

McDougall, Libbey C.

From: Albrecht, Linda
Sent: Monday, April 02, 2018 7:58 AM
To: Public Submissions
Subject: FW: [EXT] Re-Submission of Opposition Letter - Land use predesignation File Number LOC2017-0339
Attachments: CAIP.pdf

From: Carol McMahon [mailto:mcmahonc5@gmail.com]
Sent: Saturday, March 31, 2018 3:45 PM
To: City Clerk
Cc: Huber, Morgan J. ; Farkas, Jeromy A.
Subject: [EXT] Re-Submission of Opposition Letter - Land use predesignation File Number LOC2017-0339

Subject: Re-Submission of Opposition Letter - Land use predesignation File Number LOC2017-0339

Dear City Clerk - City of Calgary
RE: Bylaw 117D20018

This letter is a re-submission to City Council to formally oppose the secondary suite application for 9203- 29th Street SW in the community of Oakridge Estates. This home is located on the corner of Oakside Circle & 29th Street SW within a Playground Zone. There are two crosswalks - one going north/south and one going east/west directly in front of the subject property.

29th Street is a major thoroughfare for many children walking to and from a Kindergarten to Grade 9 School and is used daily (weather permitting) by 25 to 30 preschool children from the Daycare located on Palliser Drive and Oakfield Drive walking to and from the park/playground. These children have to cross Oakside Circle in order to get to and from the park/playground which is located at the north end of 29th Street and directly north and across the street (Oakside Circle) from 9203- 29th Street. This park/playground is also a main thoroughfare for many students and adults to get to City transit services on 90th Avenue. 29th Street itself is also a major thoroughfare for traffic entering this area from Palliser Drive. The north end of 29th Street along Oakside Circle in front of the the park/playground entrance is also used as a parking area for people that pick up and drop off their children to and from the park/playground. In addition, this area is also a school bus stop, wherein children are picked up and dropped off daily. This in turn makes the two crosswalks in front and on the side of 9203 - 29th Street very busy and ultimately makes for less parking availability. This application is within a playground zone and approving this property as an R-C1s adds even more additional pedestrian and vehicle traffic in front of this property, hindering the crosswalks and heightening the danger of a vehicle/child accident. This is a major safety concern!

The attached double garage at the subject property is located along the south side of Oakside Circle, which virtually has no driveway pad to accommodate parking availability outside their garage. This, in turn, makes street parking in front of their garage a “no parking” area which ultimately results in less parking availability around the subject property.

We would also like to inform you that the owners of the subject property have on a regular basis counselling sessions/meetings in their home. At this time, there can be anywhere from 10 to 20 vehicles parked in front and around this property for extended periods of time. As you can see in the attached photos taken on December 15, 2017, there were a total of 18 vehicles parked in and around 9203- 29th Street. By having a secondary suite to this property adds even more stress on parking availability around the subject property and majorly hindering the two crosswalks in question.

My husband and I have lived and own our home at 9211 - 29th Street SW for 25 years and have resided in the Community of Oakridge for 39 years. The main reason we chose this area to live in and raise our children, is because of the zoning being an R-C1. As soon as an R-C1s is approved, the whole dynamic of a community changes and becomes a domino effect, resulting in any home owner can apply for this zoning and easily get approved. The Community then becomes an area which attracts temporary inhabitants. This is absolutely unacceptable to residents like ourselves that take pride in our community. Our home is a hard earned investment and having the property at 9203- 29th Street, which is in very close proximity to our home, zoned as an RC1s will only result in our home losing value! If the owners of 9203- 29th Street have it in mind to sell their home as soon as the RC-1s is approved, does this mean that this property remains an RC-1s zoning for the new owner, which could be a Property Management Organization? The remaining people in this Community are then left with coping with all sorts of residential problems and losing value on their homes.

