

# Council Presentation File 2016-0073

We are here to present our community's view of land use application 2016-0073 and recommending you decline the application. This application would approve and allow for an existing secondary suite at 10103 Brookpark Blvd SW and, in addition, a single detached dwelling. We do not have information of any single detached dwelling that this rezoning would allow.

Upon review and decision to remain as RC-1, BCA (Braeside Community Association) requests that the property be returned to the existing purpose of a single family dwelling within 60 days.

Upon review and decision to become land use RC-1s, BCA strongly recommends a prompt inspection by City personnel to ensure that the present tenants on the main floor live in a safe situation. This recommendation is made to occur before and while awaiting the next stage of acquiring a development permit.

The application has come to you as a response by the parcel owner after the discovery of a secondary suite following a by-law service request 16-00151314 on February 19, 2016. We do not understand why occupancy was allowed to continue after discovery and how compliancy is to be effective.

We will begin by familiarizing you with our community. Braeside was originally planned as a subdivision to accommodate a mix of estate homes, different type R-1 single family homes, and multifamily housing ranging from public housing to upscale townhouse and condo complexes. Slides 4 and 5.

Next we will present our comments to several points of Secondary Suite Benefits as presented on a City of Calgary web page. We view these as the concepts and vision of City of Calgary for secondary suites. Slides 7 and 8

Next we will present our findings for off street parking on the property using slides 9 and 10.

Next we will present our concepts and vision of secondary suites and the effect on the community. This will discuss our view of homeowner responsibility to the adjacent neighbours and community. Slide 11 and beyond.

The City of Calgary  
PLANNING, DEVELOPMENT & ASSESSMENT

REQUEST FOR COMMENT ON APPLICATION

Date: April 8, 2016

To: Braeside Community Association  
Bob Byers  
11024 Braeside Dr SW  
Calgary, Alberta  
T2W 6G5

Return To: Circulation Control  
Planning, Development & Assessment #8201  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5  
email: CPAG.Circ@calgary.ca

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.

File Number: LOC2016-0073

10103 BROOKPARK BV SW 7511059;4;2

Ward: 11 Map: 17S

Community: BRAESIDE  
Alderman: Brian Pincock

Applicant: QIAN ZUO

Contact:

Parcel Owner: QIAN ZUO  
3 HAMPSTEAD GROVE NW  
CALGARY AB CANADA T3A 6B3  
(See title for additional owners.)

Application: Land Use Amendment

Site Area: 0.07 ha

Existing Use:  
Residential - Contextual One Dwelling (R-C1) District

Proposed Use:  
Residential - Contextual One Dwelling (R-C1s)  
(Secondary Suite) District

Attached are the plans and application material for this proposal. Please submit your response to the above sender by:

DUE DATE Thursday April 28, 2016

If you want to discuss this application further, please call the File Manager:

Colleen Renne-Grivell (403) 268-1451 maitto:Colleen.Renne-Grivell@calgary.ca

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection

See Accompanying Letter

Signed: \_\_\_\_\_

Signed:  \_\_\_\_\_

Date: \_\_\_\_\_

Date:  \_\_\_\_\_

Agency: \_\_\_\_\_

Agency: **R.W. Byers C.D. C.E.T**

**Dir. Const. & Maint  
Braeside Community Assoc.**

RECEIVED  
2016 AUG 26 PM 2:26  
THE CITY OF CALGARY  
CITY CLERKS



#### APPLICANT'S SUBMISSION

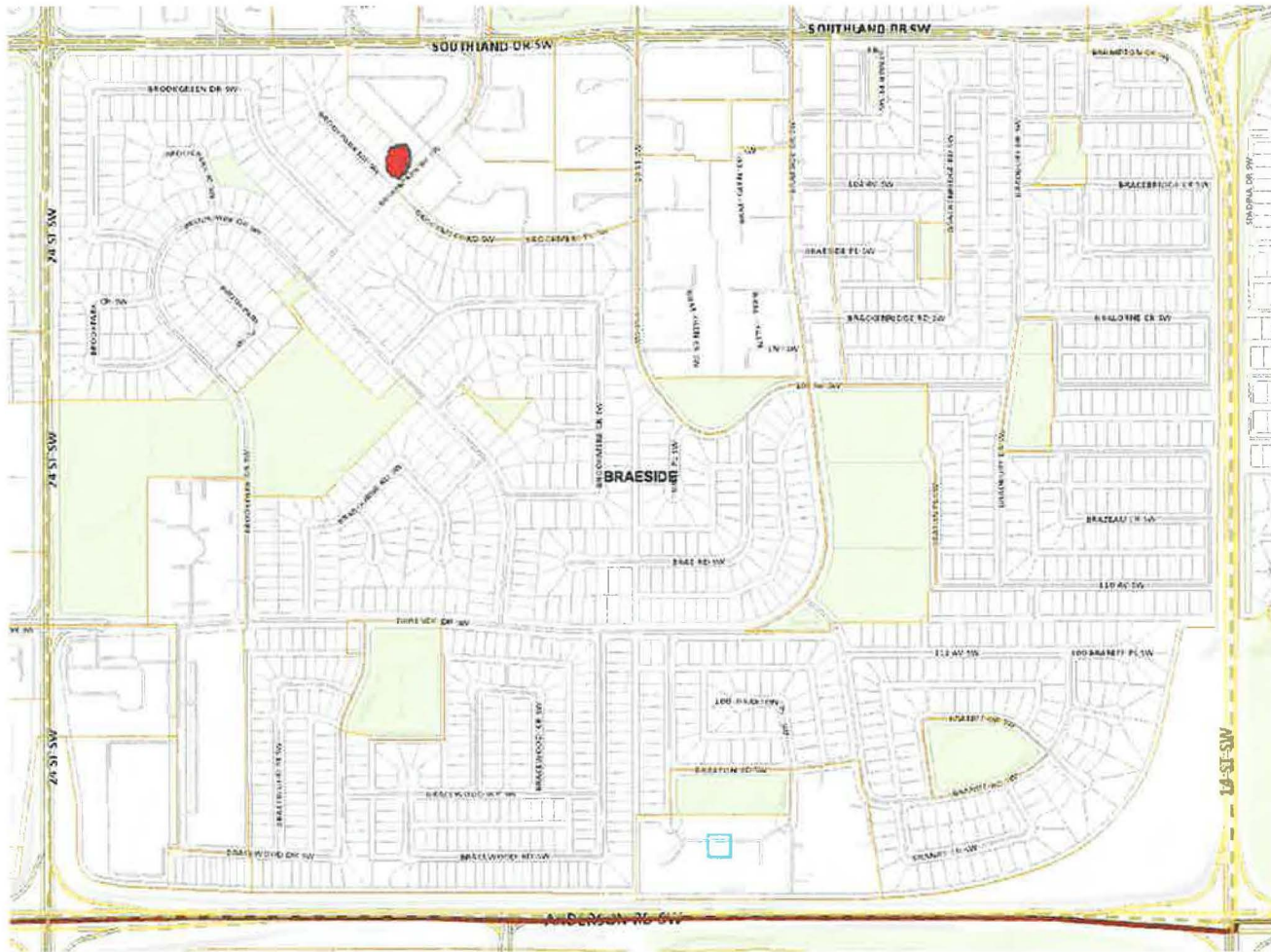
This application is intended to change the land use zoning to allow for an existing suite. Following the approval of the land use the suite will be brought up to code to create a legal and safe basement suite.

The property located at 10103 Brookpark Blvd SW on a big corner lot (approximately 19.5 width and 35.70 depth rectangular lot). It is a low density residential R-C1 in the community of Braeside. The parcel is developed with a single detached dwelling without garage. The bi-level home has a separate entrance for the walk up basement. Windows in the basement are very good size (30" x 96") to give enough light and emergency escape. The home has a smaller backyard and a large two side yard for the residents to enjoy. The home faces Brookpark Blvd backs on to neighbouring townhouses, which is separated by a pathway.

The proposed R-C1s District allows for the development of a secondary suite in addition to a single detached dwelling on a single parcel. The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum parking motor parking stall. On the property, there are two parking stalls except street parking, which meet the minimum parking requirement of one stall per unit.

Pedestrian and vehicle access is available from Brookside Blvd SW. It is located in a short walking distance (260m) to buses on Southland Drive, which provide service to LRT station and proposed SW Transit Way. It is between 300m to 400m walk to Southland Leisure Centre and school and other amenities.

# BRAESIDE COMMUNITY



Braeside is a residential community in southwest Calgary. It is located north of Anderson Road, south of Southland Drive, west of 14 Street SW, and east of 24 Street SW. Population is 5940 from 2012 municipal census. There is one school, Braeside Elementary. There are two small shopping malls.

# BRAESIDE ZONING

MC1 & MCG



REMAINING  
IS RC-1 AND  
RC-2



Although designated low density, Braeside does have many areas of medium to high density. MLS information states 160 condo units and 900 townhouse units.



**LAND ZONE APPLICATION APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY**

View of property at corner of Brookpark Blvd and Brookpark Mews looking north-west





## Secondary suites benefits

Our understanding of the concept

### Home owner

- Choice to invest in your home.
- Boosts income and helps pay down a mortgage.
- Enables extended family to live nearby by providing accommodations for elderly parents, disabled family members or children.
- Allows seniors to remain in their home and community while on a fixed income.
- Downsize space without moving out of your neighbourhood.
- Often increases the value of your property for re-sale.

### People

- Increases the places people can live and afford.
- Unlike many apartment units, secondary suites are primarily ground-oriented and have access to a yard.
- Homes with secondary suites are often in established neighbourhoods near schools, parks, recreation centres, and other amenities.
- Legal and safe secondary suites have met all the requirements under Alberta's Safety Codes Act (building, trade and fire codes).

### Community

- Suites help maintain a community's population with modest growth.
- Maximizes the use of existing infrastructure in a neighbourhood.
- Community population is stabilized without significantly changing the character of existing neighbourhoods.
- Neighbourhoods have more housing options for families, helping bring children back into areas where school enrolment has declined.

### City

- Improves safe rental stock.
- Population stability results in better use of land and City services, like transit.
- Creates choice in Calgary's housing market, helping to attract and retain employees in Calgary.



# COMMENTS ON CONCEPTS OF SECONDARY SUITE BENEFITS

## HOMEOWNER

- Enables extended family to live nearby by providing accommodations for elderly parents, disabled family members or children.

This fails because owner is not living on property and house is an income property

- Allows seniors to remain in their home and community while on a fixed income

This fails because owner is not living on property and house is an income property

- Often increases the value of your property for re-sale

We were unable to have real estate brokers confirm this for our community after seeking opinions from 3 real estate agents familiar with Braeside.

## COMMUNITY

- Maximizes the use of existing infrastructure in a neighbourhood

We are at maximum use now

Our presentation shows that Braeside presently has nine existing multi family complexes that are maximizing use of infrastructure. There are a total of 1060 units, 160 condo and 900 townhouses. Our own field survey found few vacancy signs implying high occupancy.

Parts of Braeside are experiencing problems of infrastructure. These are underground power supply problems for street lights beginning to happen plus water drainage in storm sewers at areas of low elevation.

# COMMENTS ON PARKING

City of Calgary's Development Permits Requirement List states that two off street parking stalls are required. Minimum one per dwelling unit. Although the APPLICANT'S SUBMISSION states there are two parking stalls, we have found only one as shown on the photograph.

There is only public parking available on Brookpark Mews. Parking on Brookpark Blvd is not allowed. We question whether there is room to create a second parking stall without removing one of the two evergreen trees which may be on city property. The distance from curb to trunk of the tree is 3 metres. We question if the parking surface will be upgraded from the present broken cement slabs to a better hard surface for appearance.





# COMMENTS ON PARKING

View of parking area August 9, 2016. This shows preparation to widen parking area. A requested review from Transportation and Planning confirmed that the original parking area does meet the proper requirements. An opinion of the widening expressed by Urban Forestry, City of Calgary is below.

Urban Forestry is mandated to retain all trees wherever possible. Authorization for removing public trees is only granted after all other options have been exhausted.

Making a double wide driveway is not typically a good enough reason to grant an authorization to remove public trees.

From the photo attached below urban forestry would advise that there be a single lane access across the road right of way where the existing access is located then once on private property the driveway could widen out into a double wide. They would still have to take measures to stay an acceptable distance from the public tree which would depend on the size and species of the tree in conjunction with the soil type.

4



# COMMUNITY CONCEPTS OF SECONDARY SUITES EFFECT ON THE COMMUNITY AND OWNER'S RESPONSIBILITY

## SUMMARY OF 18 TESTIMONIALS CONCERNING PAST HISTORY OF THIS EXISTING SECONDARY SUITE

For many years this property at 10103 Brookpark Blvd has not been kept in appearance to fit with the neighbourhood. Our opinion is that up until the discovery of an illegal secondary suite in March and forcing the owner to apply for a reclassification of the property to RC-1s, the owner has shown no interest in the obligation to the tenants and to the community. There are photos later in the presentation that show the condition of the property in February this year and used to request an inspection and clean up by a bylaw inspector. This are files 16-0015117 and 16-00151225 from February 19, 2016.

The property owner has not complied with the phase of the application requiring a public display of the request for a land use change for a continuous 14 day period during the month of April. This signage is critical for the community to both be aware of the request and have information of how to respond to the application. BCA is aware that the signage has been displayed in April for short periods of time and is aware that the non continuous displays of the signs have been reported to the File Manager, Colleen Renne-Grivell. BCA is suspicious that the removal of sign display shows lack of interest by the owner to communicate with area residents and become an inconvenience to the tenants. We wish to acknowledge that the file manager, Colleen, was very supportive by allowing us to submit a response past the original April 28 due date.

There are 18 hardcopy testimonials as part of the package and separate from this electronic file.

## History on 10103 Brookpark Blvd. SW

Mr and Mrs. Zhu took ownership, approximately two and a half years ago Jane Zhu and I met for coffee and spoke over the phone regarding her tenants. It was agreed upon that I should call if there were issues and I did inform her that their home was being trashed, many transient visitors, parties, 4 dogs, prevalent use of drugs, parking and multiple police visits. There were also several calls due to garbage, an old appliance, etc. I provided her with a local company to try and help them remove the debris.

Little or no action was taken with the tenants and it became more frustrating for us as neighbours. February 2015, I had an intruder, jump the fence from the home in question damaging it even more by coming into our yard, trying to escape 'something' and left by our front gate. The impact of these renters was taking a toll on my well-being. The feeling of being comfortable and safe in my own yard was being eroded with the noxious smell of animal feces, dogs barking, obnoxious renters and lack of privacy. The fence really needed to be replaced.

I contacted Jane again and asked her to please monitor her tenants and expressed my concerns and those of the neighbours. I was tired of neighbours always complaining to me to do something so I encouraged them to phone 311 as I was not getting response from the Owners. My issues were dismissed and it became even more apparent that this was only a revenue property.

Three consecutive meetings were then scheduled in March/April and cancelled. She stated her Mother was not well and I tried to be understanding, but she made no effort afterwards to contact me.

Summer 2015 – I respectively spoke with the tenants re: yard and weeds but nothing was done. I called 311 and they stated that I should not be contacting the Landlords nor the tenants. There were two file numbers given for yard maintenance and feces for 4 dogs. Tenants reluctantly mowed and cleaned up the fecal waste. Loud verbal comments were made and feces was thrown into our yard. I did not retaliate. Parties, loud music, marijuana smoking, no yard maintenance and parking issues continued. Other neighbours called 311 and police. It continued to be very difficult living next door to this residence. Company visiting would comment that they were concerned for my safety as my husband was out of town working.

May 26<sup>th</sup>, 2016, Jane e-mailed me requesting a meeting as she had applied for secondary suite re-zoning for 10103 Brookpark Blvd. SW and wanted to know if I had any concerns. I was disappointed that in the past two years there was little response to my concerns which demonstrated lack of respect for us and our neighbours. I knew that I was only being contacted due to their application. We agreed to meet at our home on Sunday, June 5<sup>th</sup>. I did inform her that there may be other neighbours that would like to join us.

June 5<sup>th</sup> 1:30 PM 8 Brookpark Mews SW a meeting was held with the following in attendance, Jane and Arthur Zhu, Owners and 5 neighbours, Gerry Trodd, Terry Russell, Marina Waitzman, David Gunn, and Ruth Poschenrieder from the cul de sac.

This is a brief summary. After cordial introductions, each attendee expressed their concerns regarding this rental property. These were that Mr and Mrs Zhu were absentee landlords, who did not monitor their renters, demonstrated no regard for our neighbourhood,



With regards to the property maintenance and obviously, this was just a revenue property. Jane Zhu stated that they only communicated with their renters by texting and Arthur Zhu stated because they live in the NW it is not convenient to check on this property. Issues discussed were inadequate maintenance of rental property and home, decrease in our property values, safety, obnoxious renters, loud music, swearing, dogs/ fecal odour & apparent drug usage, multiple vehicles and parking issues, and police evidence on numerous occasions. Jane stated the present renters would be gone, but they did give them a month extension. Why? This is only a revenue property.

