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Joanne and Les Juhasz
9079 Scurfield Drive NW
Calgary, Alberta, T3L1L3
March 29, 2016

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THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB, T2P 2M5

RE: Application for Land Use Amendment: LOC2015-0143

Dear City Clerk:

We are writing in response to the Application for Land Use Amendment LOC2015-0143 regarding the property at 9083 Scurfield Drive NW.

We are **opposed** to the re-designation of the land use for the property at 9083 Scurfield Drive NW:

FROM: Residential – Contextual One Dwelling (R-C1) District

TO: Residential – Contextual One Dwelling (R-C1s) District and DC Direct Control District

In our first correspondence with the City of Calgary on this matter on October 30, 2015, we made several points. I have re-stated them here, shown below indented and *in italics*, since we received no reply from the city to answer our questions.

When the present owners first purchased this property, we witnessed extensive renovations occurring as well as major kitchen appliances being moved into the basement as it appeared to be a secondary suite being built and was rented to two families. We reported this fact to the city. Weeks later we were notified by the city that this was not the case and that it was indeed a single family dwelling even though it was then and still is very obvious that there were at least two families residing at this dwelling, one upstairs and one downstairs

Several important questions that we have to ask are:

- 1. Were there permits taken out at the time when the original work was being done? (more than five years ago)*
- 2. If so, what was written on the permit applications?*
- 3. After the work was done, was the property inspected to ensure it was up to code?*

The applicant's submission is very confusing.

1. *In Item 1 of the submission, what is meant by "the need for a government program or subsidy"? Is Scenic Acres being re-zoned for subsidized housing?*
 - *What is "Terrace" of the submission? Is this referring to another area in the city because the property in question is in "Scenic Acres"*
2. *In Item 2 of the submission, the property in question is not zoned as affordable housing with "units"*
3. *In Item 3 of the submission, how does the "Secondary suite" being "close to schools/bus station/C-train and has four parking stalls" affect whether it should be re-zoned?*
 - *Also, if the secondary suite has four parking stalls, where are the parking stalls for the primary (main floor) suite? Or, are there four parking stalls for the entire property?*
4. *In Item 4, how does extra rental income make it an easier "path" for them as a home buyer? The owner does not live there.*
5. *In Item 5, how is this going to increase their property value? For example, the yard is poorly kept. This may actually decrease the adjacent property values.*
 - *Also, how does a secondary suite increase the value of the house other than for the owner in that they are able to charge rent for two suites. This affects the surrounding properties in a negative way.*

In the document obtained from the Calgary Planning Commission Report to Council CPC2016-056 LOC2015-0143, our earlier letter was noted on the bottom of page 5 of 7. However, we have received no clarification from the city regarding the inconsistencies and errors within the applicant's submission. The applicant's first submission was simply re-stated without clarifying any of the questions raised in our first letter of October 30, 2015. It appears as if the city has asked for and received comments on the re-zoning issue, but then is proceeding without due notification to affected citizens.

As can be seen from the points made above and in our earlier correspondence with the city of Calgary, we are absolutely **NOT** in favor of the re-designation of the property at 9083 Scurfield Drive NW. Furthermore, we are disappointed at the lack of due process on the part of the City.

Sincerely,



Joanne and Les Juhasz
9079 Scurfield Drive NW