

To Whom It May Concern:

RE: Application for Land Use Amendment

3811 Collingwood Dr.

Bylaw # 17D2018

Redesignation # LOC2017-0277

Proposed: Residential - Contextual One Dwelling District

File Number: LOC2017-0277

Applicant: Lawrence, Bradley M

Submitted September 26, 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

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, January 15, 2018 10:37 AM
To: LaClerk
Subject: FW: Opposition to 3811 Collingwood Dr. Rezoning
Attachments: ! 20171024 Letter to City re 3811 R-C1s Rezoning - SIGNED.PDF; ! 20171024 Map for 3811 petition against rezoning.jpg

Importance: High

From: BBC502 x [mailto:bbc502@outlook.com]
Sent: Monday, January 15, 2018 10:31 AM
To: City Clerk
Cc: Sean Chu ; Ward4 - Andrew Chin
Subject: [EXT] Opposition to 3811 Collingwood Dr. Rezoning
Importance: High

For rezoning request at **3811 Collingwood Dr. NW**
File Number: **LOC2017-0277**
Bylaw: **17D2018**

The following documents are attached to his email:

- Letter from Oct.24-2017 with signatures.
- Map of the immediate community showing who signed.

I am sending this on behalf of community members of Collingwood Drive and Carmangay Crescent NW who are OPPOSED to the rezoning request from R-C1 to R-C1s to allow a secondary suite. NOTE that this is a re-send of the commentary and documents that were submitted to the Planning Commission on Oct.24-2017.

We live near 3811 Collingwood Drive where the owners have applied to change the zoning of their property. A very high proportion of LIVE-IN OWNERS on the two nearest streets (see **attached map**) have signed a common letter of DISAPPROVAL of the application for rezoning. **The letter with signatures is attached.** Please consider this STRONG opposition by the owners most directly affected by the proposed change.

FYI:

- There are 22 properties canvassed that we know to be OWNER-OCCUPIED.
- 1 was away while the neighborhood was canvassed.
- **Of the remaining 21 OWNER-OCCUPIED, 17 (81%) are OPPOSED:**
 - 16 signed the attached letter.
 - 1 sent a separate letter of opposition.

Please reply to confirm that you received this email and the 2 attachments.

Thank you.

...Brent Hackl | 403.282.1005
93 Carmangay Cres. NW, Calgary, AB, T2L 0S8

24 October 2017

From: Community Members
Carmangay Crescent & Collingwood Drive NW
Calgary, AB

To: Fraser McLeod, City of Calgary
800 Macleod Trail SE
P.O. Box 2100
Postal Station "M"
Calgary, AB T2P 2M5

RE: Secondary Suite - Application for Land Use Amendment: LOC2017-0277

Dear Mr. McLeod,

We, the community members of Carmangay Crescent and Collingwood Drive NW, have reviewed the application to have the property at **3811 Collingwood Dr NW** redesignated from R-C1 to R-C1s and would like to collectively express our disapproval of this request.

CHALLENGES TO THE APPLICANT'S "LAND USE RE-DESIGNATION LETTER":

NOTE: The letter was provided to some of the neighbors. See copy on Page 4.

We find the arguments in the applicant's letter to be weak.

The statement regarding "finally able to buy into the market" implies that the purchase was a stretch financially. That's irrelevant to rezoning, but probably also misleading. Their finances were sufficient to allow a major renovation / expansion to the house.

Their first reason for wanting the rezoning is that they want the suite to be legal. That's not a reason to rezone, it's a requirement after rezoning.

Their second reason is financial - they can't afford the changes without rezoning. If it's not rezoned, they don't need the changes. There would be no cost - they get what they bought. If it is rezoned, the changes are with a view to profit. This is a financial opportunity, not a financial problem.

This is not a situation of making an existing long-term illegal situation legal and safe. To our collective knowledge, for much of the last 10-20 years the basement has been either uninhabited or the person sleeping in the basement bedroom (whether paying rent or not) lived and ate with their family or friends upstairs, with the basement family room providing separation and privacy when desired.

OUR DISAPPROVAL:

We believe this type of development is not in the best interests of this community for the following reasons:

1. Increased activity and transient population in the neighbourhood;
2. It will change the dynamics of the neighbourhood by attracting low-income renters to a well-established neighbourhood;
3. There will be increased problems with parking;
4. This will likely become a double-rental property in the future. There is nothing preventing the current owners from renting both upstairs and down, or selling to new owner who does the same;
5. There will be reduced property values for R-C1 houses if R-C1s becomes common in the neighborhood;
6. We all purchased in this neighbourhood because it was designated as a Low Density Residential District with only Single-Detached Dwellings.


