

Albrecht, Linda

From: JACKS inCalgary [jacksincalgary@gmail.com]
Sent: Tuesday, June 14, 2016 8:38 PM
To: City Clerk
Subject: LOC2016-004
Attachments: City of Calgary - Zoning variance LOC2016-0046.pdf

Dear Sirs and Madams,

We would like to respond to the application to amend the Land Use Designation for the property at 7324 7 Street NW.

We strongly oppose the application and hope Council takes this opportunity to condemn a poor landlord and bad neighbor.

We have two areas of concern regarding the proposed secondary suite.

First, the immediate area consists of a number of duplexes where both sides contain secondary suites and single family homes that have basement suites. It's possible but seemingly quite unlikely that these are approved secondary suites. A case in point is the applicant in this process which has been tenanted for years.

Like the applicant's property, evidence suggests that many of these properties are not owner-occupied. The impact of these rental properties and the additional suites has altered the neighborhood.

This can be seen by the increase of parked cars, poorly maintained yards and exteriors, snow and ice covered sidewalks. Less visible but very impactful is the quality of tenants these properties attract. This leads to our second concern which is representative of several rental properties in the area.

The low quality of the rental properties and the condition of the neighborhood (being degraded by absentee landlords who invest little back into their properties to the detriment off all) tends to attract lower rents and subsequently, less desirable tenants.

Our personal experience with the many tenants of the subject property include police take downs, multiple incidences of assault and domestic abuse and drug use. The latter two situations regularly spill out and away from the subject property and towards ours, where we, including our children, have to deal with it.

To conclude, we can't see how another suite would benefit our neighborhood and certainly the subject property owner has not demonstrated good judgement in the past and nothing in the application or from discussion with the property owner suggests this pattern would change.

By denying this application Council will give our community a chance to return to the family-centric, healthy environment that was envisioned by the original planners.

> Andrew Dewit
> Corrinne Dewit
> 7403 Huntertown Cres NW
> Calgary, AB

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2016 JUN 15 AM 8:12
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THE CITY OF
CALGARY

PLANNING, DEVELOPMENT AND ASSESSMENT

Application for Land Use Amendment: LOC2016-0046

Location: 7324 – 7 Street NW

The City of Calgary has received an application for a Land Use Amendment on 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) (secondary suite) District

Learn more or provide comments at: www.calgary.ca/developmentmap

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

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make 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 send your written response by **March 28, 2016** to:

Steve Jones, File Manager
Planning, Development and Assessment, IMC #8076
P.O Box 2100 Station M
Calgary AB T2P 2M5
Phone: (403)268-2523 Fax: (403)268-3636
E-mail: steve.jones2@calgary.ca

The personal information on submissions made regarding this application is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c) and amendments thereto. The submission may be included in the public meeting agendas of either, or both, the Calgary Planning Commission and City Council and as such the personal information included in the submission will be publicly available. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

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Albrecht, Linda

From: barbgardner777 [barbgardner777@gmail.com]
Sent: Tuesday, June 14, 2016 9:35 PM
To: City Clerk
Subject: Comments in PDF format
Attachments: 7324 7th Street NW.pdf

My letter is handwritten...I have converted it into a PDF file. I hope that you can access it. It is very important to me thst the application be denied.

Sent from my Samsung Galaxy smartphone.

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Re:
Application for
Land Use
Amendment
L OC 2016 -
0046 @
1324 - 7th
Street NW.

I am against
the any land
use change at
7324 - 7ST NW.

I live across
across the street.
This home was
owned by my
parents since
1969. It is

the home I grew
up in and later
purchased when
my parents passed
away. We were
the last house on
the street. We
have seen an
incredible amount
of change ^{the}
neighbourhood

and district is a
whole. We have
never experienced
anything as
disruptive as we
have experienced
with the current
occupants at
1324-7th SE NW.

There has been
consistent
problems with

with illegal
behaviour of
whom ever they
have allowed
to live in the
basement etc.

I am 61 years
old and disabled.
I am a retired
professor and

I know I can
feel safe. I
have gone to
the expense of
a security
system to
protect myself
and my property.
Allowing the

Applicant to
create a legal
suite almost
quarters more
problems for
us surely our
society ignores
their application.
I do not believe
their application

is truthful. I
believe we will
have more of
the same illegal
activities. If
they want a
revenue properly
I feel they could
find one elsewhere.
Our peace of

Mind would be
improved. Our
commitment of
47⁺ years here
is more important.
I do not want
to move.

