

**From:** jbullard@shaw.ca  
**To:** [Public Submissions](#)  
**Subject:** April 16, <web submission> LOC2017-0332  
**Date:** Thursday, April 05, 2018 1:13:57 PM

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April 5, 2018

Application: LOC2017-0332

Submitted by: Janet Bullard and Andrew Ruhland

Contact Information

Address: 405 Arbour Lake Dr NW

Phone: (403) 863-8916

Email: jbullard@shaw.ca

Feedback:

We are concerned about adding a suite next door as well as an outside building for the following reasons. 1) There is no parking in front or on the side of this home and already we have had their friends/family park partway across our driveway on many occasions. They have a 3 car garage but there are usually 2-3 cars on their driveway at any given time. How will there be room with renters? 2) There would not be any room for them to access a basement suite between our homes for construction or a walkway as the garages are very close together. 3) Building a structure outside would negatively impact the use of our back yard from a sunlight perspective and also from having an additional building in the back yard. We grow vegetables and have many plants that depend on sunlight to grow. We value our space and privacy. 4) Any additional structures in their already sloped and congested back yard would impede our view of the surrounding landscape: we don't feel it is fair for us to be forced to stare into an unnecessary structure, versus the current situation where we look back onto a greenspace directly behind us and across the road. These were reasons we purchased this home. 5) There is limited space for them to do this and would also be very disruptive to have construction occurring in an area where building has been complete for many years. 6) With vacancy rates as high as they are in Calgary there is no need for basement suites to be constructed in an area that is designed for single family homes. This was part of our decision to purchase in this area. Changing the zoning seems unfair for the neighborhood to make a change when we have purchased with a different understanding of the zoning. 7) Having this done next door will devalue our property. We have already had many challenges with a previous owners being involved in drugs and renters that did not take care of the property. There was police involvement with one set of renters which was traumatic to our children as they arrested someone after a chase in the field across the road. We feel we have a right to have the property at least remain as a single family home. Will the City compensate our family for OUR property devaluation if this application is approved? 8) From a potential responsibility perspective, many neighbors have expressed concerns about how they take care of their property currently with regard to weed, lawn care and clutter around the property. Their care of the sidewalk snow is inconsistent. 9) They also have a large dog

that they allow to use the back field as a toilet and do not pick up his feces. They frequently allow him outside off-leash and sometimes completely unaccompanied. I have spoken to them about the law that says he needs to be on a leash and we have also asked them to use dog bags for their dog's feces. We also find his poop in our backyard at times as there is no fence. I have found the dog on 3 occasions outside of their home without their knowledge and frightening other people walking their dogs as their dog is a large boxer. The neighbors did not even know that he was outside alone. The animal is harmless but looks frightening. They do not respond to suggestions about picking up the dog's poop or having him on a leash which makes us concerned about future tenants and any issues with them. 10) In their initial application, these homeowners indicated they want the suite to generate additional revenue for their household. Their need/desire for additional income does not supersede our right to have our property value protected. If they are in need of additional income, then it is obvious that they cannot afford to live in this house. There are 4 adults living in the home and 3 or 4 of them work. They could consider moving to a more affordable neighborhood where this type of basement suites is already allowed by local zoning. 11) The initial application also said that they had spoken with the neighbors about their proposal and this is definitely not true for us or the neighbors at 409 and 413 as we have spoken and none of us were aware of their intentions to apply for re-zoning. This application has not been honestly presented to the city as something that neighbors were aware of, or supportive of. We will be providing photos as well but the files are too big to upload so I will bring a written copy to City Hall.