As senior citizens our selves, we too like the persons at 9203- 29th Street wish to remain in our home for many years to come, but acquiring a secondary suite is definitely NOT answer! If the approval of an R-C1s zoning is approved for this property, it could inevitably open up a future opportunity for the residents of this property to move and rent out two suites in this home attracting more temporary inhabitants and adding more vehicles and parking issues. We wish to have the community of Oakridge Estates maintained as a single residential community zoned as an R-C1 and trust that City Council and the Planning, Development and Assessment Board will honour our request.

Lastly we would also like to inform you that Mr. Barry Pendergast, owner of the subject property at 9203- 29th Street SW, is a Director of the CAIP Organization (Calgary Aging In Place Cooperative) which advocates and encourages senior citizens in their communities to remain living in their homes and to apply for a secondary suite in their existing home. As stipulated in the "About Us" portion of the CAIP website, which is attached, these secondary suites would be managed by their Cooperative in consultation of the home owner. This is totally unacceptable to have this Cooperative manage these secondary suites. The attachment also notes that Mr. Pendergast is in fact a Director of this CAIP Organization, which we firmly believe is a total "Conflict of Interest" for this application. Please, deny this application!

Sincerely,
Carol and Hugh McMahon
9211 - 29th Street SW
403-281-6839





Sent from my iPad



Aging gracefully in the security of your own home can be in your hands.



[MEMBERSHIP](#) [CAIP SERVICES](#) [ABOUT US](#) [RESOURCES FOR SENIORS](#) [PERSONAL INJURY PREVENTION](#)

About Us

About Starting the Calgary Aging in Place Co-operative (CAIP)

In a Co-operative the seniors that are members are the owners, they decide what the Co-operative does. The mission of the Cooperative is to allow for seniors to stay at home and be supported as they age. The first leg of this project is to find services that support our members by providing services such as house cleaning, handy persons, snow removal, lawn care, etc.

The concept being as a member you get to help determine what those services will be as we grow. We are also looking for existing service providers in your community, if you know of anyone who owns their own business and offering any of these services, please do encourage them to also come out and meet with us. All service providers will be required to complete a Criminal and Vulnerable Sector Check with Calgary Police Services.

We are looking at other opportunities to continue support of the live at home option for seniors in our communities, such as a secondary suite in your existing home. Suites would be managed by our Co-operative in consultation with the home owner. Please join us at one of our membership drives in your community to hear more about this concept.

CAIP Brochure

CAIP in the News!

'Service Co-op' Helps Calgary Seniors Stay in the 'Hood' – By Katie Hyslop, 2 February 2017 | TheTyee.ca

'We really hope it catches on': Q+A with Calgary Aging in Place Co-operative founder – By Annalise Klingbeil, December 12, 2016 | Calgary Herald

Board of Directors

Interim President/Treasurer – Marianne Wilkat

As a teenager, Marianne volunteered in her community for various charities. Red Cross, Salvation Army, local PTA, (president), Heart and Stroke, Canadian Cancer Society and most recently for Ogden House Seniors Center (as a Director, Vice President and President).

The welfare of her community has always been important. While on the Board of Directors at Ogden House, the plight of seniors became very evident, and affordable / accessible housing became a pet project. For twelve years she served on a committee to promote development of a seniors resident in Ogden. Due to circumstances beyond her control that project is still a dream and one she still plans to fulfill. Life can throw curves at you. Life can throw bombs in your path.

She enjoys serving on this board as The Aging in Place housing Co-operative is a very viable alternative to the seniors' resident, in that the cooperative is working to keep seniors in their own homes or at least in a homelike situation: where they can comfortably age in place, age in peace and age in comfort.

Marianne now retired, worked as a Bookkeeper.

Vice Chair – Elizabeth Rodier

A fourth generation Calgary resident, with family history in the area back to 1905 when Great-Grandfather Shaw came west to work for a lumber company. His family followed in 1907. Her ancestors helped to start the Calgary YWCA in 1911. In 1912, all the relatives residing in Calgary attended the first Stampede.

