

From: Jason Pare [<mailto:jason.pare@gecarchitecture.com>]
Sent: Tuesday, January 16, 2018 8:39 AM
To: CPAG Circ <CPAGCirc@calgary.ca>
Cc: Ward10 - Patricia Fuentes <ward10@calgary.ca>; Larry Leach <crossroadspresident@gmail.com>;
Cardiff, Jennifer <Jennifer.Cardiff@calgary.ca>
Subject: [EXT] LOC2018-0003 Circulation Package

Good Morning,

After reviewing the above noted Land Use Amendment Application, Crossroads Community Association has some concerns:

- The applicant claims to have contacted the Community Association to discuss this application – we have not had any contact with this applicant pertaining to this property, which makes us question their other claims of contacting nearby residents and Councillor Chabot’s office (also, Andre Chabot has not been the councillor for this community for nearly 3 months, which raises another red flag)
- The applicant hasn’t answered the question about the where the parking will exist for both the secondary suite and primary dwelling, they merely indicate the stock of parking around the property and don’t indicate who will park where
- The applicant seems to suggest that they will not be living in the property (or even the city) while this property is being rented. We view this as a negative as they will not be able to maintain a high level of oversight on the activities that occur on the property, which could provide problems for adjacent property owners
- We would like to review site plans for the property and floor plans for the residence

In summary, we are against this application and would encourage the applicant to speak with us to properly explain their intent for this property.

Jason Pare
Planning Director, Crossroads Community Association



January 30/18

Jennifer Cardiff, Planner 2, North Area
Planning & Development
City of Calgary/ Mail code: 8076
Fax (403) 268-3636

Councillor Ray Jones, Ward 10
Attn: Lesley Stasiuk
City of Calgary
Fax (403) 268-3823

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WARD 10

Land Use amendment LOC 2018-003 – 1203 Motherwell Road, NE
From R-C1 District (single dwelling bungalow) to R-C1S District – Accommodate Secondary Suite

Herewith Attached, our petition (signed by 40 residents) against this proposed land-use change. It is very unfortunate and indeed upsetting that only about seven months ago we opposed an identical application for a secondary suite for the same address and that that application was disapproved by City Council in July 2017.

We bring to your attention that for this current application, the applicant contacted the Crossroads Community Association and claimed to have spoken to, and gained the support from the neighbours and the Community Association. Those comments (and others) were **not true** and caused the Community Association to inform the applicant that they were against this development and encouraged the applicant to come speak with the Association. We understand that both the City Planner and Councillor Jones were previously made aware of the Community's communications with the applicant.

We ask that the City administration and City Council seriously consider our concerns and opposition as expressed in the letter attached to the petition and also in the individual letters from neighbour residents. Thank you.



Theodore P.J. Hesch

January 22, 2018

PETITION

We the undersigned, strongly oppose the proposed land use change at 1203 Motherwell Road, NE for the purpose of a "Secondary Suite". (LOC 2018-003)

Our arguments are stated in the attached letter dated January 22/17, address to Jennifer Cardiff, File Manager, Planning & Development, City of Calgary and also Ward 10 Councillor Ray Jones.

NAME (PRINT) ADDRESS (PRINT) SIGNATURE

NAME (PRINT)	ADDRESS (PRINT)	SIGNATURE
TEO HESCH	1224 MOTHERWELL RD NE	[Signature]
VUENIE HESCH	" "	[Signature]
MAXINE BOETTCHER	1015 MOTHERWELL RD. NE	[Signature]
ERWIN BOETTCHER	1015 MOTHERWELL RD. N.E.	[Signature]
David Temple	1108 MOTHERWELL RD NE	[Signature]
JESUVE TEMPLE	1108 MOTHERWELL RD NE	[Signature]
KIM FISCHER	1212 MOTHERWELL RD NE	[Signature]
BARRY FRIESEN	1212 MOTHERWELL RD NE	[Signature]
Mona Speigl	1139 Motherwell Rd. NE	[Signature]
Frank Speigl	1139 Motherwell Rd NE	[Signature]
FRANK HARNICH	1204 MOTHERWELL RD. N.E.	[Signature]
SHANNON GARRETT	1056 Maryland Dr NE	[Signature]
Allan GARRETT	1056 Maryland Dr NE	[Signature]
Dee-Dee GARRET	1056 Maryland Dr NE	[Signature]
MIKE HARNICH	1204 MOTHERWELL RD NE	[Signature]
Korarina Harnich	1204 Motherwell Rd NE	[Signature]
Soren McNabb	1140 Motherwell Rd NE	[Signature]
Tom Nichol	1142 Motherwell Rd NE	[Signature]
LENA KANE	1152 MOTHERWELL R.D. N.E.	[Signature]
JOE HAUSH	1115 MOTHERWELL RD NE	[Signature]
AND ROY	1060 Motherwell Rd NE	[Signature]
Saince Trudny	1138 Motherwell Rd. NE	[Signature]
WALTER TRUDNY	1135 MOTHERWELL RD N.E.	[Signature]
Kindi Thom	1135 Motherwell Rd NE	[Signature]
WILL FISLER	1210 Motherwell Rd. NE	[Signature]
Julia Fisher	1210 Motherwell Rd. NE	[Signature]
Rosemary Spata	1220 Motherwell Rd NE	[Signature]
Mark DeLacombe	1228 Motherwell Rd NE	[Signature]
Uughan DeLacombe	1228 Motherwell Rd NE	[Signature]