Barbara Gardner
1507-7st NW
Calgary AB
T2K 1E7

Smith, Theresa L.

From: Ken Clements [kclements@shaw.ca]
Sent: Friday, June 17, 2016 9:35 PM
To: City Clerk
Subject: Submission in regard to Application for land use amendment : LOC 2016-0046
Attachments: Legal Suite 1 3.docx; ATT00001.txt

Importance: High

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2016 JUN 20 AM 7:55

THE CITY OF CALGARY
CITY CLERK'S

Re: Application for Land Use Amendment : LOC 2016-0046

Location: 7324 – 7 St NW

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I would like to inform the City Council that I have very strong objections in regard to this application to build a legal suite in this house. For the past 9 years, the owner of this property has been running an illegal suite there and during that time, both my wife and I have been subjected to numerous and very serious problems because of the activities of the tenants living there. We spoke to the landowner a few times in regard to the problems we have to deal with and he constantly claims that there are no renters in his basement and that he isn't operating an illegal suite. Unfortunately for him, the evidence has been overwhelming that he is running a suite in his premises as we live right beside him and can see everything that is going on whether we want to or not. For the past nine years, the owner of this property has shown that he has no regard to his neighbours and is completely irresponsible when it comes to the type of people that he allows into his home as renters.

My family has had to try to cope with the following incidents and problems that are a routine occurrence on this property when the suite is rented:

- Fist fights that spill onto our property between tenants that live in the illegal suite.
- Noisy parties with alcohol and drug use on the back deck with the full knowledge of the homeowner.

- Vehicles racing up and down the street late at night.
- Loud arguments and disagreements between tenants on the walkway beside our home.
- Drug trafficking.
- Open drug use by the tenants out on the deck smoking bongs of crack or smoking grass on the walkway in full view of the homeowner.
- Large numbers of people coming to the home to purchase drugs.
- Bags of garbage filled with used condoms tossed onto our property and onto the walkway between our houses.
- Prostitution being carried on by the two former tenants.
- A violent assault involving some of the tenants in this illegal suite on our back yard property.
- Tenants coming to our door and threatening my family.
- Large numbers of people living in the suite.

For the past nine years, my wife and I have never been able to enjoy our backyard during the summer. If anything, we have been under siege each year when the weather is warm enough to go outside. The violence, drug and alcohol use and the general mayhem that is the norm because of the bad choices this homeowner always makes when it comes to who he rents to is taking a toll on our health.

My wife suffers from MS. Each time this suite is rented out, I have to watch as her health deteriorates from the stress that the tenants create with their behavior. She does not deserve to have to deal with this. We have yet to see anyone renting this place to be quiet, responsible and respectful of the people living around them. After all these years, we do not think that the irresponsible homeowner will suddenly come to his senses and only rent to higher quality tenants.

The homeowner of 7324 – 7th St NW has claimed in his application to the City that he wants to build a suite in the basement (it already exists) so that he and his wife can live downstairs while his parents live on the main floor. This claim appears to be false. The homeowner no longer lives at this address as he moved into a new home with his wife. It seems to me that the main purpose of making this suite legal is to generate rental revenue and no longer be in danger of having the enterprise shut down. Over the past nine years we put in complaints to Bylaw and had it shut down numerous times only to watch as he rented out the suite within weeks of being ordered to stop. If it's made legal, we no longer have any way of stopping it. Also, in his application he made some rambling remarks about providing tenants with safe affordable housing. The question is which is the correct reason for this application? Is he going to live there or rent it out? Can homeowners provide sketchy or even untrue details to the City and still have their applications approved?

In closing allow me to say that both my wife and myself have suffered greatly from the illegal suite in the basement of 7324 – 7 St NW. We

cancelled holidays due to the fear that our home could not be left unattended because of the behavior of the renters next door. During the summer we have stopped entertaining in our back yard as the dope smoke, swearing, violence and the lack of privacy from next door eliminates this from happening. We have not been able to enjoy our property and have peace and quiet like so many other homeowners are able to have with no question. The actions of this irresponsible homeowner next door has created stress and health problems for us and we know that there's little chance that he will suddenly become a responsible and caring landlord if this application for a suite is approved. It's very obvious that he doesn't care what kind of an impact his actions have on his neighbours or the neighbourhood due to the fact that he never once tried to stop the drug dealing, drunkenness, violence or the threats coming from his illegal tenants . We oppose this application and request that the City turn down this request.

