northmount and Brisebois Dr) that have or will increase traffic within a radius under 5 km from the area of this application. The implementation of the bike lane on a busy road like Northmount Drive, with lots of cars parked, multiple schools that increase traffic to almost impassable multiple times per day with school bus parking and large volume with parental transport and high school students driving, makes traffic in this area excessive at times, and the full impact is not yet known.

Northmount Dr is also the option most cars revert to when there is an incident on John Laurie Blvd. This increase with less capacity due to the bike lanes is also something that is never considered when decisions are being made that impact this area.

It is my opinion that allowing this suite, and other applications in the area, would increase traffic as well. Since it is not known how bad Northmount Drive will be once the bike lanes are in operation in addition to the new apartment complexes, approving multiple secondary suites is short sighted and has the potential to add to significant problems that are currently exist, and will continue to worsen as the developments are completed.

Collingwood and surrounding areas only have residential roads that were not designed to be high volume traffic routes, and there are no options to increase the capacity, especially when capacity is actually being reduced with the addition of bike lanes.

It is respectfully submitted that this application be denied, especially until the full impact of all previous decisions to approve so many high density projects in areas where the road infrastructure has not been designed to accommodate these levels of traffic, are known. I have lived in my home for 21 years and the recent development has made traffic consistently worse and the pending projects will also have an impact. It would be prudent to slow down additional density until things can settle and work itself out.

Additionally, secondary suites will increase the transient population of the neighbourhood, and will attract low income renters to an established neighbourhood, especially in light of the proximity to the University and SAIT. There is a high likelihood these residences will become a double rental property in the future, with absentee owners that increases the likelihood of renters who have limited concern about the property they are renting. The negative impact on future property values will also be an issue if there are numerous secondary suites.

I have been a Calgarian all my life and made the decision to buy in an designated low density residential neighbourhood and believe that decisions such as this that significantly impact quality of life and road safety by changing the rules is irresponsible without considering the long term impact of these decisions. There are many areas zoned multi-family, and new communities could be zoned accordingly as well, with residents making informed decisions to buy into areas they know are zoned for secondary suites.

Regards,

Monica Wegmann
3815 Collingwood Dr NW

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

January 15, 2018

Re: Objection to Secondary Suite Rezoning Application Notices ("Applications") at:

3811 Collingwood Dr. NW
Bylaw # 17D2018
Re-designation LOC # 2017-0277
Proposed: Residential - Contextual One Dwelling District
File Number: LOC2017-0277
Applicant: Lawrence, Bradley M
Submitted September 26, 2017

3827 Collingwood Dr. NW
Bylaw #5D2018
Re-designation LOC 2017-0245
Proposed: Residential - Contextual One Dwelling District
File Number: LOC2017-0245
Applicant: Sharma, Ronny
Submitted August 21, 2017

Dear Councillors;

The above mentioned deal with residential properties that are seeking re-designation from current R-C1, to R-C1s Secondary Suite status.

Please be aware that these applications have neglected to address several key issues. Including issues related to increased traffic and parking in the immediate vicinity of the applications and the community of Collingwood. Both applications are located directly in front of the entrance to the Collingwood Elementary School on a hill-slope, adjacent to Northmount Dr. This residential area has a well-established school and road system with significant volume of school traffic; school bus and parents/guardians traffic; in peak student pick up hours.

It is our view that the safety of pedestrians in the vicinity of the school and within the associated 30km/hr speed zone may be greatly compromised.

For the reasons above we object to the application(s).

Regards,



Daniel and Pavlina Krayzel

45 Carmangay Cr NW, T2L 0S8