

Good afternoon,

My name is Ashley Penner and I currently reside at 239 Coopers Cove SW. I am a direct neighbour to the applicants and want it to be known that I am against this development and in favour of the appeal that has been filed for PL

I am against this development as I have many concerns with the impact this development will have on my own residence including the privacy and lack of enjoyment of my back yard that will come from this being approved. I also have a major concern regarding the re-sale value of my home.

To my understanding, the proposed addition to the home is for a family member, but what I do not understand is why this has could not be done in the already large 4,000 sq ft home which includes a fully developed basement with a wet bar. I am a little worried to think that there might be multiple people/family members living in the house which could also come with some parking issues. Our homes are located on a very small cove with not a ton of extra parking. Will there be extra vehicles that will be parked on the street?

My home was listed for sale from March 2022 to February 2024 and every single feedback I received was the lack of privacy in the backyard and how close we are to the neighbours. I have submitted a letter from my realtor mentioning how the feedback regarding the backyard were the main reasons for us not being able to sell the home. Adding an addition to 243 Coopers Cove just gives us even less privacy than we currently have.

I am also submitting a property report I had done in February of 2024, which also states how undesirable the backyards of these homes are with how shallow they already are. I truly believe adding an addition onto the back of 243 Coopers Cove will add a permanent detriment to my home.

I am also submitting 2 photos of the applicants backyard covered in weeds. Myself and another neighbour tried contacting them and telling them about the Black Henbane weeds that were overtaking there front and backyard but we had no response. I then wrote a letter to them and put it in their front door. Two days later they were outside mowing the weeds that I had stated were poisonous and needed to be pulled and put into a bag and discarded in the garbage. They left a very large Black Henbane weed which I then had to call the City and let them know about. The City said they would send someone out to educate them on these weeds and how to remove them properly. About a week later I noticed the weed was pulled but was just left sitting in the backyard for weeks.

I have also attempted to comminute with them on building a fence with dropping off two different quotes and have never heard anything back from them. The fence builder also stoped by and dropped off his card with no commination after that as well.

The only time I have had communication from my neighbours is when the appeal went though and they were trying to ask why we were appealing. My worries are that if they wont even

communicate with me regarding the issues we currently have, what will happen if and when this new development gets approved.

I have also submitted a video and a couple photos to help give a better visual to the shallowness of the backyard. I do not believe that the drawings show how truly shallow these back yards are and how privacy, already as it stands, is almost non-existent. This addition just pushes that much further into the yard and then they are asking to have a deck built off the extension. I believe that this may create not only privacy issues but what will the effect be on the sun hitting the backyards on the houses on either side of the property one of them being mine.

In the end I encourage the Board to really consider the long-term effects that this permanent addition can have to the surrounding neighbours. This is not a covered deck we are speaking of or just a deck extension but a permanent structure that will be there forever.

If the home they purchased for some reason did not meet the needs of their family or whatever it may be, maybe they should have considered purchasing a larger home or even a home with a larger lot like ones currently available in Coopers Landing. Coopers landing is just a street away from where we live. If this addition/suite was the in basement or already within the large footprint of the home I know myself, I would not have an issue.

Thank you for taking the time and considering the affects this potential permanent structure may have on my home and the surrounding homes within the area.

From: [REDACTED]
To: [Chelsea Phillips](#)
Subject: [EXTERNAL] Ashley Penner photos
Date: Tuesday, July 23, 2024 4:38:02 PM
Attachments: [Video.mov](#)

CAUTION: This email originated from outside the organization. Do NOT click on links or open attachments you do not trust.

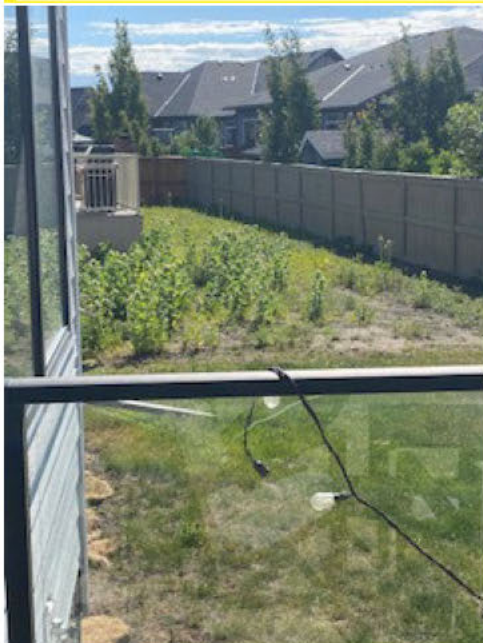


Photo 1 back yard weeds
Photo 2 pulled and left black henbane
Photo 3 back yard
Photo 3 back yard
Video
Sent from my iPhone



To whom it may concern,

I am wiring this with regards to the home located at 239 Coopers Cove in Airdrie. The home is owned by Ashely Penner and I have had it listed for sale multiple times in the past without finding a buyer.