Ken Clements

7504 – 7 St NW

Calgary AB

Albrecht, Linda

From: Janice Clements [janiceclements@icloud.com]
Sent: Monday, June 20, 2016 4:54 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 4
Subject: redesignate land located at 7324 7 street N W from R-C1 to R-C1s

To redesignate the land located at 7324 - 7 Street NW (Plan 5672JK, Block 17, Lot 7) from Residential - Contextual One Dwelling (R-C1) to Residential - Contextual One Dwelling (R-C1s) District

I am writing to express my very strong objection to the amendment proposed by the applicant based on the twelve years of experience I have had dealing with him.

We deliberately purchased our property in a single family dwelling neighbourhood (R-C1) because it is the sort of surroundings we felt would best suit our needs. I have multiple sclerosis and chronic fatigue syndrome so that I am unable to travel much and spend a large portion of my time in my home. My husband works very close to our residence and so it has been ideal for us and we chose to stay in spite of the trouble caused by the applicant.

The applicant has not lived at 7324 since 2015 when he married and moved into another house in another neighbourhood with his wife. But he is once more renting out the basement. The property began to go downhill as far as any kind of maintenance outside soon after the applicant purchased it. The fence fell down and was never replaced and various piles of old lumber, bricks etc. were half hidden by weeds. the property owner dislikes any kind of manual work and refuses to pay for anyone else to clean up and maintain the place. He has refused to deal with various by-law issues such as a derelict vehicle that attracted vandalism, waist-high weeds, garbage strewn around and lawns uncut. Only after the City puts pressure on him will he deal with these issues and he repeats the violations over and over. It seemed to us, his neighbours, that he did nothing until the City stepped in with a warning. The same applies to his illegal suite that was shut down by City more than once. He would simply rent it out again and apparently to anyone without any sort of oversight or thought for consequences.

I do not think, from what I have observed, that the applicant has any interest in this property other than as a source of income. He doesn't live in it or take any pride in caring for it and I believe he will rent it out even if the City refuses his application. He has been approached by numerous neighbours requesting that he show consideration for others and their pleas fall on deaf ears - he will do as he pleases.

As a neighbour and property owner the applicant has been thoughtless, selfish and has shown no concern whatever for the rights and needs of those around him. He has no sense of community and behaves as though he is unaware that other people live on the same street and share the community. I feel I cannot stress enough how the behaviour of this man demonstrates his contempt for the people of this community.

This attitude carries over into his dealings as a landlord. He either has no ability to distinguish between different types of people or he simply doesn't care who he rents to. Regardless of the reasons he habitually finds the people most likely to cause problems for him and his neighbours. On the numerous occasions when police, fire and ambulance paid his property a visit neither he nor his parents would answer the door and often we saw him leaving in the middle of the night, just minutes before the arrival of the police so that we were the ones left to deal with the resulting mayhem.

With various groups of his tenants there were fist fight that spilled over onto our property. They broke windows, blocked traffic, drank alcohol out in the street and on the public pathway, threw bottles and other garbage around woke us up with screaming and threats, chopped down a neighbours hedge and just generally were a disturbance to everyone within earshot. And all of this with the applicant living in the same house. When the violence spilled over onto our property he would simply ignore it and if we approached him to plead for his assistance he would lie and say none of those people lived in his house. We were even threatened by some of his tenants. He seemed not to care even when some tenants were selling drugs on his property and on the public walkway and made no attempt intervene in the violent fights or the attempted break and enter. If this is the way he behaved when he was living in situ what do we have to look forward to now that he lives far away from the problems we have ahead of us?

The applicant has had numerous tenants and has taken no responsibility for their actions and has shown no consideration for anyone around him. There will be no change for the better until his personality changes and that will not happen.

I have searched on line for available rental properties and I find there are hundreds available now so I see no imperative to approve this application. And surely the rights of the rest of us must count for something against the applicants desire to turn his former home into a revenue generator.

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2016 JUN 21 AM 8:01

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