

**Williams, Debbie D. (City Clerk's)**

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**From:** Mulholland, David C.  
**Sent:** Monday, June 04, 2018 3:48 PM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0023  
**Attachments:** Petition letter (1).pdf

Public submission for LOC2018-0023 going to Council on June 11.

Thank you

**From:** hyppiegirl4ever@hotmail.com [mailto:hyppiegirl4ever@hotmail.com]  
**Sent:** Friday, June 01, 2018 8:26 AM  
**To:** Mulholland, David C.  
**Subject:** June 11, LOC2018-0023

June 1, 2018

Application: LOC2018-0023

Submitted by: Susan L Nguyen

Contact Information

Address: 107 Sandstone Rd N.W.

Phone: (403) 730-3448

Email: [hyppiegirl4ever@hotmail.com](mailto:hyppiegirl4ever@hotmail.com)

Feedback:

We have had and still currently have issues with tenants that reside at this address. We as neighbours are concerned for our personal safety should this application go through. There is a long history of domestic, crime issues with tenants at this address. There is also not enough parking. Garage is rented out for storage. Owners promised last year that they would rent only to a single family. They are renegeing on this promise with the development of a secondary suite. We have attached our letters of requesting denial of the application and the reasons for this request are in the letters.

February 19, 2018

Mr. David Mulholland  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Re: Application for Land Use Amendment – 115 Sandstone Road NW, File Number –LOC2018-0023

We received a letter from City of Calgary regarding a land use amendment for the property noted in the subject line. We have been **opposing** this application since year 2014 and our position remains the same for the following reasons.

- Different groups of tenants at this property had hearted arguments, which generated high levels of noise regardless of day time or night time. This also compromised the safety of this neighborhood.
- Property owners and tenants fought over rental payment numerous times. Tenants' belongings were removed from the house and left on the lawn for days.
- Property owners accept payment from anybody and do not screen tenants properly. This property was advertised as a hotel online. There were countless numbers of tenants moving in and out in the past few years.
- Due to insufficient street parking, tenants have parked on grass in the front lawn land in the back gravel land way obstructing traffic flow.
- Neighbors have witnessed unusual activity of men in and out of the house with hours.
- Property owners showed dishonesty in their application. There was no compromise made with any of the neighbors. The single garage was advertised on Kijiji this year for \$155 a month (please see the attachment). It is not for the tenants' use as stated in the application.
- Improper disposal of waste on the ground.
- Construction materials were discarded on neighbor's lawn after renovation.
- Animals were left unsupervised outside.

Property owners are only concerned about making a profit neglecting the fact that their decisions have caused extreme inconvenience to the neighbors, affecting everyone's safety and interrupting our peace of mind. Thank you for letting us expresses our concerns and we hope you will take careful consideration when reviewing this application.

Sincerely,



Yiu Sim Yin from 111 Sandstone Road

Kan Cong from 108 Sandstone Road




Zhe Hua Liang from 112 Sandstone Road



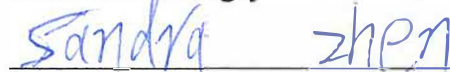
Hui Xian Pon from 144 Sandstone Road



Ying Hoi Ling/Ying Hoi Mui from 119 Sandstone Rd.



Susan and Tom Nguyen from 107 Sandstone Rd



Sandra Zhen from 116 Sandstone Road



Shau Sang Yu from 120 Sandstone Road



You-Yi Cho from 99 Sandstone Road

103 Sandstone Road.



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**From:** Mulholland, David C.  
**Sent:** Monday, June 04, 2018 3:50 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Re: LOC2018-0023 Bylaw 162D2018  
**Attachments:** IMG-20180601-WA0002.jpg; IMG-20180601-WA0001.jpg

FYI regarding public submission for LOC2018-0023.

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**From:** amanda.yim.ay [mailto:amanda.yim.ay@gmail.com]  
**Sent:** Friday, June 01, 2018 5:12 PM  
**To:** Susan Nguyen ; Mulholland, David C.  
**Cc:** Chu, Sean ; George Sutherland ; suzanne\_petersen@icloud.com  
**Subject:** [EXT] Re: LOC2018-0023 Bylaw 162D2018

Hello David,

I am writing on behalf of my grandparents living at 111 Sandstone Road. Attached are two photos of garbage accumulating in the back lane way behind 115 Sandstone Road. They have been on the ground for a long time. These tenants are constantly creating nuisance disrupting peace and safety. Please deny their application. Thank you for your attention.

