

Smith, Theresa L.

From: F German [fred.german@gmail.com]
Sent: Monday, February 27, 2017 7:07 PM
To: City Clerk
Subject: Hunting Hills Bylaw 85D2017
Attachments: Public Hearing 508-64AveNW.pdf

To: Susan Grey, CITY CLERK

Location: 508 - 64 Avenue NW

Re: Change R-C1 to R-C1s

Attached is our response to a request to change the following land use to the property above.

Thank-you,
Fred German

RECEIVED
2017 FEB 28 AM 8:13
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2017 FEB 28 AM 8:13

THE CITY OF CALGARY
CITY CLERK'S

Fred and Joanne German
6511 4th Street NW
Calgary, AB
T2K 1C1

February 26, 2017

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5

Attention: Susan Grey, City Clerk

Subject: Application for Land Use Amendment: BYLAW 85D2017

Location: 508 - 64 Avenue NW

Re: Change R-C1 to R-C1s

We have read the request from Te Nguyen asking for the following change to the Residential - Contextual One Dwelling designation. We are not for the approval of this request based on his past history. Please check below what we have noticed since the home was sold to this individual.

- After the initial purchase within a month, the new owner tried to quickly flip the house into a "sale by owner". It was on the market for a month before the following was observed by us.
- When we initially met, Mr. Nguyen stated he purchased the home so his daughter in Calgary could start a small day care home.
- His renovations started shortly after to the basement without any proper building request.
- Next, he rented the upper and lower levels shortly after his purchase (less than 3 months) which caused some tight parking in the alley.
- There is a 2 car garage which the rental persons never used since he rented it to another couple for garage sales all summer (2016) and into mid September (this exceeded the maximum 8 per a calendar year). This also caused a traffic congestion at the T junction.
- It became a real concern when the garage renter parked an older RV on the back garage pad leading into the alley (see picture). They started to live in it and it was getting power from the home owner. We didn't notice if they had any washroom access in the home.
- In early September, the garage renter unloaded a none working FORD pickup and started to repair it. It appeared as if the renter was starting a repair garage for others.
- There is no respect for the other neighbours, one complained about dog dodo from the next door.

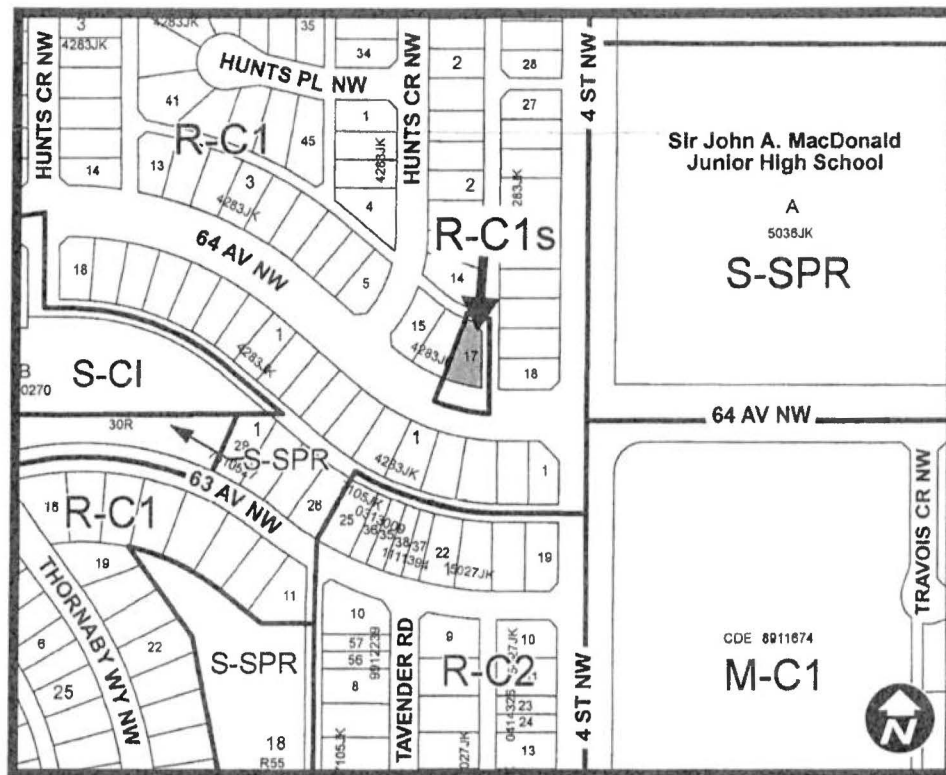
The activities above indicate to us that the real request for this land designation is to maximize his rental of the home located at the following location.

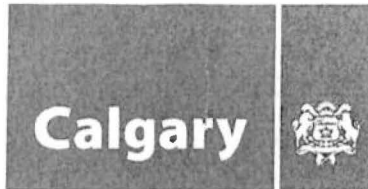
Yours Sincerely,

Fred German



To redesignate the land located at 508 – 64 Avenue NW (Plan 4283JK, Block 2, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.





NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on **Monday, 2017 March 13, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on **2017 February 16**, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 – 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Persons wishing to submit a letter, petition or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions **received** by the City Clerk **not later than 10:00 a.m., THURSDAY, 2017 March 02**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to:

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca

*The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. **The submission may be included in the public meeting agenda** of City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and Bylaw 30M2002 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Susan Gray, CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 www.calgary.ca/landusebylaw except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-6774.