A request was made to Mr and Mrs Zhu to withdraw their application for re-zoning for a secondary suite until they proved they were going to improve as home owners, show respect for our community and screen their applicants better. Arthur promised to maintain the property going forward, a fence would be built but they refused to withdraw their application. Therefore, it was stated that we could not support their request for their application and this would be communicated to the City of Calgary. Please see the attached reports in the file regarding this meeting by Gerry Trodd and Terry Russell.

Follow-up from this meeting. Yard maintenance was not done until new renters were found which was nearly 2 months after making this commitment at our meeting. Please see attached pictures in file of July 18<sup>th</sup> 2016. A neighbour did call 311 to issue a complaint. The new renters are a family of four. They had to clean the yard and inside the house and cut the overgrown hedge while they were moving in as this was not done prior to their move in date. We provided our weed eater and ladder to assist the renters. As a landlord or homeowner, you have a moral obligation to maintain your home and property that aligns with the community standards. In this case these standards are not being met. Even with good renters the Landlords are negligent, therefore, how do they expect to have good tenants going forward. This pattern of neglect and disrespect will continue as the saying goes "a leopard doesn't change its spots" I did not hear back re: the building of their fence so I obtained quotes, June 23<sup>rd</sup> and sent them to Jane. July 23<sup>rd</sup>, Jane responded to build the fence if the cost was adjusted. The fence is now completed and Jane did thank me for organizing it but truly, this project was the Owner's responsibility not mine.

Our concern is that the Applicants state they will take better care but we observed that they may not be compliant by continuing work on the basement suite and obtaining renters before their application had been approved. Please refer to Stop Work Order file 809018 issued August 18, 2016. I am disappointed in Mr and Mrs. Zhu as I trusted them and respectively I request on behalf of the neighbours, my husband and myself that their application for re-zoning to become R-C1s for secondary suite status be denied. They have proven to be absentee landlords that do not respect the Braeside neighborhood where they choose to own property.

Respectively submitted,  
Ruth Poschenrieder

## Testimonials

There are 18 Testimonials submissions including one from the Braeside Community Centre provided to the City File Clerk for Council's review opposing the re-zoning for secondary suite status of 10103 Brookpark Blvd. SW in September.

Many more responses opposing this application were forwarded to Colleen Renne- Grivell, File Manager in April 2016 regarding this submission. We were not made aware in April that we would be required to re-submit our letters again for Council in September, therefore, some are not included in this package.

### **Reason for the Response:**

There were only 3 known recipients in the vicinity of 10103 Brookpark Blvd. SW that received a letter from The City of Calgary, Planning, Development and Assessment for re-zoning this property.

Neighbours photocopied their letter, door knocked, phoned and e-mailed one another to ensure as many as possible received this notice and were informed of the deadline, April 28<sup>th</sup>, 2016.

Our neighbourhood was **Not** notified by way of posting continuous visible signage on the property. The signs were only up for approximately 3 hours on two non-consecutive days with poor visibility from the street. Our File Manager was notified several times by e-mails with pictures showing the non-compliance with the Applicants and the destruction of the City's signage as they were run over with visible tire tread marks. File Manager, Colleen responded stating that the Applicants were to comply and ensure signs were posted but they did not.

Ruth Poschenrieder submitted her last e-mail to Colleen our File Manager, June 15 reiterating our concerns which is in the file. Ward 11, Councillor Pincott's office was also notified and the response from both was that the City Resources are such that they do not have the resources to have a Bylaw officer check each property under proposed development for signage and depend on the neighbours to report any issues. This was reported several times but again nothing was done to remediate our concerns re: signage.

Therefore, the response to this application was due to neighbours having concern and respect for each other and their community.

### **Summary of the Testimonials**

#### **Does not meet concept of Secondary Suites**

The subject property may be owned by the applicant to the land use amendment but they do not reside at the property.

Therefore, financial assistance is not required to maintain their expenses living in this home, or is it for a mother-in law suite or for another family member.

There is an abundance of rental units, 20,000 (August 2016 - Calgary Real Estate Board) in this city and our Braeside community does not need more densification with a change from our existing Land Use R-C1 to become R-C-1s.

The deplorable condition of this home would not increase its value, but decrease the neighbor's property values. This is an Absentee Landlord with no intention of living on the property with total disregard for our neighbourhood.

**Action:**

Respectively, many letters have been submitted requesting that this Application for the re-zoning R-C1s at 10103 Brookpark Blvd. SW be declined by Mayor Nenshi and Council.

**Parking Issues**

Vehicles parked and blocking sidewalk access for elderly and children and also decreasing visibility for drivers exiting or entering the street.

Parking of vehicles on their lawn and the neighbours, also blocking driveways.

Unlicensed vehicles abandoned in their driveway.

Limited parking on property, not enough for secondary suite as stated in application.

**Action taken:**

Respectful notes were placed on vehicles asking them to please not park on grass or block driveway which were ignored. 311 calls were made to Traffic Bylaw.

**Yard Maintenance**

Excessive garbage in the yard including oven/landscaping debris/bottles/car parts/etc.

Mattresses/blankets were left on the ground which would increase vermin.

Dog feces and smell with up to 4 animals with no clean-up which also increases mice.

High Grass, weeds, and hedge not cut even on City Property.

Took over a year for tree debris from the "Snowtember" event to be cleaned up.

City sidewalk along the busy Blvd. was rarely shovelled, very unsafe with ice and snow compacted.

We love our respectable neighbourhood and take pride in knowing our neighbours and keeping our properties groomed and clean.

**Action taken:**

Owners were contacted and informed of the poor up keep of their premises.

Provided a name of a local company to help haul away debris.

Tenants were encouraged to do yard upkeep with grass and weeds.

311 calls again to have Bylaw Officers attend to our complaints re: yard & fecal maintenance, and mice.

### **Neighbourhood safety**

Increase traffic with multiple residents & guests from rental with unsafe driving practices for children and seniors as there are no sidewalks.

Drug activity which increased traffic as well, small bag of marijuana found outside of renter's truck & police were called to retrieve it.

File with Cst. Bowman and police report included in file.

Heavy smell of marijuana radiated from the premises and this house was known to the police.

Loud music, fighting, car window smashed, foul language, constant hollering at dogs created an unsafe environment for all neighbours, especially children.

Recent building of illegal suite with no building permits, generated concern for safety of tenants on upper floor of house.

Driveway under construction to increase the size to accommodate renter vehicles due to Applicant's submission.

### **Action taken**

Owners were notified of the tenant's behaviour & activities above and the police activity at their rental.

Police were called and this is one of the tracking numbers T16007794.

311 calls and reported for illegal suite in February, 2016, August 18<sup>th</sup> Ref #809018

Submission to Councillor Pincott's office Aug. 24<sup>th</sup>—reporting illegal suite, Planning Dept. to follow up.

311 call - Parks Urban Forestry for permit if a city tree removal required for widening driveway.

In Summary the consensus of all submissions regarding this application for secondary suite re-zoning shows great disappointment in the response by the owners and this has resulted in total opposition. This property, 10103 Brookpark Blvd. does not meet the criteria for the City's concept of secondary suites and the illegal suite construction with no city building permits, has resulted with a stop work order issued by the city. Copy in file.

August, 2016 four Community Residents did a field survey on Braeside and identified multiple and single family housing to complement the size and design of the original subdivision which is at capacity therefore, re-zoning for secondary suites to increase densification is not required. Braeside residents are dismayed that the Applicants do not know the spirit and congeniality that is exhibited when living in our community. By being absentee landlords and not addressing the issues created by their renters and not showing a willingness to change they have demonstrated a total lack of respect for our neighbourhood.

Please find a copy of the 18 testimonials in the file package.



**LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY  
BRAESIDE COMMUNITY RESPONSE**

Landlord responsibility to community

Note evidence in snow of intermittent parking on lawn Feb 2016





**LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY  
BRAESIDE COMMUNITY RESPONSE**

Landlord responsibility to community

Service Request 16-00151171,-00151225  
Untidy Private Property and extreme dog feces  
February 19 2016

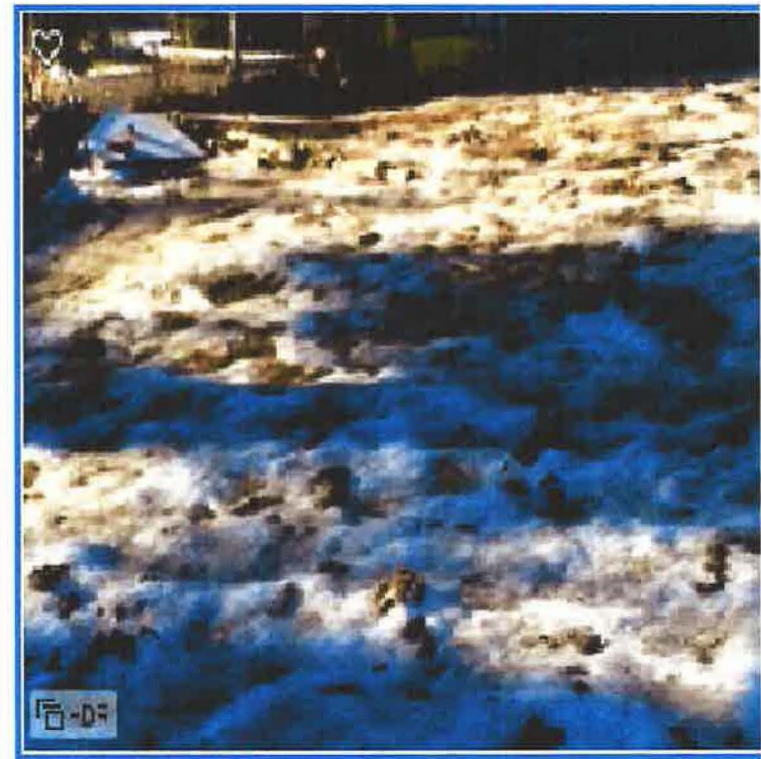
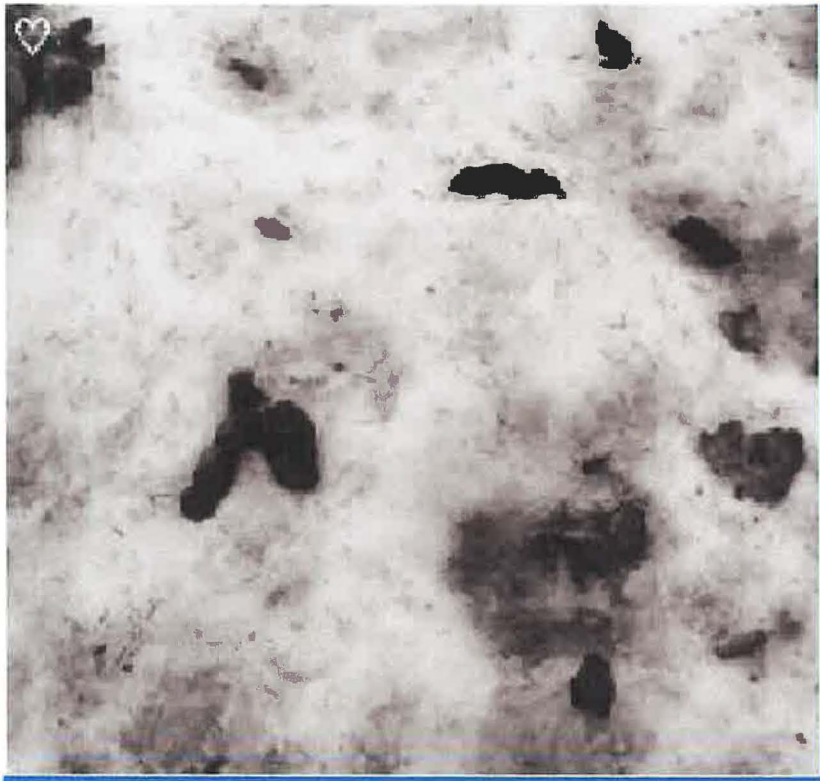




LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY  
BRAESIDE COMMUNITY RESPONSE

Landlord responsibility to community

Service Request 116-00151171, -00151225  
Untidy Private Property and extreme dog feces  
February 19 2016



**LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW  
BRAESIDE COMMUNITY RESPONSE**

Landlord responsibility to community, view in  
yard of many items at present

Note green fence needing repair as written to  
file separately by adjacent neighbor





**LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY  
BRAESIDE COMMUNITY RESPONSE**

Close up of staining on leaves  
beneath roof and highest set of  
paneling. Is this a health problem?



LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY  
BRAESIDE COMMUNITY RESPONSE

Close up of yard items at present





**LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY  
BRAESIDE COMMUNITY RESPONSE**

Close up of yard items, note industrial tamper along wire fence





**LAND USE ZONING APPLICATION FILE 2016-0073  
10103 BROOKPARK BLVD SW CALGARY  
BRAESIDE COMMUNITY RESPONSE**

**View of present parking looking north from Brookpark Mews.  
There is no parking allowed on Brookpark Blvd a major access to the neighbourhood  
Note unlicensed vehicle, small window for basement excavation**



Meeting with Landlords Arthur & Jane Zhu.  
Owners of property 10103 Brookpark Boulevard SW (aka rental house)  
Sunday, June 5<sup>th</sup>, 2016  
1 pm

Present: Marina Waitzman, Gerry Trodd, David Gunn, Terry Russell (letter writer), Ruth Poschenreider, Arthur & Jane Zhu.

The meeting started by everyone introducing themselves & stating which house they own on Brookpark Mews SW.

Arthur & Jane thanked Ruth (neighbour to the rental house) for organizing this meeting. Various neighbours started sharing their concerns with the rental house and the tenants that are in the home.

Neighbours shared concerns of inadequate maintenance of the rental house & property, loud music, loud & excessive swearing, suspected drug activity, multiple vehicles visiting the rental house and also several parked vehicles (up to 5) exceeding the number of allotted (2) for the property.

Jane Zhu mentioned that Arthur recently lost his job in the oil & gas industry and that they have been dealing with health concerns of an aging parent.

Various neighbours stated that the rental house is not being maintained properly and that it is requiring regular care and attention, just like other home owners on our street. Arthur stated that they live in northwest Calgary and it's not very convenient to visit the property but he promised to do a better job maintaining the rental house property. David Gunn stated that there are a few rental properties on our cul-de-sac and you wouldn't be able to tell which homes they are because they are being cared for properly.

Marina Waitzman expressed a concern with the existing tenant in the rental house. Jane Zhu stated that the lease was recently extended. Marina questioned the rationale behind this decision when it can be clearly seen that they are a disrespectful tenant in regards to meeting community standards of behaviour and care. Jane Zhu mentioned that it is a very tough rental market with the downturn in the economy.

It became very clear (in my opinion) that the secondary suite application is solely based upon finances and not upon any other purported benefits of a secondary suite.

I stated that there is very little support for this secondary suite application from individuals on this cul-de-sac or from neighbouring properties. This is based upon the lack of care that is being provided to the rental house and the tenants that are in the home. Arthur promised again that he would do a better job caring for the property.

This promise was not met on subsequent visits from a simple lawn care perspective in that a weed eater was not used to trim areas that a mower couldn't reach. Other maintenance concerns were not addressed in a timely manner ie. front screen door not secured for several months.

I asked Arthur & Jane Zhu to withdraw their secondary suite application, get the rental house in better condition, maintain the rental house to community standards and get better tenants in the property then we would revisit community support of a secondary suite application.

Jane & Arthur Zhu stated that they would not be withdrawing their secondary suite application. At this point both Gerry Trodd & myself got up and left the meeting. I stated that they do not have support for this application and we will communicate this opposition to the respective City of Calgary departments.

