

November 8, 2017

Re: #359D2017: #85 Flavelle Road S.E. - Application for Re-Designation of
Land Use

1. **Parking is limited on the street due to the house rental at #87 Flavelle Road, and the house rental at #95 Flavelle Road, notwithstanding #85 Flavelle Road.**

We have lived next door to this property since September 2001 (an entire time of which this garage is used for household storage not vehicles). The ill-referred to parking pad is directly behind the garage's vehicle entry door. There is no feasibility of 4 vehicles in the driveway. However, the applicant states:

My home is an ideal location for an additional suite, as there is ample parking including a garage and parking pad in the back, and a driveway that fits up to four vehicles in the front.

2. **The applicant does NOT reside at 85 Flavelle Road. The applicant states:**

My personal reason for this request of a secondary suite is to assist with my current mortgage to make living in my house more affordable. I bought my house as an investment property, with the goal of fixing it up and having it rented to support the mortgage, insurance, and property tax costs. By allowing a secondary suite, I would be able to live in the house as well as maintain it as an investment.

PLEASE CONSIDER: The applicant rented out the basement of #85 Flavelle Road as an illegal suite, while she lived on the main level. The applicant has since moved out and is presently renting out both main level and separately, the basement. The applicant was held accountable because of neighbors calling the City of Calgary to inform them of the illegal suite rental – and yet her application states:

The city could also benefit by allowing rezoning in these areas with suitable applications, since this could cut down on illegal suites currently existing in Fairview, and surrounding neighborhoods, that may not be up to city safety codes and could be dangerous for renters.



Jackie Brown
83 Flavelle Road S.E.
Calgary, Alberta T2H 1E8

403-922-2965



RECEIVED

2017 OCT 17 PM 4:14
THE CITY OF CALGARY
CITY CLERK'S

Bao-Hoa Hong
87 Flavelle Rd Se
Calgary, Alberta
T2H 1E8
403-619-1167
Resident
Fairview Neighborhood

October 6, 2017

Planning, Development, Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 McLeod Trail SE
P.O. Box 2100, Postal Station M #8108
Calgary, AB T2P 2M5

To Whom It May Concern :

RE: Rezoning of Property for 85 Flavelle Rd SE
File Number: LOC2017-0178

I have recently been approached by Rosie Bruinsma, with respect to the rezoning of her property to allow for a legal secondary suite to be built.
I am aware that positive feedback is strongly considered by the city when making a final determination.

The following are positive aspects of rezoning that are of interest to me: (Please select which apply)

- ☒ Increased economic activity in the area
- ☒ Providing affordable housing for young professionals
- ☒ Increased property value within the neighborhood
- ☒ Encouraging economic growth inside the city instead of expansion outwards
- ☒ Welcoming new individuals to the neighborhood

The following is additional input and/or concerns I have, that I feel were not addressed:

I have been a resident of the Fairview community for over 20 years. It has been a safe and wonderful neighborhood to grow up in. My parents were refugees and purchased their first home in Fairview. We have been blessed and honoured to be welcomed into neighborhood that is so vibrant, yet established. Affordable housing played a key role in allowing us to achieve the Canadian Dream, so to speak. Living in Calgary has allowed my family to become successful business owners and has allowed us to can give back to a community that fostered the ability to attain comfort and happiness. Fairview is a great representation of the cultural diversity that Calgary strives for. Without hesitation, I support all active measures that allows for Calgary to attain a more effective and affordable housing model. Secondary suites are a cornerstone in a

realistic housing endeavor that allows people from all walks of life, whether it be single parents, newcomers to Canada, or young professionals looking to effectively manage their income. We all start somewhere, and we should all be afforded with the ability to live and succeed while taking advantage of Calgary's expanse. With that, I would like to convey my full support for Ms. Bruisnma to allow her to rezone her property however she wishes, and to allow her to convert her basement into a secondary suite.