Graduated from the University of Calgary, BA Sociology and Psychology. Worked in the data office of a department store for nearly 10 years. After raising her own family, Elizabeth then went on to be a 24/7 caregiver for a family member, for more than five years, with the support of a day program.

Currently, she finds herself supporting her mother, age 96, who attends a day program. She is also a CAIP member, able to live in her own home and takes the bus alone for short errands

When she has spare time you can most certainly find Elizabeth volunteering at long term care center, attending Acadia community meetings, helping with school lunches.

Elizabeth has one daughter and three grandsons, all residing in Calgary. Her interests are natural areas and Calgary history.

Secretary – Lori Wilson

Lori enjoys living in Calgary. Her career life has been in accounting and administration. Lori has volunteered in various clubs, groups and organizations usually serving as secretary or treasurer. Lori currently is employed as the Office Administrator for McDougall United Church in Calgary. She enjoys the challenge of seeing that the workload gets done.

Lori also likes to see people living independently and making the best out of their surroundings. As well she appreciates people working together to make a difference in their own lives.

Director at Large (Safety) – Ian McCabe

Ian originates from Aberdeen, Scotland and landed in Alberta in 1990 following his retired parents who reside in Red Deer. He has lived in south Calgary for the last twenty-five years. Prior to setting up his safety and training consultancy business in 2011, he held corporate safety positions in large cap construction and O&G companies. He holds a Certificate in Mechanical and Production Engineering, a MRU Adult Learning Certificate, and is a Certified Health and Safety Consultant (CHSC). He has a decade of experience in sales and marketing and has been practicing safety for over fifteen years. Currently, Ian is the process of re-building personal injury prevention programs, "to limit injury from slips trips and falls due to stepping handling and lifting activities" for older adults in the workplace as well as for active, retired seniors as a foundation for continued healthy living.

His goal is to provide CAIP Coop with marketing expertise to assist with membership drives and also to provide professional services to ensure renovation projects are carried out in a safe, healthy and qualitative manner taking into account the sensitivities and needs of the home owner.

Director at Large – Barry Pendergast

Barry Pendergast is a retired architect. Much of his work involved social and community design including many non-profit residential projects. He also researched better ways to design using computer technologies. In recent years this includes utilizing virtual reality as a design tool and from time to time teaches at the University of Calgary. He is interested in how virtual reality and other technologies might help seniors cope with ageing issues. His latest research also explores a virtual seniors village concept where seniors remain in their existing homes and communities but enjoy all the social, health and support services of living in a dedicated seniors facility. Barry continues to donate conceptual design services to assist to non-profit groups to get fund-raising under way. He recently joined the Calgary Aging in Place Cooperative and is a member of the Calgary based Dementia Friendly Communities group.

Director at Large – Zyrule Maloney (On Leave)

Relocated to Calgary in 1979 and has never looked back. Zyrule has spent most of her career working in many industries including oil and gas. Her time in not for profit would definitely be her years working at the Calgary Board of Education, as a support staff member. She is currently working as a Financial Planner and is able to provide CAIP with great advice regarding finances.

LATEST POSTS

WELCOME TO THE CALGARY AGING IN PLACE COOPERATIVE

In a Co-operative the seniors that are members are the owners, they decide what the Co-operative does. The mission of the Cooperative is to allow for seniors to stay at home and be supported as they age. The first leg of this project is to find services that support our members by providing services such as house [...]

WHERE TO FIND US

PO Box 78014, 383 Heritage
Calgary, Alberta, T2H 2Y1
(Address Only)

Phone: 403-774-7247

E-mail: info@calgaryaginginplace.ca

Website: www.calgaryaginginplace.ca

McDougall, Libbey C.

