

Applicant's Submission

July 23 2019

I, Thomas Schmidt, am the applicant for a Land Use Re-designation application for a property located at 8351 34 Ave NW. The purpose of this application is to bring the existing semi-detached building with secondary suites into compliance with City bylaws. In preparation for the application, I had several conversations (email, face to face) with City of Calgary planners to verify the process and which application made the most sense to pursue. During these sessions, the city planners emphasized the effort of community engagement and communications.

I initiated an email conversation with the Bowness Community Association in September 2017 to inquire about the position and philosophy of Land Use Re-Designation applications in the community. Their response was that they do not get involved and leave it to the neighbors to respond if they feel it necessary.

I also initiated an email conversation with the Ward (1) Alderman about the application in February of 2019. My inquiry was to learn what the Wards position and philosophy is about a Land Use Re-Designation in the Bowness community. Their response was that they encourage working with the city to follow the proper process to ensure a secondary suite is legal and safe, however, directed me back to the community association for guidance relative to pursuing the application.

As you see, both the community and Ward do not take any non favourable positions relative to pursuing the desired outcome of applying for the land use to change and making the secondary suites in the property legal.

I also talked to the neighbors close to the property and drafted this note:

Hello Neighbour,

My name is Thomas Schmidt and I am the owner of 8351/8349 34 Ave NW. You have may or may not have received a letter from the city informing you of the Land Use Rezoning application I have filed for this property. This letter is to introduce myself and provide my contact information if you would like to discuss this change I have requested.

The rezoning application is to change the zoning from RC-1 to RC-G. This change will allow for legal secondary suites within a semi-detached building. This is also known as a side by side duplex.

My wife (Erin) and I purchased the property in October 2017. At this time, the property had existing tenants in the secondary suites in the lower unit on each side. The city was also having a lot of discussions on the state of secondary suites in Calgary and how to ensure if they exist, they are safe and follow the standards set by the city. The current guideline for a semi-detached building (like the side by side duplex) in an RC-1 zone does not allow for secondary suites. The zoning of RC-G does

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allow for this. We have had an inspection by the city to come and inspect the suite for all relevant safety codes, parking, building exits, and they identified 2 concerns (Furnace room requires a sprinkler function & all fire/CO2 alarms need to be interconnected). They did recommend for us to apply to change the land zoning in order to move forward and that is what we have done. Through the application, the city sends out letters to neighboring properties to let them know what is developing nearby.

Erin and I are hands-on landlords and strive for the best tenant /neighbor experience we can make available. We are responsible and attentive to all concerns that develop. If you see any issues or behavior that is not responsible or respectful, we would like to hear about it so we can resolve things in a timely fashion.

I have one ask from you as a neighbor. If you are not concerned with this proposed land use change and are open to providing a supportive letter to the city in this case, please let me know. A letter from the neighbor would be very helpful in striving to achieve compliance with the city.

If you have any questions or would like to discuss this further, please do not hesitate to contact me.

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As the DTR shows, there is also 1 neighbor that sent in a letter in support of the application. This neighbor is the direct neighbor to the South of the property. We have a strong collaborative relationship. If you have any questions, please do not hesitate to contact me.

Thomas Schmidt
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