

**Re: Land Use Re-designation Application - LOC2018-0003 Secondary Suite  
1203 Motherwell Road NE, Calgary, AB, T2E-6E6**

We are submitting this Land Use Re-designation application for the second time as the previous application (LOC2017-0084) submitted in March 2017 was denied. We are resubmitting because we:

1. Feel Secondary suites offer many benefits to us as homeowners, to people who cannot afford to buy their own home, the community & the City of Calgary.
2. We would like to take advantage of the current City of Calgary "No Fee" policy for RC1 – RC1s re-designation applications.
3. We felt that the previous City of Calgary decision was based on misleading confusing information. Somehow some City Councillors became focused on problems with a totally DIFFERENT rental house AFTER my presentation. I did not have the ability to speak again to correct the confusion.

Since March 2017, we have contacted various community members asking for their support including the Mayland Heights Crossroads Community Association, Councillors Chabot's and Jones', and the residents of Motherwell Road. I have not contacted the neighbours again for this application as I am assuming their views have not changed. Some views focused on the negative aspects of increased densification; such as possible parking issues, increased crime, poor pride of ownership and out-of-town landlords. Other's felt the real issue for them was whether they had "Good neighbours." It didn't matter whether they were renters or homeowners. They wanted people to be respectful and part of the community, to take care of their property and to be their friends. I certainly agree with this. I would like to address some of the concerns of the neighbours.

**Local Landlords** - My husband and I invested in this house to be part of the solution to provide safe, clean, affordable rental housing for Calgarian's while also providing us with income throughout our retirement. We moved to Victoria BC in late 2011. Prior to that, we lived in Calgary for over 50 years. In fact, I am a fifth generation Calgarian with over 1000 relatives in Calgary. Our two children live here as well as all of our siblings and families. We are part of the community and visit our family, friends and tenants often. Upon purchasing the property, we invited neighbours into our home and provided them with our contact information and invited them to contact us if they ever had any concerns or saw anything suspicious. I am happy to report that we have never received one call in that regard.

**Densification impact on the community** - The house itself was built in 1965 and when we purchased it in 2004, it already had a one bedroom suite in the basement. Since owning it we have either rented the whole house out as one unit or as two separate suites; one suite on the main floor and the other suite in the basement. Since 2004, the basement suite has been rented out separately on four occasions, each time to one person, for a total of 4 people since 2004. Generally we prefer to rent the house to small families, single people or couples. In fact, the highest number of people we have ever had living in the house at one time was five; a husband, wife and their two children who lived upstairs for 5 1/2 years and one single person in the basement suite. Presently, the entire house and garage is rented to one couple with no children. Prior to that, it was rented to a father and his son who also had an employee stay with them for a short time. This father lived there for two years and was well liked in the community.

**Good Neighbours - Zero tolerance for Criminal activity** - Motherwell Road residents have referenced the problems found at a totally different property, 1208 Motherwell Road, as the source of frustration in the neighbourhood. As an owner of the house across the street, 1203 Motherwell Road, I agree we do not want poor landlords, tenants or owners in the neighbourhood that overload houses, are criminals or are drug dealers. They mentioned that one of the tenants in 1208 Motherwell Road had a mental breakdown and damaged many cars in the neighbourhood in 2014. This was a bad situation. In fact, one of my own tenants was hurt in the incident by that person. I did not like what happened in that event either but this happened four years ago and it was one person. I don't feel that we, as good landlords, should be negatively viewed and punished because this one person had a problem four years ago. We take our role as landlords very seriously and perform a great deal of due diligence on potential tenants. Our goal is to select trustworthy people who will take care of our house and property, pay the rent on time, are easy to get along with and who fit into the neighbourhood and community. We have a Zero tolerance policy towards tenants involved in criminal activity. We look for people with good character references, long-term steady employment, good income, good credit ratings and no criminal record. All of our tenants to date have met this criterion.

**Pride of Ownership** - When we purchased the house 14 years ago, we purchased it from the owner who was living in the home at the time. The house and yard was largely in disrepair. After purchasing it, we performed significant renovations; Replacing the roof, the deck, most windows, all doors, baseboards, light fixtures, door & cupboard handles and all AC electrical outlets. We refinished the hardwood floors and replaced all kitchen, bathroom(s) and basement flooring. We painted the entire house and fixed all broken exterior vinyl siding. We landscaped the yard, painted the entire fence and in 2009, built a new two car garage. Our house and garage have always been kept in good repair both inside and out and we do take pride of ownership in our property. Sometimes we pay to fix our neighbours property too. Last summer we noticed that the west side of the backyard fence was starting to lean and thus contacted the next door owner (1231) to see if they would share the cost to fix or replace the common fence. Initially they said yes. I obtained three quotes from reputable contractors and submitted the written quotes to him. The owner/neighbour didn't like any of the quotes but refused to obtain his own quotes. After several unsuccessful attempts to reach my neighbour via personal visits, telephone and emails, I finally paid 100% of the cost to repair the fence myself.

