

**Smith, Theresa L.**

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**From:** van Fraassen, Kate G.  
**Sent:** Thursday, October 12, 2017 1:19 PM  
**To:** City Clerk; Holberton, Kimberly  
**Cc:** Dharani Adhikari  
**Subject:** Letter from Applicant for November 20 Public Hearing (LOC2017-0225)  
**Attachments:** LOC2017-0225 Applicant Letter for Nov 20 Public Hearing.docx; LOC2017-0225 Applicant Letter for Nov 20 Public Hearing.pdf

Hello,  
I am the file manager for LOC2017-0225, a Land Use Amendment from R-C1-R-C1s. The applicant, Dharani Adhikari, is unable to attend the Public Hearing on November 20, for which the application is tentatively scheduled. He has already prepared a letter (attached) to be submitted and included in the agenda package. As PD Map is not yet receiving submissions for this public hearing I offered to forward the letter to the Clerk's Office. Can you please ensure that Dharani's letter is included in the agenda package for Council.

Thank you,  
Kate

**Kate van Fraassen** RPP | MCIP | MEDes  
Planner | South Area  
Community Planning  
Planning & Development  
The City of Calgary | Mail code: #8073  
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RECEIVED  
2017 OCT 12 PM 2:30  
THE CITY OF CALGARY  
CITY CLERK'S

To  
The City Council of Calgary,

I have submitted an application for a Land Use Zone Change for my modest three-bedroom home on an active secondary road in the community of Deer Run South East, Calgary. I am writing this letter to support my application to make my basement suite legal by changing the zoning from R-C1 to R-C1s as per the rules for legal secondary suites.

My home has a very comfortable and clean 1000 square feet two-bedroom basement suite. The suite has proper egress windows, a separate rear entrance, separate furnace with separate thermostat, separate laundry equipment and a large level backyard. I am willing to make a gravel parking pad for an extra vehicle at the front side of my home, if necessary. I would like to rent it to a couple or small family.

My wife and I are both Day Care Workers here in Calgary, we came to Canada as Permanent Residents from Nepal where we were both teachers in 2011. We saved diligently to be able to afford a down payment on our home that we bought in 2014 and were delighted by the mortgage helping suite in the basement. We now understand we did not know the by-laws and did not realize the suite was illegal.

My dream is to continue ownership of this home for my family and to make my suite legal for another family.

Thank you very much for your kind consideration.

Yours Truly

Dharanidhar Adhikari

2412 146 Ave SE Calgary

T2J 5X6, Alberta

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THE CITY OF CALGARY  
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emailed to Kate.VanFrassen@Calgary.ca, Nov 6, 2017

Hand Delivered to City Clerk November 6, 2017

CPC2017-371  
ATTACHMENT 2  
LETTER 2

To: The City of Calgary-Planning and Development -City Counsel Hearing

November 20, 2017 - Regarding rezoning of the property located at

**2412 146 Avenue SE, Calgary, AB, ( Ward 14 - Peter Demong).**

Applicant Adhikari, Dharanidhar, file # LOC2017-0225

**Application to change zoning from R-C1 to R-C1s allowing for a secondary suite.**

We the undersigned neighbors are **fully against** allowing the rezoning of the above noted property to pass counsel approval based on the following issues:

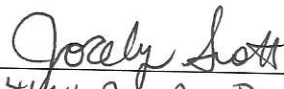
The parking issues in the neighborhood have become a huge issue for the residents in this area. Counsel can certainly look up the number of parking infractions in the 146 avenue and Deer Run BLVD and Deer Run Drive locations over the past few years including vehicles being towed. In addition this property is on a snow ban route further compounding the parking congestion when vehicles need to be moved. This property is also close to the intersection of 146 avenue and Deer Run Blvd which clearly has visibility issues in the intersection with people having to drive half way into the intersection to see left of right in order to turn onto Deer Run BLVD or Deer Run Drive. The City actually moved the parking on the corner 100 meters to try to improve visibility on the intersection of 146 avenue SE and Deer Run Blvd.

14644 Deer Run Blvd SE



Kevin Scott 403 2711720

dated November 5, 2017



4038051720

dated

November 5, 2017

14644 Deer Run Dr.

(403) 605-8531



dated

5<sup>th</sup> Nov. 2017

14648 Deer Run Drive

(403) 2714476

dated

5 Nov 2017

dated

dated