

Albrecht, Linda

From: CELIA LONG [cmlong@shaw.ca]
Sent: Sunday, June 12, 2016 2:24 PM
To: City Clerk
Subject: 1435 Mardale Dr.N.E. Rezoning

To Whom It May Concern

Once again I would like to register my concern on the above address requesting to be rezoned obviously for a secondary suite. I am not sure why this has to done again as this notice was already done in March and their request was turned down once, previously just after they moved in and started digging out the southeast lawn area.

I do not live on that street but we share the same alley and it usually is a disgrace to our neighbourhood and the community as there is " garbage/junk" all over.

There are a number of secondary suites (illegal) on my street and I know parking is a great concern as I assume it will be on the above address and vehicles will be parked once again all over the alley.

Neighbours and myself have raised our concerns other "illegal" suites in our area to no avail but we did not have any say it n their start up.

I do not know when things changed that individual requests to have property rezoned were considered when our area is RC-1 - no suites.

I hope consideration of neighbours concerns will be looked at for this suite.

Celia Long
123 Mardale Cres.
Calgary, Alta.
T2A 3V4

Sent from my iPad

RECEIVED
2016 JUN 13 AM 7:42
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Robert Davis [Robert.Davis@threestreams.com]
Sent: Friday, June 10, 2016 7:17 AM
To: City Clerk
Subject: Redesignation of 1435 Mardale Dr. N.E.

Hi,

I wrote in along with numerous other neighbors regarding this rental property and was quite disappointed to learn that our concerns were not taken into consideration. The entire stretch of Mardale Drive is one of the nicest areas in Marlborough. There is in fact other rental properties in our area and on our street. Those rentals however are as well-kept as the owner occupied homes. The rental property 1435 Mardale Dr. N.E. has an absent landlord, the fence is falling down, the siding is in disrepair, the lawn is dandelions, the trim is multiple colors, on and on. The point being we as owners are being penalized and this property is affecting our potential sale price. Think about this being rammed down your throat, the house next or across from your own homes being a rental multi suited property. I think most would have my reaction. You are turning our neighborhood into the next Forestlawn.

The next and most obvious question is, are these landlords being charged more property taxes than I am as they are able to rent out multiple suites in the same house? They produce more garbage to be collected, they park a lot more cars on the street, they just don't have the pride that owners have. Don't get me wrong, as I have said there are other rentals on the street and the landlord keeps them up.

I have attached my original e-mail below regarding this issue

Thanks
Robert Davis

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2016 JUN 10 AM 8:28
THE CITY OF CALGARY
CITY CLERKS

Mr. Brad C Bevill,

Regarding the application made for 1435 Mardale Drive NE File Number LOC2016-0042.

The landlord of this house has been renting out the entire house for quite some time now with an illegal secondary suite in the basement that has had numerous complaints against it. This application is totally against the R-1 zoning the rest of our street has.

Since this house was sold the front lawn has been removed and windows put in the front (See picture) The lawn is nothing but weeds that is maybe maintained once a month during the summer spreading dandelions down the rest of the block. The siding is in disrepair, fence on the left side of the house is in disrepair, the sidewalks are not maintained, the parking of the unknown number of tenants is very bad taking up a number of spots other than in front of the house.

I have attached a picture of the condition and appearance.

The landlord is an absent landlord and does not maintain this house in the manner the rest of us owner occupied houses do, affecting our resale value.

I am totally against this application being approved

Please feel free to contact me at the below or 403-401-5935 Cell or b.davis.911@hotmail.com

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Smith, Theresa L.

From: Barbara Reinhart [barb.reinhart@shaw.ca]
Sent: Monday, June 20, 2016 1:45 PM
To: City Clerk
Subject: 1435 Mardale Dr. NE Rezoning application for R-C1s

To whom it may concern:

I have previously submitted an email to Brad Bevill regarding file #LOC2016-0042 with my concerns about allowing this property to be rezoned to allow for a secondary suite. This particular property has had an illegal suite for several years now, and has been a continual issue with regards to poor upkeep (lawn not mowed, weeds everywhere, snow not shovelled) and parking issues.

There has been a steady stream of transient type renters who host noisy parties and leave trash all over the. front yard, back yard and alley. There has been a big screen TV sitting in the alley for 6 months now.

This is a quite, well kept street in Marlborough with the lion's share of the residents being senior citizens. Allowing a secondary suite will increase the amount of noise, the amount of cars on the street and in the alley and allow further urban decay to occur in Marlborough. I know that the community association has declined to endorse this application.

The folks that have been buying into the neighbourhood as of late are hardworking new comers to Canada as the house prices are moderate and affordable. If we continue down the road of more secondary suites, the neighbourhood will no longer be attractive to these would be buyers and would further erode our property values. Please help us to keep Mardale Drive zoned for single family homes only.

Sincerely,

Wayne and Barb Reinhart
403-235-2467
1419 Mardale Dr. NE
Calgary, AB, T2A 3M3

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2016 JUN 20 PM 2:09
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