

**Rowe, Timothy S.**

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**From:** Jose Benedith <[jbenedith@gmail.com](mailto:jbenedith@gmail.com)>  
**Sent:** Thursday, April 05, 2018 7:07 PM  
**To:** Public Submissions  
**Subject:** [EXT] Re designation of Land

Hello,

My is Jose E. Benedith...I am writing regarding a land re-designation in Royal Oak.

The last in question is:

233 Royal Terrace NW (Plan 0212328, Block 8, Lot 67)

This is the 2nd time I had to make sure that I am not happy with the request.

I purchase this home as is a single home use and that no renting of 2nd suites will be allow on the neighborhood....also, my concern with increase traffic and parking.

Royal Oak is a residential designated area...maybe the current owner should consider selling and moving to an area of the city where 2nd suites are allowed.

I very displeas on why the City is even considering a 2nd request from the same owner (LOC2017-0329) that was made in November of 2017.

Here is my personal Info:

Jose E. Benedith  
240 Royal Terrace NW  
Calgary, AB, T3G-5J7  
[jbenedith@gmail.com](mailto:jbenedith@gmail.com)  
cell: 403-890-5996

**Rowe, Timothy S.**

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**From:** WeiWei Fu <xiaowei123@gmail.com>  
**Sent:** Friday, April 06, 2018 8:06 AM  
**To:** Public Submissions  
**Subject:** [EXT] Re:Designation of Land

Hi,

My name is Xiao Wei Fu and I am writing regarding a land re-designation in Royal Oak.

The last in question is:

[233 Royal Terrace NW](#) (Plan 0212328, Block 8, Lot 67)

This is the 2nd time I had to make sure that I am not happy with the request.

We purchase this home as is a single home use and that no renting of 2nd suites will be allow on the neighborhood....also this will increase traffic and parking.

Royal Oak is a residential designated area...maybe the current owner should consider selling and moving to an area of the city where 2nd suites are allowed.

I very displeas on why the City is even considering a 2nd request from the same owner (LOC2017-0329) that was made in November of 2017.

Here is my personal Info:

Xiao Wei Fu  
[240 Royal Terrace NW](#)  
[Calgary, AB, T3G-5J7](#)  
[xiaowei123@gmail.com](mailto:xiaowei123@gmail.com)

April 8, 2018

Ronald and Susan Lewis  
100 Royal Road NW  
Calgary, Alberta  
T3G 5G9

Office of the City Clerk, The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100 Postal Station 'M'  
Calgary, Alberta  
T2P 2M5

To whom it may concern,

Re: Application to amend the Land Use Designation for 233 Royal Terrace NW: Bylaw 105D2018 (LOC2017-0329, Guang Jun Wei) which will be reviewed April 16, 2018.

We are responding to a recent City of Calgary letter sent to us regarding a proposal to redesignate the land use for the property listed above:

From: R-C1  
To R-C1s (Secondary Suite)

With this letter, I would ask that the request for re-zoning be denied.

Please consider my points below as well as points from other residents who may submit letters of concern and do not agree with the change in zoning for the above mentioned property. I noticed that it was mentioned in the submission for the zoning change that there were five other residents concerned with the original submission, thus when more than one person has concerns, regardless how big or small they may be, people bought houses in the neighborhood with an understanding that around them are also single family dwellings.

After reading the submission for the zoning change I can see that a lot of in-depth analysis has been put into the request by the City of Calgary, but what is missing is feedback, understanding and consideration from existing residents who have spent considerable sums of money investing in their homes in what is a single family dwelling setting; not an condo setting, not an apartment setting, not additional dwelling units setting and not an acreage setting. I can understand in very specific circumstances there may be a need to change zoning, but from my observation many requests such as this appear to come from new home owners where the intent looks to be opportunistic in their purchase i.e. purchase the property, then convert it into a revenue generating property. When I purchased my property, I was looking for a very specific setting i.e. one that is a quiet single family dwelling neighborhood. Even with that said, I was only able to afford a moderate property whereby my neighbors are quite close. Side and rear setbacks are not large in my area compared to other parts of the City. With that said, I was okay with purchasing a home in this neighborhood knowing the existing conditions and bylaws. After having made

a significant investment, I am now finding myself having to defend the environment I bought into. Never once have I consider converting it to anything other than what I purchased and at all times I want to respect my neighbors in how my property presents itself and respect the zoning I purchased it under and not convert it to something my neighbors may not like or want.

Significant thought and consideration must be put into a zoning change especially for existing, some long time, residents in close proximity. After reading the applicants submission, the only reason why I can see that the applicant has asked for a zoning change is for financial benefit, which in my opinion is not enough rationale to disrupt the dynamics of a neighborhood community built around single family dwellings.

Everyone has rights, rights to request a zoning change and rights to challenge a change. In my opinion the rights of existing residents should be upheld whereby the neighborhood I and others bought into should be upheld / respected above others who have recently moved into the neighborhood and want to change the dynamics. I have based the purchase of my property under existing conditions; quiet, slow pace, uncongested and want to ensure that the value of my property remains the same or increases in years to come.

Thank you for considering our points of view,

Ron and Susan Lewis