From: Albrecht, Linda
Sent: Monday, April 02, 2018 7:57 AM
To: Public Submissions
Subject: FW: [EXT] Fwd: Rezoning/Secondary Suite Objection re: 9203 29 St. SW

From: Tanya Stanton [mailto:tanya2020@shaw.ca]
Sent: Sunday, April 01, 2018 10:41 AM
To: City Clerk
Subject: [EXT] Fwd: Rezoning/Secondary Suite Objection re: 9203 29 St. SW

Subject: Rezoning/Secondary Suite Objection re: 9203 29 St. SW

Re:Applicant's proposal
File: LOC2017-0339
Bylaw 117D2018

We have been advised that we should resubmit our letter of opposition if we would like it to be included at the April 16 Hearing; therefore please find herein our letter.

Oakridge Estates, our home since 1976, is a single family residential "Estate" community, not a community that should be turned into a rental manager's paradise for investors. We are totally opposed to the addition of secondary suites to our community.

We have observed a professional organization, Calgary Aging in Place Co-operative, submitting an application recently for a secondary suite on behalf of a neighbor. Following is a quote from the founder of the Aging in Place Co-operative dated 12 December 2016 and reported in the Calgary Herald:

"Once we renovate the home and put in the secondary suite, we also manage the property on behalf of the landlord, and we're getting a lot of inquiries from people who want to buy houses and put them in the co-op so we manage it but they have it as an investment property."

This stated objective is tantamount to the operation of a business enterprise functioning in a SINGLE FAMILY RESIDENTIAL ESTATE COMMUNITY. We DO NOT want a professional

organization seeking development permits for secondary suites so that it can either sell these homes with their new zoning permits to non-resident investors and/or serve as rental managers for those investors.

Our community includes quite a few parks/green spaces where local children go to play. Increased vehicular traffic and on street parking from additional residents and their guests will increase the risks of vehicle-child accidents. We are not interested in putting our children/grandchildren at increased risk for the sake of someone pocketing a few extra dollars off of a secondary suite.

A home near us became a rental property for about a year. The five fellows who rented each owned a large truck as well as a couple of trailers. Needless to say on street parking opportunities were impacted for the rest of us - especially on weekends when they had several overnight visitors. The police were called on at least two occasions due to noisy late night/early morning parties. This was just one rental home; one can only imagine the impact of several such homes on our block!

We remain opposed to secondary suites in our community, and ask that they not be approved.

Thank you.

Tanya and Peter Stanton

123 Oakfern Road S.W.

Calgary, AB

T2V4L1

tanya2020@shaw.ca

Sent from my iPad

McDougall, Libbey C.

From: Arnold MacBurnie <amacburnie@shaw.ca>
Sent: Monday, April 02, 2018 4:49 PM
To: Public Submissions; Ward11; Huber, Morgan J.
Subject: [EXT] Opposition to Application for R-C1s Designation for 9203-29 St SW
Attachments: 9203 29th St IMG_20171128_153037.jpg

City Council Members:

Re: Application for R-C1s Designation for 9203-29 St SW

In November 2017 we became aware of a proposed Secondary Suite at 9203-29th St. SW. and registered our opposition through the Planning Process. Our understanding is that our comments were summarized along with others, and presented to the Planning Commission. We were recently in receipt of a Notice of Public Hearing on Planning Matters related to this file and wish to reiterate our opposition and concerns as further detailed below. The Planning website indicates that the Planning Commission recommends approval. We assume that is the reason that builder vehicles have been at the site for the last week or so.

We are primarily concerned about safety related to additional traffic. The address frequently has groups of visitors and due to the location, their guests do not always provide sufficient clearance at the busy intersection. Our second concern is potentially setting a precedent which could alter the complexion of the community in the future, as we understand that once a property is re-zoned, it will remain R-C1s through any future sales. Indeed, the Applicant's submission states that "It is hoped this will encourage other seniors in the community to undertake a similar approach."