Amanda

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Susan Nguyen <[hyppiegirl4ever@hotmail.com](mailto:hyppiegirl4ever@hotmail.com)>  
**Date:** 2018-06-01 8:06 AM (GMT-07:00)  
**To:** [david.mulholland@calgary.ca](mailto:david.mulholland@calgary.ca)  
**Cc:** "Chu, Sean" <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>, Amanda Yim <[amanda.yim.ay@gmail.com](mailto:amanda.yim.ay@gmail.com)>, George Sutherland <[cpti@shaw.ca](mailto:cpti@shaw.ca)>, [suzanne\\_petersen@icloud.com](mailto:suzanne_petersen@icloud.com)  
**Subject:** LOC2018-0023 Bylaw 162D2018

Hi David:

Please accept the following two attachments as a **resubmission** of our neighbourhood protest of the owners of 115 Sandstone Drive NW making yet another attempt to obtain permission to develop a secondary suite at this address. We believe that their previous application was cancelled with the March vote on changing the proceedings for processing applications for secondary suites.

We want the application denied in order to protect ourselves and the quality of life in our neighbourhood. We are concerned as mentioned before that the owners will resort to short term rentals of both units if they are allowed to proceed with developing a secondary suite. Neighbourhood safety is our major concern because of the history of the type of tenants we have had to deal with at 115 for the past several years. Talking to the owners is not constructive. Last summer they agreed to rent only to a family at the recommendation of the Community Resource Officer of District 7 and we neighbours, but now they are reneging on that agreement with the plans to divide the home into two suites. They only want money in their pockets.

They are also in violation anyhow with not having enough parking. The back garage that would serve as a secondary parking space is rented out for storage.

Problems with current tenants are ongoing with regards to domestic issues, vandalism with a paint gun, trash in the back alley and the flooding of our back alley from a sprinkler being left on all night at full force.

I will also resubmit this via the website as well. Thank you for your support and understanding.

Sincerely,

Susan Nguyen  
107 Sandstone Road NW  
Calgary, AB T3K 2X1  
Phone: 403-730-3448











**Williams, Debbie D. (City Clerk's)**

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**From:** Mulholland, David C.  
**Sent:** Monday, June 04, 2018 3:50 PM  
**To:** Public Submissions  
**Subject:** FW: re File LOC2018-0023

Public submission for LOC2018-0023.

Thank you

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**From:** Ness.Wise@wolseleyinc.ca [mailto:Ness.Wise@wolseleyinc.ca]  
**Sent:** Monday, June 04, 2018 8:21 AM  
**To:** Mulholland, David C.  
**Cc:** brenda\_givens@hotmail.com  
**Subject:** [EXT] re File LOC2018-0023

We do not support the request..

Our reason is that the tenants they have require a constant police presence.

As a family with grandchild we do not feel, based on the recent activity the behavior is conducive to the wellbeing of owners.

Mixing these types of rental people with home owners only brings down the value.

Regards,

**Ness Wise**

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**From:** Gonzalez, Troy C.  
**Sent:** Monday, June 04, 2018 3:44 PM  
**To:** Public Submissions  
**Subject:** FW: LOC2018-0023 Bylaw 162D2018  
**Attachments:** Petition letter (1).pdf; Letter to DM re 115-2.docx

Hello,

This appears to be a public submission for a file going to Council June 11 that should have been sent to Clerks.

Thank you,

**Troy Gonzalez**, RPP, MCIP  
Planner | Community Planning  
Planning & Development  
The City of Calgary | Mail code: #8076  
T 403.268.2663 | F 403.268.3636 | [Troy.Gonzalez@calgary.ca](mailto:Troy.Gonzalez@calgary.ca)  
Floor 5, Municipal Building, 800 Macleod Tr. S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

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**From:** Susan Nguyen [mailto:[hyppiegirl4ever@hotmail.com](mailto:hyppiegirl4ever@hotmail.com)]  
**Sent:** Friday, June 01, 2018 4:26 PM  
**To:** Gonzalez, Troy C.  
**Subject:** [EXT] Fw: LOC2018-0023 Bylaw 162D2018

Hi Troy:

I'm forwarding these petition letters to you for your review in case David doesn't get to see them in time for the deadline of noon on June 4th. Thank you.

Sincerely,

Susan Nguyen

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**From:** Susan Nguyen  
**Sent:** June 1, 2018 2:06 PM  
**To:** [david.mulholland@calgary.ca](mailto:david.mulholland@calgary.ca)  
**Cc:** Chu, Sean; Amanda Yim; George Sutherland; [suzanne\\_petersen@icloud.com](mailto:suzanne_petersen@icloud.com)  
**Subject:** LOC2018-0023 Bylaw 162D2018

Hi David:

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I will also resubmit this via the website as well. Thank you for your support and understanding.

