

Over the last few weeks I have spoke with many of my neighbors, who are, along with ourselves , very concerned about the Application for a secondary suite at 1203 Motherwell Road N.E.

WE ARE 100% OPPOSED..... To such a development in a R1 ZONE which represent Single Family Dwellings.

Purchased our home at 1212 Motherwell Road N.E. in 1997 some 20years ago, because it was a R1 Zone, Single Family Dwelling.

And still live here, and its still an R1 Zone, therefore no secondary suites should be permitted in spite of what Mr Nenshi and many council members think, What gives them the right to lessen the value of our properties, and impact our lifestyles in what..I'm sure would be a negative way.

Once Again Totally Opposed to this Application.

Property at 1208 Motherwell Road N.E. Owner/Landlord does not live in Calgary, it has illegal suites, which have been the source of many problems, which required Numerous Visits from City Police. Constant Fighting, Screaming, Yelling, Major Drug Trafficking, Cars coming and going at all times of day and night, I witnessed a renter from that address, (while driving her vehicle) Damage the back end of one parked car, back into another parked vehicle on opposite side of street injuring occupant , then slam it in drive, and speed around bend in road, totalling off a third vehicle, before crashing through a fence and hitting a tree, parking has been a constant battle with these illegal suites

Between March 17th to March 20th 2017, I received two voice messages, from Home Owner /Landlord of 1203 Motherwell Road plus a letter from her in the mail, letting us know she was submitting a Land Use Redesignation Application to city of Calgary.

For the past 13 years 1203 Motherwell Road, has been a rental property, Tenants both up and down, Home owner lives in Victoria, Bc. Home owner says in her letter to myself that there is indeed a suite below, has everything except cooking Facilities, I Beg to Differ. I believe this home owner see this as a cash cow, with little regard for surrounding neighbor

FYI GUYS 1203 has had illegal suite for 13 years, So Now They Want To Make It Right? Get rid of good Tenants, so they can Jack Rents to Get who Knows what in there? Come on, we all know that most Home Owners take Pride in ownership, where as renters tend to not care, creating damaged run down eye sores.

Motherwell Road Residents Are Opposed to this Application

Thanks Kim Fischer

RECEIVED
2017 JUN 20 AM 8:13
THE CITY OF CALGARY
CITY CLERKS

17 JUN 16 AM 8:29

Duxbury, Christa A.

From: Frank Harbich [frankrharbich@gmail.com]
Sent: Thursday, June 15, 2017 9:08 PM
To: City Clerk
Subject: [EXTERNAL] Fwd: Application for Land Use Amendment : LOC2017-0084 Location : 1203 Motherwell Road N.E.

THE CITY OF CALGARY
CITY CLERK'S

----- Forwarded message -----

From: Frank Habich <frankrharbich@gmail.com>
Date: Tue, Apr 4, 2017 at 1:45 PM
Subject: Application for Land Use Amendment : LOC2017-0084 Location : 1203 Motherwell Road N.E.
To: jill.sonego@calgary.ca

Attention : Jill Sonego

I currently live at 1204 Motherwell Road N.E.

I am very much opposed to the change of land use or the rezoning for, 1203 Motherwell Road N.E. for the following reasons :

- 1) the illegal triple suit located at 1208 Motherwell Road N.E. Despite complaints to the City, nothing has been done.
- 2) Parking Problem - tenants have parked in or at my driveway. I have adult children that drive their own vehicles and no where to park. When friends come over they don't have anywhere to park. Also the garage at 1203 has never been used for parking. It's has been rented out for storage.
- 3) Future Plans - in my opinion the Landlord wants to sell this property in the near future. A legal suite on this property would be an easier sell and also would have a higher resale value. Obviously, there is no guarantee that the Landlord would retain this property.
- 4) Basement suite safety -.even with larger basement windows, tenants are unable to escape a fire through the basement windows. Especially, seniors, children and the physically handicap. Also the tenants often don't get along which creates a lot of disturbances. Also the utilities would need to be separated for this property to be legal and safe since it has been built in 1965.
- 5) Rental market conditions - at the moment there is more than enough adequate supply of legal rental suites that are available to rent in Mayland Heights. Literally there are dozens of available suites.
- 6) Quality of life - since the reconstruction of 1208 Motherwell Road there has been a huge reduction in my quality of life and the enjoyment and use of my property. Legalization of 1203 Motherwell would only make things worse. On November 5, 2014 there was a horrible accident in front of my home. Where two tenants were severely injured and the police, EMS and fire department were needed. Myself, my family and many others want to live in a peaceful and calm neighborhood without fear.
- 7) - Resale value of my property - can only reduce the value of my home. No knowledgeable buyer that would want to live in a property for their own use would be interested to living next to these developments.