Safety:

The specific location is heavily treed, with the house sited on the northeast segment of the lot close to the adjacent corner sidewalks and with the double garage opening almost directly onto the sidewalk [please reference attached photo]. The lot is situated at a T-Intersection directly across from a local park containing a well-used playground which replaced an earlier generation playground facility. The playground is very busy as it is used by local children, and also has daily use by a local Pre-School facility where a group of up to 20 small children at a time pass the 9203 – 29th St. location then cross the street to the park, under the guidance of day care workers. The playground is also a "destination" for parents and young children from other communities. These destination users often park beside or across from the proposed Secondary Suite location. The Park's south entrance (directly across from the 9203 location) provides direct southerly access to street sidewalks and other pathways for students and residents to a local K-9 school, as well as straight-line access northward to bus stops and the South Glenmore Park on 90th Ave. SW - i.e. it is a high volume pedestrian/cycling corridor. Additionally, school buses for non-local schools use the park's south entrance as a pick up/drop off location. 29th Street is one of the key access ways into the heart of our Oakridge Estates community and generates considerable vehicular traffic throughout the day.

Water drainage down 29th Street (and the parallel alley behind the property) accumulates at the intersection, and in winter, ice and snow buildup at that intersection is extensive, often flooding the adjacent sidewalks.

Future Impact:

While the stated reason for the application is understandable (the desire of the current residents to remain in the neighbourhood with support as they age), our secondary concern relates to the precedent which could be set and could change the very neighbourhood we and other non-applicants bought into over the years. We have lived diagonally adjacent to the property for 25 years, and many of our neighbours have been here equally as long or longer. There currently is a good mix of seniors, empty nesters and young families in the area – all actively maintaining and enjoying their single family homes. One outcome of approving this application could be more and more similar applications which could further impact safety as well as the character of the community. If the area evolves to more multi-resident and possibly absentee landlord properties, then the existing community character is further eroded. This also links to our understanding that the status of the property would be “grandfathered” as R-C1s if/when sold.

Philosophical Comments:

As noted, we understand the desire to remain in the community. As seniors ourselves, we understand the importance of roots, support of neighbours and the “greater good” aspect of community living. Our “beef” is not with the incumbent neighbours, but we have concern that the Application was not made by the current owners but by the Calgary Aging in Place (CAIP) Cooperative which is open to seniors or members of any age. Their website clearly states that along with other goals, they essentially “run the project”, including design, permits, zoning appeals, construction management, tenant acquisition and management and thus they “leverage” any application irrespective of any local opposition.

- excerpt from the Website : - “CAIP will work with the member to come up with term of tenancy and seek an appropriate tenant on your behalf. The contract, like the project will have CAIP as the go between with both the tenant agreement and the property management agreement made with the cooperative. Enjoy your new source of income!”

Inserting a third party (although “Cooperative”) management group could ultimately lead to members (including the current owners) merely monetizing their asset without having to reside at the property, on the backs of a neighbourhood which does not directly benefit from the changes to community norms which previously existed.

Our view is that residents can age in their community by accessing maintenance and home care services either directly or through the CAIP Cooperative without needing to impose secondary suites on neighbourhoods conceived and thriving as R-C1 communities.

In summation, we remain opposed to the Secondary Suite application based upon the above points.

Respectfully,

Arnold and Kathy MacBurnie

Concerned Citizens
472 Oakside Circle SW, Calgary
403 238-1952



McDougall, Libbey C.

From: halifaxstewart@gmail.com
Sent: Monday, April 02, 2018 1:08 PM
To: Public Submissions
Subject: April 16, <web submission> LOC2017-0339

April 2, 2018

Application: LOC2017-0339

Submitted by: Miranda Stewart

Contact Information

Address: 232 Oakside Bay SW

Phone: (403) 386-0304

Email: halifaxstewart@gmail.com

Feedback:

I support this application IF it is solely for the use of current residents to quote; age in placequote; and not to dramatically change the face and value of their property. A suite AND a lane way property addition might be too much for the one site to absorb without affecting the neighbourhood.

McDougall, Libbey C.

