

**Smith, Theresa L.**

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**From:** Paula Clark [Paula.Clark@albertahealthservices.ca]  
**Sent:** Wednesday, April 29, 2015 8:42 AM  
**To:** Albrecht, Linda  
**Subject:** Public Hearing Re 224 Capri Ave NW

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2015 APR 29 AM 8:47  
THE CITY OF CALGARY  
CITY CLERKS

April 29, 2015

To the Office of the City Clerk  
The City of Calgary

My name is Paula Clark and my family and I live right beside 224 Capri Ave. My address is 220 Capri Ave NW.

Let me start by saying I oppose to changing the above dwelling to **RC-1s** . We have had nothing but problems with the tenants and the owner of the property, Ziggy since we moved in.

My Concerns:

-This house has been rented out illegally for as long as we have lived in the neighbourhood.

-Too many people living in the house. People coming and going at all hours of the day and night. From the back entrance and front entrance. The garage is rented out as well.

-Property is not taken care of. Inside and out. (I have spoken to a few of the renter's and they've told me the house is not great. Their words are "it's dumpy and dirty and we won't be staying long". Which is why we see new tenant's all the time. Which also causes a lot of garbage left in the back alley as they seem to leave a lot of stuff behind. Eg. Beds, dressers, garbage bags etc.)

-Parking. There are a lot of vehicles parked on both sides of the street. And always a car in front of our house. Cars have sat for several months without being used.

-Party's. The last party was on Monday April 27<sup>th</sup> starting at around 5 pm with loud music. People started gathering in the back yard. A few loud and intoxicated people climbed onto the roof of the house and were jumping off.

The police have been called regarding fighting , yelling, and banging while trying to break down the front door. Party goers have been on my property fighting and yelling, and at my front door asking me to call the police. The next day we get the owner banging on our front door raising his voice at us for not calling him first.

I have been woken up several times to screams and fighting. (I am not talking a little yelling. I am talking screaming bloody murder at 3am) I was so close to calling the police as I thought a young girl was being raped. It was very concerning. The reason I didn't is I could see other people around her being somewhat normal, so I did assume she was high on drugs. I did get an apology the next day when we crossed paths. She agreed it was unacceptable.

We bought the house in this neighborhood in 2011 because it was a quiet ,family oriented and safe neighborhood. Now my Husband want's to move. Houses are and should remain **R1 >single family** dwellings in this neighborhood and should not be changed to Frat houses.

Please take this into consideration.

Thank you,

Paula

*Paula Clark*

*Health Information Management*

*Alberta Health Services, Cancer Care*

*Phone 403.521.3335 Fax 403.521.3814*

[paula.clark@albertahealthservices.ca](mailto:paula.clark@albertahealthservices.ca)

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**Smith, Theresa L.**

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**From:** Kris Gregory [kjansgregory@shaw.ca]  
**Sent:** Wednesday, April 29, 2015 2:08 PM  
**To:** Albrecht, Linda  
**Subject:** Zoning LOC2014-0184 R-C1

2015 APR 29 PM 2:09

THE CITY OF CALGARY  
CITY CLERK'S

To Whom it May Concern,

Please take into consideration the following concerns in regards to the re-zoning of 224 Capri Avenue NW to R-C1s. We are the residents of 229 Capri Avenue NW, directly across from 224.

We have witnessed many issues arising from this property. First and foremost, is the constant rotation of groups of young people. Which has resulted in numerous drunken house parties on any given night of the week, waking up neighbours at all hours of the night. We have experienced broken beer bottles in the curbs on both sides of the avenue. On one occasion we found damage to our car the next morning after their drunkenness carried out onto the avenue and we went outside at approximately 4am to tell them to be quiet. They had Safeway grocery bags tied to their heads as hats and were spraying all the cars with a water hose. That morning we woke up to a dent in the back hatch of our car. The typical behavior is yelling, car doors slamming, engines revving at early morning hours, this happens with extreme frequency.

There have been numerous noise complaints submitted and one occasion police were there in regards to a fist fight that had broken out, this occurred this fall. We have witnessed a case of beer on the curb in the middle of the afternoon, and about 4 of the residents on the avenue on skateboards. This was on a weekend afternoon, they were drunk and disrupting traffic on the street as cars had to go around them. They often have a smoke on their front step at any time through the night, not quietly of course, but standing there yelling and shouting for the 10 minutes it takes to smoke the cigarette. This happens all the time actually.

The sheer number of people residing there has been another issue. Lately there ave been up to six vehicles (or more when they have friends over) on the avenue, often preventing a parking spot for the other residents.