REFERENCE: SLIDE 13

**City of Calgary file #LOC2016-0073 RE: Re-Zoning of 10103 Brookpark Boulevard SW.**

**Meeting notes from Gerald Trodd (60 Brookpark Mews S.W. Calgary T2W2P3)**

**On June 5 at the request of the rental property owners Jane & Arthur Zhu a meeting was held at 8 Brookpark Mews which included local residents.**

**The purpose of the meeting was unclear but seemed be centered around obtaining local support for the pending application the rental owners had submitted regarding the secondary suite rezoning.**

**At the beginning of the meeting all persons introduced themselves at which time the rental property owners revealed that they have never lived at this rental property nor do they have any intension of moving into it from the Hamptons area.**

**At the early stage of the meeting it was a round table solicitation of personal concerns was requested by the rental property owners, at which time I reiterated my concerns:**

- 1) Currently renting out a suspected unapproved illegal suite from the residence basement.**
- 2) Safety concern regarding the current renters (white Dodge 4X4) speeding in, turning around and then racing back out of Brookpark Mews on a regular basis.**
- 3) Safety concern regarding the restricted visibility in and out of the MEWS due to parking congestion at the residence, as well as Westbound on Brookpark Blvd (toward the new mail boxes).**



**4) Reduction in local property value do the constant state of ill-repair and maintenance of this rental property: Being the very first residence at the mouth of the MEWS seeing this eyesore of a residence does not meet the current standards demonstrated by all residents within the MEWS. (Examples :Internal window blinds trashed, front door trashed and never closed properly. Front and back yards always in maintenance and care. Vehicles abandoned full of garbage in the make-shift (cracked and broken cinderblock) parking stall on the north west corner of the lot. Vehicles randomly parked up on the south west corner of the lawn. etc. etc.)**

**Toward the later stage of the meeting the owners mentioned that the current renters have been asked to leave the premises as of the end of June and new renters will inhabit the upstairs hopefully in Aug, after the owners have completed various repairs and issues with the property. They then requested a consensus from the group to approve the rezoning request based on the eviction.**

**Based on the track record of the owners and renters to date the local residents were skeptical and no-where close to being convinced that with new renters that anything would change at this rental property going forward and that the rezoning would be a good thing for anyone. However the following compromise was suggested and supported by the local residents:**

- 1) Revoke the application for 1 year.**
- 2) Prove to the local residents that all repairs will be completed to the residence within the timeframe committed.**
- 3) Prove to the local residents that the exterior of the residence and property can be maintained properly on a**

go forward 12 month basis (Examples: lawn cut and cared for regularly, snow shoveled as per by laws, general appearance of the property where it looks like it belongs to the neighborhood)

- 4) Prove to the local residents that they can be competent out-of residence rental property owners by actually finding good renters that result in zero 311 or 911 calls to the residence over the next 12 months.

The rental owners at that point in the meeting said that they have no intention of withdrawing the rezoning application, at which time I excused myself from the meeting.

Gerry Trodd



July 16, 2016



FRONT YARD - FACING BROOKPARK BLVD SW.  
- GATE ENTRANCE INTO  
BACKYARD BLOCKED BY  
OVER GROWN HEDGE

THESE PICTURES WERE TAKEN 43 DAYS  
AFTER JUNE 5<sup>th</sup> MEETING. COMMITMENT  
BY ARTHUR ZHU WAS TO MAINTAIN THEIR  
PROPERTY BETTER.?





BACKYARD - FACING ON TO PUBLIC WALKWAY  
COMMUNITY STANDARDS BYLAW - 311 WAS CALLED  
RE: YARD MAINTENANCE AND FENCE SAFETY  
BY THE TIME A BY-LAW OFFICER REVIEWED THE  
COMPLAINT (11 days) THE GRASS WAS CUT  
WITH NEW RENTERS. THEREFORE THE  
TIME FRAME FOR IMPROVEMENT WAS NEARLY  
TWO MONTHS.





BACKYARD FENCE HAD TO BE  
REINFORCED TO PREVENT IT FALLING OVER

**Ruth Poschenrieder**  
Re: Posting of Amendment File LOC 2016-0073 - Secondary Suite  
June 15, 2016 at 8:32 PM  
Renne-Grivell, Colleen

Hello Colleen,

Thank you for continuing to follow up with information below and I will pass it along to the neighbours as well..

Just for your information, the application for a secondary suite and re-zoning R-C1s was never posted for a week. The time period was for a couple of hours and only on two non consecutive days. Hopefully this will be noted as the applicants have been non compliant.

I noticed one of your signs is leaning up against the house, but definitely displaying no information. It maybe the damaged one that was run over.

Property maintenance did not improve after the first week their application for a secondary suite was submitted, therefore, our concern is long term. What's it going to be like having more renters, no landlord accountability and the safety for all concerned.

I do understand that this property maintenance does not come under your jurisdiction but we as a neighbourhood were hoping that it would play a role in denying the applicants application to have a secondary suite approved and the property re-zoned R-C1s. I am very disappointed to learn that yard/home maintenance does not have anything to do when it comes to review and approval of land use changes.

Thank you once again and please feel free to contact me if you require more information on this property, 10103 Brookpark Blvd. SW.

Kind Regards  
Ruth

(Colleen Grivell)

REFERENCE - SLIDE 14

**From:** "Renne-Grivell, Colleen" <Colleen.Renne-Grivell@calgary.ca>  
**Subject:** RE: Posting of Amendment File LOC 2016-0073 - Secondary Suite  
**Date:** June 15, 2016 at 4:16:41 PM MDT  
**To:** "Ruth Poschenrieder" <rposchen@shaw.ca>

Hello Ruth,

Thank you for providing me with an additional update on this property. In regards to the notice posting issue, yes, it appeared that there were some challenges with having the notices posted for the required time frame. However, as you know, in an attempt to address this issue, I requested that the notice be posted one additional week. I hope that that at least assisted in ensuring that the notice was posted for a longer period of time. One of the challenges we face with this is that we have no way of verifying exactly how long the notices are posted. All we can go by is confirmation from the applicant or information from neighbours.

In regards to maintenance of the property, if this continues to be a real issue, I would encourage you to follow up with 311. Unfortunately, this is an issue that is regulated through the Community Standards Bylaw and is complaint based. We have nothing to do with these issues when it comes to review and approval of land use changes. I have attached a copy of the bylaw for your information.

As I have mentioned to you previously, I would strongly encourage you to forward your letters of concern on to the City Clerk's office([cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)) once we have officially established the public hearing date for this file. This will ensure that your concerns will be in front of the ultimate decision makers on this file. I will also be encouraging anyone else who has sent me letters regarding this application to please forward them to the City Clerk as well.

I hope this information is of some help for you. Please feel free to contact me should you have any further questions or concerns.

Thank you,  
Colleen

**Colleen Renne-Grivell, MEdes., RPP, MCIP**  
Planner 2 | Community Planning | Centre West  
Planning & Development | The City of Calgary - 8075  
Phone: (403) 268-1451 Fax: (403) 268-2941  
Email: [colleen.renne-grivell@calgary.ca](mailto:colleen.renne-grivell@calgary.ca)  
ISC Protected

REFERENCE SLIDE 14



**From:** Terry Russell <terruss@telus.net>  
**Sent:** Wednesday, May 4, 2016 9:08 AM  
**To:** Colleen Renne-Grivell  
**Cc:** Brian Pincott  
**Subject:** Disrespect for due process (LOC2016-0073)

Good morning to you both.

The concerns that I previously expressed are now magnified based on the attached photos.

This application for the secondary suite at 10103 Brookpark Boulevard SW (LOC2016-0073) is showing a complete lack of respect for due process.

When notification signs are moved or hidden, that's one thing, but when they are willfully damaged that's a different issue.

I suspect that Bylaw services should be involved with issuing a fine for this destruction.

These photos are another confirmation for our rejection of a secondary suite at this location. If they don't respect the democratic process now, how will their behavior be any better in the future.

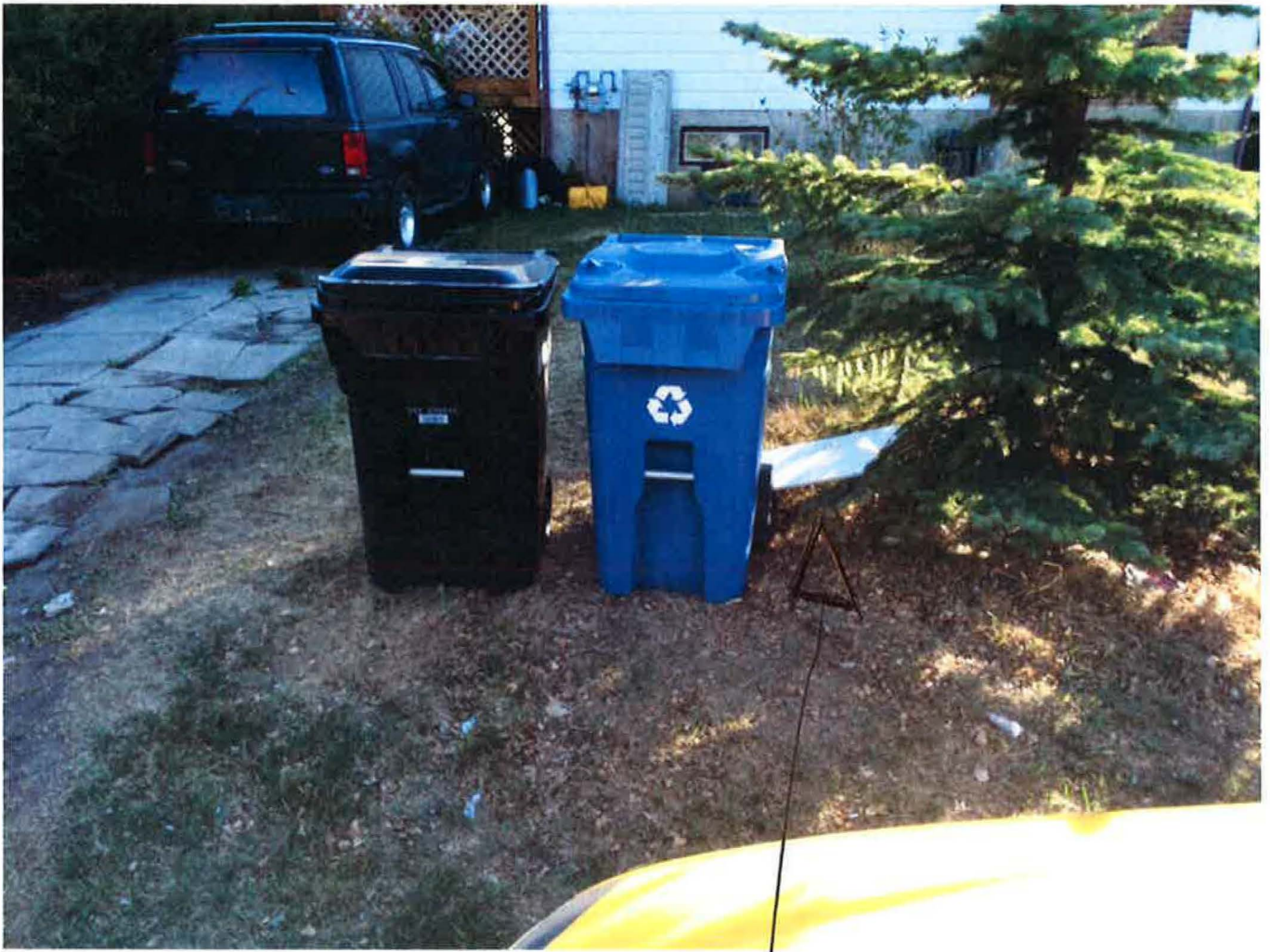
Please contact me if you need any further information.

Sincerely,

Terry Russell

*REFERENCE - SLIDE 14*





One 'request for comments' sign  
for Land Use Bylaw Amendment

REFERENCE: SLIDE 14





Rec'd Aug 24 @ 11:21 AM

Hello Mr. Relf,

Thank you for contacting Councillor Pincott's office regarding your concerns.

The Ward 11 office is aware of this proposed Land Use amendment, and the concerns of the neighbours. It is certainly important for the residents of our communities to do their best to maintain their properties, and to be law-abiding citizens.

When deciding on matters of Land Use, Council and the Calgary Planning Commission are charged with assessing whether the Use is appropriate for that particular parcel. The behaviors of the User are not part of this assessment, but they do fall under the Community Standards Bylaw. I have linked to the Community Standards bylaw here for your convenience. If at any time you are concerned that a neighbour has flouted the Bylaw, please call 311 to have a Bylaw Officer attend.

Regarding the procedure for signage, the File Manager has confirmed that there were some issues with the display of the notification of the property. She indicated many steps which were taken in order to ensure the community had been properly notified. These included an extension of the amount of time the sign was to be erected. As I am sure you can appreciate, it would be a huge drain on City resources to have a bylaw officer attend each property under proposed development every day to ensure the signage is in place. The File Manager did receive calls from neighbours indicating there was an issue in this particular case, and she attended on multiple occasions.

I will share your comments with Brian directly, thank you for taking the time to submit them.

Have a great day,

Kim

**Kim Warnke, B.A., M.P.P. Community Assistant, Ward 11**

Office of Councillor Pincott. The City of Calgary

T 403.813.9342 | F 403.268.8091 | W [calgary.ca/ward11](http://calgary.ca/ward11)

PO Box 2100, Stn M. #8001A, Calgary, AB T2P 3M5

Ward 11 sends email updates to residents regarding projects happening in your community and across Calgary. Stay connected with us by providing your consent through this [electronic form](#).



Follow Up Requested: Yes

=====

REFERENCE: SLIDE 14



**From:** Constituent Liaison - Ward 11 [mailto:WARD11@calgary.ca] **Sent:** August 24, 2016 1:12 PM **To:** 'mjelle@telus.net' <mjelle@telus.net> **Subject:** Re: Illegal Suite

Hello,

Thank you for bringing this to our attention. I have contacted the City's planning and development department so they can send someone out to assess the property and address the issue.

Thank you and hope you are having a wonderful summer.

Brandi

**Brandi Kapell**

Constituent Liaison, Ward 11 Office of Councillor Pincott, The City of Calgary T 403.268.2476 | F 403.268.8091 | W [www.ward11calgary.ca](http://www.ward11calgary.ca) PO Box 2100, Stn M. #8001A, Calgary, AB T2P 3M5

Ward 11 sends email updates to residents regarding projects happening in your community and across Calgary. Stay connected with us by providing your consent through this electronic form.

=====

I would like to report my concerns regarding an illegal suite at the entrance to Brookpark Mews SW.

The absentee owners of 10103 Brookpark Blvd SW, have created an illegal suite in the basement. The absentee owner do not currently nor have ever lived in the house.

The posting of the notification for rezoning of the property occurred for less than 12 hours over the course of 2 non-consecutive days not the 7 consecutive day requirement.

No building or trade permits were obtained for suite and driveway

There is no 'Secure' door between basement and main floor

New tenants moved into the main floor and almost immediately were startled/surprised that the designated parking on the property has been removed

As city council representative for Braeside Ward 11, I hope that you will take into consideration the situation we find ourselves in with the property at 10103 Brookpark Blvd SW. The neighborhood of Braeside is at capacity for multi-family dwellings and existing rental properties and does not benefit from the existence of an illegal suite that puts renters and neighbors at risk.

Contact Information

Name: Elle, Margaret

Address: 20 Brookpark ME SW

Community: Braeside

Phone number(s): Home: , Cell: (403) 251-5206, Business

SLIDE 14  
REFERENCE: SLIDE 16



**This incident has been reported to the  
Calgary Police Service  
and is pending approval**

Calgary Police Service  
5111 - 47th Street N.E.  
Calgary, AB T3J 3R2  
403-428-8318

### General Information

Incident Type Drug Tip  
Tracking Number \* T16007794 \*  
Report Date 2016-05-18 10:05 AM

### Reporting Person Information

Name Russell, Terry  
Home Address 32 Brookpark Mews Southwest, CALGARY, AB T2W 2P3, CA  
Home Phone 403-242-6171  
Email terry.russell@ahs.ca  
Race White  
Sex Male  
DOB

### Incident Information

Incident Location 10103 Brookpark Boulevard Southwest, CALGARY, AB  
Incident Time (start) 2016-05-14 04:08 PM  
Incident Time (end) 2016-05-14 04:20 PM  
Location Type House/Single Family Residence  
Do you think you know who committed this crime? Yes

If "Yes", why do you think this person committed the crime?

Dark two door Mercedes Benz vehicle, license BPZ 4879 (plate expires May) visits this suspected drug house every 3-4 weeks. Several other vehicles visit this house. I heard that the renters in this house may be moving at the end of May. I suspect that this problem will likely be relocated into another area of Calgary.

Would you like a member of the Calgary Police Service to contact you regarding this report? Yes

If "Yes", what dates and times would you like to be contacted? You can call anytime.

How would you prefer to be contacted? E-Mail

### Vehicle Information

**No 1**

Type Car - 2 Door  
Make Mercedes Benz  
Color Black  
License Plate Type Passenger Car  
License Plate No BPZ4879  
Licensing Place of Issue AB  
Vehicle Description Newer model Mercedes, I would guess about 2014.

### Narrative

*REFERENCE: SLIDE 16*



# 18 Hardcopy Testimonials

As part of the package and separate from the Electronic File

RECEIVED

2016 AUG 26 PM 2:26

THE CITY OF CALGARY  
CITY CLERK'S

## **Braeside Community Centre**

---

**From:** Braeside Community Centre <braecom@telusplanet.net>  
**Sent:** May 6, 2016 10:02 AM  
**To:** 'CPAG.Circ@calgary.ca'  
**Cc:** 'Executive Assistant Ward 11'  
**Subject:** Planning, Development and Assessment #8201, Reference: 10103 Brookpark Blvd. S. W.