Unfortunately, the home backs on to other homes and is extremely close to the backing neighbours. Everyone who viewed the home loved it but it was the close proximity to the homes behind that turned off the perspective buyers. I believe we would have seen a successful sale many times over if this home was not backing directly onto other homes. The yards are small and there is very little space between the homes so you are basically staring right into the neighbours house.

If a neighbour were to add on to their home in the back it would make the problem worse and devalue the home even more. It would be very detrimental to the people on that street. These owners are already forced to sell well below what they paid to build and this would hurt them considerably.

Please don't approve any additions on the homes behind 239 Coopers Cove, for the neighbourhood sake.

Thanks,

A handwritten signature in black ink, appearing to read "Josh Hamilton", written over a light blue horizontal line.

Josh Hamilton

Century 21 Bamber Realty

www.joshhamilton.ca

403-608-1314

Wallace Appraisal Services
Real Estate Appraisers & Consultants

File No. 34899

APPRAISAL OF



A Single Family Bungalow

LOCATED AT:

*239 Coopers Cove SW
Airdrie, AB T4B 4C3*

FOR:

*Ashley Penner
239 Coopers Cove SW
Airdrie, Alberta T4B 4C3*

AS OF:

February 2, 2024

BY:

*Simon Cormier
CRA, P.App*

Client Reference No.:

File No.: 34899

Wallace Appraisal Services
Real Estate Appraisers & Consultants
11 Chaparral Valley Grove SE
Calgary, AB T2X 0M4

08-February-2024

Ashley Penner

239 Coopers Cove SW
Airdrie, Alberta T4B 4C3

Address of Property: 239 Coopers Cove SW
Airdrie, AB T4B 4C3

Market Value: \$



At your request, I have done a Full Appraisal Report on the above-noted property, for the purpose of estimating its Market Value as of 02-February-2024. I have completed an inspection of the property and have done an analysis of sales, listing information, and property history, as well as other factors affecting Market Value as of the effective appraisal date. Based on my investigations and analyses, it is my considered opinion that the Market Value of this property, as of the effective date was:



I trust that the information in this report is sufficient for your purposes. Should you have any questions regarding the property, or require clarification regarding the information or conclusions in the report, please feel free to call.

Yours Truly,

Simon Cormier
CRA, P.App

RESIDENTIAL APPRAISAL REPORT - Ashley Penner (Received July 23, 2024)

REFERENCE: 10Wallace Appraisal Services Ltd. FILE NO.: 34899

CLIENT	CLIENT: <u>Ashley Penner</u>	APPRAISER	AIC MEMBER: <u>Simon Cormier</u>	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: <u>Wallace Appraisal Services</u>	
	ADDRESS: <u>239 Coopers Cove SW</u>		ADDRESS: <u>11 Chaparral Valley Grove SE</u>	
	ADDRESS: <u>Airdrie, Alberta T4B 4C3</u>		ADDRESS: <u>Calgary, AB T2X 0M4</u>	
	E-MAIL: [REDACTED]		E-MAIL: <u>simon@wallaceappraisal.com</u>	
PHONE: [REDACTED]	PHONE: <u>403-263-9669</u>	OTHER:	OTHER:	

SUBJECT	PROPERTY ADDRESS: <u>239 Coopers Cove SW</u>	CITY: <u>Airdrie</u>	PROVINCE: <u>AB</u>	POSTAL CODE: <u>T4B 4C3</u>	
	LEGAL DESCRIPTION: <u>Plan 1810218; Block 38; Lot 2</u>	Source: <u>Airdrie Assessment</u>			
	MUNICIPALITY AND DISTRICT: <u>Airdrie, Alberta - Coopers Crossing</u>				
	ASSESSMENT: Land \$ <u>N.A.</u> Imps \$ <u>N.A.</u> Total \$ [REDACTED] Assessment Date: <u>July 1, 2023</u> Taxes \$ [REDACTED] Year <u>2023</u>				
EXISTING USE: <u>Residential Single Family</u>	OCCUPIED BY: <u>Owner</u>				