From: Sherry C <sherrybirkenshaw@gmail.com>
Sent: Monday, April 02, 2018 10:23 AM
To: Public Submissions; Farkas, Jeromy A.; Huber, Morgan J.
Subject: [EXT] Bylaw 117D2018

The City of Calgary
3rd Floor, Calgary Municipal Building
800 Macleod Trail SE
P.O. Box 2100, Postal Station "M", IMC #8108
Calgary, Alberta T2P 2M6
ATTENTION: Planner: Morgan Huber

**OPPOSITION LETTER FOR LAND USE RE-DESIGNATION
(SECONDARY SUITE) FOR 9203 – 29TH Planning, Development & Assessment
STREET SW
FILE NUMBER - LOC2017-0339**

This letter is to formally oppose the secondary suite proposal for 9203 – [29th Street](#) SW in the Community of Oakridge Estates. This home is located on the corner of Oakside Circle and [29th Street](#) SW within a Playground Zone.

I currently live next door to this property at [9207 29 street sw](#). I purchased my house 6.5 years ago and grew up in the area since the late 70's. The main reason I choose to move back here was that they did not have multi-family housing. I have lived in other areas of the city that allowed this and had many issues with Renters. As I find renters don't care about the property as much as an owner. I am also an expert as my family and I have owned and was the property managers, of over 300 doors in the city that we have recently sold after 40 years. When an R-C1 is approved, it changes the whole dynamic of a community. It becomes a domino effect, resulting in that anyone can apply for this zoning and easily get approved. It becomes an area which attracts temporary inhabitants. This is absolutely unacceptable. I feel that the house in question isn't even suitable for them to continue to live in and age gracefully. The house has multiple levels with stairs and a spiral stair case that would not accommodate a chair lift. They say they want to have a care giver in the house with them; however that does not necessary mean that they need to develop a basement suite to accommodate that. As I have older parents and they have hired a care givers when my dad had cancer and other medical issues that did not LIVE in the house but did shifts.

Also who is to say that they won't turn around and sell the house if they are approved too gain excess monies. There are 2 crosswalks at this residence, one going north/south and one going east/west. [29th Street](#) is a major thoroughfare for many community children walking to and from school and is used daily (weather permitting) by 25 to 30 preschool children from the Daycare on Palliser Drive SW walking to and from the park/playground. This park/playground is situated at the north end of [29th Street](#) directly across the street from 9203 – [29th Street](#). These children have to cross Oakside Circle to get to and from the park/playground. [29th Street](#) is also a major thoroughfare for traffic entering this area from Palliser Drive. The north end of [29th Street](#) along Oakside Circle in front of the park/playground entrance is also used as a parking area for people that drive to the park/playground. This application is within a playground zone and having this property zoned as an R-C1s puts additional traffic and vehicles parked in front of this property, hindering the crosswalks and heightening the danger of a vehicle/child accident. This is a very large safety concern!

In addition, the attached double garage at 9203- [29th Street](#) is located along the South side of Oakside Circle which has no driveway pad to accommodate parking outside their garage. This in turn leaves a no parking area on Oakside Circle in front of their garage and resulting in less parking availability around this property. Another concern is that R-C1s zoning will inevitably attract temporary inhabitants to our community. Thanking you in advance for a positive resolution to this issue.

Kind Regards
Sherry Conner
9207 29 street SW
My email is sherrybirkenshaw@gmail.com

Sent from my iPhone

McDougall, Libbey C.

From: Deb Glover <debglover@shaw.ca>
Sent: Tuesday, April 03, 2018 2:12 PM
To: Public Submissions; Ward11; Huber, Morgan J.
Subject: [EXT] Opposition to Application for R-C1s Designation for 9203-29 St SW

Re: Application for R-C1s Designation for 9203 29 St SW

We have recently received a letter entitled 'Notice of Public Hearing on Planning Matters' in regard to our neighbours' property at 9203 29 St SW. We had previously submitted our opposition to this application to amend Land Use Designation through the Planning Process and would now like to reconfirm that we remain opposed to this rezoning application.

