

**Smith, Theresa L.**

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**From:** dandpray@telus.net  
**Sent:** Tuesday, June 20, 2017 10:24 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0105  
**Attachments:** CofC\_P&D\_LOC2017-0105\_response 062017.pdf

June 21, 2017

Application: LOC2017-0105

Submitted by: Dorn Ray

Contact Information

Address: 10815 Brae Road SW

Phone:

Email: [dandpray@telus.net](mailto:dandpray@telus.net)

Feedback:

We are opposed to the application. We are not available to attend the City Council meeting to present our objection. Please review the attached file.

RECEIVED  
2017 JUN 21 AM 7:48  
THE CITY OF EDMONTON  
CITY CLERK'S

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2017 JUN 21 AM 7:48

June 20, 2017

City of Calgary  
Planning & Development, IMC #8075  
PO Box 2100 Station M  
Calgary, Alberta T2P 2M5

THE CITY OF CALGARY  
CITY CLERK'S

Attention: Calgary City Council

**RE: Application for Land Use Amendment: LOC2017-0105, 10819 Brae Road SW**

Dear City Council,

My wife and I have reviewed the planning and development application for the above location and oppose it being approved and accepted. We submitted a letter April 23<sup>rd</sup> to Mr. Sheahan, File Manager, indicating we oppose this application and are deeply concerned that the Calgary Planning Commission has recommended the approval of the application. It's like our concerns were never taken into consideration and addressed. In discussions with other neighbors, we know they have concerns as well.

We find it hard to believe the current owner is struggling to pay the mortgage for this property. They have had regular tenants in the home, both upstairs and downstairs since they took over ownership. They also rent out the garage as well, currently for used for storage we believe.

The previous owners had put a lot of upgrades into the home while they were there, which included constructing a garage, putting in a 'mother-in-law' suite in the basement, building a new fence and deck, and interior and exterior renovations.

However, since the change of ownership, the house has fallen into a poor state, at least externally. The lawn never gets mowed, landscaping is never maintained, and the hedge that borders there's and our property hasn't been trimmed in years and looks horrible. The hedge is on their property. The gutters on the garage have never been cleaned as there is vegetation growing from them. It took the owners over 4 months to install a window in the basement that still isn't finished, at least from an external perspective. All things the previous owner took care of on a regular basis and what the new owner seem to neglect.

The current tenants who live upstairs are nice and quiet, however own/have five vehicles. Without access to the garage, these vehicle are forced to park in the driveway, in front of the house and in front of neighboring homes. When you take the basement suite into consideration, it adds another vehicle(s) that needs to be parked somewhere. Where are they to park? For garbage they only have one set of blue and black bins. When they had two tenants it didn't take much to fill the bins, overflowing garbage was strewn all over the back alley, and nobody would clean it up which attracted wild life (birds) and was very unsightly. One former tenant through all their old furniture and garbage after they moved across the alley against another homes fence. That person came an knocked on my door thinking it was us.

They have had all types of people living in this house since the new owners took possession. We've seen midnight dashers and partiers, and the owners have even rented the garage to a heavy metal rock band for practice space in the past. So I question their screening methods. They basically take whoever can afford the rent.

We are not overly opposed to the home being a rental, but we are strongly opposed to the home being a multi-rental home. The owners seem to be in this for the buck, and don't really care about the day to day happenings and care of the home and how it affects their neighbors. If the owners feel they are not seeing a return on their investment, then they are doing it all wrong. It's a house, not an apartment building.

From a property value perspective, again, I don't believe a rental property would ever make our property less desirable in the event we were to ever want to sell. However, the property will be less desirable seeing the applicant is looking to make this a multitenant property. We would likely take a loss and not see a full return. That makes a lot of us surrounding the rental property very unhappy. We hope council members can appreciate this concern.

We thank City Council for taking the time to review our letter and application objection, and eagerly look forward to their decision with hopes they deny the application.

Thank you  
Dorn and Pamela Ray  
10815 Brae Road SW  
403-238-4885



Smith, Theresa L.

**Subject:** FW: [EXTERNAL] LOC2017-0105 - 10819 Brae Road SW

**From:** Tom Elder [mailto:leotelder@gmail.com]  
**Sent:** Wednesday, June 21, 2017 10:47 PM  
**To:** City Clerk  
**Subject:** [EXTERNAL] LOC2017-0105 - 10819 Brae Road SW



Good Day,

RECEIVED  
2017 JUN 21 AM 9:02  
THE CITY OF CALGARY  
CITY CLERK'S

I am writing to you regarding the proposed secondary suite zoning for the address 10819 Brae Road SW in Calgary. I live next door at 10823 Brae Road SW with my wife and young son (2 and a half years old).

We would like to express our **STRONG** concern with the approval of this zoning change next door to us. We have lived in our current home for just under 10 years, and purchased the house in February 2012. When we first moved in, the home was owned by a single family and we had absolutely no issues with the homeowners. Once the home sold and was turned into a rental property with a secondary suite in the basement, we have had nothing but difficulties with the neighbours residing in the basement secondary suite. We have had to repeatedly call bylaw services, 311 and the Calgary Police to report complaints with tenants. As no tenants ever stayed for a significant amount of time, we have often had recurrent problems and issues. These issues included, but were not limited to: improper care of the landscaping (including mowing and watering grass), garbage concerns (using the backyard as their own personal landfill and bathroom), parking issues (unregistered vehicles parked on the street for an extended period of time), improper care for pets (dogs left along for an entire day and night outside without food or water and constant barking), noise complaints (parties, screaming, etc.), smoking directly beside our windows (and not the required distance away from a building) and more serious cases concerning violence among tenants (the police had to be called on several occasions).

Having a young son, these issues have caused us constant concern for his health, well-being and safety in our own home (as well as our own). This is not something we wish to continue to expose him to. I also feel that the lack of care and attention to this property by Mr. and Mrs. Chopra (owners on land title) will continue to decrease the property value in the

neighborhood and surrounding areas. We cannot possibly feel more strongly about this issue. We would be interested in discussing our views about this further, and are willing to do everything within our legal rights to see that this proposal does not move ahead.

If the current owner has shown a lack of care for the property up to this point, will redesignating the site actually do anything to improve it? Absolutely not.

Thank you very much for taking the time to consider the information we have provided. Please feel free to contact us for further information.

We would welcome the opportunity to speak at the hearing July 3, 2017 regarding this and can be reached at 403-861-9463.

Tom and Erin Elder

(403) 366-9764 [Preview attachment image001.jpg](#) [Preview attachment image004.jpg](#)



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[image001.jpg](#)

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2.4 MB