**Parking – Three Car Maximum** - The neighbours have expressed concerns about the parking problem in the neighbourhood. We can appreciate their concern but we do not feel that our tenants have added to this frustration. For the last 9 years, none of our tenants have owned more than 2 cars. In fact, we have a three car household maximum policy as part of the lease agreement. Our property has space for three cars in the front of the house plus a two car garage accessible by the back yard. It is more often the case that the neighbours park in front of our house, not visa versa. For example, our neighbour (1204) left his derelict car parked in front of our house for several months until we asked him to move it. It would seem to me that if all residents on Motherwell Road restricted their household cars to three, the parking problems could be resolved.

**Meet the Calgary Municipal Develop Plan objectives and Zoning Requirements** - It is our intent to renovate the existing old one-bedroom basement suite into a new, safer, two-bedroom suite meeting all current permit, safety and bylaw requirements. This renovation will require us to invest an additional \$50,000 - \$60,000. Although it will take us 6-8 years to recoup our investment, we are prepared to do this to help provide a nice safe home for Calgary renters.

We believe that our request for the land use re-designation to RC1s is consistent with the City of Calgary Municipal Development Plan, meets the City of Calgary RC1s zoning requirements and is in an ideal location for a secondary suite. It is within three blocks of two bus stops, within 1 km of five schools, within 2 km of the Community centre, the Golf Course, and two large shopping malls. It is also close to many businesses and places of employment.

Mayland Heights is a beautiful community and should be enjoyed and accessible to both homeowners and people who do not yet have enough money to purchase their own homes. Renters can be and are "Good Neighbours" too.

I would like to ask for your support by voting to approve our application to amend the Land Use Designation from R-C1 to R-C1s so we can continue to help provide safe, affordable housing options for Calgary residents. I am always available to answer any questions you may have and invite you to contact me.

Thank you for your time.

Personally

Molly Hamilton, [mollyhamilton@telus.net](mailto:mollyhamilton@telus.net),  
403-242-8849 / 250-900-0540  
124, 75 Songhees Road, Victoria, BC, V9A 7M5

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, February 06, 2018 7:44 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Neighbour support for File LOC2018-0003

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** ALEXLQR [mailto:[alexlqr@yahoo.ca](mailto:alexlqr@yahoo.ca)]  
**Sent:** Monday, February 05, 2018 5:48 PM  
**To:** City Clerk  
**Subject:** [EXT] Neighbour support for File LOC2018-0003

Dear City Clerk,

I am the neighbor of this application. I would like to support this application. There are many "illegal" suites existing in Calgary for many years. To legalize these suites will benefit all parties involved.

For the homeowner, this is a practical way to get extra income. Meanwhile, the potential liability and litigation against the landlord will be reduced, and the property value is increased.

For the people looking for rental place, there will be more supply of building code complied and affordable dwelling units on the market.

For the community, there will be less dispute between neighbor, since there is clear regulation to follow.

For the city, these legal units are code complied and the risk of fire damage is reduced. The tax revenue will increase after the legal suite is added.

As I know other municipals, such as Toronto, Vancouver and Kelowna, all detached residences (R1 RC1) having certain size of the lot can build a legal suite. I am glad to hear the city council has proposed Secondary Suite processing reform, which will make the application straightforward and predictable.

I have sent email to support this land redesignation to the file manager, Ms Jennifer Cardiff. I am willing to provide further information and action to support my neighbor's application, and also the proposed Secondary Suite processing reform.

Best Regards,

Alex Li

1208 Motherwell Road NE Calgary

Phone: 587-226-3161

Email: [alexlqr@yahoo.ca](mailto:alexlqr@yahoo.ca)

On Thursday, January 25, 2018, 7:44:48 a.m. MST, Cardiff, Jennifer <[Jennifer.Cardiff@calgary.ca](mailto:Jennifer.Cardiff@calgary.ca)> wrote:

Good morning Alex,

Thank you for your letter of support and offer to provide additional support on this land use redesignation application **LOC2018-0003** for **1203 Motherwell Road NE** from R-C1 to R-C1s to allow for the additional uses of Secondary Suite and Backyard Suite. Your comments will be considered in our recommendation to the Calgary Planning Commission and to City Council. If this application is approved by City Council, the location, size and design of the suite and associated parking will be determined at a later stage.