ASSIGNMENT	NAME: <u>Penner</u> Name Type: <u>Owners</u>
	PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/>
	INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> <u>Matrimonial property settlement</u>
	INTENDED USERS (by name): <u>Ashley Penner</u>
	REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other
	VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____
	PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/>
	MAINTENANCE FEE (if applicable): \$ _____
	CONDO/STRATA COMPLEX NAME (if applicable): _____
IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)	
APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH	
EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)	
HYPOTHETICAL CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)	
JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)	

NEIGHBOURHOOD	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>	From	To	
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	AGE RANGE OF PROPERTIES (years): <u>New</u>	<u>17</u>	
	TREND OF DISTRICT: <input checked="" type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	PRICE RANGE OF PROPERTIES: \$ <u>523,500</u>	\$ <u>1,500,000</u>	
	BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural	Detached price range Coopers Crossing		
	CONFORMITY Age: <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/>	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low		
	Condition: <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/>	Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low		
	Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/>	PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		
	COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed			
	<p><i>The City of Airdrie has a population of above 80,000 persons and is located about 20 km north of the Calgary city limits on Highway 2. It has a full range of services including shopping, schools, recreational facilities and public transit. The area has seen rapid growth in recent years with new subdivisions on its north and west sides. A majority of residents commute to work in Calgary. The subject is in a district area called Coopers Crossing which lies west of HWY 2, east of 8th Street SW, and south of Yankee Valley BV SW.</i></p>			

The City of Airdrie has a population of above 80,000 persons and is located about 20 km north of the Calgary city limits on Highway 2. It has a full range of services including shopping, schools, recreational facilities and public transit. The area has seen rapid growth in recent years with new subdivisions on its north and west sides. A majority of residents commute to work in Calgary. The subject is in a district area called Coopers Crossing which lies west of HWY 2, east of 8th Street SW, and south of Yankee Valley BV SW.

SITE	SITE DIMENSIONS: <u>Irregular - see attached site map</u>	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic
	LOT SIZE: <u>562</u> Unit of Measurement <u>Sq.M.</u>	<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/>
	Source: <u>City of Airdrie Assessment</u>	WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/>
	TOPOGRAPHY: <u>Mostly level, front yard has a mild slope to the street</u>	FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Curbs
	CONFIGURATION: <u>Irregular - See attached site map</u>	<input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/>
	ZONING: <u>(R1) Single Detached Residential District</u>	ELECTRICAL: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/>
	Source: <u>Airdrie Assessment</u>	DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double
	OTHER LAND USE CONTROLS (see comments): _____	<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/>
	USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	Surface: <u>Concrete</u>
	ASSEMBLAGE <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input checked="" type="checkbox"/> Street
TITLE SEARCHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions) <u>Previewed</u>	LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed	CURB APPEAL: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

The site is located on a small quiet residential street in Coopers Crossing. It is an interior lot, situated on the south side of the street and has an irregular pie shape that widens at the back. Despite the desirability of the south backyard, the lot is relatively shallow and it backs directly onto three semi-detached residential properties that also have shallow backyards. A considerable downside of this location is the lack of privacy due to the proximity of the neighbours. Similar single family bungalow style properties in this community typically back onto an attractive land feature such as a greenspace, greenbelt pathway, pond or canal. Site landscaping includes front and back lawns. The subject conforms to zoning.

RESIDENTIAL APPRAISAL REPORT - Ashley Penner (Received July 23, 2024)

REFERENCE:

10Wallace Appraisal Services Ltd.