**Importance:** High

Braeside Community Association's representative for construction and maintenance carried out two site visits in April and May 2016 at this address. There were four vehicles at the site, two in the driveway and two parked on the road in front. Although some effort has been made to clean up from April to the May, 2016 visit, the curb appeal is that of a building being let fall apart at this state. There is a request to allow a secondary suite in the basement. As this is an absentee landlord rental property now, it would be a large concern as to the state of the property with more renters and more vehicles.

On both site visits there was no City of Calgary blue development lawn sign, which should be displayed, to announce the changes and to advertise how to comment to the City.

It is our suggestion as a Community Association that the City should enforce any existing regulations before any change to R-C1s. We have had complaints from residents in the area who apparently see what appears to be multi traffic to the RC1 dwelling during any time day or night. Draw your own conclusion.

We look forward to hearing from you on any decisions etc.

Bob Byers  
Director Construction and Maintenance

Colleen Renne-Grivell  
File Manager  
Planning, Development and Assessment  
IMC #8075  
PO Box 2100 Station M  
Calgary AB T2P 2M5

**RE: Application for Land Use Amendment: LOC2016-0073 - Location: 10103 Brookpark Boulevard SW**

Dear Colleen Renne-Grivell;

Please consider this my formal submission to decline the application to have 10103 Brookpark Blvd SW (LOC2016-0073) rezoned for Contextual One Dwelling (R-C1's – Secondary suites).

Since this property was sold to the new landlord approximately 2 years ago; it has been nothing but an eyesore for all of the long standing home owners of Brookpark Blvd and the surrounding Braeside homes. This is the first house on the corner to a well maintained and quiet cul de sac.

The Braeside community and in particular home owners on Brookpark Mews SW display a true “pride of ownership” in their homes and yards. Everyone does their part to make their house their HOME. Neighbours can be seen primping their yards, fixing what’s broken, sitting in their yards enjoying their home. This is a street and community where residents have lived for many years and is not transient. These same Braeside homeowners greet each other in passing, kids babysit neighbours kids, kids can leave their bikes on the driveway, neighbours can forget to close their garage doors overnight and neighbours lend/borrow items without hesitation. The community of Braeside is home owners – not landlords. The same cannot be said for the current tenants or *landlord* of 10103 Brookpark Blvd SW who have no stake in keeping this neighbourhood – family friendly.

Once the new tenants moved into 10103 Brookpark Blvd SW; I assume based on the “don’t give a damn – just show me the money” screening criteria of this landlord; these tenants/landlord have tarnished this community as a family friendly neighborhood where longtime homeowners value their asset; their home.

There have been countless complaints about this property; most of which required corrective action from city resources. These complaints for corrective or complying actions have gone unheeded by the landlord and tenants. This necessitated numerous calls to Calgary City Bi-Law for their enforcement action.

These included; but were not limited to:

- Excessive garbage in the yard including ovens/landscaping debris/bottles/car parts etc
- Dog feces all over the yard which was not cleaned up
- Grass growing out of control
- No shoveling of snow although the property is a corner unit and has a city sidewalk



- Vehicles parked and blocking sidewalk access for elderly & children
- Parking their vehicles on the lawn with no driveway
- Unlicensed vehicles abandoned in the driveway
- Loud and late night partying on all days of the week
- Foul smells coming from the home and the property
- Countless “new” tenants parking all over the block and “moving” in
- Front screen door which has been broken since day 1
- Numerous alcohol containers piled on the back deck
- The back deck intrudes on the privacy of the neighbours of this house.

I would have no idea where this landlord would have secondary access as the front door is the current access and the back deck are the only way in and or out. This would undoubtedly invade the privacy of the long term home owner directly behind this landlord’s property.

I am confident that should you poll the neighbours directly adjacent to this home, down the various streets or any of the tenants in the condo complex across this property; there would not be one supporting vote for this landlord.

I am hopeful and confident that you will make a decision based on the community; not one landlords desire to squeeze as much revenue out of property.

Should you wish to discuss in further detail; please do not hesitate to contact me.

Regards,

Erwin Koehn  
[ekoehn@datacm.com](mailto:ekoehn@datacm.com)  
403 870.42.41

Attached are recent images from this property over the last 2 weeks which just scratch the surface for this property.

---

**From:** Erwin Koehn [<mailto:ekoehn@datacm.com>]

**Sent:** Tuesday, April 26, 2016 2:33 PM

**To:** Renne-Grivell, Colleen

**Subject:** DECLINE: Application for Land Use Amendment: LOC2016-0073 - Location: 10103 Brookpark Boulevard SW

Good afternoon,

Please find attached my written submission to DECLINE the application for R-C1's Secondary Suites for 10103 Brookpark Blvd SW.

## Erwin Koehn

---

**From:** Renne-Grivell, Colleen <Colleen.Renne-Grivell@calgary.ca>  
**Sent:** Wednesday, April 27, 2016 4:28 PM  
**To:** Erwin Koehn  
**Subject:** RE: DECLINE: Application for Land Use Amendment: LOC2016-0073 - Location: 10103 Brookpark Boulevard SW

Hello Erwin,

Thank you very much for your email. I will include this correspondence as part of the file that will be given to Council. We are in the process of reviewing this application and will then be making our recommendation to Planning Commission, with the ultimate decision on whether or not this gets approved lying with City Council. If it is okay with you, I can inform you of the anticipated date for the public hearing at Council which is the public's opportunity to speak for or against this application. I would not anticipate that the public hearing would be held any earlier than mid-September.

If you have any questions or concerns, please feel free to contact me.

Thank you,  
Colleen

**Colleen Renne-Grivell, MEdes., RPP, MCIP**

Planner 2 | Community Planning | Centre West  
Planning & Development | The City of Calgary - 8075  
Phone: (403) 268-1451 Fax: (403) 268-2941  
Email: [colleen.renne-grivell@calgary.ca](mailto:colleen.renne-grivell@calgary.ca)  
ISC Protected

---

**From:** Erwin Koehn [<mailto:ekoehn@datacm.com>]  
**Sent:** Tuesday, April 26, 2016 2:33 PM  
**To:** Renne-Grivell, Colleen  
**Subject:** DECLINE: Application for Land Use Amendment: LOC2016-0073 - Location: 10103 Brookpark Boulevard SW

Good afternoon,

Please find attached my written submission to DECLINE the application for R-C1's Secondary Suites for 10103 Brookpark Blvd SW.





THE CITY OF  
**CALGARY**

## PLANNING, DEVELOPMENT AND ASSESSMENT

**Application for Land Use Amendment: LOC2016-0073**

**Location: 10103 Brookpark Boulevard SW**

The City of Calgary has received an application for a Land Use Amendment for the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above.

**From: Residential – Contextual One Dwelling (R-C1) District**  
**To: Residential – Contextual One Dwelling (R-C1s) (semi-detached suite) District**

Learn more or provide comments at: [www.calgary.ca/developmentmap](http://www.calgary.ca/developmentmap)

This application is currently being circulated to City departments, external stakeholders, and all adjacent owners. Circulation comments will be duly considered. A final recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and its recommendation to be forwarded to a public hearing of City Council for final decision. You will be notified by letter when this item is scheduled to be heard at a public hearing and how you can be involved in the process should you wish to provide representation to City Council, either in person or by filing a written submission.

If you have any comments regarding the Land Use Amendment application, please provide your written response by **April 28, 2016** to:

## Erwin Koehn

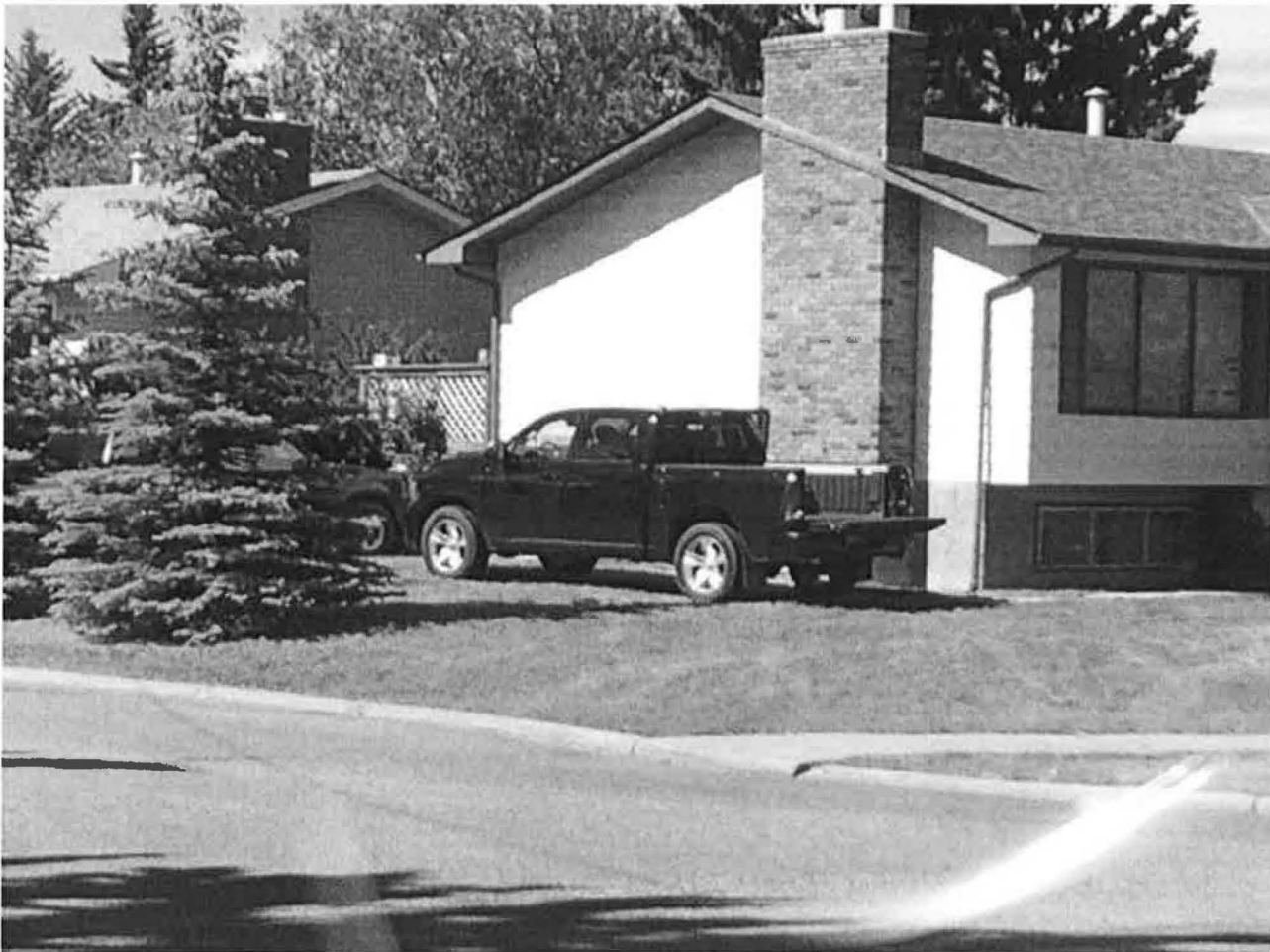
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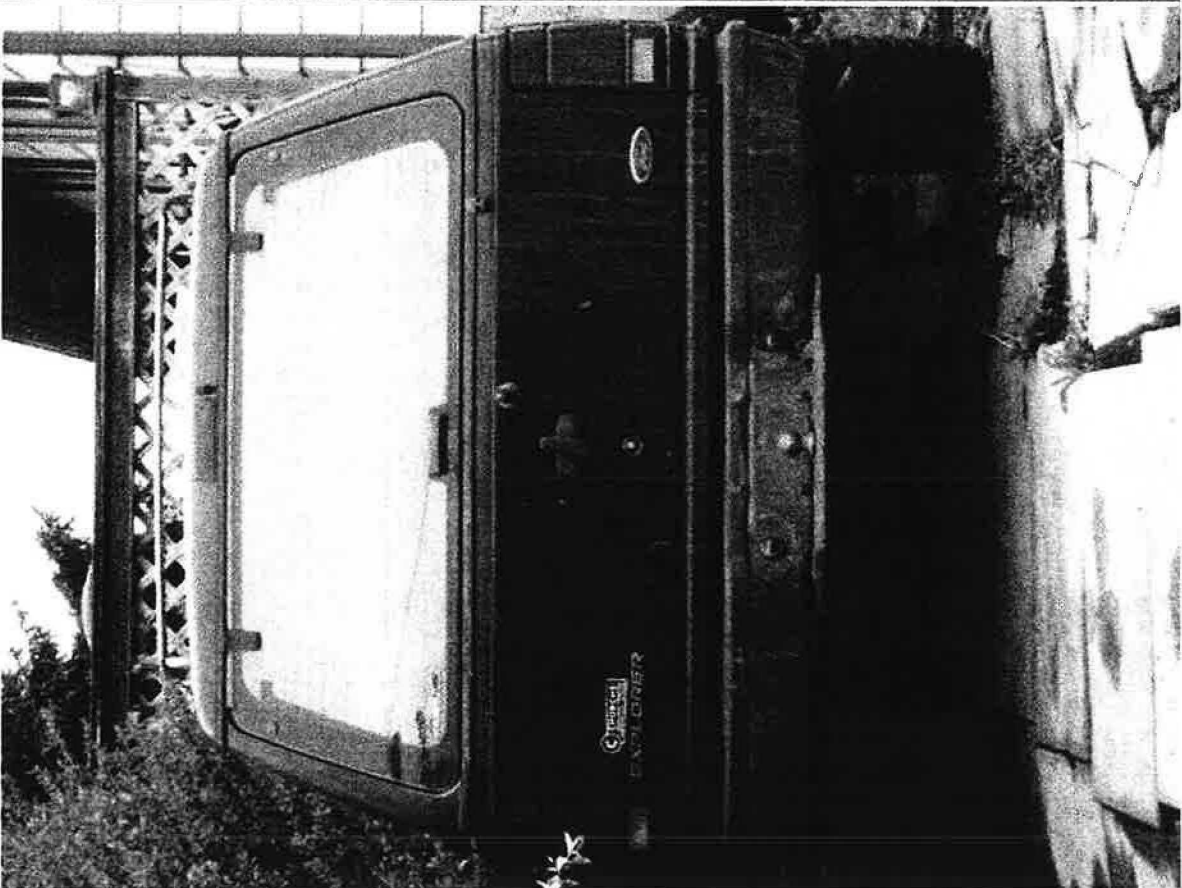
**From:** Erwin Koehn  
**Sent:** Tuesday, June 21, 2016 12:04 PM  
**To:** 'Renne-Grivell, Colleen'  
**Subject:** RE: DECLINE: Application for Land Use Amendment: LOC2016-0073 - Location: 10103 Brookpark Boulevard SW

Good morning Colleen,

Thank you for reviewing the request.

