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CPC2016-154
Attachment 2
Letter

5028 Whitestone Road
Calgary
Alberta

T1Y 1T3

21st June 2016

To whom it may concern

Re planning application # 5036 Whitestone Road. LOC2016- 0044

I am the owner and resident of 5028 Whitestone Road, having purchased the property in 1988. I believe the owner of 5036 is seeking planning permission for a suite at 5036 Whitestone Road. I object to this application for the following reasons:-

I am well aware that the subject of suites in R1 residential areas is extremely contentious. Many of the objections are based on Nimbyism, possible drop in house values, parking issues etc. My objection is primarily based on parking, but I will drop my objection if the property owner takes the necessary steps to eliminate present problems AND prevent them re-occurring. i.e I request that any permission granted will be rescinded if the owner fails to maintain improved conditions at his address.

I believe the property is presently rented to tenants. At the back of the house there is a conventional double garage but there is also a very large mobile camper and an older larger vehicle parked there. Both these vehicle appear to be derelict. I have no idea who owns these vehicles, the property owner or the tenant. Unless these vehicles are removed, any tenants in a suite would have no option but to park on the street, which is already becoming increasingly busy. I feel confident in stating neither of these vehicles has moved within the last 18 months

Additionally the existing tenant does not exactly demonstrate a desire to maintain a clean back yard. Very large accumulations of garbage occur and I know that another neighbour takes the time to clean up the mess generated when this material becomes windborne. Unless the owner takes his existing tenant to task, and has both semi derelict vehicles permanently removed, an additional tenant in the property can only increase the parking and garbage issues.

The owner has full ability to correct these matters but since I have never met him, nor do I know his name, I am unable to quietly discuss these matters with him. I suspect he is an "absentee landlord" and seems to have very little interest in having his tenants uphold local standards. In general the back lanes in this neighborhood are clean and well maintained. Any deterioration of existing standards is likely to be self sustaining.

Yours Truly

A handwritten signature in black ink, consisting of a stylized 'A' followed by the word 'Morris' in a cursive script.

Anthony Morris P.Eng