

Duxbury, Christa A.

From: Kevin Johnston [Kevin.Johnston2@TELUS.COM]
Sent: Wednesday, April 26, 2017 9:46 AM
To: City Clerk
Cc: Kevin Johnston
Subject: CPC2017-150 LOC2017-0005 Bylaw 157D2017
Attachments: 2119 Halifax Cres.docx; 2123petition.pdf; 2127 Halifax Cres.docx *CPC 2017-150*

Attention - City Clerk: I have attached 2 letters and 1 petition, from neighbors of 2123 Halifax Crescent N.W. Calgary, opposed to the re-zoning of this property from R-C1 to R-C1s. Please include these documents as part

of **PUBLIC HEARING OF CALGARY CITY COUNCIL PLANNING MATTERS**, slated for Monday May 08, 2017 commencing at 9:30 am.

Thank you
Kevin Johnston

RECEIVED
2017 APR 26 AM 9:54
THE CITY OF CALGARY
CITY CLERK'S

Attention: Michael Davis

City planner

Re: File # Loc 2017-0005

2123 Halifax Cres, N.W. Calgary

This is a signed petition by the neighbors of 2123 Halifax Cres. N.W. Calgary, objecting to the proposed rezoning of this property from R-1C to R-1CS. The use of this property as a rental unit for anywhere from 6 to 10 people, including the illegal basement suite, and the lack of oversight and maintenance by the owner, has created continuous problems, such as parking, out of control parties, fighting and abusive language for many of our neighbors, and emergency crews, (Fire Department, Bylaw Officers, and Police Services). We the neighbors of this property wish our city block and community to remain a family oriented place to live. We the signed below oppose the proposed rezoning of this property, and hope You and City Council consider our input on this matter.

| Date | Name | Address | Signature |
|--------------------|--------------------------|--------------------|------------------|
| Jan 24 | Lucille Lawrence | 2119 Halifax Cres | Lucille Lawrence |
| JAN. 24 JAN. 24 | D. COULSON D. COULSON | 2115 " 2115 " | D. Coulson |
| Jan 24 | R. Stark | 2120 Halifax Cres | R. Stark |
| Jan 24 | Kate Morrison | 2131 Halifax Cres | Kate Morrison |
| JAN 24/17 | Brend Savarney | 2132 HALIFAX CR | Brend Savarney |
| JAN 24/17 | PAT BOND | 2139 HALIFAX CR | Pat Bond |
| JAN 24/17 | Patti Paulson | 2139 Halifax Cres | Patti Paulson |
| JAN 25/17 | JOAN + TED LLOYD | 2136 HALIFAX CR NW | Joan + Ted Lloyd |
| Jan 25/17 | Caitlin Dresler | 2135 Halifax Cres | Caitlin Dresler |
| Jan 25/17 | Kevin Johnston | 2127 Halifax Cres. | Kevin Johnston |
| Jan 25/17 | M. PATRICIA GRAY | 2128 HALIFAX CRES. | Patricia Gray |

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THE CITY OF CALGARY
CITY CLERK'S

2127 Halifax Cres. N.W.

Calgary. AB. T2M 4C8

January 23, 2017

Attention: Michael Davis

City Planner

Re: File # Loc 2017-0005

2123 Halifax Cres. N.W. Calgary

Dear Sir: I am the Owner of the property on the West side, right adjacent to 2123 Halifax Cres. My wife, and I have lived here for over 20 years and have raised our 17 years old daughter for her entire life at this home. My wife and I both work, my wife is a manager for Alberta Health Services, and I am a manager for Telus. We chose to buy a house in this area because it was a modest, safe, family oriented neighborhood.

Over the past 15 years at least, we have had nothing but problems with the multiple tenants that dwelled at 2123 Halifax. At times more that 8 to 9 individuals under one roof, in a home zoned as a single family dwelling, but one with an illegal basement suite. This has led to numerous parking issues, for the 5 or 6 neighbors either right beside this property or right across the street, or for neighbors who access their garages in the rear lane, only to be blocked by vehicles parked illegally behind the garage of this residence. There have been 3 or 4 visits by the Fire Department to extinguish out of control fires in an outdoor backyard fire pit. As well 10 or 11 visits by City Police to respond to either noise complaints from the numerous late night parties that have gotten out of hand, or for physical fights by either party goers, or between spouses, or different people that dwell at the residence. I do not know how many times I have had to ask either the people who dwell there or are visiting to refrain from using bad language, only to be sworn at or threatened physically, and in many cases with my young daughter watching or listening in. I would then have to take her in from our yard to protect her from the unruly neighbors and their friends. When the constantly rotating group of residents move out, they illegally dump belonging out in the lane or in between my garage and theirs. Leaving me to foot the bill to have these items removed to a landfill. The lawn is rarely maintained, more like the field of weeds. The house and garage are an eye sore. The sidewalks in the winter are never shoveled, (I maintain the street sidewalk as a courtesy for the rest of our neighbors).

The fire in the illegal basement suite that just recently occurred was bound to happen, it was caused by an overheated gaming console, but could have just as easily been caused by any of the four individual living in the basement, of which, three I knew were cooking in their bedrooms with electric hot plates. There are so many more examples of troubles that this one residence has caused to so many home owners on our block, but I am sure you see that there is cause for myself and my neighbors to object to the rezoning of this property.

The main reason for the troubles at this resident, is the fact that there is no one living at this property who is responsible for what goes on, or its appearance and upkeep. The owner lives in the United States, and sees property as a money maker. The more tenants in the door, and no physical upkeep to the property equals more dollars out the door and in his pocket. The overcrowding that was allowed to take place over the years led to conditions that threatened our safety, our properties, and as well to the individuals living in that house. That is not what the current zoning is in place for. The zoning is meant to secure a safe, single family oriented living area, free from threats. When you have the overwhelming number of individuals that were allowed to live under one roof do so, without any oversight, then it is inevitable that problems between neighbors will arise.

I therefore object to the rezoning for this property, and I hope you take all that you have read into consideration. We have a good group of neighbors here, we care about each other, and our properties. Your decision in favour of the property owner at 2123 Halifax would cause a great deal of us problems in the future. Once the property is rezoned, we cannot go back. Do not let profit come before safety, caring neighbors, and family.

Thank you for your time.....and understanding.

Kevin, Laura, and Robyn Johnston

2127 Halifax Cres. N.W.

403-282-2888

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THE CITY OF CALGARY
CITY CLERK'S

2119 Halifax Cres. N.W.

Calgary, AB. T2M 4C8

January 20th 2017

Attention – Michael Davis

City Planner

Re: File # Loc 2017-0005

2123 Halifax Cres. N.W. Calgary

Dear Sir: I reside on the East side of the above mentioned property and have owned my property since 1968. My property title has a caveat that states this is to be a single family dwelling only, which applies also to 2123 as well. On that basis I oppose said spot rezoning of 2123 as only one of my objections. Other reasons include, current owner resides in the United States and has let this property deteriorate over the years. There have been at least 9 to 10 people living in this house at one time, plus they have been very disruptive to us and other neighbors. We have had to call the Fire Dept. and Police numerous time to deal with different situations with the renters, both upstairs and in the downstairs illegal suite.

Due to the recent fire in the basement suite a few months ago, all the walls, floors, etc. have been gutted and are to be replaced. This all done to an illegal suite.

Please consider this letter of objection to the planned rezoning in your decision process.

Thank You

Lucille Lawrence

403-289-4566