



From: Andy Lam [mailto:andrew.lam@shaw.ca]
Sent: Thursday, January 29, 2015 9:11 AM
To: Gonzalez, Troy C.
Cc: 'Andy Lam'
Subject: Application #LOC2014-197

Hi Troy Gonzalez,

RE: Location: 1800 and 1802 – 24 Ave NW

As per our telephone discussion on Friday, January 23, my spouse and I are **against** the rezoning of the subject properties behind our home. Our concerns are as follows:

1/ We purchased our detached infill (2504 – 17A St NW) in 2006 knowing that the area is zoned as R-C2, and one day the homes (1800 & 1802) behind us would be demolished and five (5) detached homes and/or four (4) attached homes and one (1) detached home (whichever combination the Builder chooses to build) would be built. We are okay that Capitol Hill is zoned as R-C2 and that we would have a total of 5 families living behind us. However, if this rezoning application is approved by the City, the Builder will build a 4-plex facing 24th Ave, plus two (2) attached homes and one (1) detached home facing 17 St, which totals seven (7) families.

2/ Having a 4-plex directly behind our home will decrease the value of our home up to \$50,000. As an experienced Realtor of thirteen (13) years, I am confident that no buyer would pay fair market value of a detached infill that has a 4-plex behind them. That loss in revenue is a serious concern of ours.

3/ Limited Street Parking Spaces –Currently, we have two (2) rental properties (2503 and 2507 – 17A St NW) across the street from us, but their garages are rented out to other people, so the inhabitants of these home must find street parking.

- #2503 has three (3) Nurses living there (2 upper/1 lower), therefore three (3) vehicles plus three (3) more for their boyfriends, totaling six (6) vehicles on the street.
- #2507 has two (2) renters living there (1 upper/1 lower), therefore two (2) vehicles plus two (2) more for their boyfriends, totaling four (4) vehicles on the streets.

At any given time, we have a potential of up to ten (10) vehicles parked in front of our home, just from those two (2) addresses. These boyfriends/friends are there almost full-time, and usually taking up the spots on our side of the street, right in front of our home. We can't find a single parking spot in front of our home after 5:00pm during the weekdays and all day over the weekends, and forced to park on 24th Ave. It is primarily because of these parking conflicts that our former neighbours (2506 – 17A St NW) sold their home two (2) months ago. If the application is approved, the 4-plex will generated up to eight (8) more vehicles parking on 24th Ave taking space from us.

4/ Sinking Back Lane – We have made several complaints over the last several years to 311 about the poor and worsening condition of our back lane, and the matter just gets lipstick-repaired by the City. About three (3) years ago, our back lane was dug up for gas line replacement and/or repair by Atco Gas. When the work was done, the dirt was merely put back and the back lane has been even worse since then. Every fall and spring

time, we get huge sink holes behind our garage and it is impossible to get in and out of our garages or enter/leave the back lane from the street. If the rezoning application is approved, the back lane will have more traffic and more vehicles driving on it, thereby damaging its condition further. We insist that the back lane be paved by the Builder as part of the building permit conditions.

Please let me know when the application is scheduled for Council review and when the public is allowed to present their concerns to the Council in person.

Thank you,

Andy Lam,

2504 - 17A ST NW

403.836.0888

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