

**Smith, Theresa L.**

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**From:** Express Quality Construction Ltd. Ltd. [expressqualityconstruction@gmail.com]  
**Sent:** Thursday, February 23, 2017 1:21 PM  
**To:** City Clerk  
**Subject:** Mahmoud Karame - Land Parcel 7408 Elbow Drive SW (LOC2016-0254)

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THE CITY OF CALGARY  
CITY CLERKS

February 23, 2017

Councilors,

RE: Land Parcel 7408 Elbow Drive SW (LOC2016-0254)

I am writing this letter hoping to get your support for my application to change the zoning of my parcel to R-CG with the ultimate goal to build a semi-detached house with secondary suites, in the short term I want to keep the existing secondary suite. During the summer of 2016, The City received a complaint regarding a basement suite at the home in my parcel. This suite has always been rented since before I bought the property from the previous owner. After receiving the complaint from the city, I became aware that this was an illegal suite.

I evicted the tenants, and the property (main house and suite) has been vacant since the summer of 2016. I have since been actively working on making the secondary suite in the basement legal as having no tenants is costing me approximately \$3000 dollars a month with utilities, mortgage, and insurance payments. As I was going through the process, due to the size of the basement being "oversized" as I believe it is larger than 100 square meters I had to go with a different designation, not R-C1s. Met many times with the planner and that helped me understand my options. Even if I learned that the size of the suite was no longer an issue, I made my decision to apply for R-CG, due to its flexibility and I had to pay fees.

My future plan is to build a semi-detached house with secondary suites (to help with mortgage payments) for my two sons. If I go with R-C2, I'd have to separate the land into two parcels and build single family homes with suites, and I'd have to demolish the existing house first and then proceed with the application to build two parcels. I met a couple of times with the Kingsland Community Association to discuss my plan, but they do not like R-CG, they want R-C2. They think that I will build several houses on the property and essentially cause problems with parking and the amount of people living there.

Right now, I do not have enough funds to demolish, build a semi-detached house, etc. That for me is for the future, but it is something I do want to do in the next 3 years or so. I just want the R-CG zoning designation to be ready and avoid having to go through the process twice. I'm not selling the parcel, as they are for my boys. These are my complete intentions. With the R-CG application I can legalize the suite, rent the house, and build

back up financially for a rebuild in the future. As right now with no tenants and the longer this process takes, I am spending more out of pocket for this currently unoccupied house. It has honestly been a struggle. I did not have the opportunity to discuss my plans with the Planning Commission and they decided to refuse my application even if planning was in support. I truly hope Council understand my position and change the decision Planning Commission did so this situation resolves soon and I can move forward with my plans.

Thank you for the time to read my letter. I hope you understand my position regarding my land parcel along with my intentions. If you would like more details I will be at Council to speak in favor of my application.

Best regards,

Mahmoud Karame

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