**McDougall, Libbey C.**

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**From:** Glenphillips@me.com  
**Sent:** Saturday, April 07, 2018 11:49 AM  
**To:** Public Submissions  
**Subject:** April 16, <web submission> LOC2017-0332

April 7, 2018

Application: LOC2017-0332

Submitted by: Glen amp; Irene Phillips

Contact Information

Address: 75 Arbour Butte Rd NW

Phone: (403) 605-2880

Email: Glenphillips@me.com

Feedback:

This application should be "DENIED" This home is located on a corner lot, both of which roads are busy bus routes. It is also a very high volume traffic area with two main access roads to a number of neighbourhoods. There is no room for additional residents to safely park. This can be seen when the little tykes soccer season starts ( held in the park behind this house) and the roads are cluttered with cars - some parked illegally - both buses and cars have trouble negotiating the turns and the road becomes dangerous with the inability to see oncoming traffic in the intersection. Fortunately this season only lasts around 4 weeks. I see no place for additional residents to park other than in front of the neighbour residences. This is not a huge lot with the existing large structure and any outbuilding would be a definite eyesore for the surrounding residents. No disrespect meant but the outdoor area of this home has never been well maintained. A outbuilding would add to the clutter. Houses immediately in this vicinity would certainly see a decline in their property values. This is a single family development and should stay as such. Glen amp; Irene Phillips

RECEIVED

April 5, 2018

From: Mr. and Mrs. Aldo and Josie Rapini of 409 Arbour Lake Dr NW

2018 APR -6 AM 11:10

THE CITY OF CALGARY  
CITY CLERK'S

To whom it may concern:

We do not use the computer and I have phoned to share my concerns regarding the zoning proposal for 401 Arbour Lake Dr NW already.

We do not support the idea of allowing for rental suites in this single family neighborhood. We bought and built our home ourselves as a single family home and not in a location that was zoned for multi-family or rental suites.

We are concerned about the impact on the value of our home which we built ourselves. This is our primary asset and we take pride in it and depend on it keeping its value.

There is no room for parking at 401 Arbour Lake Dr NW as they have no parking in the front and around the side is a bus stop. There is also a bus stop across the road so they can't park there either. I do not want them parking in front of my home or my neighbors all the time as we all have family that visit us. They have 3 or 4 cars already at their home which are usually parked on the driveway with no room to spare.

These neighbors did not speak to anyone about this proposal to build a suite or put a building outside. We have had concerns with their dog being off leash and also pooping and them not picking it up. They do not listen to our concerns. I have already phoned the city about this. They are not respectful of the neighbors.

It is important that the city listens to our concerns as tax payers with rising taxes and if this is approved we will have lowered property value.

There is an excess of rental properties right now in Calgary so this makes no sense. If, as the family says in their proposal that they need more income, then they should do this in a different way.

We do NOT support the building of a suite or placing a building in the back yard.



Josie and Aldo Rapini

April 5, 2018

Homeowners: Janet Bullard and Andrew Ruhland (husband and wife)

2018 APR -6 AM 11:10

Document submitted regarding re-zoning application for 401 Arbour Lake Dr NW  
THE CITY OF CALGARY  
CITY CLERK'S

LOC2017-0332

We are concerned about adding a suite next door as well as an outside building for the following reasons.

- 1) There is no parking in front or on the side of this home and already we have had their friends/family park partway across our driveway on many occasions. They have a 3 car garage but there are usually 2-3 cars on their driveway at any given time. How will there be room with renters?
- 2) There would not be any room for them to access a basement suite between our homes for construction or a walkway as the garages are very close together.
- 3) Building a structure outside would negatively impact the use of our back yard from a sunlight perspective and also from having an additional building in the back yard. We grow vegetables and have many plants that depend on sunlight to grow. We value our space and privacy.
- 4) Any additional structures in their already sloped and congested back yard would impede our view of the surrounding landscape: we don't feel it is fair for us to be forced to stare into an unnecessary structure, versus the current situation where we look back onto a greenspace directly behind us and across the road. These were reasons we purchased this home.
- 5) There is limited space for them to do this and would also be very disruptive to have construction occurring in an area where building has been complete for many years.
- 6) With vacancy rates as high as they are in Calgary there is no need for basement suites to be constructed in an area that is designed for single family homes. This was part of our decision to purchase in this area. Changing the zoning seems unfair for the neighborhood to make a change when we have purchased with a different understanding of the zoning.
- 7) Having this done next door will devalue our property. We have already had many challenges with a previous owners being involved in drugs and renters that did not take care of the property. There was police involvement with one set of renters which was traumatic to our children as they arrested someone after a chase in the field across the road. We feel we have a right to have the property at least remain as a single family home. Will the City compensate our family for OUR property devaluation if this application is approved?
- 8) From a potential responsibility perspective, many neighbors have expressed concerns about how they take care of their property currently with regard to weed, lawn care and clutter around the property. Their care of the sidewalk snow is inconsistent.

