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THE CITY OF CALGARY  
CITY CLERK'S

March 28, 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: Whitehorn Bylaw 58D2016  
80 Whitnel Place NE

We wish to make known our opposition to the proposal to redesignate the land located at the above address from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Our rationale for opposing this project is as follows:

- a) **Congested street parking.** Whitnel Place has seventeen single family dwellings, 4 of which have front parking pads, with the remainder either utilizing street parking or parking at the rear of their homes. Most homes have at least 2 cars per household. However there are households with four to five cars with nowhere else to park but on the street or at the end of the street near the park with, at times 2 cars deep, making it difficult to turn around in the cul-de-sac.
- b) **Tenants who do not take pride in their residence.** Our experience with current tenants at Whitnel Place is they have little or no consideration for the property they're renting or others living in the neighbourhood. Examples include loud parties and smoking marijuana which results in having to keep our bedroom windows closed at night, urination on others' properties, garbage strewn about, additional parking issues due to frequent guests.
- c) **Current rental market does not warrant the need for more rental units in this area.** According to a CBC news article dated February 17, 2016, some buildings have a 20% vacancy rate and renters are negotiating deals.

We have been landlords in the past and fully understand the pros and cons of owning rental property. As well, we fully understand all landlords or tenants are not created equally.

Respectfully,  
Greg and Maureen Routley  
36 Whitnel Place NE  
Calgary, AB T1Y 4J4