Sincerely,

Susan Nguyen  
107 Sandstone Road NW  
Calgary, AB T3K 2X1  
Phone: 403-730-3448

Mrs. Susan Nguyen  
107 Sandstone Rd. N.W.  
Calgary, AB T3K 2X1

February 19<sup>th</sup>, 2018

David Mulholland, Planner, North Planning Area  
Community Planning  
Planning & Development  
The City of Calgary  
Floor 5, Administration Building  
C6 Macleod Trail S.E.  
P.O. Box 2100 Station M  
Calgary, AB T2P 2M5

RE: 115 Sandstone Rd. N.W. File #LOC2018-0023

Hi David:

Please accept this letter as an **addition** to the letter from the Yin family and other neighbours of Sandstone Road as a submission of our joint concerns about 115 Sandstone Road N.W. with their application for building a secondary suite at this address.

Shawn Unrau and his wife Jun Li applied for a secondary suite permit in the fall of 2016. At that time, I presented our case/concerns (almost identical to this) to council on behalf of the residents of Sandstone Road. Due to the concerns listed below, the permit was denied.

My husband and I, plus neighbours from the 200 Sandstone Place cul de sac signed both letters to show cross reference and that we are in agreement.

Susan Nguyen

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We the undersigned have the following concerns from past (since 2014) to present regarding 115 Sandstone Road N.W. All at some point resulted in calls to 911 and 311:

- 1) History of numerous domestic violence incidents with tenants within two illegal suites and with surrounding neighbours.



- 2) History of short term rentals causing constant noise, messes, and stress with moving in and out. Some rentals were a few days, some a few weeks or a couple of months. We had/have no idea of who is in the residence at any given time. Tenants are not vetted appropriately by landlord to ensure neighbourhood safety.
- 3) Summer 2017 – tenants were conducting prostitution transactions from residence. Police have records. There was a warrant issued for this.
- 4) Aggressive dogs at residence that were not under owner's control. Dogs attempted to attack people and other dogs on neighbouring properties. Dogs also defecated on neighbouring property and tenants refused to clean up messes.
- 5) Suspected illegal drug activity with several past tenants. People coming and going from residence at odd hours and frequency.
- 6) Past property damage between 115 and 111- ground sinking possibly due to illegal activity in residence.
- 7) People past and present unknown to neighbourhood waiting for lengthy periods of time in vehicles during evening and night hours by garage in alley at back of house.
- 8) Constant garbage, abandoned mattresses, furniture and other possessions in back alley and backyard when tenants are evicted.
- 9) Tenants leaving messes on neighbouring properties including filling garbage and recycle bins with filth- rotten food and possible human and animal waste.
- 10) Parking violations – cars parked on property not in driveway or large vehicles parked on street.
- 11) Garage is rented out separately for storage thereby creating a parking shortage for a secondary suite. (Landlord was informed of this in 2016 in previous application but ignores bylaw)
- 12) General neglect of property – fence and yard in need of repairs.

After the prostitution incident in the summer of 2017, at the advice of the police we contacted our community resource officer Constable Benzy Bawal of District 7, who met with Jun Li to discuss getting better tenants into that residence.

We neighbours had previously tried to convince her to forgo the idea of having two suites in such a small residence and rent the whole house to a young couple with 1 or 2 kids since this is a family/residential neighbourhood with schools, parks, transportation etc. nearby.

In August 2017, Jun Li knocked on my door telling me that she had agreed to rent to a family which was supposed to consist of a man, woman and a small boy with a mother-in-law who would live there part of the time. She also told me that this family wanted to sign a one year lease and that she had checked them out. We have our doubts to this as I called 911 to report a domestic disturbance not long after and we smell pot regularly from that address. We have not seen the man at the address for some time, only two women. We are not clear if the child is still in the residence at this time.

However, it appears that they may have moved out as of this week (trash and abandoned possessions in back alley was an indicator). A car is still parked in the front driveway. The tenants that were renting the garage may have moved stuff out but even if so, we do not trust that the landlords will reserve the garage for the extra suite. What we are concerned about is that if the landlords are permitted to go ahead and develop the residence into two suites, they will resume the short term rentals in an attempt to make more money and without regard or concern for the safety of the neighbourhood.

As long-time area residents and city tax payers we feel that regardless of the proposed upcoming changes to rezoning bylaws the City of Calgary needs to take a look at the history of what has happened at an address before issuing a permit for a secondary suite.

We are requesting that due to neighbourhood safety concerns and the untrustworthiness of the landlords, that this application be denied.

We thank you in advance for your time and consideration of our concerns.

Sincerely,

P. Yung  
Sue Yung  
Name  
Suzanne Petersen  
Name

Melody Petersen  
Name

Sp. El

George Sutherland

Shirley Sutherland

Cornelia Sutherland

Carmel Sutherland

107 Sandstone Rd NW

107 Sandstone Rd NW  
Address

284 Sandstone Pl. N.W.  
Address

284 Sandstone Pl. N.W.  
Address

3 Beaconsfield Rise

288 Sandstone Place NW

288 Sandstone Place N.W.