

Duxbury, Christa A.

From: Lionel Forman [lionel@linjoy.com]
Sent: Thursday, March 30, 2017 9:35 AM
To: City Clerk
Subject: BRAESIDE - BYLAW 109D2017

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THE CITY OF CALGARY
CITY CLERK'S

To redesignate the land located at 1616 – 111 Avenue SW (Plan 8207JK, Block 1, Lot 52) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

OBJECTION TO THE ABOVE PROPOSAL

My wife and I live at 1620 – 111 Ave. SW., next door to the property concerned – i.e. 1616 – 111 Ave. SW, which has an absentee owner. My wife and I are against granting this Application for Land Use Amendment from R-C1 to R-C1s for the following main reasons which are very briefly listed below:

1. Braeside already has 1060 multi-family units in specifically designated areas and a large number of these are presently unoccupied. This Application to approve a secondary suite in a single family home area, an area where there are no other secondary suites, would just add to the current surplus of available accommodation and there is absolutely no justification to approve it.
2. The absentee owner, who has owned the house for approximately 10 years, does not care how its rundown appearance affects the value of the adjacent properties – it is the only house on the street and the neighbouring areas where the extremely bad state of its roof makes it look like it belongs in a slum compared to the other homes in the area. The roof should have been replaced years ago.
3. Parking in the vicinity is a problem. The present tenants have 4 vehicles. When they have visitors parking space becomes problematic – so just imagine what the parking situation will be like with 2 tenants in the house instead of just the present tenant.
4. Parking and traffic in our paved back lane is extremely bad because the lane is in fact not just a back lane but a main road leading to the area dog run bordering 14 Street SW. An additional tenant in the property would aggravate the situation where we already get people taking their dogs to the dog run and carelessly leaving their vehicles blocking the exit from our back gate and garage.
5. The City Council may not be aware that this back lane parking problem is so bad that the Braeside Community Association and the City Department for Dog Parks are in talks looking into the creation of a gravel parking lot on the north side of the dog run. The realization of this is still a long way off.
6. My wife and I purchased our house in this single family home area 37 years ago specifically because it was far away from areas with apartments, condominiums and shops. The subject house next door to us has 2 bedrooms above ground and 1 bedroom in the basement which means that the application would be converting the present single family home into a 2 bedroom apartment and a 1 bedroom apartment. As stated above, we purchased our house where it is because we did not, and do not want to live next to an apartment building which the subject property would in actual fact become.

The majority of Calgarians generally agree that if an application for a secondary suite is made in a single family home area to accommodate a family member it is in order for Council to approve it.

This case is totally different. In this case the applicant is a major Calgary rental home owner who is in the process of converting many dozens of rental homes into two (2) suite rental homes with obvious huge increases in rental income. All this is being done with total disregard to how the neighbourhood is affected, how parking is affected, how property values are affected if the property is not maintained as in this case.

From the map you have provided, it is very clear that if you approve this application, this would be the only property in this whole area of Braeside with a de facto two-suite apartment building. That would cheapen this whole area as it would affect parking and other services adversely. As you will note from Paragraph 3 above, the present tenants already have 4 cars at the house and that there is only 2 spaces to park on the property itself.

My wife and I ask that Council show character in this case and deny the application – a decision the vast majority of Calgarians would agree with.

Thank you.

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