

City of Calgary Development:

December 22, 2017

Re: Applicants File LOC2017-0363, 522 Hawkford Way N.W.

Dear Public Submissions,

City Clerk's Office
Received: 2018 February 14

As a residential owner of a single family dwelling since 1987 at 473 Hawkford Way N.W. I would like to present my objection to the change of land use designation (rezoning) of 522 Hawkford Way N.W. file LOC2017-0363. I submit the following objections and suggestions:

- It should be noted from the start that Hawkwood neighbourhood was designed and zoned for single family dwellings (92%, 2014 census) and not a single duplex (0%). It also was designed with modern green space allocation and development for the 9,773 residents (2014 census). Hawkwood was one of the first communities to join in on the beautification and tax program to enhance the neighbourhood. Hawkwood owner occupied dwellings number 3,075 at 93%. No zoning was provided for duplexes or secondary suites in the community. Hawkwood is a vibrant place to live, richly diverse in its outside activities and fun/ safe place for families to grow and play.
- Hawkford Way is comprised of residential single family dwellings on a secondary side street in direct proximity to 2 schools, play grounds, soccer fields and baseball diamonds bracketing at the west end of the street. The middle of Hawkford Way is comprised of single family residences and a Canada Post Mail Box Station. The east section of Hawkford Way is comprised of single family residences bracketed by another playground and playground zone at the east end. It is here (next to the east playground zone) that the applicant has proposed a secondary suite rezoning.
- Traffic on the street is already busy for the winter, spring, summer and fall due to the above mentioned family activities where many children play on the sidewalks or front yards and walk to school or playgrounds on this part of the Hawkford Way street. If any rezoning (secondary suites) on the street is allowed then safety for a large Hawkwood youth population will be adversely affected. Many residents presently park on both sides of Hawkford Way regularly (this increases during sporting events) because there aren't any back alleys in this area of Hawkwood. Secondary suites will increase residential permanent parking on Hawkford Way that was not originally planned, zoned or designed for either the street or its proximity to schools, playgrounds and baseball diamonds.

- There are no back alleys in this area of Hawkford Way, therefore parking on the street will increase in-order to access the secondary suite.
- Hawkford Way does not receive any winter snow clearing or removal for the 6 month period of winter. As the locals say: “ Hawkwood gets winter storms two days before the rest of Calgary (4,040 feet above sea level) “. I only mention this as logic would dictate, it would be unadvisable to add the potential of more problems driving and parking on the hilly street should secondary suites and building of said projects occur. Keep in mind that the proposed applicant is placed between the playground at the east and schools and playgrounds etc. to the west.
- It's quite possible that some secondary suites may be approved in certain areas in Calgary provided that the residence has access to a back alley, this will allow driving and parking access to the secondary suite. Please consider adding this requirement to your guidelines.
- If additional building is approved for backyards, then it shall reduce the green space separation around each home and increase the density of buildings per lot in proximity of neighbours. This reduces the planned fire break between homes when back alleys are absent thereby creating a fire hazard that did not exist before.
- Secondary suites increases the density of people on the residential lot. The dynamics of a larger population will naturally increase the noise level activity throughout the day and night. This will adversely affect the closest neighbours and should be considered deleterious to the neighbourhood when back alleys are absent.

In closing, I strongly object to the proposed applicant (change to RC- 1S) at 522 Hawkford Way N.W. or any changes to the present single family dwelling zoning (RC-1) along Hawkford Way for the afore mentioned reasons.

Sincerest Regards,

Patrick Hartigan

473 Hawkford Way N.W.

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STATISTICS:

The following information confirms that Hawkwood when compared to the City of Calgary has one of the highest residential ratios for owner occupied single family dwellings and one of the lowest non-duplex and commercial property ratios.

2014 Calgary Civic Census Dwellings

Owner-occupied dwellings

Hawkwood

Number/ Per cent in Hawkwood:

Total occupied dwellings 3,289/ 100%

Owner occupied dwellings 3,075/ 93%

Single-family home 3,032/ 92% occupied in Hawkwood

No Duplexes / 0%

Age demographics of 2009 (1416 persons) to 2014 (1811 persons) show rapid growth (ages 55-64)

Age demographics of 2009 (472 persons) to 2014 (791 persons) show rapid growth (ages 65-74)

Children (0-14 age) in Hawkwood (1563 kids) 16% of total Hawkwood population, 2014 Calgary census

Number / Percent in Calgary:

Total occupied dwellings 453,626 / 100%

Owner occupied dwellings 311,782 / 69%

Single-family homes 264,005 / 58% occupied in City of Calgary

Source: Calgary Civic Census, 2014

Note: Letter 2 was removed from the Electronic Agenda at the request of the author. Should you have any questions please contact the City Clerk's Office at 403-268-5861.