

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, November 30, 2017 11:25 AM
To: LaClerk
Subject: FW: [EXT] Re: File Number :LOC2017-0234

Follow Up Flag: Follow up
Flag Status: Flagged

From: Carmen Kemper [mailto:carmen.kemper@gmail.com]
Sent: Thursday, November 30, 2017 11:19 AM
To: City Clerk
Subject: [EXT] Re: File Number :LOC2017-0234

Dear Sir,

My name is Carmen Kemper and my husband's name is Cornelis. We have lived on Beaver Rd. for the last 50 years. We love our neighborhood and have been very happy with the residents of Beaver Road.

We have our qualms regarding any changes to the land use bylaw. We are already seeing increased traffic and parking problems on our street and surrounding area. Students from Sir Winston Churchill High School, staff and clients from the Dalbrent Medical Centre have increased the parking problem on our street and back alley. Furthermore there is a strip mall adjacent to the medical centre which is adding to the traffic congestion which gives an overall "industrial" look to our beloved neighborhood.

Moreover, the renters of house number 3506 Beaver Rd. have shown no respect towards the rest of the neighbourhood- disregarding parking rules and the proper care of a property. The double garage on the property has never been used for parking any vehicle. It is mostly used for storage; so the two or three trucks used for the roofing business are always parked on the street, which really adds to the congested look of that part of Beaver RD. Oil dripping from these vehicles is a real eyesore. The driveway is mostly used for discarded car parts and what looks like a garbage container.

Finally, I believe that the owner doesn't seem to care much about how the property is kept- which worries us as to any future development on the said property..

We sincerely hope and trust the City will consider our concerns.

Respectfully,

Carmen and Cornelis Kemper

OFFICE OF THE City Clerk
THE City OF CALGARY
700 MACLEOD TRAIL S.E.
P.O. Box 2100
Postal Station 'M'
CALGARY, ALBERTA
T2P-2M5

BRIAN HILL
3508 BEAVER RD N.W.
CALGARY, ALBERTA
T2L-1X1
(403) 284-5175

Attention: Ms. JILL SONEGO

Re: LOC 2017-0234 (SECONDARY Suite)

DEAR JILL:

My NAME IS BRIAN HILL, I HAVE OWNED MY HOUSE FOR TWENTY YEARS. My NEIGHBOR IS AN "ABSENTEE LANDLORD". I WOULD NOT WISH ANYONE TO LIVE NEXT DOOR TO THEM. I KNOW THIS APPLICATION WILL BE GRANTED. AS A FAVOUR TO THIS TAX PAYER, COULD YOU PLEASE ISSUE A TWO HOUR PARKING ZONE IN FRONT OF MY HOUSE. I HAVEN'T BEEN ABLE TO PARK IN FRONT OF MY HOUSE FOR FIVE YEARS. THANK YOU FOR YOUR CONSIDERATION. BH

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, December 04, 2017 7:56 AM
To: LaClerk
Subject: FW: [EXT] Bylaw 373D2017

-----Original Message-----

From: roseetee@gmail.com [mailto:roseetee@gmail.com]
Sent: Sunday, December 03, 2017 8:33 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Bylaw 373D2017

In regards to redesignate the land located at 3506 Beaver Road NW from R-C1 to R-C1s I have some concerns.

This particular property appears to be owned by an absentee landlord. The property is in total disrepair and has been for a number of years. As of the last few years it has been home to a roofing company with a number of various roofing equipment surrounding the property. I feel this is for financial gain only and in no way has the owner any interest in being a good neighbour.

I feel that eventually we will see secondary suites but as with all things there will have to be rules and regulations. I would sincerely hope that one of those would require the owner to live in the house

Sincerely yours
Janice M Gibson
3407 Benton Drive NW
Calgary Ab
T2L 1W7
403 282 8133
roseetee@gmail.com

Sent from my iPhone

RECEIVED
2017 DEC 04 AM 9:28
THE CITY OF CALGARY
CITY CLERKS

Dr. Susanne Cote
3512 Beaver Road NW
Calgary, AB T2L 1X1

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary, AB T2P 2M5

December 4th, 2017

To Whom It May Concern,

I am writing to express my concerns about **Secondary Suite Application LOC 2017-0234 at 3506 Beaver Road NW**. I reside two doors down from the aforementioned property.

