

Smith, Theresa L.

From: gazmend begaj [begaj_11@hotmail.com]
Sent: Thursday, June 02, 2016 12:31 AM
To: City Clerk
Subject: Letter of Opposition regarding redesignation of the land located on Property 19 Evansview RD NW
Attachments: Letter Of Opposition.docx

Dear Sir/Madam,

I am sending you a letter of opposition regarding redesignation (R1 to R1s) of the land located on Property 19 Evansview RD NW in order to be considered from Calgary City Council.

The attached is the letter.
Looking forward to hearing from you.

Regards,
Gazmend

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Letter

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THE CITY OF CALGARY
CITY CLERK'S

Gazmend Begaj
15 Evansview Road NW
Calgary, AB
(403) 457-0318
June 1, 2016

Calgary City Council

Subject: Opposition towards the application for land use re-designation (R1 to R1s) made by the owner of property #19 Evansview Road NW, Calgary AB.

I am the owner of property #15 Evansview Road NW, Calgary, AB.

I am opposing the application for approval of for land use redesignation (having secondary suite) on the property #19 Evansview Road NW, Calgary, AB based on following grounds:

The owner of property #19 Evansview Road NW, Calgary doesn't meet all minimum Land Use Bylaw requirements for a suite regarding the minimum width of property size (according to City of Calgary website "Guide for developing secondary suites") to be eligible to apply for redesignation of his land from R1 to R1s. Land use bylaw requirements are strictly and precisely decided to be not even a 1cm less than the requirements.

The property #19 doesn't have an onsite parking stall to offer to tenants who will be using this secondary suite. During the time when the owner of property #19 was developing his basement, my family was having a very hard time with parking. We have three SUV (soon we will have a fourth car) and we didn't have space to park them. The front of our house was always occupied by the construction workers who were working for the owner of property #19. This situation also continued even after the basement was completed, because the owner of property #19 himself was always parking his cars on the street and also on his driveway. I believe this happened because the need for parking spaces for my family and for property #19 is greater than the available parking space for both of our properties. Should another family rent the basement of property #19 it will be very difficult to find a parking space in the neighbourhood, let alone in front of our house. If you were to check you will see that the street is always occupied with parked cars belonging to the residents of condos which are located very close to this area. Also the space in front of our front yard is very small and cannot afford to have parking space for many cars. There is barely enough room for one car as it is.

As a result, the approval of this land use re-designation (secondary suite) will have a negative impact on privacy, and increase traffic and noise.

Increased traffic from new residents who will be residing in the secondary suite and the lack of extra parking stalls can have an impact not just on my property rights but also on our neighbourhood.

In addition, the access route to the secondary suite will cause difficulties to myself as a property owner as the distance between his house and my house is small and will cause extra problems for the following reasons:

On this side I have the main entrance to my house. Also on this side is my front yard where I have my lawn/garden and I am planning to plant a lot of flowers. The space available to my neighbour on this side is so narrow that it will be very difficult for other people (tenants) to use it as a way to get access to secondary suite which has the entrance from the backyard. So I am sure they will walk on my front yard (lawn and area where I have my garden) in order to get through between the two houses and reach the backyard where the entrance of the secondary suite is. As a result I am sure tenants will damage my front yard in order to get normal access. In addition, the main entrance of my home is on this side. Having individuals or groups of people travel between my house and property #19 will cause a lot of disturbance, traffic, noise and insecurity for my family. I don't think the dimensions of the corridor-line between my house and the applicant's house will fulfill the safety requirements to be used as a walkway for another group of people (tenants) who will be renting the secondary suite.

The direction of the entrance to the basement (secondary suite) is located on the other side of property #19, it is between property #19 and property #23. I am not sure which way of access the applicant is thinking to use. If he is thinking to use the other side as a walkway between his house (property #19) and property #23 to get access to his secondary suite (where the entrance of walk up basement is oriented) this will reduce the issues for myself and my property. For that reason I think he has to build the gate on the other side of his backyard which he didn't do when the fence was built.

