

Office of the City Clerk
City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Station 'M'
Calgary, AB T2P 2M5

November 8, 2017

Re: Secondary Suite LOC2017-222 239 Deer Run Crescent S.E.

Attn Laura M. Kennedy CITY CLERK

We are writing this letter to Calgary City Planning Dept. in response to an application for a zoning change from R-C1 to a R-C1s multiple family housing at a neighboring home in our community. 239 Deer Run Crescent S.E./LOC2017-0222, of which we oppose. The owner of 239 Deer Run Crescent is an absentee landlord who immediately upon purchasing the property rented out the illegal basement suite knowing full well that they were breaking the bylaws. We feel they do not care about the neighborhood, seems they are only in it for the money. House is presently rented to two families one up and one down as well as a construction company rents the Garage (they do not live there). The people renting the house are having to park on the street which creates parking concerns, garage renter requires access to the overhead doors to bring his building materials in and out.

Deer Run neighborhood was originally designed as Single Family and never meant to be for more than one family. This was one of the reasons we purchased here. Besides issues with parking, we are concerned our property value will fall. Multiple family rental properties already exist in the form of Apartments as well as condominiums in the area so not sure why we really need any more, especially with the high vacancy rate in Calgary. We believe there is enough rental properties in the Deer Run community, without the need for more.

Approximately one year ago another property applied for the same type of rezoning. We as a neighborhood strongly opposed this application and it was turned down.

This application, if approved would set a precedent that may cause further deterioration to this pristine area next to Fish Creek Park. Why should a new "for-profit" land owner have the right to set this precedent which degrades the beauty and care that long term neighbors/owners have maintained in the area?

Regards

Calvin & Catherine Cairns

260 Deer Run Crescent S.E.

Calgary, AB, T2J5N5

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 10:23 AM
To: LaClerk
Subject: FW: [EXT] loc 2017-0222 rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: wayne berry [mailto:howardberry236@telus.net]
Sent: Monday, November 06, 2017 9:53 AM
To: City Clerk
Cc: tanyakaynes@shaw.ca
Subject: [EXT] loc 2017-0222 rezoning

I have previously sent in my comments on the rezoning to multiple family housing for this residence as did numerous others. You will probably notice less comments about this rezoning application which does not reflect the feelings of the area. The sign which has been missing for weeks has re appeared just recently. This sign is now placed so it is not as visible. With the cold weather and snow, less people are walking so the sign again is not paid attention to, The few neighbours I talked with were not aware that they needed to resubmit their comments a second time. I would not have been aware of this procedure had I not called my Councillor to ensure he was aware of my feelings.

The neighbour hood does not want rezoning as this is opening the door for developers in the future to subdivide other properties as the precedent will be set. We bought here because we did not want to live in a transient community.

This property mentioned above is owned by a new absent landlord who does not care about the area, They are in it only for the money. This property is not being maintained to the neighbourhood standard already, and they have just purchased. Tenants generally do not put effort into other peoples property.

With rental properties it is known that the areas where this happens crime levels rise. Look at the news every day to confirm the fact.

This property was and may still be rented to multiple families, They park on the street and block the traffic view on a corner. The garage and driveway was rented to a unregistered construction company. We did not have clogged on street parking until recently.

The present owner bought in our area with the knowledge that this is zoned single family housing. His plan was to subdivide and break the zoning bylaw until he gets his way. Why does one new absent landlord have the right to dictate to the neighborhood what they want? This individual also had more than two families in this property until he was caught, I personally feel if this application passes, he will again break the zoning law as it is shown he already broke the law..

I also feel this will affect our property values in the future.

Please check into the turnover of properties in our area, most of my neighbours are original owners or have been here over 20 years. If you interview any of them they will confirm they love our area .

We as a long term community do not want multi family housing as it is not required. We bought in this area because we thought this would never happen. I know how our Mayor feels we all need to allow multiple families into our areas. PLEASE RESPECT OUR FEELINGS . & RIGHTS. DO NOT PASS THIS APPLICATION !.

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 12:59 PM
To: LaClerk
Subject: FW: [EXT] loc 2017-0222 rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: Tanya Kaynes [mailto:TanyaKaynes@shaw.ca]
Sent: Monday, November 06, 2017 1:23 PM
To: City Clerk
Subject: [EXT] loc 2017-0222 rezoning

Good Morning,

I am writing to follow up on a previous communication in regards to the above rezoning for multiple family housing in my neighbourhood. The sign on the property which has been missing for weeks has reappeared just recently. I am concerned with its reappearance that this matter is not resolved.

