

Smith, Theresa L.

From: Adena Bauer [happydogs3@shaw.ca]
Sent: Friday, January 27, 2017 3:31 PM
To: City Clerk
Subject: Application for Land Use Amendment: LOC 2016-0262, Location: 367 Penworth Way SE
Attachments: Office of the City Clerk re 367 Penworth Way.docx

Please see the attached letter to the Office of the City Clerk in regard to 367 Penworth Way SE.

Please confirm by return email that you have received this letter.

Thank you,

Adena Bauer

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THE CITY OF CALGARY
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503 Penworth Way SE
Calgary, AB T2A 4G1

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27 January 2017

**THE CITY OF CALGARY
CITY CLERK'S**

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

Dear Ms Ha:

Re: Application for Land Use Amendment: LOC 2016-0262
Location: 367 Penworth Way SE

This letter is in regard to the request to re-designate the land use to have a Secondary Suite.

We are not in favor of this application being approved for many reasons. First of all, this property has been a single family rental unit for (at least) 15 years or more, and the tenants have never looked after the property by shovelling snow, cutting grass, trimming the hedge, or controlling weeds. We have contacted the owner of the property numerous times and asked for trimming and maintenance of the hedge (which is supposed to be solely on the property of 367 and something we never agreed to be responsible for when the original owner planted it in 1974), and have received no positive response regarding this concern – in fact he suggested we have our son-in-law tear it out and dispose of it, at our cost. We have continually asked that the trees be trimmed, and for regular mowing and care of the lawn, but have not seen anything done in this area either. In addition to these concerns, we have had constant issues with tenants not shovelling the snow. The previous tenant (who moved out in 2016) complained to the owner about the toilet in the basement never working properly, problems with electricity, and the outside tap never working. At present there is an illegal addition to the roof of the garage and the car park in the back, which should be investigated. So, how is having a secondary suite going to change the proper care of this property? This owner owns numerous properties, and it is evident he does not have the time or initiative to care for them properly. The present tenants have dogs which do not bark, however; their feces is not cleaned up on a regular basis and I am afraid that in the summer we will be overcome with flies and smell.

Parking is another issue. This property is not on a 50 foot wide lot- it is narrow and, although we understand that we do not have any control over parking in front of our property because we don't own it, my husband and I are concerned about the parking for many of our visitors- some of whom seniors and are not able to walk a distance. Where will they park if each suite owns more than one vehicle?

We are also wondering what will happen with garbage pick-up – will there be six bins once compost bins are delivered, or are two families going to share three bins, and will there constantly be garbage bags in the alley being torn open? The bins are never moved back in place now, so how will that work with all of them in the alley?

The house to the north of 367 (# 363) has been a source of contention for years as well – a rental, with people moving in and out- which has been vacant more often than not. It was previously a drug house,

had prostitutes in it, and again, no care of the yard. We have called 311 numerous times. We certainly do not want this to repeat at 367. If one house is approved for a secondary suite the rest of the unkempt rental houses will have full reason to believe they can apply and receive permission to have a secondary suite as well.

Please do not approve this application. We have lived in our home at 503 for 43 years, and most of the neighbours keep up their yards and homes. We are afraid of this becoming a slum area.

Thank you for your consideration,
Cameron and Adena Bauer