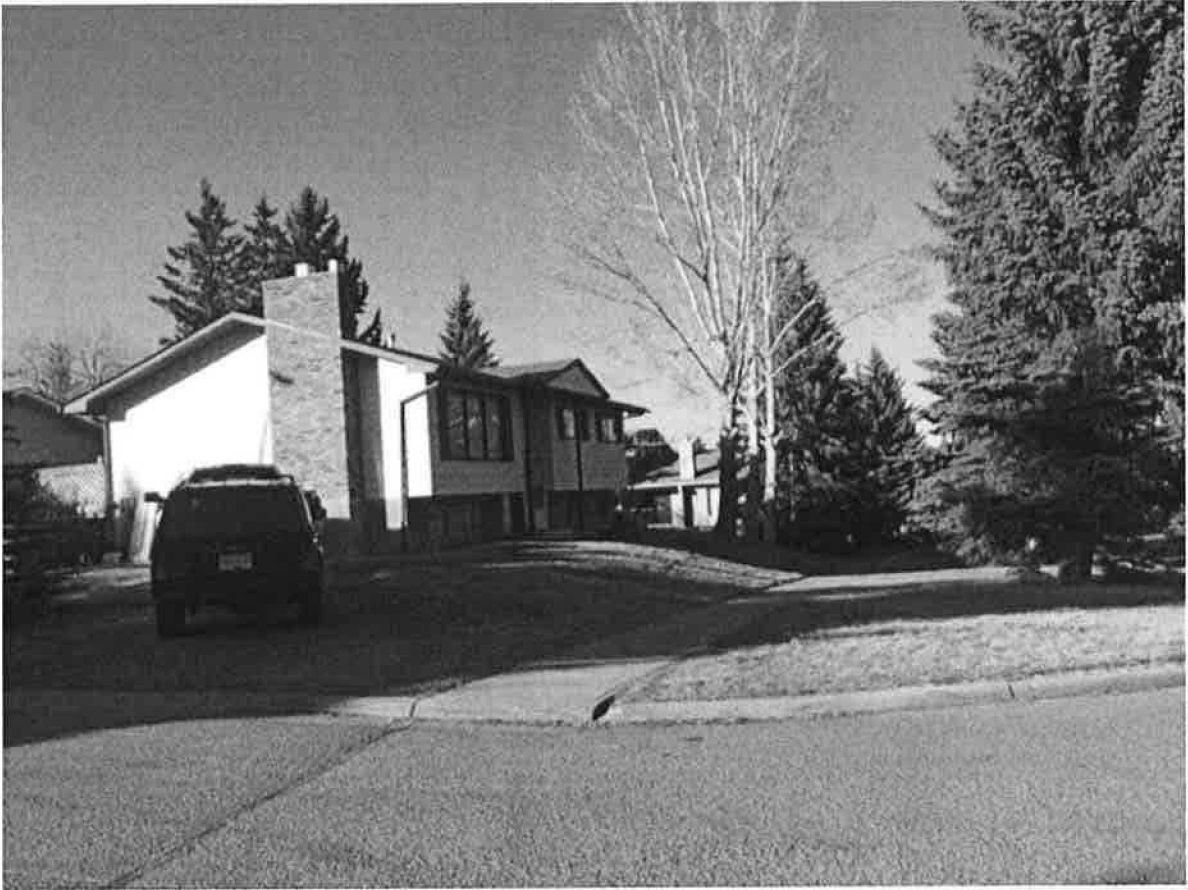
Attached are additional photos taken recently of random trucks parking on the lawn and driving over the curb/grass etc to park.....















Regards,

Erwin Koehn

---

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



**From:** Renne-Grivell, Colleen [<mailto:Colleen.Renne-Grivell@calgary.ca>]

**Sent:** Wednesday, April 27, 2016 4:28 PM

**To:** Erwin Koehn

**Subject:** RE: DECLINE: Application for Land Use Amendment: LOC2016-0073 - Location: 10103 Brookpark Boulevard SW

Hello Erwin,

Thank you very much for your email. I will include this correspondence as part of the file that will be given to Council. We are in the process of reviewing this application and will then be making our recommendation to Planning Commission, with the ultimate decision on whether or not this gets approved lying with City Council. If it is okay with you, I can inform you of the anticipated date for the public hearing at Council which is the public's opportunity to speak for or against this application. I would not anticipate that the public hearing would be held any earlier than mid-September.

If you have any questions or concerns, please feel free to contact me.

Thank you,  
Colleen

**Colleen Renne-Grivell, MEdes., RPP, MCIP**

Planner 2 | Community Planning | Centre West  
Planning & Development | The City of Calgary - 8075  
Phone: (403) 268-1451 Fax: (403) 268-2941  
Email: [colleen.renne-grivell@calgary.ca](mailto:colleen.renne-grivell@calgary.ca)  
ISC Protected

To: Colleen Renne-Grivell, File Manager  
**Re: Application for Land Use Amendment: LOC2016-0073**  
Location: 10103 Brookpark Blvd SW (the "Subject Property")

Dear Ms. Renne-Grivell,

We live at 48 Brookpark Mews SW and we are writing you to register our intense opposition to the above reference land use amendment for the following reasons:

1) **Inadequate parking:** the Subject Property is a corner lot which fronts onto a section of Brookpark Blvd and Brookpark Mews. The section of Brookpark Blvd onto which the Subject Property fronts is subject to a parking prohibition, which prohibition allows visibility for vehicles onto Brookpark Blvd from Brookpark Mews and vice versa. This prohibition is very necessary in this area of Brookpark Blvd. Therefore, the Subject Property has limited on-street parking available. With regard to the requirements to setback from street corners, there is really only one available parking space in front of the Subject Property. Furthermore, the Subject Property does not have a permanent or appropriate driveway. Currently, the occupants of the Subject Property park on the lawn, the dilapidated sidewalk stones, and up and down Brookpark Mews. The Subject Property can simply not accommodate a multi-unit, multi-tenants configuration with multiple vehicles. Brookpark Mews is a cul-de-sac, with limited on-street parking available for residents and their reasonable allotment of vehicles. Past occupation of the Subject Property indicates that there will always be multiple vehicles associated with the Subject Property.

2) **Negligent and careless applicant/owner/landlord:** The Subject Property may be owned by the applicant to the land use amendment but the applicant does not reside at the Subject Property. Instead, the applicant is a landlord, who demonstrates an utter lack of respect for his or her neighbours and does not contribute to or care for the development or wellbeing of the neighbourhood. The applicant/landlord retains tenants who possess 4 or more vehicles and who regularly park illegally on Brookpark Mews (i.e. not setback properly from driveways, on neighbouring properties' lawns, not setback from street corner). In addition, the tenants and their guests regularly litter on the street and on their neighbours' property, have allowed the Subject Property to become unsightly, fetid, and hazardous from animals (the current occupants have multiple dogs and do not pick up after their waste - the yard actually smells and the smell is noticeable from the back lane) and human waste. The applicant/owner/landlord performs the minimum amount of maintenance required to keep the home on the Subject Property standing - lawn care maintenance and snow removal are non-existent on the Subject Property. The landlord routinely allows the tenants of the Subject Property to leave refuse out in the front and back lawns (both visible from the streets). Further, the current tenants are strongly suspected by neighbours of selling drugs or other nefarious products from the Subject Property - a suspicion shared by local police and supported by corresponding smells and by the 6-12 random additional vehicles which come and go from the house on the Subject Property each day. Any appearance of care for the Subject Property is temporary and very clearly undertaken only in support of the application for the land use amendment - the landlord has no regard for his or her neighbours and we have watched the Subject Property deteriorate under the ownership of the applicant and the occupation of his or her tenants.

Based on the limited parking capacity of the Subject Property, the previous and ongoing negligence of the owner/applicant/landlord with respect to his or her tenants, and the condition of the Subject Property, we respectfully request that Application for Land Use Amendment LOC2016-0073 be rejected. We



vehemently oppose the application to increase the number of rental units (and ultimately renters) of the Subject Property.

Thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact us at 403-464-4910 or [jkm.bollinger@gmail.com](mailto:jkm.bollinger@gmail.com)(Jillian Bollinger) or 403-969-9701 or [scott.bollinger@outlook.com](mailto:scott.bollinger@outlook.com) (Scott Bollinger).

Sincerely,

Scott and Jillian Bollinger  
48 Brookpark Mews SW

**Re: Response to Secondary Suite Application - File # LOC2016-0073**

Mark Balakofsky

Wed 2016-08-24 5:43 PM

To: Renne-Grivell, Colleen <Colleen.Renne-Grivell@calgary.ca>;

Hello Colleen,

I wonder if you have a date for public hearing set for this application as we have not received any notification of such.

Appreciatively,

Mark Balakofsky  
Marina Waitzman

---

**From:** Renne-Grivell, Colleen <Colleen.Renne-Grivell@calgary.ca>  
**Sent:** April 27, 2016 10:05 PM  
**To:** 'Mark Balakofsky'  
**Subject:** RE: Response to Secondary Suite Application - File # LOC2016-0073

Hello Mark and Marina,

Thank you very much for your email with attached letter and photos. I will include this correspondence as part of the file that will be given to Council. We are in the process of reviewing this application and will then be making our recommendation to Planning Commission, with the ultimate decision on whether or not this gets approved lying with City Council. If it is okay with you, I can inform you of the anticipated date for the public hearing at Council which is the public's opportunity to speak for or against this application. I would not anticipate that the public hearing would be held any earlier than mid-September.

If you have any questions or concerns, please feel free to contact me.

Thank you,  
Colleen

**Colleen Renne-Grivell, MEdes., RPP, MCIP**

Planner 2 | Community Planning | Centre West

Planning & Development | The City of Calgary - 8075

Phone: (403) 268-1451 Fax: (403) 268-2941

Email: [colleen.renne-grivell@calgary.ca](mailto:colleen.renne-grivell@calgary.ca)

ISC Protected

**From:** Mark Balakofsky [mailto:markbalak@hotmail.com]  
**Sent:** Monday, April 25, 2016 10:54 PM  
**To:** Renne-Grivell, Colleen  
**Subject:** Response to Secondary Suite Application - File # LOC2016-0073

Dear Ms. Renne-Grivell,

Please find attached our response to the Application For Land Use Ammendment at 10103 Brookpark Blvd SW. Please not that along with our letter we have attached some photos to help illustrate our points. Please confirm receipt of this letter.

Respectfully,

Mark Balakofsky and Marina Waitzman  
Owners of 84 Brookpark Mews SW

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NOTICE -

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April 25, 2016

By E-mail

To: Colleen Renne-Grivell, File Manager  
Planning, Development and Assessment, IMC #8075  
P.O. Box 2100 Station M  
Calgary, AB, T2P2M5

Dear Ms. Renne-Grivell;

**RE: The Secondary Suite Application Made At 10103 Brookpark Blvd, Calgary Alberta -  
LOC2016-0073.**

We the owners of 84 Brookpark Mews are not in favor of allowing the application. The owner of the property did not do their homework when they rented the home out to the current tenants. There may have been as many as 8 to 10 people actually living there. There were cars parked in the driveway and on the lawn as well as 4 to 5 more vehicles parked on the street. They have not always been the most considerate of neighbors with many loud late night events, foul language, parking on ours and neighboring lawns, traffic coming and going at all hours of the day and night, the unsightly mess that the lawn, driveway and surrounding property always seem to be. A complaint was filed with the city regarding this with no follow up evident. If the owner intends to attract more of these people to our family oriented, quiet street, they are not wanted or welcome. Who needs cars parked at the corner of the street that block the sidewalk and make it very difficult to see oncoming traffic? Who needs neighbors, who leave trash out at the side of the house in an unsightly manner in plain view of the entire neighborhood? Who needs neighbors who seem to be more proud of the growing wall of beer cases filled with empty bottles than how this looks to all who can see it? Who needs more of this? Who needs neighbors who don't clean up after their dogs and whose feces attract mice? Who needs neighbors be it the tenants or the owner who leaves a rotting mattress at the side of the house to be a haven to unwelcome pests such as mice? A complaint was made to the city in 2015 regarding mice on the property and the rotting mattress outside. At that point there was an inoperative pickup truck and SUV at the side of the house along with other garbage.

This is a neighborhood where our street has no sidewalk. The residents and the multitude of other vehicles that stop and have stopped there, seem to have little regard at times for the fact there are people including small children walking on the street. The cars go racing from one end of the street to the other at a speed greater than what is safe or legal. We fear the fact that our four and a half year old may venture onto the street when one of those people may be driving. Again, we reiterate that this is a family oriented, quiet community. This is not what I would say is safe for our child to be near. Frequently there have been vehicles parked at that home that were parked on the lawn, pickup trucks and larger delivery trucks for days. What a sight they were in front of and beside the house not to mention how unsafe they were climbing the curb and traversing the lawn. All of this while the driveway remained full of inoperable vehicles.

As property owners we rely on the good will and neighborly obligations and actions of our fellow neighbors and property owners to maintain their properties at all times, maintain a sense of order and social responsibility and respect their fellow neighbors with respect to noise, garbage, parking, pets, and visitors. All of this is in the name of maintaining our own investment, namely our home's property value. We do not feel that given the current state at the property at 10103 Brookpark Blvd, that allowing a secondary suite in that property will a) change things for the better for that property and b) it will do nothing to enhance the property values of the neighboring homes, and c) without a serious investment in time by the property's owner there will not be tenants that enhance the character of the neighborhood as a safe quiet family oriented community. The owner has already proven unwilling or incapable of doing that. After two years the property has gotten a little cleaner only very recently, around the same time as the application for the secondary suite was posted. Coincidence, we believe that it is a little late to try to appease the neighbors like us. This was far too late and only self-serving. Was it also a coincidence that the notice of the application was only displayed for a few hours on April 19, 2016? Today, April 25, 2016, the notice of an application to amend the use of the property resurfaced. It is posted on two sandwich boards. The notice is hidden behind trees at the side of the house and the garbage and recycling bins. Furthermore, since the notices appear to have been pulled from their plastic sleeves, they took a beating and look weather beaten because of the rain we had today.

We expect that our concerns will be taken seriously regarding 10103 Brookpark Blvd. and that the matter will be thoroughly investigated before granting approval for a secondary suite. We are attaching photos to illustrate our concerns.

Please feel free to contact us for any further information.

Respectfully,

Mark Balakofsky and Marina Waitzman  
Owners of 84 Brookpark Mews SW, Calgary, AB  
403-460-5519  
e-mail markbalak@hotmail.com



Backyard pictures showing lack of maintenance, summer 2015.

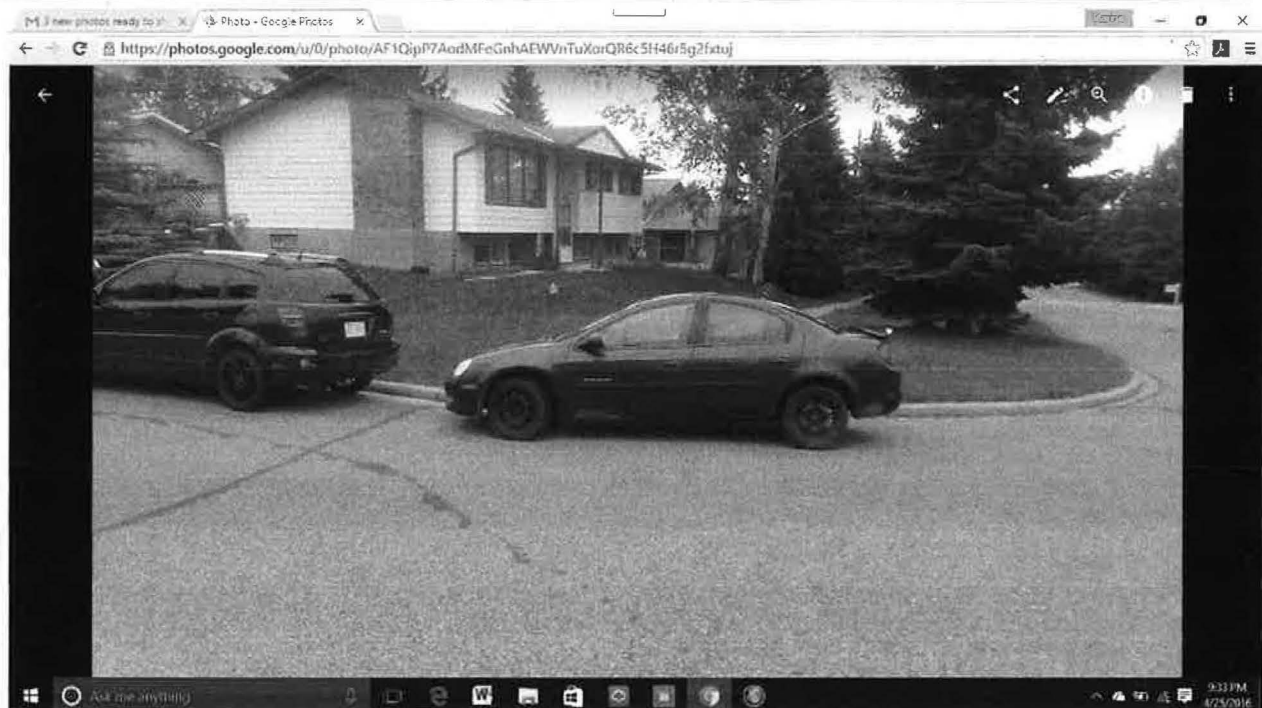




Black pickup truck parked on the lawn, April 24th 2016.



Car from 10103 Brookpark BLVD blocking the sidewalk, September 2015.



Yellow Car with smash window and the windshield, April 2016.







## **E. Frances Tjostheim-Walker**

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**From:** E. Frances Tjostheim-Walker <dfwalker@telus.net>  
**Sent:** April 28, 2016 4:31 PM  
**To:** 'colleen.renne-grivell@calgary.ca'  
**Subject:** Application for Land Use Amendment LOC2016-0073  
**Attachments:** Oppose -Secondary Suite Request .pdf; 10103 Brookpark Blvd SW.pdf

Hi Ms. Renne-Grivell,

Attached are my comments regarding the documents I was mailed for the Application for Land Use Amendment: LOC2016-0073.

Would you please let me know that you received this email?

Contact me if you have any questions.

Thanks,

E. Frances Tjostheim-Walker

88 Brookpark Mews SW

Calgary, AB.

