

From: [Michele Hollinger](#)
To: [Public Submissions](#)
Subject: [EXT] Amendments to Montgomery area plan: Spot rezoning 2416-48 StreetNW
Date: Friday, December 06, 2019 9:34:13 AM

I have a concern with the city planners who are allowing spot rezoning in our Calgary neighbourhoods. Montgomery has two RC-1 properties that are currently going through the process of rezoning, one to RC-2 and the other to RC-G. We purposely purchased an RC-1 lot and redeveloped thinking that the portion of Montgomery that is zoned RC-1 would stay that way. There are plenty of RC-2 lots available should someone be interested in developing semi-detached homes. Of particular concern is the plan to allow a four plex to be developed at 2416-48 Street NW. The idea that someone can build a 4plex on a property that has been designated as RC-1 is completely ridiculous. City council should not allow this to happen. Investing in this city is getting harder and harder (for individuals, not developers) as rules seem to change all of the time to support densification, even when a community already has an established ARP that outlines plenty of areas for this purpose. If developers want to build these projects they should be purchasing lots that have already been designated as such. Many people in Montgomery put plenty of time and hard work into coming up with an area redevelopment plan that allows for higher densification, and was met with sound approval from the city. Now a developer wants to put a 4plex right next to single family homes.?? I truly hope that council sees common sense and does not allow this to happen.

Thank you,

Michele Hollinger
4703 23 Avenue NW
Calgary, AB
T3B 0Z5
(403) 669-2077

Sent from [Mail](#) for Windows 10

From: [Angela Vande](#)
To: [Public Submissions](#); [Karen and Janet Navarra \(saretsky\) Forbes, Sammy, Frank, Pass:1195](#)
Subject: [EXT] Public Hearing Comments on 2416-48st NW RC-G for hearing scheduled Dec 16, 2019
Date: Saturday, December 07, 2019 5:03:15 PM

Application 2416-48st NW RC-G Request

Comments for hearing scheduled Dec 16, 2019:

Please don't allow rezoning of the property immediately next to mine (2412-48st nw; Vande Holdings)

We share a driveway. There is already a shortage of parking with the two tenants in that property. An RCG zoning would allow 4 residences and legal parking is not feasible

A RCG would allow 4 residence in the middle of a city block, which is currently ONLY single family homes at this time. It would detract from the fabric and feel of the neighborhood as well as contravene current Calgary planning guidelines

Please do not grant RCG! RCG zoning is not a reasonable request, nor is it feasible to fit that much density into a 50 foot lot

I would have little objection to a well designed plan for RC2

Angela Vande, P.Eng.
587-707-2090
<https://vandeconsulting.ca>

From: donotreply@calgary.ca
To: [Public Submissions](#)
Subject: 2416 48 ST NW - LOC2019-0118 - Comment from Development Map
Date: Sunday, December 08, 2019 1:20:00 PM

Application: LOC2019-0118

Submitted by: Kenneth & Kathleen Romanchuk

Contact Information

Address: 5035 23 Ave NW

Phone: 4032815442

Email: kenrom@telus.net

Feedback:

Regarding Proposed Land Use Change Public Hearing December 16,2019 9:30 AM for LOC2019-0118 (2416 - 48 Street NW).

We are strongly opposed to change the designation of a R-C1 zoned residential lot to allow for development of row housing. It is completely inappropriate to change a R-C1 zone to allow development of 4 units on a lot this small in a residential area.

Increased on-street parking (which invariably increases even when a single unit garage is supplied for each unit) will create problems with visibility on in this area of this already busy collector street (48th Street), which is located on a playground zone, is on a snow zone route, and is already located adjacent to an intersection (with 23rd Ave NW) that is not the typical 90 degree angle intersection, but rather an obtuse angle approaching from either side of 23rd Avenue, due to the curving nature of 48th avenue NW starting at the property under question. I cross this intersection twice daily on foot, and speeding traffic coming up the hill (as well as down, even though it is a playground zone), especially those turning east onto 23rd Avenue) from 48th street NW is a menace to pedestrians.

When development of infills was permitted on the opposite side of 48th street on the adjacent block down 48th street NW, the increased street parking created an unnecessary increase in obstruction turning from 23rd avenue south onto 48th street (going down the hill), but, more importantly, even further obstructed the view of oncoming traffic coming down 48th street when trying to turn west onto 22nd avenue from 48th street NW, as 48th street NW is not straight in this area, but instead curves, again creating an obtuse angle intersection at the junction of 48th street with 22nd ave NW.

Please listen to the residents who live in this area.



Public Submission

City Clerk's Office

Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name: Ken
 * Last name: Romanchuk
 Email: kenrom@telus.net
 Phone: 4032815442
 * Subject: LOC2019-0118

Regarding Proposed Land Use Change Public Hearing December 16,2019 9:30 AM for LOC2019-0118 (2416 - 48 Street NW).

We are strongly opposed to change the designation of a R-C1 zoned residential lot to allow for development of row housing. It is completely inappropriate to change a R-C1 zone to allow development of 4 units on a lot this small in a residential area.

