

Albrecht, Linda

From: Suzanne Baptie [sbaptie@telus.net]
Sent: Wednesday, June 22, 2016 8:07 PM
To: City Clerk
Subject: Application File 146D 2016 / LOC 2016-0036 #2 Snowdon Cres. S.W.

RECEIVED
2016 JUN 23 AM 8:27
THE CITY OF CALGARY
CITY CLERK'S

**Re: Application for Land Use Amendment File LOC 2016-0036 - Secondary Suite
#2 Snowdon Cres. S.W., Calgary, Alberta T2W 0S1**

The following will provide the reasons for our objections to the above noted application for the Land Use Amendment for #2 Snowdon Cres. S.W:

My husband and I purchased our property which is right beside #2 Snowdon in 2000. During the time that we have lived here – the property since around 2005 has been a rental. Also during this time – we have had to make several complaints regarding parking, excess garbage, and untidy property. During the time this property has been rented – to my knowledge – it has always been rented as an illegal secondary suite.

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

- Increased garbage – in the past, we have reported to the City regarding garbage has been overflowing in the provided bins – and where it has been excessively thrown into the alley. This is not only unsightly – but I would think an inconvenience to the City Workers that need to pick up the excess from the alley.
 - Unused appliances and garbage has also been stacked against our fence which is inside our property line – (as we had to build it). We have had to also report the excess garbage stacked against our fence. Not only is it unsightly – but causes a fire hazard. If the City would visit the property today – they will see appliances lined up against the property line that have been there for some time.
- Parking - There is one parking stall in the rear of the property and two parking stalls on the north side of Southhampton. We have also had to report to the City as renters have parked older vehicles in front of our house – that never move – even when it came to street cleaning.
- 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 years.
- Transient renters with a proven absentee Landlord - as neighbors – we have never met the actual landlord to this day.
- 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 not been any improvements to the exterior of the house or yard. In fact the lawn often needs cutting and snow removed from the sidewalk. This property has been reported to the City for both situations on several occasions.
- Please see attached picture – there have never been any improvements to the exterior – I would wonder what the decision would be if this was your neighbor.
- Someone from the City should be inspecting this property even if this request is considered – as I do not believe it is suitable for secondary suite and quite possibly putting renters in danger – due to the existing fire hazards.

According to the above, I respectfully request that the City of Calgary deny the application for a secondary suite at #2 Snowdon Cres. S.W.

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

Yours truly,

Suzanne Baptie and Gordon McGrath

Name.: Suzanne Baptie – Gordon McGrath
Address: #6 Snowdon Cres. S.W.
Calgary, Alberta T2W 0S1
Phone #: 403-259-5175
Email: sbaptie@telus.net



Suzanne Baptie
403-690-5572
sbaptie@telus.net

Smith, Theresa L.

From: Pat [pjbefus@shaw.ca]
Sent: Monday, June 20, 2016 3:28 PM
To: City Clerk
Subject: Application for Land Use Amendment - 146D 2016 or LOC 2016-0036 #2 Snowdon Cres. S.W.
Attachments: Pat Befus.vcf; Letter to City June 20, 2016.docx

To Whom It May Concern

With respect to the above noted application for land use amendment for #2 Snowdon Cres. S.W. I would like the attached letter read to the City Council on July 20, 2016.

The rental statics have been updated from my original letter of March 22, 2016.

Thank you

Pat Befus

(403) 259-3383 bus
(403) 252-8347 fax

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2016 JUN 20 PM 3:47

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March 22, 2016 resubmitted on June 20, 2016

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2016 JUN 20 PM 3:47

THE CITY OF CALGARY
CITY CLERK'S

Planning, Development and Assessment, IMC #8073
The City of Calgary
P.O. Box 2100, Station M
Calgary, Alberta, Canada
T2P 2M5

Attention: Ms. Kate Zago
File Manager

Dear Kate:

**Re: Application for Land Use Amendment File LOC 2016-0036 - Secondary Suite
#2 Snowdon Cres. S.W., Calgary, Alberta T2W 0S1**

Pursuant to our telephone conversation of March 17, 2016 and our subsequent emails this letter is my response to the notice that was posted by the City of Calgary at #2 Snowdon Cres. S.W., Calgary.

The following will provide the reasons for my objections to the above noted application for the Land Use Amendment for #2 Snowdon Cres. S.W:

- This property changed ownership in approximately 2005. During this time and to my knowledge the Owner has never lived in the house. It has always been an investment property.

Thus the only reason for this application is to increase their investment revenue. Not because the Owner needs financial help in maintaining their mortgage 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 - page 2.

I also understand from others that this house was reported for an illegal basement suite, which apparently has been going on for some time now.

- Parking - There is one parking stall in the rear of the property and two parking stalls on the north side of Southhampton. The street parking is also utilized by other neighbors. So to say there is lots of parking this would depend on the number of renters they will have upstairs and in the basement. Unless they are referring to the parking lot for the shopping centre.
- Increased Crime and noise element changing the dynamics of our neighborhood.
- Increased traffic in addition to the existing traffic users that we have with the Southwood Corner Shopping Centre.
- Transient renters with a proven absentee Landlord
- Reduced value of our homes 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 not been any improvements to the exterior of the house or yard. In fact the lawn often needs cutting and snow removed from the sidewalk. This property has been reported to the City for both situations on several occasions.
- Prior to purchasing my home I checked with the City to ensure that it was in an area that was specifically zoned for single dwellings only.

Current Rental Market in Calgary

Why would the City consider a basement suite in a RC1 zoned neighborhood when as at June 20, 2016 there are 7,311 vacancies in Calgary which is reflected in the following:

Please note that the rental rates according to the conversations I have had with the landlords have reduced their rents up to 25% since December, 2015 and feel that it 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	
	March 21/16	June 20/16		
Apartments	1,366	1484	\$1,231.00 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	797	909	\$ 949.00 per mo,	Majority of bsmt suites are one bedroom
Condo's	1,696	1,843	\$1,700.00 per mo.	
Houses	1,176	1,342	\$2,200.00 per mo.	
Townhouses	730	842	\$1,586.00 per mo.	
Duplex's	332	408	\$1,535.00 per mo.	
Loft's	17	17	\$1,800.00 per mo.	
Main Floors	410	466	\$1.3100.00 per mo.	
Total	5,158	7,311		

Rental vacancies have increased 41.7% from March 21, 2016 to June 20, 2016

In addition and as we discussed I do not understand why the City chooses not to reveal on their posted signage that R-C1's zoning is an application for a Secondary Suite. Although residents are reading the notice they do not realize what the R-C1's zoning means. In fairness to the residents, the City of Calgary should provide accurate and clear information that everyone will understand.

According to the above, I respectfully request that the City of Calgary deny the application for a secondary suite at #2 Snowdon Cres. S.W.

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

Yours truly,



Pat Befus

Name.: Pat Befus
 Address: #20 Snowdon Cres. S.W.
 Calgary, Alberta T2W 0S1
 Phone #: 403-259-3383
 Email: pjbefus@shaw.ca