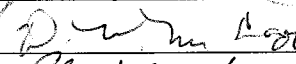
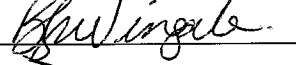


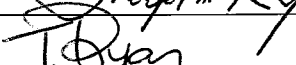
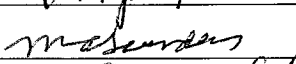
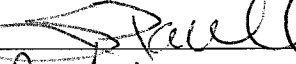
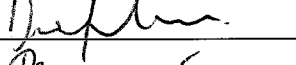
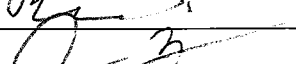
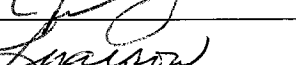
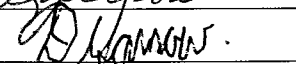
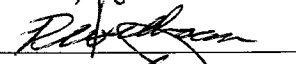


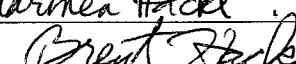
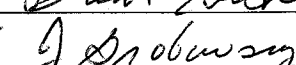
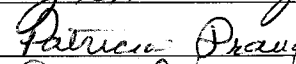
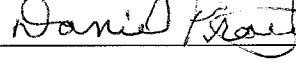
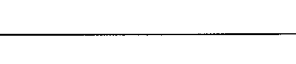


The applicants knowingly assumed the risks of purchasing a house with a “non-conforming” secondary suite in an R-C1 designated neighbourhood. It is unfortunate that they assumed these risks; however, we do not believe their personal situation should impact the neighbourhood perpetually.

Based on the aforementioned points we do not support this request to rezone from R-C1 to R-C1s.

Respectfully,

Signatories (Next Page).

We DISAPPROVE of the Application for Land Use Amendment: LOC2017-0277

Name	Address	Phone #	Signature
John Wood	65 Carmangay Cr NW	403-282-9559	
S.W. Jim Lee	61 Carmangay Cr NW	403-284-1488	
Barbara Wingate	57 Carmangay Cr NW	403-472-0709	
MIKE BEVANS	53 CARMANGAY CR NW	403-620-0937	
DANIEL KRAYZEL	45 CARMANGAY CR	403-241-9557	
Lloyd Ryan	31 Carmangay Cr NW	403-282-1999	
Terry Ryan	31 Carmangay Cr NW	403-282-1999	
Patricia Saunders	3715 Collingwood DRIVE	403-289-7065	
Sheryl Paull	3803 Collingwood Dr NW	403-613-3654	
ION JOHNSTON	3919 COLLINGWOOD DR	403-282-2146	
R. VINSON	85 CARMANGAY NW	403-289-1355	
James Fry	19 Carmangay Cr NW	403-816-2512	
Louise Yarrow	15 CARMANGAY CR NW	403-282-8458	
DENNIS YARROW	15 CARMANGAY CR NW	403-282-8458	
PAUL WOLLBAUM	11 CARMANGAY CR NW	403-289-4198	
CRAIG VOLSTAD	89 CARMANGAY CRES.	403-973-0271	
Christina Volstad	89 CARMANGAY CRES.	403-852-7929	
CARMEN HACKL	93 CARMANGAY CRES NW	403-282-1005	
BRENT HACKL	93 CARMANGAY CRES	403-804-6568	
JANE GROBOWSKY	7 CARMANGAY CRES	403-289-1796	
Pat Prand	81 Carmangay Cr	403-282-4213	
Daniel Prand	81 Carmangay Cr NW	403-282-4213	

APPENDIX: This letter was provided by the applicant to some of the neighbors:

LOC 2017-0277

Land Use Re-designation Letter
3811 Collingwood Dr NW

To whom it may concern;

We're applying for re-designation of my home from the current RC-1, to RC-1s. Thank you for your time in reviewing our application.

Like many, _____ in our city, we were very happy to finally be able to buy into the market. Although like so many in our competitive market, we had to make some small concessions on our ideal home in the end. While we're very happy, we'd like to address some issues with the property we've inherited.

One of the major issues we have is we've inherited a non-conforming suite in the basement. While it's tempting to add a tenant at this time, we're not comfortable renting the space in its current state. As far as we can see the suite is non-conforming for several reasons. We'd like to make several changes for safety and peace of mind in the future. We're asking for re-designation in an attempt to add a proper suite, and do so in a legal and conforming fashion

Our second reason is financial. In our current economy, _____ these upgrades without some sort of way to recoup some of the costs over future years. A little extra down the line would make a big difference to us, _____ Tearing down the current suite and rebuilding a standard common area simply isn't an option at this point for us financially.

We'd like the opportunity to invest in our home and do so in a legal and conforming manner.

Thanks for your time.

Brad Lawrence Thomas Marzetak

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Signed

**Sent Separate
Opposition Letter**

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Page 6 of 6

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