Yours truly,



Bao-Hoa Hong

Little Buga

CPC2017-368

ATTACHMENT 2

LETTER 3

45

Planning, Development, Assessment
 The City of Calgary
 3rd Floor, Calgary Municipal Building
 800 McLeod Trail SE
 P.O. Box 2100, Postal Station M #8108
 Calgary, AB T2P 2M5

Dorothy Burton
 Name

124 Flavelle Rd SE
Calgary, AB T2H 1E7

Address

Resident
 Fairview Neighborhood



RE: File Number: LOC2017-0178 - Rezoning of Property for 85 Flavelle Rd SE

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- ☒ Welcoming new individuals to the neighborhood
- ☒ Other: close to direct bus route and LRT

The following is additional input and/or concerns I have, that I feel were not addressed:

Regards,

Dorothy Burton
 Name

D Burton
 Signature

RECEIVED
 2017 OCT 30 AM 9:41
 THE CITY OF CALGARY
 CITY CLERKS

CPC2017-368
ATTACHMENT 2
LETTER 3

Planning, Development, Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 McLeod Trail SE
P.O. Box 2100, Postal Station M #8108
Calgary, AB T2P 2M5

Mouhamad Saeed Dallal Boshi
Name

8235 Fairmount Dr SE
T2H0Y4

Address

Resident
Fairview Neighborhood

RECEIVED
2017 OCT 30 AM 9:41
THE CITY OF CALGARY
CITY CLERK'S

RE: File Number: LOC2017-0178 - Rezoning of Property for 85 Flavelle Rd SE

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- ☐ Other: _____

The following is additional input and/or concerns I have, that I feel were not addressed:

Allowing Secondary suits allow is a great asset. To have older parents live with me comfortably knowing having two kitchens legally will provide the privacy I need and they need as well ^{me helping} them complete tasks and run errands. this reduces pressure on government resources and senior housing as more people, when encouraged through good laws and tax cuts, will happily host their parents with them. I support Rosie's application!

Regards,

Mouhamad Saeed Dallal Boshi
Name

Signature 

Planning, Development, Assessment
 The City of Calgary
 3rd Floor, Calgary Municipal Building
 800 McLeod Trail SE
 P.O. Box 2100, Postal Station M #8108
 Calgary, AB T2P 2M5

CPC2017-368
 ATTACHMENT 2
 LETTER 3

RECEIVED

2017 OCT 30 AM 9:40

THE CITY OF CALGARY
 CITY CLERK'S

Name

Address

Resident
 Fairview Neighborhood

RE: File Number: LOC2017-0178 - Rezoning of Property for 85 Flavelle Rd SE

To Whom It May Concern,

I have recently been approached by Rosie Bruinsma, with respect to the rezoning of her property to allow for a legal secondary suite to be built. *please do NOT allow this to proceed.*

~~I am aware that positive feedback is strongly considered by the city when making a final determination.~~

I do (not) support this. I oppose the rezoning.
 The following are positive aspects of rezoning that are of interest to me: (Please select which apply)

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- ☒ Increased property value within the neighborhood
- ☒ Encouraging economic growth inside the city instead of expansion outwards
- ☒ Welcoming new individuals to the neighborhood
- ☒ Other: _____

The following is additional input and/or concerns I have, that I feel were not addressed:

*Please do not destroy the character of our neighbourhood.
 I have a fear of this lady as she has behaved poorly
 in our neighbourhood and thus no name or address.
 I fear her reprisal.*

Regards,

Name

Signature

Lisette Burga

CPC2017-368

ATTACHMENT 2

RECEIVED LETTER 3

LBS

Planning, Development, Assessment
 The City of Calgary
 3rd Floor, Calgary Municipal Building
 800 McLeod Trail SE
 P.O. Box 2100, Postal Station M #8108
 Calgary, AB T2P 2M5

2017 OCT 30 AM 9:40

THE CITY OF CALGARY
CITY CLERK'S

MR Z. ABBOTT

Name

76 FLAVELLE ROAD SE
 CALGARY
 T2H 1E7

Address

Resident

Fairview Neighborhood

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- ☐ Other: _____

The following is additional input and/or concerns I have, that I feel were not addressed:

I DO NOT AGREE WITH RE-ZONING IN THIS AREA
 RESEARCH SHOWS THAT IT WILL BE DETRIMENTAL TO
 PROPERTY VALUE.

I BELIEVE THAT THERE IS NOT ADEQUATE STREET PARKING
 THIS AREA IS ALREADY A CULTURALLY DIVERSE, FAMILY
 NEIGHBOUR HOOD, TO WHICH A RENTAL SUITED PROPERTY WOULD
 NOT BE OF ANY BENEFIT.

Regards,

Name

ZACHARY ABBOTT

Signature