FILE NO.: 34899

YEAR BUILT (estimated): <u>2019</u> YEAR OF ADDITIONS: _____ EFFECTIVE AGE: <u>3</u> years REM. ECONOMIC LIFE: <u>57</u> years	PROPERTY TYPE: <u>Single Family Dwelling</u> DESIGN/STYLE: <u>Bungalow</u> CONSTRUCTION: <u>Wood</u> WINDOWS: <u>Vinyl, double pane</u> BASEMENT: <u>Full</u>	ROOFING: <u>Asphalt shingles</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor EXTERIOR FINISH: <u>Hardie siding, cultured stone accents</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor												
COMMENTS: <u>Effective age & remaining economic life reflect its actual age & observed condition.</u>		ESTIMATED BASEMENT AREA: <u>159</u> <input type="checkbox"/> Sq. Ft. <input checked="" type="checkbox"/> Sq. M. ESTIMATED BASEMENT FINISH: <u>100</u> % FOUNDATION WALLS: <u>Poured concrete</u>												
BEDROOMS(##) <u>1</u> Large <u>1</u> Average <u>1</u> Small BATHROOMS(##) <u>1</u> 2-piece <u>XX</u> Good <u>1</u> 3-piece Average <u>1</u> 4-piece Fair <u>1</u> 5-piece Poor <u>Basement 5pc + 2pc</u>	INTERIOR FINISH Walls Ceilings Drywall <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Plaster <input type="checkbox"/> <input type="checkbox"/> Paneling <input type="checkbox"/> <input type="checkbox"/>	CLOSET: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawl Space Info Source: <u>Assumed based on age and construction</u> PLUMBING LINES: <u>PEX / ABS</u> Info Source: <u>Observed</u> FLOOR PLAN: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor BUILT-IN/EXTRA: <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator <input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium <input checked="" type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted Tub <input checked="" type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Hood fan, bev. cooler, window coverings												
FLOORING: <u>Vinyl plank, carpet</u> ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>200</u> amps HEATING SYSTEM: <u>Forced Air x2</u> Fuel type: <u>Nat. Gas</u> WATER HEATER: Type: <u>48 U.S. Gallons - electric</u>		OVERALL INT. COND: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor												
ROOM ALLOCATION														
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	OTHER		ROOM TOTAL	AREA
MAIN	2	1	1	1		1	1	1	1	1			5	167.5 Sq.M.
SECOND														
THIRD														
ABOVE GRADE TOTALS						5							5	168
BASEMENT	1					1		2	1	1		1	4	
IMPROVEMENTS: UNIT OF MEASUREMENT: <input type="checkbox"/> Sq. Ft. <input checked="" type="checkbox"/> Sq. M. SOURCE OF MEASUREMENT: <u>MLS</u> BASEMENT FINISH: <u>See Attached Addendum</u>														
GARAGES/CARPORT/PARKING FACILITIES: <u>Attached front oversized double garage that is drywalled, painted, and it has two overhead doors with electric openers. There is some added wood shelving/storage in the garage.</u>														
SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): <u>Front double width concrete driveway, aggregate concrete front walkway, concrete walkway on the west side leading to the basement entrance, wood fencing on the west and south sides, rear duradeck with a glass panel railing and it includes a natural gas line.</u>														
COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed <input type="checkbox"/> Incomplete Construction (see comments) <u>The home is a newer detached bungalow that contains a fully finished basement and an attached front oversized double garage. The exterior has Hardie siding with stone accents, and it has attractive elevations and good appeal. The interior has a functional open concept floor plan with good sized rooms and it features a mix of 10' and 11' ceiling height and modern vinyl plank flooring throughout. The kitchen and bathrooms have quartz counter tops and flat panel veneer cabinets. Other kitchen items include a large island, tile backsplash, professional grade built-in appliances (WOLF ovens + 5 burner gas range, Bosch dishwasher), a side by side full size fridge + freezer, beverage cooler + wine storage. There is a butler pantry with cabinets to match the kitchen and the adjoining laundry room contains a sink + it gives access to the garage. The dining room and the adjoining living room have large windows including transom windows at the back of the home. The living room features a linear gas fireplace and a niche wired for a TV above, and there are 8' patio doors that lead to the back duradeck. There is one bedroom + den and 1.5 bathrooms on the main level. The master bedroom is located at the back of the home and it contains a 5pc en-suite bathroom with a double vanity, a soaker tub and a separate tiled shower with a bench and a frameless glass enclosure. The bathroom has direct access to the walk-in closet with built-ins. The den is located off the front entrance and it has a window at the front of the home. The 2pc powder room has a pedestal sink. Generally, the condition of the home was good. Some minor wear and tear was observed, notably some marks/chips on the kitchen cabinets and on the bottom corners of the island veneer panels. The large windows + patio door at the back of the home offer a great deal of natural light from the south; however, the windows expose the interior to views from the adjoining properties at the back. A lack of privacy in this location detracts from the market value of this property.</u>														