T2W 2P3

403-281-9033

April 28, 2016

Planning, Development and Assessment, IMC #8075  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, Alberta, Canada  
T2P 2M5

Attention: Ms. Colleen Renne-Grivell, File Manager

Dear Ms. Renne-Grivell,

**re: Application for Land Use Amendment File LOC 2016-0073 - Secondary Suite  
10103 Brookpark Boulevard S.W. Calgary, Alberta**

After review of the documents mailed regarding this issue I am objecting to the proposed change in land use for the property located at 10103 Brookpark Blvd. SW, Calgary, AB.

My husband and myself have owned the property across Brookpark Mews from 10103 Brookpark Blvd SW since September 1988. During this time the property has been a rental property but the last change in ownership has resulted in the worst renters we have ever seen. Some of the issues we have observed since the change in ownership:

- 1) The property has not been looked after
  - There has been visible garbage left laying about which attracts vermin
  - The yard is not looked after – it has taken well over a year and presumably this application to have the tree debris from the “Snowtember” event cleaned up. Indeed the public sidewalk was covered by this tree debris for months after the branches fell. The sidewalks are usually not shoveled and the grass is not mowed on a regular basis.
- 2) The application states that there are 2 parking spots on the property but that is a huge stretch by any reasonable standard. There is no proper parking pad that accommodates 2 average size vehicles. When the tenants have parked 2 vehicles in the “parking” space one of them extends onto the road. The vehicles parked in the “parking” space were not in working condition most of last year so any working vehicles associated with the property were parked on the street. For all intents and purposes the multiple vehicles from this property are parked on the street around Brookpark Mews and occasionally in the “No Parking” area in front of the house on Brookpark Blvd. I have also observed some of these vehicles driving over my lawn to turn around and exit the Brookpark Mews cul-de-sac. We do not have a sidewalk in the cul-de-sac so when a vehicle parked along the side of the 10103 Brookpark Blvd does a U-turn they often end up driving on my lawn.
- 3) It is difficult to tell how many people have been officially or unofficially living at the property as there are nearly always numerous vehicles associated with the property parked around this end of Brookpark Mews SW. There also seems to be an unusual amount of “visitor” traffic to the property for short periods of time. I cannot see how this will improve with a legal secondary suite.
- 4) There seems to be complete lack of oversight of the tenants by the absentee landlord. I think a secondary suite is more suited to a property that has the owner living in the property. This just appears to be a way to increase the absentee owner’s cash intake from the property.



- 5) There seems to be no respect for the neighborhood by the landlord or the tenants. A recent example of this was yesterday when Street Sweeping was posted for this area. The street sweeper was unable to properly do the job as there were vehicles left on the street. Adjacent homeowners removed their vehicles from the street as required. I also noticed on the Applicant's Submission that the last paragraph refers to "Pedestrian and vehicle access is available from Brookside Blvd SW." I don't know who prepared the Applicant's Submission but there is no such location in this community with the name "Brookside". It may seem somewhat minor but it is also telling that there is so little invested in this property by the owner that they didn't even get the name of the street their property is located on correct.
- 6) The City of Calgary signs with this application on it are supposed to be posted on the property for all to see but they have not been posted as required.

According to the above, I respectfully request that the City of Calgary deny the application for a secondary suite at 10103 Brookpark Blvd. S.W.

Should you have any questions and/or require additional information regarding this matter please contact me.

Sincerely,

Name.: E. Frances Tjostheim-Walker

Address: 88 Brookpark Mews SW, Calgary, AB. T2W 2P3

e-mail: [dfwalker@telus.net](mailto:dfwalker@telus.net)

Phone 403-281-9033

## APPLICANT'S SUBMISSION

This application is intended to change the land use zoning to allow for an existing suite. Following the approval of the land use the suite will be brought up to code to create a legal and safe basement suite.

The property located at 10103 Brookpark Blvd SW on a big corner lot (approximately 19.5 width and 35.70 depth rectangular lot). It is a low density residential R-C1 in the community of Braeside. The parcel is developed with a single detached dwelling without garage. The bi-level home has a separate entrance for the walk up basement. Windows in the basement are very good size (30" x 96") to give enough light and emergency escape. The home has a smaller backyard and a large two side yard for the residents to enjoy. The home faces Brookpark Blvd backs on to neighbouring townhouses, which is separated by a pathway.

The proposed R-C1s District allows for the development of a secondary suite in addition to a single detached dwelling on a single parcel. The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum parking motor parking stall. On the property, there are two parking stalls except street parking, which meet the minimum parking requirement of one stall per unit.

↙ ?  
Pedestrian and vehicle access is available from Brookside Blvd SW. It is located in a short walking distance (260m) to buses on Southland Drive, which provide service to LRT station and proposed SW Transit Way. It is between 300m to 400m walk to Southland Leisure Centre and school and other amenities.

## E. Frances Tjostheim-Walker

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**From:** E. Frances Tjostheim-Walker <dfwalker@telus.net>  
**Sent:** May 5, 2016 1:32 PM  
**To:** 'Renne-Grivell, Colleen'  
**Subject:** Application for Land Use Amendment LOC2016-0073

Hi Colleen,  
Thank you for your reply.  
Yes, please let me know when the anticipated date is for the public hearing at Council for this application.  
E. Frances Tjostheim-Walker

**From:** Renne-Grivell, Colleen [mailto:Colleen.Renne-Grivell@calgary.ca]  
**Sent:** May 5, 2016 11:04 AM  
**To:** 'E. Frances Tjostheim-Walker' <dfwalker@telus.net>  
**Subject:** RE: Application for Land Use Amendment LOC2016-0073

Hello Frances,

Thank you very much for your email regarding your concerns with this land use application. I will be including this correspondence in the file which will be given to Council. We are in the process of reviewing this application and will then be making our recommendation to Planning Commission, with the ultimate decision on whether or not this gets approved lying with City Council. If it is okay with you, I can inform you of the anticipated date for the public hearing at Council which is the public's opportunity to speak for or against this application. I would not anticipate that the public hearing would be held any earlier than mid-September.

If you have any questions or concerns, please feel free to contact me.

Thank you,  
Colleen

### **Colleen Renne-Grivell, MEdes., RPP, MCIP**

Planner 2 | Community Planning | Centre West  
Planning & Development | The City of Calgary - 8075  
Phone: (403) 268-1451 Fax: (403) 268-2941  
Email: [colleen.renne-grivell@calgary.ca](mailto:colleen.renne-grivell@calgary.ca)  
ISC Protected

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**From:** E. Frances Tjostheim-Walker [mailto:dfwalker@telus.net]  
**Sent:** Thursday, April 28, 2016 4:31 PM  
**To:** Renne-Grivell, Colleen  
**Subject:** Application for Land Use Amendment LOC2016-0073

Hi Ms. Renne-Grivell,  
Attached are my comments regarding the documents I was mailed for the Application for Land Use Amendment: LOC2016-0073.  
Would you please let me know that you received this email?  
Contact me if you have any questions.  
Thanks,  
E. Frances Tjostheim-Walker  
88 Brookpark Mews SW  
Calgary, AB.

T2W 2P3  
403-281-9033

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April 25, 2016

Planning, Development and Assessment, IMC #8075  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, Alberta, Canada  
T2P 2M5

Attention: Ms. Colleen Renne-Grivell  
File Manager

Dear Colleen:

**Re: Application for Land Use Amendment File LOC 2016-0073 - Secondary Suite  
10103 Brookpark Boulevard S.W. Calgary, Alberta**

Pursuant to your notice (not dated) this letter is my response to the application for the Land Use Amendment for 10103 Brookpark Boulevard S.W. Calgary.

Our objections to the above noted application are as follows:

- The current Owners of this property have rented this house out since 2014. Initially the Owners rented the entire house to one tenant however now he is renting out the upstairs and downstairs separately which the landlords are aware of. I also understand from others that this house was reported for an illegal basement suite, which has been ongoing since day one.

This is clearly an investment property.

Thus the only reason for this application is to increase their investment revenue. Not because the Owners need financial help in maintaining their mortgage, help with utilities payments or a Mother In-law Suite etc.. Nor will it provide affordable rent in the current rental climate in Calgary. Please note the following rental information and vacancies - pages 2 & 3.

On several occasions I contacted the Owner directly hoping that she would attend to our concerns with the renters. However she has not resolved the issues so I have been reporting our issues to 311 as have other concerned neighbours.

- Parking - Although their submission states that there are two parking stalls on the property there is one drive way on the south west side of the property which two vehicles could park however the second vehicle would be directly behind the first vehicle. This would mean that the owner of the first vehicle would have to contact the owner of the second vehicle to remove his or her car which is not logical.
- To elaborate on the parking, two vehicles that were not in running order have been parked for at least 12 months in the driveway. Therefore, all the cars of the fluctuating renters were parked on the street. There has always been a minimum of 4 vehicles or more depending on the amount of people living in the house. This has been brought to the owner's attention, of course nothing changed.
- When it comes to parking, the renters are not considerate. I have experienced and have included a photo of a car blocking some of my driveway. They park on the neighbour's lawns, in

front of their walkway to their home and notes are placed on their windshields requesting courtesy.

- They also park blocking access to the public sidewalk to cross the street.
- There is not ample parking to support a secondary suite. We have condos on the north and east side of our street. They have only one parking spot so they frequently park a second vehicle or their visitor's vehicles on our street.
- Increased Crime and noise element changing the dynamics of our neighborhood. This has been demonstrated by the current tenants who party and consume not only liquor but are smoking marijuana. They gather on the deck which runs parallel to our side and back yard and due to their language and bad behavior we do not feel comfortable in our yard. On Wednesday, April 20<sup>th</sup> one of their vehicles windows were vandalized in their driveway.
- They do not maintain the yard in the summer or seldom remove snow in the winter. I had to call 311 as the grass was only cut once all last summer. The owners have never cut their hedge since they took possession. The fence is theirs too and is in need of much repair. A new fence has been discussed but they have not come forward with a date to repair it. The owners have allowed up to 4 dogs in the house, therefore the disposal of the animal feces is seldom done and has to be reported. The smell is obnoxious especially in the summer. In retaliation, dog feces was thrown in my yard once, although I did not witness it. Until the secondary suite issue came up the landlords have not cleaned up the yard until a week ago. There is always garbage overflowing, there has been mattresses laying around or placed in a truck box with garbage in the driveway. They were reported for mice and an inspection was done.
- Increased traffic in addition to the existing traffic users that we have currently. They have been reported for possible movement of illicit drugs as is noted with the transient traffic.
- Safety is another concern as we have neighbours with a four-year-old and young grandchildren that visit across the street and we feel that it is not always safe for them with traffic and seeing all the activity that was expressed above going on across the street.
- Transient renters with a proven absentee Landlord. This is only an income property with no consideration or sensitivity to the neighbourhood.
- Reduced value of our homes due to secondary suites.

### **Current Rental Market in Calgary**

Why would the City consider a basement suite in a RC1 zoned neighborhood when as at April 18, 2016 there are 6,847 vacancies in Calgary which is reflected in the following: Please note that the **rental vacancies have increased 32.7% from March 21, 2016 to April 18, 2016**

Rental rates have been reduced by 20% and more since December, 2015 and will continue to decline or additional incentive packages will be offered as a result of the current economical climate in Calgary.

Type of Home	Vacancies	Average Rent	Other
Apartments	1,446	\$1,200.00 per mo.	Incentives such as free rent, free parking etc are being offered. Utilities are included. The majority of the apts are two bedrooms.
Basement Suites	839	\$ 965.00 per mo,	Majority of bsmt suites are one bedroom
Condo's	1,786	\$1,670.00 per mo.	
Houses	1,213	\$2,200.00 per mo.	
Townhouses	793	\$1,630.00 per mo.	
Duplex's	329	\$1,500.00 per mo.	
Loft's	17	\$1,780.00 per mo.	
Main Floors	424	\$1,290.00 per mo.	
Total	<u>6,847</u>		

**In addition, the posted signage regarding the application for secondary suites were placed on the property Tuesday, April 19<sup>th</sup> for only a few hours and disappeared. I did not have the opportunity to read them nor did most of the neighbourhood. Later this afternoon, April 25<sup>th</sup> the signs were posted but not in a visible area. (only one board had information on it) I did not feel comfortable entering the yard to read it.**

**Again the landlords did not provide the required two-week notification.**

According to the above, I respectfully request that the City of Calgary deny the application for a secondary suite at 10103 Brookpark Boulevard S.W., Calgary.

Should you have any questions and/or require additional information regarding this matter please contact me.

