

*Allan and Gretel Oehler, 4619 - 21 Avenue NW, Calgary, T3B 0W5
telephone: 403-286-3739, e-mail: gretel.oehler@shaw.ca*

December 21, 2019
City Clerk # 8007
please forward to
Council of
the City of Calgary
P.O. Box 2100, Postal Station M
T2P 2M5

Re.: Expected Public Hearing on January 13, 2020
Proposed re-zoning from R-C1 to R-C2
and development Lot 8, Block 21, Plan 8942 GB, 4628 - 20 Avenue NW

Dear Sir/Madam,

We, Allan and Gretel Oehler, living for many decades at 4619 - 21 Avenue NW in Calgary, strongly oppose the re-zoning and planned development of the above lot for the following reasons:

The proposed development of a 10 meter high 3 story building (as it was posted at the above property) does not harmoniously fit into the streetscape. It would change the character of the neighbourhood. The houses on this block (north side of 20th Avenue and south side of 21 Avenue as well as on the next block to the North) are 1 or 1-1/2 story single family dwellings, a few with additional suites. They are not more than 7.5 meters high. These houses are surrounded by trees, shrubs, flowers and lawn.

The planned development would be a monstrosity and an ugly eyesore. It would be much too high and it appears that it would take up most of the lot, leaving very little room for any kind of green space.




The residents of the planned duplexes and the additional suites would likely have eight cars or more. That would increase the traffic considerably and would be, in our opinion, very undesirable so close to Terrace Road School.

The parking could also be an issue as surely most of the cars would be parked on the street.

For the reasons above we ask you to disallow the proposed re-zoning from R-C1 to R-C2.

Thank you for considering our concerns.

Sincerely,

Allan Oehler

Gretel Oehler

From: Jeanette <bluewitch@gmail.com>
Sent: Wednesday, December 25, 2019 9:59 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] City Clerk 38007 - Public Hearing in January 13, 2020 - proposed rezoning.

Please find original email about 4628 - 20 Avenue NW. I'm still opposed to multi dwelling at this location.

Jeanette White-Evans

Sent from my iPhone

Begin forwarded message:

From: "Cohen, Kelsey L." <Kelsey.Cohen@calgary.ca>
Date: October 16, 2019 at 8:40:23 AM MDT
To: Jeanette <bluewitch@gmail.com>
Subject: RE: [EXT] File - IMC #8076

Good morning Jeanette,

Thank you for taking the time to send in your comments in regards to LOC2019-0143. Your letter of objection will be added to the file and a summary of all public feedback in regard to the land use redesignation proposal will be considered and noted in Administration's report to Calgary Planning Commission.

Regarding your comment on the height – there is no difference in the allowable height between R-C2 and the current R-C1 district. Other than R-MH (for mobile homes) this is actually the lowest maximum height of all the residential districts.

All land use redesignation application decisions are ultimately rendered by City Council via a Public Hearing. One intent of the Public Hearing process is to offer citizens a platform to provide input on land use and planning matters to City Council. The Public Hearing will be scheduled after Calgary Planning Commission has recommended a decision.

Please feel free to contact me with any additional questions or comments.

Kelsey Cohen
Planner, Community Planning North
Planning & Development
The City of Calgary | Mail Code: #8076
T 403.268.2142 | E kelsey.cohen@calgary.ca
Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

-----Original Message-----

From: Jeanette [<mailto:bllewitch@gmail.com>]

Sent: Tuesday, October 15, 2019 4:05 PM

To: Cohen, Kelsey L. <Kelsey.Cohen@calgary.ca>

Subject: [EXT] File - IMC #8076

I'm opposed to 10 meter dwellings across the back lane whether they are attached or detached. That means approximately parking for 4 vehicles per 25 feet specially if secondary suits are allowed.

A precedence has been set for the south side of 20th Avenue with attached or detached building. Why no keep it to one side of the street.

Jeanette White-Evans
4615 - 21 Avenue NW

Sent from my iPhone

From: [KEVIN BOND](#)
To: [City Clerk](#); [Public Submissions](#)
Subject: [EXT] Re: Land use Amendment at 4628 20th Avenue N.W.
Date: Friday, January 03, 2020 6:38:47 PM

Mr. K. and Mrs. J Bond,
4631 21 Avenue, N.W.
Calgary,
T3B 0W5
403 2862816

January 3 2020

**Attention: Laura M. Kennedy, City Clerk,
The City of Calgary.**

Re: Application for Land use Amendment : LOC2019-0143

Location : 4628 - 20 Avenue N W

Dear Sir or Madam,

This email is a response to the letter we received from the City of Calgary, regarding the application to re-designate the land use from R-C1 to R-C2 at the above address. We feel that, if the change to R-C2 is approved with two dwellings on the site, this would lead to parking issues. Further, if secondary suites are developed, (On the information board it states that this could be a possibility) this would then compound the parking issues with the possibility of four families living there, where there was previously only one. There are a few avenues in Montgomery that have a number of infills already. If you drive along some of these avenues you can see cars parked bumper to bumper.

The height of the buildings that has being proposed is a major concern to us. There are only single storey houses on the entire block. That is, the North side of 20th Avenue and the South side of 21st Avenue with the exception of one house that has a small half storey addition on a small portion of the house. Our entire block of 20 houses are all R-C1. If the change to R-C2 were approved and a building of 10 meters is erected on the site, the houses on either side would be deprived of sunlight at sometime during the day. We live across the back lane from the above property. If a structure of 10 meters were to be built we would lose some of the sunlight during the Winter when the sun is low. We would also lose the small open view we have beyond 20th avenue. Having lived here for over 40 years we really like the streetscape as it is with single storey buildings. We have listened to complaints from some residents in our area concerning the height of buildings that have been erected next to them. In addition to the blocking of sunlight, they have lost their privacy. People look down from second storey windows and balconies into their house and yard. This overlooking has not been supported in a number of applications by The Montgomery Planning Committee. The Montgomery Planning Committee did not support the above application for land use amendment

at 4628 20th Avenue N. W.

We hope that the city council will consider our concerns and make the right decision.

Thank you for the opportunity to express our concerns.

Kevin and Jennifer Bond

From: [Dan Jorgensen](#)
To: [Public Submissions](#)
Subject: [EXT] Public Hearing (Plan 4994GI Block 42 Lot 7)
Date: Saturday, January 04, 2020 4:30:33 PM

Hello,

I am the owner of 4623 21 Ave NW across the alley from the property in question. I am writing to express my concerns about redesignation from R C1 to R C2 for 4628 20 Ave NW (plan 4994GI, Block 41, Lot 7)

I believe the size of the structure proposed would disrupt the blocks landscape. Increasing density and size of structures ruins the draw of our community. We have a quiet neighborhood and two schools. Increasing volume of people and vehicle traffic reduce our quality of life and safety of pedestrians as I have noted in the last 9 years of living here.

My fellow neighbors and I are well aware that the developers would like to build 2 large attached properties. We also believe they intend to have rental suites in both properties. That means instead of 1 family we would get potentially 4 families and all of the associated vehicles.

In addition to this the development of property next to me a couple of years ago was very negative. The behavior of the developers and their contractors was very poor and abusive of others property and people. Once this behaviour begins we have no recourse. Nobody at the city or law enforcement was interested in the abuses or even attempting to address them. I imagine the developers will take over the back alley as there own private parking and staging area just as the previous developers did.

In closing I am very much against the redesignation of 4628 20 Ave NW for the above reasons as well as the fact that I do not want our block to become R-C2 at all.

Thank you for your consideration
Dan Jorgensen