Our first concern is pedestrian safety. The residence in question at 9203 29 St SW is on the SW corner of the T intersection of Oakside Circle and 29 St SW and sits very close to the sidewalks. The house is surrounded with evergreen trees and bushes which limits sight lines for cars eastbound on Oakside Circle approaching the intersection. The house has **no driveway parking** due to the unusual configuration of its garage opening almost directly onto the sidewalk of Oakside Circle, a hazard for pedestrians in itself. Other than the garage currently in use by the occupants, there is currently **no additional motor vehicle parking stall associated with the residence**. Due to the absence of off road parking, there are often visitors' cars parked adjacent to 9203 29 St, on the south side of Oakside Circle and on the east side of 29 St, which cause reduced pedestrian visibility for drivers. **If a pedestrian is northbound on 29 St they are impossible to see until they emerge from behind the vegetation. Parked vehicles compound this problem.** The sidewalk on 29 St in front of the residence comprises a section of the pathway system which links a community park on the north side of Oakside Circle, directly north of the residence, with the Glenmore Pathway system. Many children use this route to and from Louis Riel K-9 School a few blocks south on the same pathway and a local daycare centre crosses there daily when taking a large group of toddlers to play at the playground in the park. Numerous walkers, runners, and cyclists cross at the intersection every day. When we leave our home, eastbound on Oakside Circle, we are unable to see any pedestrians or cyclists until they are within a metre or two of crossing Oakside Circle.

In short, we are concerned that rezoning this home will add to the number of cars parked outside the residence because there is no option other than parking on the street. This will significantly increase the risk of a serious car/pedestrian collision occurring at this already reduced visibility corner.

Our second concern is that rezoning of this property to R-C1s will alter the character of our community and will lead to many more similar applications being approved. We have lived here for 27 years and choose to continue living in this community because it comprises single family homes predominately occupied by the owners. It was designed for this purpose and, in the time we have been here, has evolved into a community with young families, seniors and all ages between. We do not want to see houses converted to multiple resident properties with absentee landlords changing the character of our community.

We, too, are approaching our senior years, and also plan to 'age in place', although we do not see this as an opportunity to monetize our property, and 'enjoy (our) new source of income' as the Calgary Aging in Place (CAIP) Cooperative promotes on their website. Our wish is to remain in our neighbourhood, with its current character, that we have come to know and love over the last 27 years. We will plan for modifications to our single family home that do not require rezoning and use available services to allow us to live here for as long as possible.

We remain opposed to the application to amend the Land Use Designation for 9203 29 St SW to R-C1s.

Respectfully,

Brian and Deborah Glover
debglover@shaw.ca
bwglover@shaw.ca
471 Oakside Circle SW
Calgary T2V 4T8

April 5, 2018

To: City Clerk
PublicSubmissions@calgary.ca

Re: Oakridge - BYLAW 117D2018

The purpose of this letter is to state our objection to the application Council will be considering to re-designate 9203 – 29 Street S.W. from R-C1 to R-C1s.

Our property, and its enjoyment, will be directly and adversely impacted by the proposed zoning change.

We understand the intent of the proposal is to allow for the development of a secondary suite to facilitate in-home care. That rationale is, of course, temporary. There is no assurance that current or future owners won't simply rent the suite on a short-term (vacation) basis or on a long-term rental agreement.

This use is not consistent with either the existing character, use, or legitimate expectation of quiet enjoyment of our property and neighbourhood.

Our street is quiet and a main access route for local schools. Parking and traffic issues will, of course, arise. Our neighbours have made considerable effort in detailing these issues and we endorse their submissions and urge you to give them careful consideration.

We understand the underlying rationale for allowing additional secondary suites into the housing stock is to address affordable housing issues for Calgarians. This application will not contribute to that policy objective and is opposed, based on our understanding, by all of our neighbours.

We ask you to listen to those who will be affected, the depth and unanimity of their concerns, and vote to deny the application.

Respectfully yours,

Jody and Bob Heggie
9204 – 29 Street S.W.