These are just a few of the reasons why I I'm against this application. It's my personal experiences and observations.

I'm hoping that The City of Calgary strongly considers these reasons and no longer continues with this application.

In short, it's not in the public interest.

Respectfully,
Frank Harbich

Sent from my BlackBerry 10 smartphone on the TELUS network.



Virus-free. www.avg.com

Duxbury, Christa A.

From: Frank Habich [frankrharbich@gmail.com]
Sent: Thursday, June 15, 2017 11:03 PM
To: City Clerk
Subject: [EXTERNAL] Application for Land Use Amendment :LOC2017-0084 Location : 1203 Motherwell Road N.E.
Attachments: IMG_20141106_190301.jpg; IMG_20141106_175439.jpg; IMG_20141106_175011.jpg; IMG_20141106_174404.jpg; IMG_20141106_174233.jpg; IMG_20141106_174132.jpg

To: City Clerk,

These are photographs of an incident that occurred on Motherwell in front of my house when a tenant was getting evicted from their secondary suite rental. Two people were taken to hospital and thousands of dollars of property damage occurred.

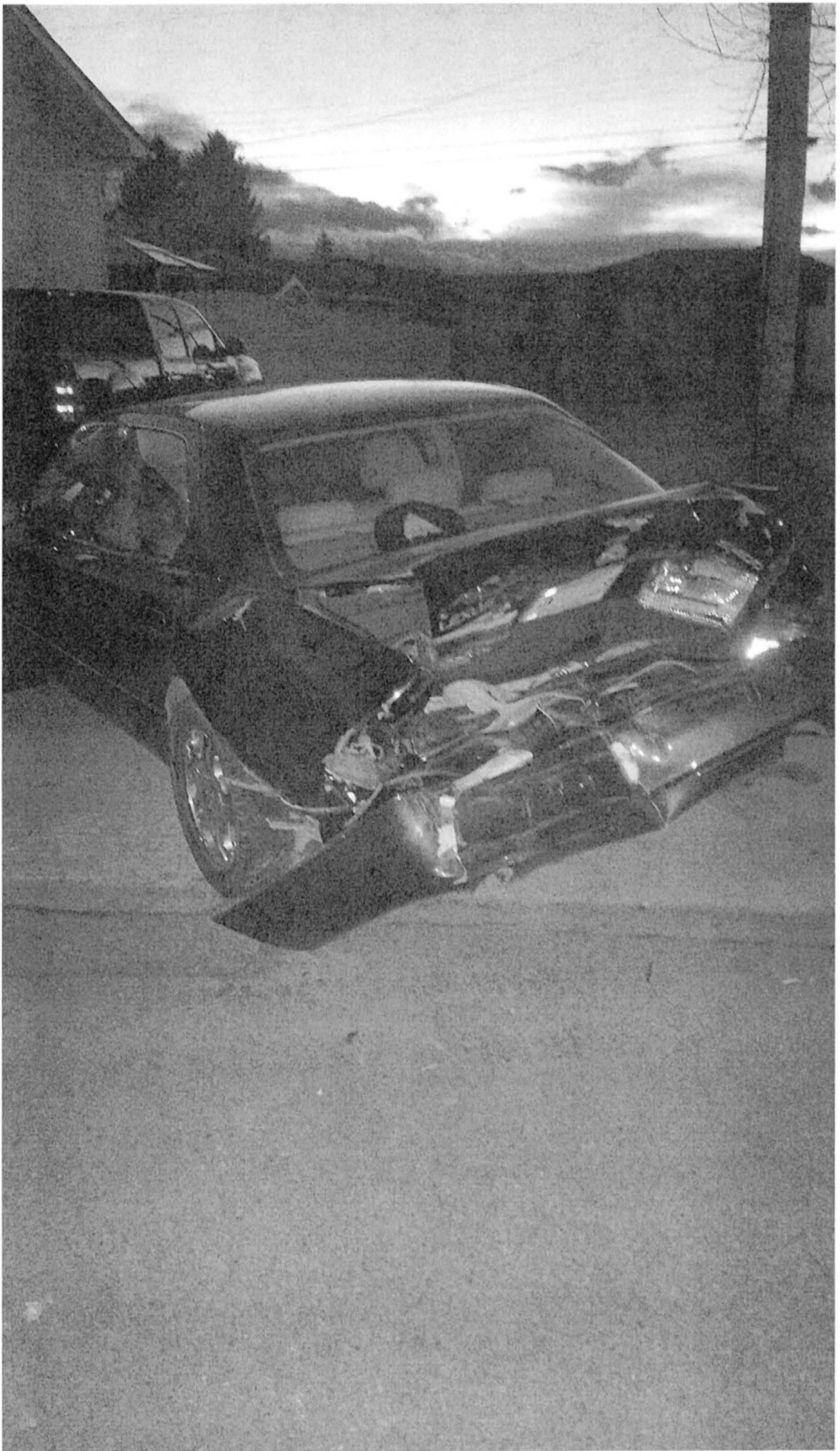
RECEIVED
2017 JUN 16 AM 8:30
THE CITY OF CALGARY
CITY CLERKS













Smith, Theresa L.

Subject: FW: [EXTERNAL] city council public hearing July 3, 2017

From: mona [mailto:mspeigl@yahoo.ca]
Sent: Tuesday, June 20, 2017 7:05 PM
To: City Clerk
Subject: [EXTERNAL] city council public hearing July 3, 2017

April 3, 2017

Frank and Mona Speigl
1139 Motherwell Road N.E.
Calgary, Alberta
T2E 6E6

Jill Sonogo, File Manager
Planning & Development, IMC #8076
P.O. Box 2100 Station M
Calgary, Ab T2P 2M5

RECEIVED
2017 JUN 21 AM 7:45
THE CITY OF CALGARY
CITY CLERK'S

We received a letter from the City of Calgary Planning and Development
Application for Land Amendment: LOC2017-0084
Location: 1203 Motherwell Road NE