I need to make it abundantly clear that myself and my immediate surrounding neighbours do not wish this rezoning to go through. I will reiterate as to why we do not wish this for this neighbourhood.

- Disregard and lack to zero maintenance of the property by renters (not shoveling walkways, throwing cigarette butts all over the property, not cutting grass and letting the weeds take over)
- Parking issues on the street due to overcrowding
- Safety concerns due to lower income families moving into the rental units ie. Break-ins, violence and bi-law violations. (A renter residing in the basement suite of another unit was caught on the street with a gun and was detained by police, another renter had a dog chained in the back yard that constantly barked)
- Increased traffic to the crescent where there are a lot of children and wildlife

My husband and I purchased on this street to get away from the issues associated with renters that we experienced downtown. We are not willing to stand by and let that happen again, especially when we have spent a lot of money to purchase a house in an established neighbourhood where most of the residents have been here for 20 years plus.
PLEASE NOT PASS THIS APPLICATION!

Thank you for your consideration,

Tanya and Mervin Van der Spuy
231 Deer Run Crescent SE
403-890-4803

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, November 07, 2017 2:24 PM
To: LaClerk
Subject: FW: 239 Deer Run Crescent SE - Land use Bylaw amendment
Attachments: SKM_224e17110711580.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nicole Cote [mailto:Nicole@BuildersCapital.ca]
Sent: Tuesday, November 07, 2017 2:09 PM
To: City Clerk
Subject: [EXT] 239 Deer Run Crescent SE - Land use Bylaw amendment
Importance: High

Application for Land Use Amendment **LOC 2017-0222**
Location **239 Deer Run Crescent SE Calgary, AB**
Redesignate land use from R-C1 to R-C1s

Attn: Planning & Development

We already responded thru the City website as per the notice that was posted back in July/August 2017 (see attached on August 18, 2017). I'm not sure why we're to do this again however we disagree with the proposal for the secondary suite based on the following;

- The parking is already restricted with current single family homes. A secondary suite will increase parking issues as well as traffic
- This will also double the number of garbage, recycling & compost bins. Again, there is little to no room for this
- Renters may not take care of the exterior of the property or yard which would devalue our property
- I believe the home owner is renting the garage as per the renters (renting upstairs, basement, garage)
- There's been at least 6-7 families moving in/out of that property

Thank you

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, November 07, 2017 1:16 PM
To: LaClerk
Subject: FW: Rezoning 239 Deer Run Crescent SE Calgary from R-C1 to R-C1s

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: El Hreich, Walid [mailto:Walid.ElHreich@encana.com]
Sent: Tuesday, November 07, 2017 12:39 PM
To: City Clerk
Subject: [EXT] Rezoning 239 Deer Run Crescent SE Calgary from R-C1 to R-C1s
Importance: High

Dear Madam/Sir,

My name is Walid El Hreich , my family and I reside in 264 Deer Run Cresc. the house facing 239 Deer Run Crescent .
We do not agree with rezoning 239 Deer Run Crescent from R-C1 to R-C1s.

For the last two years or more this house was used a multi-dwelling property and apparently without the approval of the city.

At first it was fine relatively ; then things went downhill with the current property owner.

The current property owner was not only renting the basement and ground floor but he was renting the garage too, mainly to construction companies.

For some time in the summer we had bobcats and construction materials getting loaded and offloaded in the weekdays in the mornings and evenings; transforming the residential neighborhood into a mini industrial area.

The neighbors including us complained to the city and instead of bobcats , they start using the garage as storage facility for construction materials with construction trucks and trailers parked in the driveway.

Meanwhile the renters parked their cars on the street congesting the area.

That only stopped after various complaints from the neighbors and emails and letters sent to the city.

Currently the neighborhood is back to normal again , and we thought that the case was put to closure ; we are surprised that this has surfaced again.

We bought our house because we liked how the area was quite , not congested and tranquil.

Unfortunately that is something the property owner do not share with us ; his only concern is trying to maximize the profit from his property at the expense of the peacefulness and tranquility of the neighborhood.

Rezoning that house to R-C1s will not only affect the peace in the neighborhood but it will as well affect the property values down.

This is a single dwelling zone and we prefer it stays this way.

Appreciate your understanding,

Thank you and Regards,

Walid El Hreich