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* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Dec 8, 2019

1:25:24 PM



Public Submission

City Clerk's Office

fic coming down 48th street when trying to turn west onto 22nd avenue from 48th street NW, as 48th street NW is not straight in this area, but instead curves, again creating an obtuse angle intersection at the junction of 48th street with 22nd ave NW.

Please listen to the residents who live in this area.

From: [Ryan Poffenroth](#)
To: [Public Submissions](#)
Subject: [EXT] FW: Application for Land Use Amendment: LOC2019-0118
Date: Monday, December 09, 2019 9:03:48 AM
Attachments: [City Letter.docx](#)

Please see attached for councils consideration on this matter. Thank you.

Ryan and Colette Poffenroth

Sent from my Samsung Galaxy smartphone.

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

From: Ryan Poffenroth <r_poffenroth@hotmail.com>
Date: 2019-08-29 4:41 PM (GMT-07:00)
To: kelsey.cohen@calgary.ca
Subject: Application for Land Use Amendment: LOC2019-0118

Kelsey,

Please see attached our comments with respect to this application. If you could please confirm receipt it would be greatly appreciated.

Regards,

Ryan & Colette

August 29, 2019

The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Station 'M'
Calgary, AB T2P 2M5
Attn: Kelsey Cohen FILE MANAGER IMC #8076
kelsey.cohen@calgary.ca

Re: Application for Land Use Amendment: LOC2019-0118
Location: 2416 48 ST NW

This letter is to advise you that we strongly oppose the above mentioned application. The subject property was purchased due to a set of unfortunate circumstances encountered by the prior owners. Although we have never met the current owner, in discussions with our other neighbors', their intention from day one was never to reside in our community but rather to re-zone and build a 4-plex for a profit. It is our understanding that this is something they have done in the past. The current owner lives in and also rents 3 rooms in the existing residence. Because of this, multiple vehicles are parked both along 48th St as well as in the adjacent alley, which backs directly on to Montalban Park.

The notice from the City of Calgary for the above-mentioned application indicates under *Public Engagement* "Applicant will provide an information flyer to the Ward Councilor and the Montgomery Community Association within one week of the application and intends to hand deliver flyers to the 20+ surrounding homes to solicit feedback...". We and all of our neighbors' residing in the surrounding homes failed to receive a flyer or any further information from the applicant.

The subject property is located on a small block of 7 lots which currently all have older bungalows built on them. These lots as well as 3 on the west side of 48th St are currently zoned as R-C1. This is consistent with the zoning along the top of the park on Montalban Dr. We carefully considered this when purchasing our property over 5 years ago as we did not want to live amongst construction but were enchanted with the diversity of the community. We understand the need for additional inner-city living, however various factors need to be considered when making land-use changes. We feel the subject property is not a good candidate for the proposed re-zoning for the following reasons:

- **Density.** The re-zoning proposal would change the number of homes from 7 to 10 on our very small block. This would be a 42% increase. If approved, once the precedent is set and the remaining lots on our block are re-zoned as RC-G there will be the possibility of 28 homes! A 400% increase in density. This lacks feasibility and vision.
- **Safety & Parking.** The subject lot sits on a steeply graded slope. In the winter months many vehicles (including public transit) are unable to make it up the hill due to snowy and icy conditions. There is already an issue with vehicles speeding up this hill as well as in the alley at all times of the year. As mentioned above parking is already at capacity along 48th St as well as in our alley. Additional vehicles and residents would only add to the problem.
- **Wildlife, Pets and Vegetation.** Many birds migrate and reside in the park along with other wildlife including: Squirrels and Hares. Deer and Coyotes also frequent the park. The subject property has old growth Spruce trees which provide habitat for the wildlife. It would be a shame to destroy these to make room for large buildings or garages. The property backs on to an off-leash dog park. Because of this, many who live in the area are dog owners that would see their safety jeopardized due to factors previously mentioned.

- **Site Lines and Cityscape.** Building of multiple units will create issues both in the front and in the rear of the property. Building closer to the front will block views for the surrounding neighbours' of the Bow River Valley escarpment. This is one of the defining features for residents on our block and a big reason why we purchased here. Building closer to the alley within the proposed allowed height for an RC-G will block the views for those using Montalban Park and affect the cityscape for residents and park users alike.
- **Lack of need for additional housing in the area.** Montgomery is, and has been going through a transformation in recent years. The subject location is only a few blocks away from Market Mall which is surrounded by townhomes and various condos (these are in Varsity) as well as an immeasurable amount of infill duplexes. A large majority of the land in our community has been re-zoned to RC-2. The proposal in question aims to "skip" this and go straight to an even higher density proposition.

There are no nearby properties that have been approved for this type of zoning. There is a reason our particular block has always been zoned as RC-1. An approval of this application will go against the wishes of, and affect the quality of life for the long-term residents in our community in order for one person to make a profit and move on to another community. Thank you for listening to our concerns and we wish to be informed of when this item is scheduled to be heard at a public hearing.

Regards,

Ryan & Colette Poffenroth (Girardin)
2424 48 St NW
Calgary, AB T3B 1B7