In addition, the yard is continuously unkept. Weeds in the flower beds have been 1 1/2 feet high for as long as we can remember and it is not uncommon for the the grass to be at least 6 inches tall.

People choose to buy homes in a R-C1 zoned neighbourhood for a good reason and the City of Calgary should respect that choice of the tax paying residents surrounding this property.

We have nothing against rental properties as we ourselves have a revenue property. We strongly believe that tenants chosen should be comparable to the surrounding neighbours and community lifestyle. The owner or manager of this property has demonstrated a lack of caution and foresight in regards to the groups of tenants. There are new tenants every six months, and not one group within the last six years that we have owned our home has stayed more than the six months.

Charleswood and Capri Avenue are predominantly quiet and well mannered residents. Having this property with an unkept yard and numerous loud parties, and a large amount of vehicles is not what this community is about. This location is suited to quiet families who do not come and go every six months, and enjoy this community for the way it should be.

The applicants submission letter suggests the need for student and affordable housing. Isn't that why University City is under construction? It is providing small apartments which is perfect for students. There are two buildings which are currently for sale, or for rent, and another building #3 is about half constructed right now, with a fourth on the way. How many hundreds, if not thousands of students will that accommodate? There are also two more newer buildings in proximity to the U of C.

This property has been ran more like a frat house, and I recommend you could confirm this with the city bylaw and/or police records as to the number of complaints received. This is a good indication as to how this property has been managed.

As this letter was being written to the City, on Monday April 27 at approximately 5pm a party started in #224. It became so bad that Arlene Witherspoon, who has also submitted a letter, had to go inside her home due to the smell of marijuana

and the language that they were using. Arlene's daughter came to our home to let us know what was going on in the backyard of #224. She is an elderly lady and shouldn't be subject to this. The tenants were on the roof, smoking pot, drinking, and suntanning. The music did stop at approximately 1030pm so a phone call to bylaw was not required in order to get some sleep. But, this is a fairly typical occurrence at the home.

Also, the landlord cannot even spend the money to even slightly maintain the property, how can he have the money to make the necessary improvements on the property to make it a legal suite. The property is an absolute mess, year round. Thanks for taking our concerns into consideration.

Sincerely,

James and Kristine Gregory  
229 Capri Avenue NW  
Calgary, AB T2L0H3  
403.283.1768

Smith, Theresa L.

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**From:** Tim Lupick [tlupick@yahoo.ca]  
**Sent:** Wednesday, April 29, 2015 12:50 PM  
**To:** Albrecht, Linda  
**Subject:** Submission regarding April 15, Charlsewood Bylaw 47D2015 , redesignate 224 Capri Ave NW from R-C1 to R-C1s

RE:  
Charlsewood Bylaw 47D2015  
Redesignate 224 Capri Ave NW (Plan 435JK, Block 3, Lot 3) from R-C1 to R-C1s

To Whom it may concern,

I am the home owner of 225 Capri Avenue which is directly across the street from 224 Capri Avenue. My wife and I purchased the property 10 years ago in order to raise a family. We chose the location specifically to be in a single family neighbourhood. We have two small children and we enjoy the quiet neighbourhood and the close proximity to the children's park across the street. Our neighbours on either side have children as well.

My main objection to the application is that there is already limited parking in the area. In the original application the applicant mentions that there is a city park along the back alley, there is in fact NO parking for the entire length of the alley facing the park, this reduces the available parking in the alley, forcing the residents to park on the front streets. There is also a tutoring business on the south-east corner of Charlsewood Drive and Capri Avenue, their students frequently park their vehicles in front of our house and our neighbours, again reducing available parking. The recent addition of bike lanes on the east side of Charlsewood Drive further limits the parking in the area. Finally in the original application the applicant mentions the garage and the large lot. The garage has always been used for storage and the applicant has not made any effort to increase parking in the over four years of owning the property, there is little possibility of the applicant changing this as there is no financial incentive for him to do so.

The property owner does not live on the residence and as such there is no control of habits of the residents. The people who have been renting the upstairs and the illegal basement suite have not been university students, they usually are younger, shift workers, who come in at odd hours and do not respect their neighbours. In September of last year we actually had to call 911 at 2 am in morning as multiple fights had broken out on the front lawn of the residence during a loud party. The applicant is incorrect in the original application saying the property is 10 minutes walking from the university. The walk distance is 25 minutes if briskly walking and with the addition of the new university city condos in Brentwood there is little demand for university students to live so far from the university.

Overall I would like you to reject the application for redesignation based on limited parking, the unsuitability of a multi-resident dwelling in a single family neighbourhood, and the firm objection by all of the adjacent land owners.

Best Regards,  
Tim Lupick  
Homeowner and resident  
225 Capri Ave NW

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