

**From:** Jason Pare [<mailto:jason.pare@gecarchitecture.com>]

**Sent:** Tuesday, January 16, 2018 8:39 AM

**To:** CPAG Circ <[CPAGCirc@calgary.ca](mailto:CPAGCirc@calgary.ca)>

**Cc:** Ward10 - Patricia Fuentes <[ward10@calgary.ca](mailto:ward10@calgary.ca)>; Larry Leach <[crossroadspresident@gmail.com](mailto:crossroadspresident@gmail.com)>; Cardiff, Jennifer <[Jennifer.Cardiff@calgary.ca](mailto: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 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
TEO HESCH	1224 MOTHERWELL RD NE	Teo Hesch
VUENIE HESCH	"	Vuennie Hesch
MAXINE BOETTCHER	1015 MOTHERWELL RD. NE	Maxine Boettcher
ERIN BOETTCHER	1015 MOTHERWELL RD. NE	Erin Boettcher
David Temple	1108 MOTHERWELL RD NE	David Temple
JESSIE TEMPLE	1108 MOTHERWELL RD NE	Jessie Temple
KIM FISCHER	1212 MOTHERWELL RD NE	Kim Fischer
BARRY FRIESEN	1212 MOTHERWELL RD NE	Barry Friesen
Mona Speigl	1139 Motherwell Rd. NE	Mona Speigl
Frank Speigl	1139 Motherwell Rd NE	Frank Speigl
FRANK HARNICH	1204 MOTHERWELL RD. N.E.	Frank Harnich
SHANNON GARRETT	1056 Mayland Dr NE	Shannon Garrett
Allan GARRETT	1056 Mayland Dr NE	Allan Garrett
Pete Garrett	1056 Mayland Dr NE	Pete Garrett
Mike Harnich	1204 Motherwell Rd NE	Mike Harnich
Korinna Harnich	1204 Motherwell Rd NE	Korinna Harnich
Aren McNabb	1140 Motherwell Rd NE	Aren McNabb
Teri Nichol	1142 Motherwell Rd NE	Teri Nichol
DEBRA KANE	1152 MOTHERWELL R.D. N.E.	Debra Kane
JOE HAUGH	1115 MOTHERWELL RD NE	Joe Haugh
ANDY ROY	1060 Motherwell Rd NE	Andy Roy
Janice Truitt	1128 Motherwell Rd. NE	Janice Truitt
Walter Thew	1135 MOTHERWELL RD N.E.	Walter Thew
Kindi Thew	1135 Motherwell Rd NE	Kindi Thew
Don Giesler	1210 Motherwell Rd. NE	Don Giesler
Julian Giesler	1210 Motherwell Rd. NE	Julian Giesler
Rosemary Spatz	1220 Motherwell Rd NE	Rosemary Spatz
Mark Descombe	1228 Motherwell Rd NE	Mark Descombe
Vaughan Descombe	1228 Motherwell Rd NE	Vaughan Descombe

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
<del>Sylvia Maera</del>	<del>1231 Motherwell Rd.</del>	<del>[Signature]</del>
Sylvia Maera	1236 MOTHERWELL ROAD	[Signature]
Domenico Maera	1236 MOTHERWELL ROAD	[Signature]
Sheldon W. Sisti	1232 Motherwell Rd. NE.	[Signature]
<del>Sheldon W. Sisti</del>	<del>1232 Motherwell Rd. NE.</del>	<del>[Signature]</del>
CORD REYNARD	1136 MOTHERWELL RD NE	[Signature]
JIM RIRRPATRICK	1123 MAYLAND DR NE	Jim Rirrpatrik

January 22, 2018

## PETITION

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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

Thelma Schmalz	1008 MOTHERWELL Rd NE	[Signature]
CLAIR SCHMALZ	1008 Motherwell Rd N.E	[Signature]
ANN T GEREMIA	1035 MOTHERWELL RD	[Signature]
Marceline Herrigan	1036 Motherwell Rd. NE.	[Signature]



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