

Smith, Theresa L.

From: capman918@aol.com
Sent: Wednesday, June 21, 2017 1:36 PM
To: City Clerk
Cc: Furness, Jordan A.
Subject: [EXTERNAL] Re-zoning application - # LOC2017-0053 (4624 - Montalban Drive NW Calgary)

Without Prejudice

June 21, 2017

To whom it may concern,

I am writing on behalf of my 81 year old father and mother, Frank and Doreen Henderson who have resided at 4763 Montana Crescent NW Calgary for the last 60 years.

There are few people in the Montgomery Community that know the history of this community like Frank and Doreen Henderson.

Our concern is regarding the application #LOC2017 - 0053 (4624 - Montalban Drive NW Calgary) to have this property rezoned from RC-1 to RC-1S

This is an application for what we refer to as a "spot" rezoning and there is absolutely no need for this rezoning in our area and there is NO way that we and many other people in the area agree with or want to see this application accepted. In fact there has been a petition circulated to stop this application and has been forwarded by other residents.

It is the first and only application that we know of for rezoning to allow a "legal" secondary suite on "top or the hill" in Montgomery since the town of Montgomery joined the City of Calgary in 1964 and in our opinion the circumstances around the application are questionable.

It is our understanding that the application has been submitted by a newer resident to Montgomery that has not only become a Board Member of the Montgomery Community Association but has also become the Head of the Development and Planning Committee for the Montgomery Community Association.

It is our understanding that ALL other applications for zoning changes to allow more density on "top or the hill" prior to this have been IMMEDIATELY denied by the Montgomery Community Association Board and the Montgomery Community Association Development and Planning Committee.

Why was this application not stopped immediately at the Montgomery Community Association Board and the Montgomery Community Association Development and Planning Committee level?

Why was a letter from the Montgomery Community Association Development and Planning Committee forwarded to the City of Calgary having little objection to this particular application when all other rezoning applications in the past have been denied IMMEDIATELY?

And why was this application, to our knowledge, never mentioned in the Montgomery Community Association Monthly News Letter where the Montgomery Community Association Development and Planning Committee regularly submits articles and updates to all the residents regarding proposed developments and rezoning applications?

In our opinion, there appears to be a direct conflict of interest and there is a personal agenda disregarding the other residents in the area.

The house at 4624 Montalban Drive NW was a new build. It is our understanding that the applicants have an architectural background and in our opinion may of designed and built this particular house to accommodate a future secondary suite soon after it was completed. Was the house at 4624 Montalban Drive NW built with the design features

and services that would make a secondary suite possible without further structural changes and if so why were the plans approved by the City of Calgary and Montgomery Community Association and the Development and Planning Committee of the Montgomery Community Association?

This is a single family RESIDENTIAL area that has ALWAYS been zoned R-1 for SINGLE FAMILY HOMES ONLY and this application, in our opinion, leads to an unwanted precedent to many residents in the area. Most residents that purchase homes in R-1 areas do so NOT wanting to live in an area with high density and legal or illegal suites.

It is also our opinion and great concern that, because of the spectacular views afforded us on this particular street (Montalban) that if the door of opportunity is opened in this situation even ever so slightly, and a precedent is set with this application, there will be aggressive developers in the future, that will apply to rezone properties along Montalban Drive to build attached homes increasing density even more. It is a gamble with the future that we do not want to take.

The City of Calgary working with the Montgomery Community Association have removed several secondary suites in Montgomery and in particular on Montalban Drive NW alone in the last few years due to the many complaints they have received and also in a serious attempt to try and lessen the density and the very serious traffic problems that exist on "top of the hill" in Montgomery.

If this rezoning is granted we believe you will see other home owners make applications to re establish their rentals and increasing density as a precedent will have been set and we will be back to square one..... to many people, to much traffic....and more and more complaints. Seems like one step forward and two steps back.

With the massive residential development," University District" U of C and Childrens Hospital going in very near to this particular application at 4624 Montalban Drive (combined with the future housing development at the Stadium Shopping Center site and also the huge housing development by Olympic Park as well as the development at the old Bowness Golf Course site along the Trans Canada Highway close to this area) there is absolutely NO need for secondary suites in this area of Montgomery and in our opinion this application should NOT be granted and allowed to open up a pandora's box in the future that will effect the residents in this R-1 area even a little bit.

It is a well known fact and topic of conversation that there are MAJOR traffic problems in the Montgomery Community Association. In fact I recently attended an Open House held by the City of Calgary at the Montgomery Community Association on June 16 and it is VERY clear that there are serious traffic problems on Home Road, 48th Street, and McKay Road, this particular application is for a property that is on a street that directly connects with McKay Road and 48th Street.

ANY increase in density by ANY rezoning in this area on top of the hill in Montgomery will only increase these traffic problems.

A recent article dated June 14, 2017 in the Calgary Metro News tells of a female cyclist that got hit by a car in the very close proximity of the area of this application causing very serious injuries.....there have been several other documented traffic incidents in the immediate area.....the traffic is crazy up on the hill in Montgomery right now.....secondary suites lead to more people, more cars and increases in traffic..... with the traffic problems we have in the community already on "top of the hill" and the traffic problems that the Board of the Montgomery Community Association and this particular Board Member are very aware ofwhy would we need to add to the problem?

Do we really want to approve a secondary suite application that we don't need, that many residents don't really want and an application that will increase the density?