The owner of 1203 Motherwell Rd. N.E. Calgary, Molly and Shawn Hamilton are wanting to put in a legal suite in the basement. There is also an applicant's submission included with the City of Calgary Planning and Development letter. This letter states that there is ample parking, as there is a double car garage and parking for 3 additional vehicles out front. A lot of the times the garage is rented out to other parties other than those who reside in the house. Therefore it causes more transient traffic in this area. The basement and main floor are frequently rented to separate parties. We are strongly opposed to this.

Molly the owner, has called us in regards to putting in a legal suite. We have also received a letter from Molly and Shawn Hamilton dated March 16 2017. It states in this letter that there is no stove or oven in the basement. On March 24 2017 we observed the removal of a stove and oven from the residence. The current renter informed us that this appliance came out of the basement suite. A previous renter of the basement suite had informed us that he had used the stove/oven while residing in the basement.

We have owned our home for over 40 years. We bought here because it is a R-C1 district. We have a rental property adjacent to us 1208 Motherwell Rd N.E. and have seen what can happen when there are too many separate families living in one home. We already have a number of multi family dwellings in the community.

The owners of 1203 motherwell Rd N.E. , Molly and Shawn Hamilton do not even live in the same City or Province as their rental property, making it more difficult to be aware of any happenings. With most renters next door to us, we notice a lack of property maintenance, i.e., sidewalks not being shovelled, and lack of yard upkeep. The latest basement tenant, who has for unknown reasons been evicted, and the current renter are the best neighbour we have had in awhile. They actually have taken care of the property.

STRONGLY OPPOSED

Frank and Mona Speigl

JUNE 21/17

3 PAGES

CITY CLERK
CITY OF CALGARY
FAX (403) 268-2362

1203 - MOTHERWELL ROAD, NE - LOC 2017-0084
BYLAW 19902017 - FOR SECONDARY SUITE
SEE ATTACHED LETTERS OF OPPOSITION.