Sincerely,  
Ruth Poschenrieder

Name.: Rodney Gallinger  
Ruth Poschenrieder

Address: #8 Brookpark Mews S.W.  
Calgary, Alberta T2W 2P3

Phone #: 403-238-2727  
Email: rposchen@shaw.ca

Please note the attached pictures re: Yard & home maintenance, debris & parking,



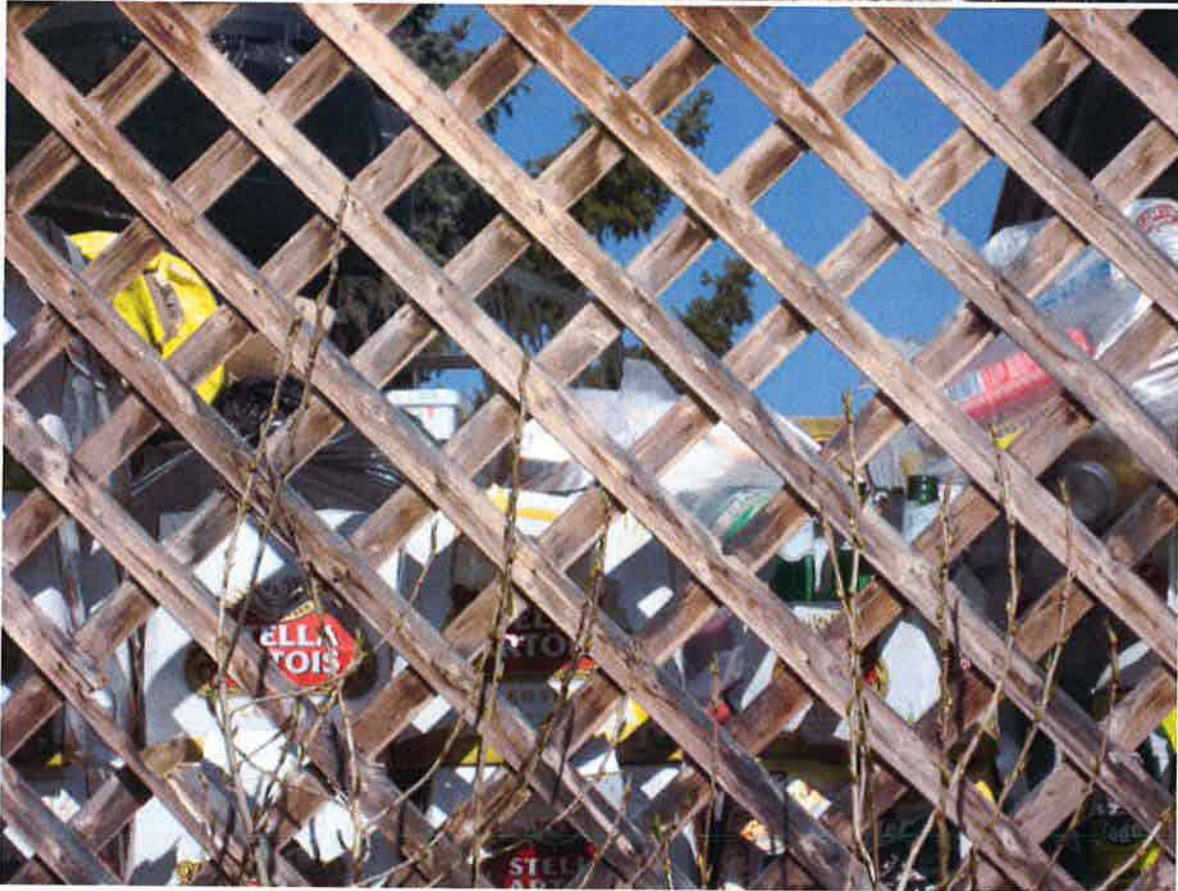








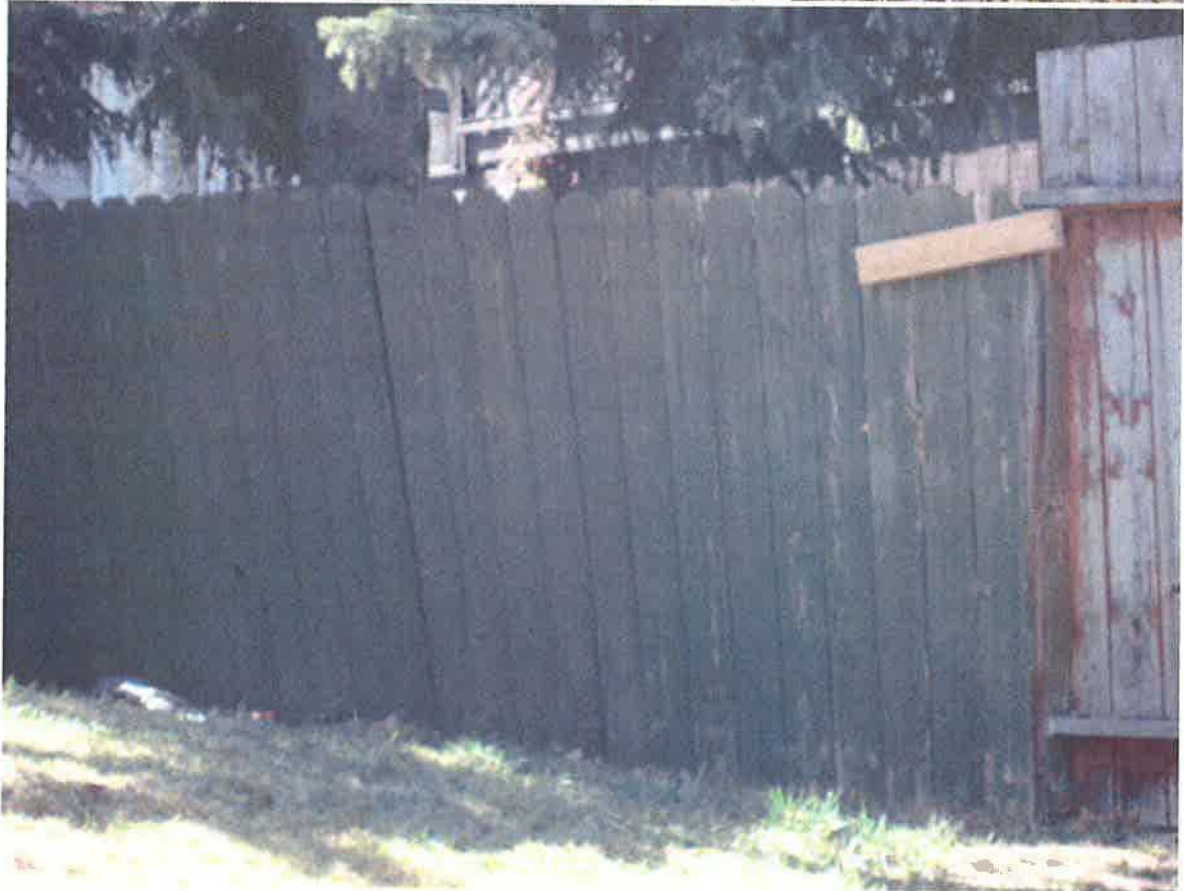




























**Renne-Grivell, Colleen**  
RE: Posting of Amendment File LOC 2016-0073 - Secondary Suite  
April 25, 2016 at 4:40 PM  
Ruth Poschenrieder

Hi Ruth,

Thank you very much for following up with this. I was in touch with the applicant today after our phone conversation to confirm that these signs do need to be posted for the specified two week time period. She did confirm with me that they were re-posted as of today. However, I agree with you that the new location of the sign postings is not acceptable and will need to be moved to a more visible location. I will follow-up with the applicant regarding this. In addition, I will request that the City extends the notice posting time frame for an additional week to make up for this lost time since April 19.

I do appreciate receiving feedback on this, as it is obviously difficult for us to monitor this situation remotely.

Please let me know if you have any further questions or concerns.

Thank you,  
Colleen

*Colleen Renne-Grivell, NEDes., RPP, MCIP*  
Planner 2 | Community Planning | Centre West  
Planning & Development | The City of Calgary - 8075  
Phone: (403) 268-1451 Fax: (403) 268-2941  
Email: [colleen.renne-grivell@calgary.ca](mailto:colleen.renne-grivell@calgary.ca)  
ISC Protected

**From:** Ruth Poschenrieder [mailto:rposchen@shaw.ca]  
**Sent:** Monday, April 25, 2016 4:08 PM  
**To:** Renne-Grivell, Colleen  
**Subject:** Posting of Amendment File LOC 2016-0073 - Secondary Suite

Hello Colleen,

Good afternoon, I am just following up from our conversation this morning on the Landlord's application for secondary suites and the posting of this request for 10103 Brookpark Blvd. SW.

These were just placed approximately a half hour ago. One sign is blank with a thread of info hanging out of it and the other is not placed for the neighbourhood to view, unless you enter onto the property. I do not think anyone would feel comfortable due to the fact there are renters.

These posting have not been up since Tuesday, April 19th (only for a few hours) and at that time they were more visible on the east side of their property near the sidewalk.

Respectively, I am submitting these pictures so you will be able to see my concerns re: visibility. Hopefully everyone will be able to view the posted application for a 2 week period.

I look forward to your feedback. Please contact me if you have further questions at phone: 403





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-----Original Message-----

From: Ruth Poschenrieder [mailto:rposchen@shaw.ca]

Sent: Wednesday, May 25, 2016 7:21 AM

To: Renne-Grivell, Colleen

Subject: Posting of Amendment File LOC 2016-0073 - Secondary Suite

Good Morning Colleen,

I would just like to follow up on the signage posting a request for a secondary suite application for 10103 Brookpark Blvd. SW. Last Monday, May 16th there was someone from the City of Calgary who appeared to be delivering signs as he accidentally walked into our yard carrying them. I have checked a few times and no signs have been posted. The last signs were run over in the driveway a few weeks ago and it is almost the end of May.

My question is why does this application have to go forward to Council in September when no changes have taken place with the yard maintenance, no signage is posted for the two week designated time frame and an illegal suite is still in existence? The applicants are non compliant and we as neighbours do not seem to have any rights or recourse other than go to Council in September to ask that this application be denied.

I appreciate that you have to review all the information put forward, but I hope you can understand our neighbourhood's frustration with this application. We respectfully continue to request that it be denied.

Thank you for your time and I look forward to your feedback.

Kindest Regards,

Ruth

From: "Renne-Grivell, Colleen" <Colleen.Renne-Grivell@calgary.ca>  
Subject: RE: Posting of Amendment File LOC 2016-0073 - Secondary Suite  
Date: June 8, 2016 at 4:00:42 PM MDT  
To: "Ruth Poschenrieder" <rposchen@shaw.ca>

Hello Ruth,

Thank you for your email. I have been away on holidays, so apologies for the delayed response. In regards to the notice posting requirement for this proposed secondary suite, yes, someone from the City would definitely have been by in and around May 16, as that was the end date for the requirement for notices to be posted. So, there should no longer be posted notices on the property.

In regards to your other concerns, as we have an active application that has been accepted by the City, I am obligated to process and provide a decision to the applicant. Yes, it can be discouraging from a neighbour perspective that there seems to be no opportunity to voice concerns or issues directly to the decision makers until the public hearing at Council, but that is unfortunately the way the planning system has been set up in the Municipal Government Act. However, the City does have a separate system in place to deal with unsightly premises, illegal suites, etc which I am sure you are aware of. But, these issues cannot prevent an application from moving forward through the process and to an ultimate decision.

As I may have mentioned to you before, sending a letter to the City Clerk's office in advance of the public hearing, attendance at the public hearing and even letting your local Councillor know of the community's concerns with this proposal are the best ways to communicate your concerns with this application at this point.

I hope this information has been of some help. If you have any further questions or concerns, please feel free to contact me.

Thank you,  
Colleen

Colleen Renne-Grivell, MEdes., RPP, MCIP  
Planner 2 | Community Planning | Centre West  
Planning & Development | The City of Calgary - 8075  
Phone: (403) 268-1451 Fax: (403) 268-2941  
Email: colleen.renne-grivell@calgary.ca  
ISC Protected

**From:** Ruth Poschenrieder [<mailto:rposchen@shaw.ca>]  
**Sent:** Friday, June 10, 2016 7:25 AM  
**To:** Renne-Grivell, Colleen  
**Subject:** Re: Posting of Amendment File LOC 2016-0073 - Secondary Suite

Good Morning Colleen,

Thank you for responding to my e-mail and I do hope you had a great vacation. I understand that you have to follow the proper planning process that is mandated in the Municipal Government Act.

I just wanted to make sure that you were aware that the Applicant posted the signs for maybe 8 hours and not on consecutive days which does not comply with the rules of posting for the 2 week period. I would question whether the City Worker could even find the signs as they were run over and damaged.

The pictures below were taken over a week ago now and as you can see there have been no changes with the Applicant's attempts at maintaining their property and parking issues. Therefore, I am sure you can appreciate the frustration in our neighbourhood. The tenants recently did mow the grass so it is looking much better.

Have a pleasant weekend and I do appreciate all your follow up correspondence.

Kindest Regards,  
Ruth



























Bellflower, Creeping  
category; Noxious  
Lawn & Hedge have  
A LOT OF THIS WEED.  
AND IT WAS SPREAD  
INTO OUR YARD  
AND <sup>ALONG</sup> THE BACK FENCES  
WHICH IS CITY PROPERTY.



**Marilyn Saunders  
33 – 10001 Brookpark Blvd. SW  
Calgary Alberta T2W 3E3**

August 25, 2016

**Attention: Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
Box 2100, Postal Station ‘M’  
Calgary AB T2P 2M5**

**RE: Proposed secondary suite  
10103 Brookpark Blvd. SW  
Calgary Alberta T2W 2P6**

I have recently received correspondence from the city of Calgary regarding the proposed development of a secondary suite at 10103 Brookpark Blvd. SW, Calgary.

The day I received this correspondence was also the first time that signage for this proposed change to the property status was displayed in a visual manner. I do not feel construction to develop this property should continue, if at all, until it is ascertained that the building and safety codes have been met as stipulated by the City of Calgary Planning Department.

The initial development of the community of Braeside included a significant number of apartment condominiums and townhouse complexes and I feel the development of secondary suites in this subdivision is unnecessary.

Sincerely,



M. I. Saunders

[brian.pincott@calgary.ca](mailto:brian.pincott@calgary.ca)  
Alderman, Ward 11  
City of Calgary



**From:** Mr. M Relf [mailto:gandgrelf@icloud.com]  
**Sent:** April 3-16 3:01 PM  
**To:** [Colleen.Renne-Grivell@calgary.ca](mailto:Colleen.Renne-Grivell@calgary.ca)  
**Subject:** Re: Application for Land Use Amendment: LOC2016-0073

Re: location 10103 Brookpark Blvd. SW Calgary, Ab.

Without Prejudice

*As a*  
neighbour of the location noted I will say this has been a poorly attended property. The absentee owner has not had control of the current many renters, allowing vehicle parking all over the lawn, garbage stacked up, unattended yard work and trees. Large dog problems attacking the wire fence when I walk my city licensed dog which I have on her leash, past this yard, holding my breath as the odor is often very hard to take.

I would strongly recommend this property remain as a single family residence and that the owners be held to the fire with respect to respecting their neighbours and our community.


Tim Relf Unit 36 10001 BROOKPARK BLVD. SW CALGARY AB.



## Submit a request

<https://311online.calgary.ca/pdcsrweb/Home.mvc/Index?redirect=/311online> )

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## **Spontaneous Comments**

### **Why I live in Braeside? From Michelle and Wanda**

**Michelle:**

“What drew me in moving to live in two different homes in Braeside was the beautiful, well established neighbourhood.

The wonderful assortment of playgrounds and parks for my children.

The scenic trees have been around for a very long time.

I feel safe in the area. I have good neighbours and friends, here.

It’s a good location for the close amenities, good access to main roads.

The current transit system is sufficient, with the Southland C train station close by.

We are very close to two beautiful, free, public parks, Fishcreek and South glenmore Park.

I like the current set up of my Braeside Neighbourhood, consisting of multi and single family residential homes.

It makes for a good mix of people—young adult, young families,

Mature and retired people as well.

A high density proposal would destroy our close knit small community spirit!

(Michelle, Former active member of her Condo Board and one of the field/visual survey team).

**Wanda:**

I have lived in Braeside for 32 years and continue to stay because I like the neighbourhood as it is.

It feels like a small community and is safe.

I can access any service I need within a few minutes.

I love being close to Fishcreek Park and Glenmore Landing, and all of the mature trees.

I prefer not to have a high rise project in Braeside, that is not necessary in our community.

(Wanda, Former active member of her Condo Board and one of the field/visual survey team).

**Cecille DePass:**

**My letter submitted in spring 2016, to the City Planning Officer: secondary Suites files, is on record. It should be with the City’s docs.**

**Let them find it!**

Aside: Have lived in the same R1 single family home on Braniff Rd, SW since January 1979.

I share the sentiments of Michelle and Wanda.



Braeside is a gem of a community.  
We do not need secondary suites, as is the case in question.  
See DePass' letter.

Most importantly, we do not need any additional multiple family housing in the small area, called Braeside.

The design of the original subdivision, the names allocated by the designers and draftsmen who created the original landuse map for the area, have not only distributed the multi-family housing at strategic places, egs: at major points of entrance ( [i]Braeside Drive & Southland Dr;[ii] Southland and 19St Sw; [iii] Braeside Drive and 24St,but the multiple family housing projects subsequently developed, showcase beautifully, the nature of the subdivision.

**Multiple and single family housing complement each other:**

**Housing built: medium to small scale, built to facilitate human interactions, and to create a spirit of community. No mean feat, in today's world.**

**The shift towards increasing density, by allowing secondary suites, is just the start of the shift to HiGH Density housing Development Projects.**

**Strongly Opposed.**

August 17/2016

To: - City Council and  
Mayor Menzies

RE: - Re-zoning of 10103 Brookpark Blvd. S.W.,

I am fully opposed to a secondary suite being developed to the single dwelling mentioned above. There may be a parking space on the property, but there will be more vehicles parked on our cul-de-sac. Parking can be a problem on our street now. We have had issues with regards to parking on this street without more added to our neighborhood. Once we allow one basement suite to be created, we leave it open for more. This dwelling has an absentee landlord and rental properties on a whole becomes neglected inside and outside. Our property values will decrease on our cul-de-sac. No notice was sent to us regarding the proposed changes to the above property.

I am against the application for secondary suite re-zoning on said property.  
Donna Hardiner

**Carmen**

Application for Land Use Amendment : LOC2016-0073

April 23, 2016 at 8:18 PM

Dear Ms. Renne-Grivell

I am a resident and owner of my home on Brookpark Mews SW; the said application for Land Use Amendment will have a profoundly negative effect on this cul-de-sac.

Already with the address in question 10103 Brookpark Boulevard SW; having an absentee landlord we have seen an increase in police presence for complaints related to the rental unit, reckless driving, increased parking use of Brookpark Mews for the rental unit. There is already an issue of the tenants parking on Brookpark Blvd. SW in a no parking zone and blocking the view of oncoming traffic when exiting Brookpark Mews SW. The house in question is not being maintained to an acceptable level of the neighbouring homes and so has brought down the desirability of our neighbourhood not to mention the decrease in the safety of its residence as a result of the activities of the tenants. There seems always to be uncontrolled dogs in the yard and fecal matter is not cleared away in a timely manner. I believe this property because of the deplorable conditions obvious on the outside is also bringing down our property values. If you were to come and take a look at our neighbourhood you will see the majority of properties are well groomed and taken care of. Even the homes that are rental units at this time.

I don't believe that it is necessary to change our Land Use to R-C1s as there is now an abundance of rental units in the city.

Unfortunately because of the history of complaints and the obvious disregard for the neighbouring home owners. I can only assume that if this application, if allowed that the problems will increase and begin to further change the essence of Braeside Estates area.

I have only just today found out about this application and feel that the people who will be effected by this change have not been given enough time to voice their opinions.

One last comment could you tell me where Brookside Blvd SW is? It does not exist in this city but is sited in the application.

Regards,

Carmen L Rudling  
64 Brookpark Mews SW  
403-238-5084



**From:** Renne-Grivell, Colleen Colleen.Renne-Grivell@calgary.ca  
**Subject:** RE: Online Feedback on LOC2016-0073  
**Date:** April 27, 2016 at 4:00 PM  
**To:** gtrodd@shaw.ca



Hello Gerald,

Thank you very much for your email. I will include this correspondence as part of the file that will be given to Council. We are in the process of reviewing this application and will then be making our recommendation to Planning Commission, with the ultimate decision on whether or not this gets approved lying with City Council. If it is okay with you, I can inform you of the anticipated date for the public hearing at Council which is the public's opportunity to speak for or against this application. I would not anticipate that the public hearing would be held any earlier than mid-September.

If you have any questions or concerns, please feel free to contact me.