January 22, 2018

PETITION

We the undersigned, strongly oppose the proposed land use change at 1203 Motherwell Road, NE for the purpose of a "Secondary Suite". (LOC 2018-003)

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NAME (PRINT)	ADDRESS (PRINT)	SIGNATURE
SILVIA MARRA	1231 Motherwell Rd.	[Signature]
SILVIA MARRA	1236 MOTHERWELL ROAD	[Signature]
DOMENICO MARRA	1236 MOTHERWELL ROAD	[Signature]
Sheldon Waisicki	1232 Motherwell Rd. NE.	[Signature]
[Name]	1123 Motherwell Rd. NE	[Signature]
CORD REYNARD	1136 MOTHERWELL RD NE	[Signature]
JIM RIRRPATRICK	1123 MAYLAND DR NE	Jim Rirrpatrik

January 22, 2017

Jennifer Cardiff, File Manager
Planning & Development, IMC #8076
P.O. Box 2100, Station M
Calgary, Ab T2P 2M5
FAX (403) 268-3636

Councillor Ray Jones
City of Calgary
FAX (403) 268-3823

Re: Land Use Amendment: LOC 2018-0003 - 1203 Motherwell Road, NE
From R-C1 District (single dwelling bungalow) to R-C1S District - accommodate Secondary Suite

Mayland Heights homeowners relied on City Community Planning Signs that informed them that the home they purchased in Mayland, showed R-1 zoning for a single family bungalow home use only. They were also aware that the older homes West of 19 Street, NE, also known as Belfast, had R-2 zoning and that such zoning allowed for basement suites. That large portion of our Community currently has many legal and illegal basement suites. Also, directly West of the Mayland Height Shopping Plaza, there are many multi-family units, duplexes and fourplexes.

There are also many multi-family units immediately behind Motherwell Road that some years later, had residential zoning changes approved from Duplexes to fourplexes and even sixplexes. Also, one large area right across from the Motherwell Road alley was developed into many rental units owned and operated by Boardwalk. In addition, one street over, on Mckinnon Road, many city owned multi-family rental units were developed.

We believe that the Mayland Heights Residential Community has more than its "fair share" of multi family homes (including low income) and that it is not fair to push for more zoning changes in our established R-1 single dwelling bungalow area allowing for secondary suites.

Some homeowners have their parent(s) living with them who sleep in basement bedrooms but who remain part of the family unit and who wine and dine together. (no fridge and stove in basement)

We ask the City Administration and City Council **not** to approve the application for a secondary suite at 1203 Motherwell Road, NE and to recognize/honour the existing zoning of our homes in Mayland Heights as an established R-1 zoning area.

We ask Ward 10 Councillor Ray Jones to make an application for a "legal exempt status" for secondary suites and other land-use amendments that would increase the residential population in Mayland Heights. Our small Community is situated in an airport flightpath area that is (tightly pinned) in between two key North/South airport runways. The City is aware that Calgary International Airport traffic may possibly double in the next 10 or 15 years and so everything must be done to avoid increased friction between airport operations and the residents below.

The home at 1203 Motherwell Road is owned by an out of Province landlord who in the (July/17) application for a secondary suite had their illegal basement rented out as well as their garage for car storage. In addition, the home across the street at 1208 Motherwell Road, has an illegal basement suite and also another illegal rental accommodation that was developed from a former outside pool to an add-on structure. The additional persons living in these two home locations have caused a real traffic problem (especially in winter months) with their "on street" parking, causing very dangerous passing problems in an area of the road that has a very sharp curve.

Attach to Petition