

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, January 09, 2018 8:06 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Bylaw 20D2018 , 40 Granlea Place SW

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

From: Jan [mailto:teskej@telusplanet.net]  
Sent: Monday, January 08, 2018 3:04 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Bylaw 20D2018 , 40 Granlea Place SW

In response to your notice of rezoning of property 40 Granlea Place SW, I must submit my firm objection to this. The property in question is in disrepair and would require major renovation to bring it up to a standard suitable for a tenant. The current owners have a history of not maintaining the property or making repairs as needed. The exterior, fencing and deck are in need of repair. Not to mention the debris piling up in the backyard and along side of house. Is it not of interest to keep in mind the safety and well being of a tenant(s).

The other objection stems from a parking issue. The current owners have two vehicles that take of the space allotted to the property. Where would additional vehicles park as there is no space available in the alley. They would have to infringe on that of adjacent properties, not acceptable. We next door are seniors and depend on the available space in front of our home.

The rental unit would also take away from the stability of our little community which currently is single families of which we are all familiar with one another and know when there is unusual activity in our vicinity. This will disappear with the designation of rental properties.

Having said the above, there needs to be a plan and process put in place whereby the applicant must adhere to specifications before a rezoning or permit is issued for a rental suite. The protection of the tenants is of importance. it is not right that just anyone can be readily approved for a rezoning designation of a RC1 to RC1S property.

The rezoning will take away the desirability of Granlea Place of which it has a history for young families wanting to move here.

I must implore that the mayor and council take a very serious look at this property before they vote. An approval for such rezoning of said property will be a travesty to prospective tenants.

Respectively

Jan Teske

44 Granlea Place SW

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Friday, January 12, 2018 10:24 AM  
**To:** LaClerk  
**Subject:** FW: Online Submission on LOC2017-0285

**From:** stalders@shaw.ca [mailto:stalders@shaw.ca]  
**Sent:** Friday, January 12, 2018 10:14 AM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0285

January 12, 2018

Application: LOC2017-0285

Submitted by: Grant MacArthur

Contact Information

Address: 60 Granlea Place SW

Phone: (403) 249-3319

Email: [stalders@shaw.ca](mailto:stalders@shaw.ca)

Feedback:

My wife (Suzanne) and I are opposed to this redesignation request at this time. The current owner/applicant has not done anything but brought down resale values for the adjoining houses. The owner borders on being classified as a hoarder and their property is commonly referred to as the 'Yard Sale House'. From talking with the home owner, she is doing this for future resale value. We are within 600 meters of the 45 St. LRT Station which makes this quite a desirable location for Secondary Suite implementation. While we are really not in favour of RC-1(s), our location to the LRT have us caught between a rock and a hard place regarding these applications. As I mentioned above, due to the home owners lack of respect for her neighbors, it has caused much tension to the point that one long term neighbor finally moved (west of Sarcee Tr). This home owner lost money on their sale due to the 'absentee Landlord' as perceived by prospective buyers? So while this home owner will surely profit because of her neighbors nice houses/yards, these same neighbors lose resale value due to their neighbors unkept home/property. I would urge Council to deny this application at this unkept property location. If the current home owner were to follow through on developing a Secondary suite I can only image the chaotic state this property would end up in? Thank you, Grant Macarthur

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:04 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Bylaw #20D2018

**From:** B Stasyk [mailto:bstasyk@gmail.com]  
**Sent:** Sunday, January 14, 2018 9:03 PM  
**To:** City Clerk  
**Subject:** [EXT] Bylaw #20D2018

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Postal Station "M"  
Calgary, AB T2P2M5

Re: Request for Land Use Bylaw Amendment at 40 Granlea Place SW from R-C1 to R-C1s

Dear Office of the City Clerk:

As residents and homeowners on Granlea Place SW, we ask the Major and Councillors to respect the objections of ourselves and other Granlea Place residents, for a secondary suite at this location. We wish to retain the single family character of our neighbourhood. We came to you in March, 2017 regarding another secondary suite application on our street, we came with 96% of the residents opposing the rezoning and you did not listen to us. That is not democracy. You have promised to listen to the citizens of Calgary and to act according to community requests.

These home owners have not consulted with their neighbours or the community association. They know their neighbours and community oppose this application for a secondary suite, yet they ignore that and still request a land use bylaw amendment.

These owners at 40 Granlea Place are not good home owners. Their property is in poor condition, there is debris on all four sides of the house. It is an eye sore for all to endure. How could they ever manage more people living on the property? The answer is that they could not. We do not need more people potentially living at this address contributing to the mess.

A house on one side of them was for sale. Many potential buyers asked "What's with the mess in the yard next door?" As a result of the run down condition of the yard, their sale price was reduced and they had to settle for less than the value of their house. Not fair. Not right. And yet these home owners benefit from the well kept homes on both sides of them.

Parking would be a problem. The address already has two vehicles that park on the street and also a motor home. Parking in the back alley is not an option. The alley is already full of vehicles from the residents behind, who face 17th Avenue, because they have no street front parking on 17th Avenue. We have permit parking on Granlea Place; there is no parking for additional people living at this address.

The owners at 40 Granlea Place are irresponsible and show no consideration for their neighbours. Their whole property is a mess to behold. The City needs to take responsibility not to grant a bylaw amendment to a property such as this. We strongly object to and oppose a bylaw amendment at this address and ask that you reject this request.

Sincerely,

Bonnie and Metro Stasyk  
17 Granlea Place SW