9) They also have a large dog that they allow to use the back field as a toilet and do not pick up his feces. They frequently allow him outside off-leash and sometimes completely unaccompanied. I have spoken to them about the law that says he needs to be on a leash and we have also asked them to use dog bags for their dog's feces. We also find his poop in our backyard at times as there is no fence. I have found the dog on 3 occasions outside of their home without their knowledge and frightening other people walking their dogs as their dog is a large boxer. The neighbors did not even know that he was outside alone. The animal is harmless but looks frightening. They do not respond to suggestions about picking up the dog's poop or having him on a leash which makes us concerned about future tenants and any issues with them.

10) In their initial application, these homeowners indicated they want the suite to generate additional revenue for their household. **Their need/desire for additional income does not supersede our right to have our property value protected.** If they are in need of additional income, then it is obvious that they cannot afford to live in this house. There are 4 adults living in the home and 3 or 4 of them work. They could consider moving to a more affordable neighborhood where this type of basement suite is already allowed by local zoning.

11) The initial application also said that they had spoken with the neighbors about their proposal and **this is definitely not true for us or the neighbors at 409 and 413** as we have spoken and none of us were aware of their intentions to apply for re-zoning. This application has not been honestly presented to the city as something that neighbors were aware of, or supportive of.



Janet Bullard



Andrew Ruhland

#### Appendix: History of 401 Arbour Lake Dr NW since May 1 2005

We moved into 405 Arbour Lake Dr NW on May 1 2005. At that time we did not know any neighbors nor the situation that was happening at 401. Within days people asked us about the 'drug house-401 Arbour Lake Dr NW- and what was happening in there'. We were unaware of anything at that time. We quickly noticed high-end vehicles that came to the house regularly but did not stay. We didn't ever see anyone living there. Eventually I took the license plates and vehicle descriptions to the police who seemed to be aware of what I was sharing but they couldn't say anything. During this time my husband received a threatening note on his windshield from one of the people that went to that home. A few months later those cars disappeared and 'renters' came in. Within months there was an altercation with the ex-husband of the lady renting and 4 police cars arrived and chased the ex-husband down on the hill by wrestling him and handcuffing him. This was done in front of our house and in front of our young children.

This was followed by a series of renters who were not respectful of the neighbors with regard to noise or taking care of the property (lawn was never mowed, weeds grew etc.) Families in the neighborhood constantly stopped to talk to us about their concerns with this home (401 Arbour Lake Dr). Eventually the home went up for sale but did not sell for a long time. When it was listed I walked through the home to see if it had been a grow-op but did not appear to have been one. There was a hole in the floor by the front door that was for a very large bolt to go down into it for home security. The home needed renovations and re-carpeting due to the poor condition it was in from renters. When it sold it was sold below market value.

For the first few years of the new owners we tried to support them in learning about taking care of their property as asked for help. Their lawn was covered in dandelions that he blamed on the hills and fields around us and said he couldn't do anything. We eventually put a hedge of Cotoneasters in the back yard to try and block the flow of the seeds as it was making it difficult to control the dandelions in our yard. This past year they finally got 'some industrial strength weed killer and have the dandelion issue under control. Cutting their lawn until this last year has been very irregular which added to the dandelion issue. Neighbors continue to express their concerns about the care of this home. I know they are now making some efforts but they continue to ignore the issues with their dog and the yard is not fenced.

It has added to the challenge of raising our family to have so many disruptions and issues next door. We have wonderful neighbors all around us that we know and converse with regularly.

The addition of a renter next door would be something that will likely cause us to move. The reduction in our home value is very discouraging and we feel we should have some say in this issue.

Our neighbor at 409 said that the owner of 410 is complaining that he has already put \$45,000 into building a bedroom and bathroom in his basement and needs the approval. Why would he do this without approval?





No space between homes for construction or walkway



Side view of property – no space for outside building







The shrubs represent the edge of our property.

Parking in front of 401 and 405 Arbour Lake dr NW







There is no parking in front of the home and a bus stop beside the home.