TED HESCH

1224 - MOTHERWELL RD, NE

RECEIVED

2017 JUN 21 AM 9:58
THE CITY OF CALGARY
CITY CLERK'S

TELUS

schmalj@telusplanet.net

Fw: Land Use Bylaw Amendment Fro m R-C1 to R-C1s

From : Ted Hesch <tpeej@shaw.ca>

Wed, Jun 21, 2017 02:53 PM

Subject : Fw: Land Use Bylaw Amendment Fro m R-C1 to R-C1s**To :** schmalj <schmalj@telusplanet.net>**From:** Ted Hesch**Sent:** Wednesday, June 21, 2017 2:52 PM**To:** jill.sonego@calgary.ca**Subject:** Land Use Bylaw Amendment Fro m R-C1 to R-C1s

Dear Jill;

On or about the 21 Mar 2017 I communicated with your office pertaining to an application for a secondary suite at 1203 Motherwell Road NE in Calgary, AB.

At that time I submitted several reasons why I and other people living on the street and in the area of Mayland Heights objected to a zoning change.

I understand that a Public Hearing has been scheduled for Thursday June 22nd at 10:00 am.

I will not be able to attend this meeting but I trust that the issues I raised in objecting to allowing a change from R-C1 to R-C1s will be submitted which I outlined in my letter of 2017-03-21.

Some of the issues were lack of proper parking,

When several vehicles are parked on both sides of the street it is unsafe for travelling vehicles to pass one another, especially during winter months.

We already have had accidents here caused by renters living in unlawful suites,


Residents purchased their property with the understanding that the designation of R-C1 would not change,

We already have multi family units close by – namely large apartments behind us on McKinnon road,

The above are only some of the matters concerning myself and the majority of people living on this street.

I request that my previous concerns along with this correspondence be entered at the hearing on June 22nd.

Yours truly,


Ted P.J. Hesch

1224 Motherwell Rd NE Calgary, AB T2E6E8

403 276 6578 or 403 921 7758

RECEIVED
2017 JUN 21 AM 9:58
THE CITY OF CALGARY
CITY CLERKS

June 19, 2017

Application for Land Use Amendment LOC2017- 0084

Location: 1203 Motherwell Road, NE

Purpose: Secondary Suite

Information for City Clerk (City Council), Andre Chabot, Ward Councillor and Larry Leach, President, Crossroads Community Association.

It is apparent that the Victoria, BC owners of 1203 Motherwell Road, NE, do not always present or provide correct information to the City and/or the neighbours!

In a letter to Ms. Fischer dated March 16, 2017 (4th paragraph) the owners say:

“When we purchased the house in 2004, there was a suite in the basement already and includes everything anyone would need **except cooking facilities** (i.e. a stove/oven)

However, in the application to the City dated March 2017, in their attached “applicant’s submission” to City Planning & Development, they make the following points in support of their application:

“We believe that this suite meets all of the R-C1s Secondary Suite requirements:

- The house is a single detached dwelling
- This basement secondary suite (mother-in -law) is the only suite on this property and in this dwelling unit.
- The suite is self-contained dwelling unit within the main residence and has **separate living, cooking, sleeping and bathroom facilities**
- The suite is entirely located in the basement
- there is double car garage and parking space for an additional three motor vehicles in front of the house”

In other words, in their letter to Ms. Fischer, they indicate that there were no cooking facilities, while in the application for a secondary suite to the city, cooking facilities are available. It should be noted that recently a stove/fridge were removed from the basement suite and placed in the garage for storage. (one of the neighbours has picture evidence of this removal).

It should also be noted that when the home’s basement was rented out as an illegal basement suite, the double garage was not used for parking space but instead was being separately rented for additional income.

In the “Applicant’s Submission” for a secondary suite, the owners **incorrectly** informed the City that they have parking available in front of the house for an additional three motor vehicles. **That is not correct!** During the time that they did operate an “illegal basement suite”, additional vehicles parked on the street caused major traffic and congestion problems as mentioned in previous letters that were filed with Jill Sonogo of City Planning and Development.