First and foremost, the Calgary Planning Commission has **made a serious error in their recommendation to council**. Their Recommendation (dated 19th October) states that "On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system". That is false. **Neither Beaver Rd nor 52nd Ave have permit parking**, which should be a major consideration in whether this application is approved or not. It is my strong view that **the existing parking issues on our street would need to be dealt with** before any additional densification occurs.

The applicants' letter states that there is no concern about parking at this location because there is a two-car garage and two driveway spots on the property. While technically true, the existing tenants on the property are using the garage to store materials for their business, and one of the driveway spots for a dump trailer (see attached photo from Google Maps). They also have a boat parked on the lawn! Therefore, only one parking spot exists on the property right now, which **means the current tenants are parking 2-4 vehicles on the street** already (some of which rarely move; others are often parked too close to the intersection – see Google Maps photo). **Any additional tenants at this address would need to park on the street**. There are regularly no on-street parking spots available on Beaver Road from 9am-4pm due to heavy demand from the high school and adjacent commercial centre.

There are many existing bylaw violations on the property. Some of these are caused by the existing tenants, but enabled by the landlord's complete lack of interest in maintaining the property and ensuring the property is safe and legally used. Some examples:

- This landlord has allowed their tenants to run a very obvious illegal business out of the home (roofing company). It is my understanding that until recently, the tenants did not have any kind of license for this home-based business. Now they have a Class 1 land use

approval for their business, which is clearly not the appropriate license (see attached photo).

- The landlord allows the tenants to smoke pot in and around the property on an almost daily basis, which is illegal.
- The landlord allowed the tenants to spill large amounts of motor oil on the property. Neither the tenants or the landlord cleaned it up until formal complaints were made. Several of our neighbours report calling 311 about this issue.
- Lack of maintenance to structure and lawn. Several of our neighbours report calling 311 about this issue.
- Fence on 52nd Avenue that is poorly maintained (including loose boards; see photo below). Several of our neighbours report calling 311 about this issue.

Beaver Road is a lovely place, with a strong and welcoming community. Some of our neighbors are the original occupants of their homes. We have parties at least twice a year (gatherings of the "Beaver Roadents" have been taking place for over a decade).

I do not feel that the owner of this property has made a **good faith effort** to be neighbourly and contribute to our community. Furthermore, the Planning Commission has not taken due consideration of the existing parking problems on our street in their recommendation for approval, and erred in reporting that our street has residential permit parking. Council should not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susanne Cote', with a stylized flourish at the end.

Susanne Cote



Google Street View. Image captured May 2016. Downloaded Dec 4th, 2017



Google Street View. Image captured May 2016. Downloaded Dec 4th, 2017

Derek Muise
3512 Beaver Road NW
Calgary, AB
T2L 1X1

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 1200 Postal Station M
Calgary, AB
T2P 2M5

To whom it may concern,

I am writing this letter to address my concerns with secondary suite application # LOC2017-0234 at 3506 Beaver Road.

- This section of Beaver road becomes very congested with parking due to the high school, the strip mall across the street, and resident parking. The current residents at the proposed development consistently have three vehicles parked on the street as the driveway and garage are being used for a trailer and other vehicles that are used for their small business. This contradicts the statement made in the owner's letter to the city stating that parking is not a problem. The Calgary Planning Commission made an error in that they stated that Beaver Road is permit parking, but it is not. An additional suite will only add to the parking problem.
- The owner of this property is unaware of the state that the property is often in, which includes:
 - The driveway when not filled with trailers and vehicles will have tools, and random car parts laying around.
 - At times there is a boat in the front yard.
 - There are oil stains on the driveway as well as the road in front of the house.
 - There was an illegal roofing business operating from the house, which was recently granted a class one business license, but should require a class two business license as per the City of Calgary website.
 - It is not uncommon to smell marijuana being smoked at this residence.
- These above points indicate to me that the owner of the property is not invested in making the community a better place for either tenants or neighbors.

Please consider these concerns when making a decision on the rezoning application.

Regards,

Derek Muise