The applicant for the secondary suite was telling me that he needed the suite because he was expecting some family members (mother in-law) coming over from back-home and **they will be using the main entrance of his house to enter to the basement (secondary suite)**. Then three weeks ago he told me another story that he will be looking to rent it out to other people (**so they will not use his main entrance to get to the secondary suite**). At this point it is clear that the applicant's intention is to rent the suite out.

Due to these reasons, the application for re-designation of land use from R1 to R1s made by applicant in property #19 will cause a lot of trouble for myself as the property owner of #15.

Furthermore, property #19 doesn't meet Land Use Bylaw requirements regarding outdoor amenity space.

The space of this property is enough for one family and not for another family who will be renting the basement.

I would like you to please take these concerns I am bringing forward into consideration when checking the application for land use re-designation (R1 to R1s).

In addition, I am not sure if the application for land use re-designation is satisfying the following requirements:

Is this secondary suit satisfying the Alberta Building Code and Alberta Fire Code requirements for suites? For example, can the applicant provide a window in each bedroom? Are the windows in the suite big enough? Does the ceiling height in his basement meet the minimum requirement? Reference; "Secondary Suites – Alberta Building Code Requirements" or go to www.municipalaffairs.gov.ab.ca/cp_secondary_suites.cfm.

Is this suite in compliance with Building Code requirements of the province of Alberta?

Requirements such as:

Wired smoke alarms, specification of Bedroom windows, Exit doors, Furnace, Stairs, landings & handrails, Heating/ventilation systems, Laundry facilities (The building code says that every dwelling unit must have its own laundry facilities).

Is there any evidence to indicate that the applicant discussed his plans with neighbours in order to consider what will make his suite a successful addition to our area?

In closing, I believe that the applicant has attempted to mislead me by first saying that he intended to have relatives live in the secondary suite and use the main access when he started to develop secondary suite. In reality, it has become clear that the applicant intends to use it to rent out to other people. I am sure that due to the narrow space between property #19 and my home and taking into consideration the location of the front yard on this side, these tenants will inevitably need to cross my property on my front yard in order to get access to the back yard where the entrance of the secondary suite is. I predict that the tenants will damage my front yard (grass/flowers) making it unusable to have a garden in there.

I strongly believe that this suite will negatively impact the privacy of my family, as well as increase traffic, insecurity and noise, violating my rights as a property owner.

For these reasons I urge this Honorable Council to not approve this application for land use re-designation (R1 to R1s) made by the owner of property #19.

Thank you for your time and considerations.
Looking forward to hearing from you.

Respectfully,

Gazmend Begaj

May 23, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

RE: LOC2016-0007 Secondary Suite (19 Evansview Road NW, Calgary T3P 0J4)

Dear City Council,

I wish to indicate my support for the application of Henry Ogbomo for a secondary suite in the above referenced address.

Thanks

Name: David Osah

Address:

12 Evansview Rd. NW
T3P 0J4, CALGARY, AB.

I fully support Henry's plan
to operate a secondary suite in the
above address.

Signature: 

May 23, 2016

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2016 MAY 24 AM 9:40

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May 23, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

RE: LOC2016-0007 Secondary Suite (19 Evansview Road NW, Calgary T3P 0J4)

Dear City Council,
I wish to indicate my support for the application of Henry Ogbomo for a secondary suite in the above referenced address.

Thanks

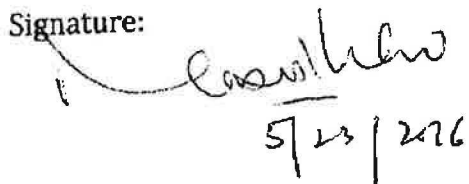
Name:

Muhammad Naeir Eureshi

Address:

16 - Evansview Road NW
Calgary AB T3P0J4

Signature:


5/23/2016

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2016 MAY 24 AM 9:40

THE CITY OF CALGARY
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CPC2016-137
Attachment 2
Letter 4

May 23, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

RE: LOC2016-0007 Secondary Suite (19 Evansview Road NW, Calgary T3P 0J4)

Dear City Council,

I wish to indicate my support for the application of Henry Ogbomo for a secondary suite in the above referenced address.

Thanks

Name:

DELI KRIZBAI

Address:

23 EVANSVIEW RD. NW
CALGARY

Signature:

Shel Dlo

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2016 MAY 25 AM 7:38
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