Thank you,  
Colleen

**Colleen Renne-Grivell, MEdes., RPP, MCIP**

Planner 2 | Community Planning | Centre West  
Planning & Development | The City of Calgary - 8075  
Phone: (403) 268-1451 Fax: (403) 268-2941  
Email: [colleen.renne-grivell@calgary.ca](mailto:colleen.renne-grivell@calgary.ca)  
ISC Protected

---

**From:** gtrodd@shaw.ca [mailto:gtrodd@shaw.ca]  
**Sent:** Sunday, April 24, 2016 6:34 PM  
**To:** Renne-Grivell, Colleen  
**Subject:** Online Feedback on LOC2016-0073

April 25, 2016

Application: LOC2016-0073

Submitted by: Gerald amp; Dona Trodd

Contact Information

Address: 60 Brookpark Mews S.W.

Phone: 5878807934

Email: [gtrodd@shaw.ca](mailto:gtrodd@shaw.ca)

Feedback:



Greetings: Our comments on LOC2016-0073 Location 10103 Brookpark Boulevard SW are: Since this house was purchased for the purpose of a rental income it has become an eye sore for the neighbourhood deteriorating below the neighbourhood normal. It has resulted in congested parking on Brookpark Mews to the point where if you park in front or near this residence a nasty note is placed on your windshield warning\threatening you of parking near this house. The parking is now also a safety issue in that with multiple renters parking westbound on Brookpark Blvd at or near the intersection (by the new mail boxes) visibility is severely restricted when looking left attempting to exit Brookpark Mews Eastbound onto Brookpark Blvd. Also this residence has contributed to a safety concern where (excessive) vehicles from and visiting this rental residence do not heed to the speed limit when travelling north\south and turning around in our cul-de sac (mews) along with significantly increasing the local traffic. It would seem that the city should investigate this residence as to the number of renters already occupying it, I would be very surprised if you do not find that this residence is currently operating out of compliance to the existing city rental and safety bylaws. I do not agree with expanding or changing the land use for this property, it is intended to be a quiet single family detached residence location and the city should ensure it meets all compliance within its by-laws.

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**From:** Gord Smith [ ] **Sent:** Wednesday, April 27, 2016 9:03 PM **To:** Renne-Grivell, Colleen **Cc:** 'Kim Reid-Smith' **Subject:** Application for land use ammendment: LOC2016-0073

To Colleen Renne-Grivell,

I am writing in regard to the application to change the land use zoning from R-C1 to R-C1s at 10103 Brookpark Boulevard SW.

Although our lot is not adjacent to the applicants property, I feel that allowing a secondary suite at this location would have a detrimental effect on the block.

The house has a boulevard on one side where parking is not allowed and given its proximity to the corner, is limited to parking for two cars on the street in addition to the lot parking. There have been an excessive amount of vehicles parked around the property most of last year.

The street parking is of course available to everyone but if everyone on the block had 4 vehicles at their house, a combination of lot and street parking would be needed for 88 vehicles in this block – which is not appropriate for how the block was built.

The house and lot is poorly maintained and there is excessive outside noise almost every summer weekend that is more disruptive than elsewhere on the block – I expect in part because of the number of people residing in the house.

Allowing the secondary suite would cause the parking, noise, and property condition to worsen with the higher density.

I don't support a rezoning of this lot given its location and past issues.

Thank you for your consideration.

Sincerely,

Kimberley Reid-Smith and Gord Smith

76 Brookpark Mews



The City of Calgary  
P.O. Box 2100, Station M  
Calgary, Alberta, Canada  
T2P 2M5

Attention: Ms. Colleen Ranne-Grivell  
File Manager

Dear Colleen,

Re: Application for Land Use Amendment File LOC 2016-0973 - Secondary Suite  
10103 Brookpark Boulevard S.W. Calgary, Alberta

The following will provide the reasons for my objections to the above noted application for the Land Use I purchased my property which is across the street. During this time that I have lived here – the property has been a rental. To my knowledge – it has always been rented as an illegal secondary suite as there are a number of residents living there.

These are the reasons why I oppose making this a legal secondary suite property.

- Increased garbage – Over the past two years the garbage has been overflowing in the provided bins – and it has been excessively thrown around the outside of the home. A mattress and overflowing garbage were present for a few months in the back of a truck that was not being used in the driveway. This is not only unsightly – but encourages mice.
- Unused appliances and garbage have also been stacked against the fence and house which are not only unsightly – but causes a fire hazard.
- Increased Crime and noise element changing the dynamics of our neighborhood. There have been several occasions when police have had to visit the property in the past.
- Transient renters with a proven absentee Landlord who does not show any respect for our neighbourhood.
- Reduced value of our home due to secondary suites. This house does not offer any value to our neighborhood as was stated in the application. Since the change of ownership there has been only one improvement done, a roof, but nothing else to the exterior of the house or yard. In fact the lawn often needs cutting and snow removed from the sidewalk. To my knowledge other neighbours have reported this property to the City for both situations on several occasions.
- Parking is an issue, as the driveway for 2 vehicles- usually has vehicles that are not in working order, therefore on the average you see at least 5 vehicles or more on the street depending on the activity in the house. Parking is a premium with 2 condo complexes near my home.

According to the above, I respectfully request that the City of Calgary deny the application for a secondary suite at 10103 Brookpark Blvd. S.W.

Should you have any questions and/or require additional information regarding this matter please contact me.

Yours truly,  
Dany Ducharme



Name.: Dany Ducharme  
Address: 10204 Brookpark Blvd S.W.

Phone #: 403 605-0113

**From:** "Terry Russell" <terruss@telus.net>  
**To:** "Colleen Renne-Grivell" <colleen.renne-grivell@calgary.ca>  
**Cc:** "Brian Pincott" <brian.pincott@calgary.ca>  
**Sent:** Thursday, April 28, 2016 3:30:49 PM  
**Subject:** LOC2016-0073

Hello Ms. Renne-Grivell.

On behalf of my wife & I, we would like to express our frustration with the property applying for a secondary suite application at 10103 Brookpark Blvd SW.

We live on this street and we have seen various issues with this property. This home has not been maintained to reasonable standards and the parking at this location is a constant safety issue.

I am attaching a photo which shows up to 5 vehicles that are located in this 2 designated parking area. When they run out of spots on the street outside their residence, they park in front of neighbours homes or on the lawn of the property in question (as seen in the photo).

The owners of this property do not seem to care about the drug activity that occurs from this home. I personally found a small bag of marijuana outside the renter's truck a few months ago & had police retrieve it.

The volume of traffic that stops at this residence &/or turns around at the end of the cul de sac is excessive. I have called Calgary Police several times and Cst. Bowman is aware of our concerns.

The owner of this property only seems to care about this property when increased revenue is at stake.

Please consider our concerns in your decision.

Sincerely,

Terry & Wendy Russell

Cc. Councillor Brian Pincott

**Susanne E.**

No Posted Signage at 10103 Brookpark Blvd. SW  
April 28, 2016 at 7:03 PM

, Susanne E.

Dear Colleen, I, too, am a concerned neighbor about granting rezoning of 10103 Brookpark Blvd. SW, a secondary suite permission. I live close enough to this house to hear parties that have been still loud and boisterous at 3:00AM. The occupants let the grass grow unruly, long, and ugly, until the city was contacted and made them cut it. Their scary dogs would come running to the fence and scare me as I walked by their house. The signs that were briefly in their yard for the rezoning, had the sheet to read torn almost off. They were absent and not present for most of the two weeks they were supposed to be displayed for the public to read and respond to. I have personally seen cars come for a short time and leave. It has been reported as a Drug House, the police have been called, and incidents have occurred to upset the neighborhood. We, in Braeside, love our respectable neighborhood and are opposed to having the value of our property degraded by allowing a secondary suite in this property. I vote to deny permission of granting the rezoning for 10103 Brookpark Blvd. SW to be a legally zoned secondary suite home. These tenants are devaluating our neighborhood. Thank you Colleen, for listening to our requests and denying this request from the absent owner. Best Regards,  
Susanne Entner

***CIR REALTY***  
***403-860-0799***



120 Brookmere Bay S.W.  
Calgary, AB T2W2R9  
24<sup>th</sup> Aug. 2016

Attn. Ms. Colleen Renne-Grievell, File Manager,  
Planning & Development, City of Calgary.

Re. Proposed Secondary Suite Re-Zoning R-C1s - 10103 Brookpark Blvd. S.W.

We have lived in Braeside for the past 35 years and have watched this area grow, develop and mature over the years. We understand that an application has been made for a secondary suite at 10103 Brookpark Blvd. S.W.

Numerous times a day we either walk or drive by this residence, which is a rental property, and have watched it fall into disrepair and become a constant eyesore - never so much so as in the last 2 - 3 years.

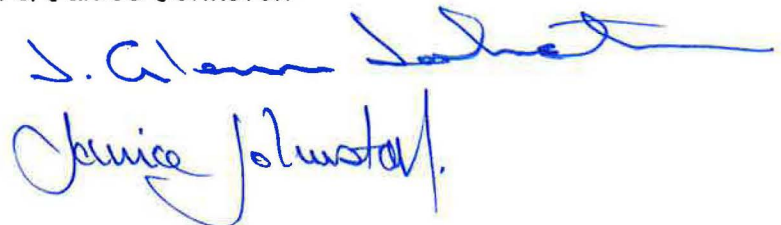
This property has been a disgrace to the neighbourhood with its uncut grass, garbage lying all over the property, fence falling down, dog feces all over the back yard, uncut hedges etc. It is a perfect example of an absentee landlord who neither cares for the property, nor cares about how the tenants look after it. Fortunately new tenants - a young family - appear to have tidied the property up in the last few weeks. The family have to be commended for doing all this work - but certainly NOT the owners.

Based on the history of the ownership of the property by the landlord and previous tenants, the idea that a secondary suite could be permitted is ridiculous. The owner cares only about income and not the behaviour of the renters and not the impact that the state of the property has on the adjacent properties that are kept in good repair.

In my opinion, this proposal should be denied without question. It is also suggested that a city inspector should be sent to this property to ensure that the home is up to code specifications for the single family of tenants.

This is a very good example of why secondary suite permits should not be given out to owners that do not actually reside at the property and are absentee landlords that do not maintain their properties.

Yours sincerely,  
Glenn & Janice Johnston





## Brian Pincott

Ward 11

**Contact Councillor**  ( </citycouncil/ward-11/Pages/Contact-Ward-11.aspx> )



( <https://twitter.com/bpincott> )



( <https://www.facebook.com/Brian-Pincott-Councillor-Ward-11-208811739308803> )

**Sign Up for Ward News** 

( <http://www.calgary.ca/citycouncil/ward-11/Pages/Ward-11-Stay-Connected.aspx> )

# Contact Ward 11

## Contact Form Confirmation

**Your contact form was successfully submitted on August 22, 2016 at 6:57 PM MST. Please print a copy of this information for your records.**

Requestor Name:

Tim Reif

Address:

36 10001 BROOKPARK BLVD SW. Calgary, AB, Canada, T2W 3E3

Email:

gandgrelf@icloud.com

Home #:

(403) 251-1426

Subject:

10103 Brookpark Blvd.SW

Comments:

I am very concerned with the application by the landlord of the subject property to rezone for a secondary suite dwelling. As Breaside is zoned single family detached dwellings, and that this property has been the subject of many problems including police attending. This appears to be nothing but a revenue property for the landlord with very limited concern to our community and or neighbours. It would be a negative promotion of our neighbourhood. Even with continuing our high standards of pride, I feel our city has let us down in even monitoring the required signage let alone respecting the public feelings of this community that you represent.

Follow-Up Requested:

Yes

Send Ward Email?

Send

This content represents the personal views and opinions of the Ward Councillor and should not be taken as a statement of policy of The City of Calgary. The inclusion of any external content does not imply endorsement by The City of Calgary.

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I am very concerned with the application by the landlord of the subject property to rezone for a secondary suite dwelling. As Breaside is zoned single family detached dwellings, and that this property has been the subject of many problems including police attending. This appears to be nothing but a revenue property for the landlord with very limited concern to our community and our neighbours. It would be a negative promotion of our neighbourhood. Even with continuing our high standards of pride, I feel our city has let us down in even monitoring the required signage let alone respecting the public feelings of this community that you represent.

#### Contact Information

Name: Relf, Tim

Address: 36 10001 BROOKPARK BLVD SW

Community: Unknown

Phone number(s): Home: (403) 251-1426, Cell: . Business:

E-Mail: [gandgreif@icloud.com](mailto:gandgreif@icloud.com)

Send Marketing materials?: Allow

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**Catherine Sarsfield  
40 Brookpark Mews SW  
Calgary, T2W 2P3**

August 16, 2016

Re: Application for Land Use Amendment LOC2016-0073  
Location: 10103 Brookpark Boulevard SW

Dear Mayor Naheed, Councillor Brian Pincott (Ward 11) and Members of City Council:

I disagree with the application LOC2016-0073 which proposes to redesignate the land use for the property located at 10103 Brookpark Boulevard SW.

From: Residential - Contextual One Dwelling (R-C1) District  
To: Residential - Contextual One Dwelling (R-C1s) (secondary suite) District

The house at 10103 Brookpark Boulevard SW is a corner lot that also is located on Brookpark Mews where the driveway for this house backs onto. It is also located across from the post boxes for this street.

This house has had an illegal suite for some time. The house has not been maintained. Only now has the yard been looked after due to one new tenant. The application states that there is a drive that provides 2 spaces for parking. This drive does not yet exist and was started after the land use application but is just staked out.

The notification for changing the designation that was supposed to be posted was not visible. We are retired and as we live at the end of the block, park in front of this property (on the Mews) to retrieve our mail. No notification posting was visible.

Sincerely,



**Catherine Sarsfield, P.Eng  
Retired**

**Smith, Theresa L.**

---

**Subject:** FW: Braeside Bylaw 202D2016 - 10103 Brookpark BV SW

**From:** J.C. Barrows [[mailto:jc\\_barrows@yahoo.ca](mailto:jc_barrows@yahoo.ca)]  
**Sent:** Tuesday, August 30, 2016 4:22 PM  
**To:** City Clerk  
**Subject:** Braeside Bylaw 202D2016 - 10103 Brookpark BV SW

Hello,

I would like to express my concerns about changing 10103 Brookpark BV SW from RC1 to RC1s. The streets are already full of parking, the area is quite dense with several townhouse complexes surrounding the house. There is already enough traffic on brookpark bv sw. There would be no parking on brookpark bv allowed. The unit itself has graffiti on it, the current landlord finally seemed to have gotten the former druggies out of the house, however the graffiti on the house remains. It makes no sense to increase the density in this area. I formally oppose the project.

Thank you,

Jack Barrows  
11-10001 Brookpark BV SW  
Calgary, AB  
T2W 3E3

RECEIVED

2016 AUG 31 AM 8:04

THE CITY OF CALGARY  
CITY CLERK'S



**Smith, Theresa L.**

---

**From:** Gord Smith [gmsmith@telus.net]  
**Sent:** Tuesday, August 30, 2016 7:48 PM  
**To:** City Clerk  
**Subject:** FW: Application for land use ammendment: LOC2016-0073

Hello,  
Please accept our letter below in regard to Secondary Suite application LOC2016-0073.  
Thank you.

Kimberley Reid-Smith and Gord Smith  
76 Brookpark Mews

RECEIVED  
2016 AUG 31 AM 8:34  
THE CITY OF CALGARY  
CITY CLERKS

**From:** Gord Smith [mailto:gmsmith@telus.net]  
**Sent:** Wednesday, April 27, 2016 9:03 PM  
**To:** Renne-Grivell, Colleen  
**Cc:** 'Kim Reid-Smith'  
**Subject:** Application for land use ammendment: LOC2016-0073

To Colleen Renne-Grivell,  
I am writing in regard to the application to change the land use zoning from R-C1 to R-C1s at 10103 Brookpark Boulevard SW.

Although our lot is not adjacent to the applicants property, I feel that allowing a secondary suite at this location would have a detrimental effect on the block.

The house has a boulevard on one side where parking is not allowed and given its proximity to the corner, is limited to parking for two cars on the street in addition to the lot parking. There have been an excessive amount of vehicles parked around the property most of last year.

The street parking is of course available to everyone but if everyone on the block had 4 vehicles at their house, a combination of lot and street parking would be needed for 88 vehicles in this block – which is not appropriate for how the block was built.

The house and lot is poorly maintained and there is excessive outside noise almost every summer weekend that is more disruptive than elsewhere on the block – I expect in part because of the number of people residing in the house.

Allowing the secondary suite would cause the parking, noise, and property condition to worsen with the higher density. I don't support a rezoning of this lot given its location and past issues.

Thank you for your consideration.  
Sincerely,  
Kimberley Reid-Smith and Gord Smith  
76 Brookpark Mews