As you mentioned, there was a Notice of Motion passed by City Council on December 11 pertaining to Secondary Suite Process Reform which directs Administration to return to Council in March 2018 with Land Use Amendments and further work related to Secondary Suite processing reform. Depending on the outcome, there may no longer be a requirement for a land use redesignation for secondary suites, in which case, this application may be cancelled and the applicant directed to Development Permit and Building Permit processes for their secondary suite proposal.

You can follow the status of the application on the City of Calgary's new interactive Planning & Development Map which provides additional information on current applications and their status. <https://developmentmap.calgary.ca/>

City Council will also separately seek input on this land use redesignation. You may speak directly to City Council for five (5) minutes, exclusive of any time required to answer questions from City Councillors. You may also submit your comments to City Council through the City Clerk ([cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)) prior to 10 a.m. on the second Thursday prior to the Public Hearing.

For your knowledge, the draft timeline for this application is as follows:

**February 8:** Calgary Planning Commission will review and vote on a recommendation to City Council on LOC2018-0003.

**April 16:** City Council will hold a public hearing, review and vote on LOC2018-0003, pending the outcome of their Notion of Motion mentioned above.

When they are posted, you may view the agenda, minutes, and live video feed of the Calgary Planning Commission meeting at <http://www.calgary.ca/PDA/pd/Pages/Public-notice/Calgary-Planning-Commission-agenda.aspx>

When they are posted, you may view the agenda, minutes, and live video feed of the Calgary City Council Public Hearing at <http://agendaminutes.calgary.ca/>

If you have further questions or concerns please do not hesitate to contact me.

Thanks,

Jennifer Cardiff MEDes

Planner 2 | North Area

Community Planning | Planning & Development  
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**From:** ALEXLQR [<mailto:alexlqr@yahoo.ca>]  
**Sent:** Wednesday, January 24, 2018 6:19 PM  
**To:** Cardiff, Jennifer <[Jennifer.Cardiff@calgary.ca](mailto:Jennifer.Cardiff@calgary.ca)>  
**Subject:** [EXT] Neighbour support for File LOC2018-0003

Dear File Manager,

I am the neighbor of this application. I would like to support this application. There are "illegal" suites existing in many areas of Calgary for many years. To legalize these suites will benefit all parties involved.

For the homeowner, this is a practical way to get extra income. Meanwhile, the potential liability and litigation against the landlord will be reduced, and the property value is increased.

For the people looking for rental place, there will be more supply of building code complied and affordable dwelling units on the market.

For the community, there will be less dispute between neighbor, since there is clear regulation to follow.

For the city, these legal units are code complied and the risk of fire damage is controlled. The tax revenue will increase after the legal suite is added.

As I know other municipals, such as Toronto, Vancouver and Kelowna, all detached residences having certain size of the lot can build a legal suite. I expect City of Calgary can move forward to make the application procedure easier to legalize the secondary units.

I am willing to provide further information and action to support my neighbor's application.

Best Regards,

Alex Li

1208 Motherwell Road NE Calgary

Phone: 587-226-3161

Email: [alexlqr@yahoo.ca](mailto:alexlqr@yahoo.ca)

**McDougall, Libbey C.**

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**From:** wlthen@telus.net  
**Sent:** Saturday, April 07, 2018 1:50 PM  
**To:** Public Submissions  
**Subject:** April 16, <web submission> LOC2018-0003

April 7, 2018

Application: LOC2018-0003

Submitted by: Walter Then

Contact Information

Address: 1135 Motherwell Rd NE

Phone: (403) 276-6507

Email: wlthen@telus.net

Feedback:

We are concerned that introducing secondary / backyard suites into our neighborhood will escalate into encouraging more rentals in our neighboring homes. The majority of our block are occupied by home owners. The home at 1203 is not occupied by the owner and allowing secondary and /or backyard suites encourages this in the rest of the neighborhood. Many of our home owners are reaching an age where they will be selling their homes. If a precedent for secondary / backyard suites is passed, new owners will purchase these homes with the intent to rent them out. We would prefer to have new, young families that choose ownership. Also, there are many rental units and apartments in the streets surrounding our block that will accommodate the families wanting to rent in our community.