What if one of those extra vehicles that come with the extra density were to kill a pedestrian or cyclist or even a student walking to school?

We respectfully ask that you DO NOT grant this application for this "spot" rezoning and keep the area lower density and a TOTAL residential R-1 area.

Thank you,
Archie Henderson (on behalf of Frank and Doreen Henderson)
Capman918@aol.com
C:403-606-8151

Without Prejudice

Smith, Theresa L.

From: Marguerite McVicar [mcchow@shaw.ca]
Sent: Thursday, June 22, 2017 9:01 AM
To: City Clerk
Subject: [EXTERNAL] Additional information regarding LOC2017-0053
Attachments: scan0071.jpg; scan0070.jpg

See attached.

I expect that in the coming days I might receive a few more signatures from people who were not home when we called at their residences. Much of this information was forwarded earlier to Jordan Furness, however he only called yesterday to say that all information had to go to the City Clerks office and additionally the email address that he sent me was incorrect.

Further to this application, it is unfortunate that I will not be able to attend Council on July 3 as I have visitors from New Zealand at that time.

I will be contacting Ward Sutherland with regard to this matter in the near future and prior to July 3, 2017.

Please feel free to contact me.

Sincerely

Marguerite McVicar
4759 Montana Cres NW
403-288-7500

RECEIVED
2017 JUN 21 AM 9:35
THE CITY OF CALGARY
CITY CLERKS

Name

Email/ address

Phone #

Judea Graham

judea@graham.ca

403 247 1138

TELE SKINERLAND

4607-29th Ave NW
Burlington 4629 29th AVE

403 247 1200

Petition on opposing the request for a secondary suite 4624 Montalban Drive Nw June 21st 2017.

Hi I am a Home owner that lives in Montgomery and are very disturbed about the address above applying for a secondary suite. This is there 2nd step in applying for the suite so if you would like to oppose this please call us on how to add your name to the petition. Thank you we love our quiet beautiful community let's keep it safe and low traffic. I was just informed this morning that all parties opposing the secondary suite must be by June 22 2017. So please call to get your name on the list .403 288-7500 Marguerite

Oppose Secondary Suite application of 4624 Ma. address above.
4759 Montana Creek NW

Glenn Wolfe gawolfe1@telus.net 4631-21ave, NW 403-202-5587

GA

RECEIVED

2017 JUN 21 AM 9:35

THE CITY OF CALGARY
CITY CLERK'S

Don Olson

From: "Don Olson" <dono2006@telus.net>
Date: Monday, March 27, 2017 3:01 PM
To: <Jordan.Furness@calgary.ca>
Subject: Application to re-designate the site municipally known as 4624 Montalban Drive N.W.

Planner: Jordan Furness
 E-Mail Jordan.Furness@calgary.ca

Regarding the Request for Comments
 Land Use Bylaw Amendment
 for Address 4624 Montalban Drive N.W.
 from RC-1 to RC-1s

My name is Donald Olson
 owner and occupier of Residential Property at 4756 Montalban Drive N.W.
 Phone Number 403 288-7473
 Cell 403 680-0676
 E-Mail : dono2006@telus.net

I am very opposed to the request to change the zoning of the property
 4620 Montalban Drive N.W. RC-1 to RC-1s.

This particular home is supposedly an energy efficient home.
 If the owner needs to have a suite added to this residential property, that should
 have been taken into consideration before the property was developed and he
 should have built in an area that is conducive to his request. There are many areas
 in the City of Calgary that could have accommodated his development.
 If you cant afford the mortgage then you should not be trying to subsidize your properties.
 to my knowledge as well, there is also a business operating out of this residence.
 There are a number of deliveries made to this address.

This is my retirement home and I would definitely be very disappointed to see this unique and
 special area be changed. We do not need a high density residential designation here.

There is a playground and a dog walking park and we are a short walk from the Childrens Hospital.

Regards,

Donald Olson
dono2006@telus.net

RECEIVED
 2017 JUN 21 AM 9:35
 THE CITY OF CALGARY
 CITY CLERKS

Duxbury, Christa A.

RECEIVED

From: Marguerite McVicar [mcchow@shaw.ca]
Sent: Sunday, March 26, 2017 4:07 PM
To: Donna ; 'Susan Hull'; Philip Cross
Subject: Montgomery Secondary Suites

2017 JUN 21 AM 8:33

THE CITY OF CALGARY
CITY CLERK'S

I am very concerned about the number of applications for secondary suites in our area, particularly at the top of the hill commonly referred to as Upper Montgomery but also have some concerns with those on 22nd Ave to Bowness Road NW.

The top of the hill neighborhood has a number of "grandfathered suites" that were there in 1970 and although most of them are illegal in that they don't meet code that doesn't mean they are not rented. There are also a number of homes that are providing room to students. As a consequence there is no shortage of accommodation available in the neighbourhood, hence no need to rezone for more secondary suites.

Several homes on Montalban Drive have had their secondary suites removed in the last few years and those home owners would surely like to have the opportunity to have rezoning so they could re-established their rentals. So, if rezoning of 4624 Montalban Drive is granted you can be sure that many other homes along that incredibly valuable drive will want to do the same. This is a very unique area of the city and many older homes are being torn down and large, glamorous new houses are being built. What a travesty to open up this area to secondary suites so that parking can totally ruin the park and the view for those who are willing to spend large amounts of money to enjoy both.

Mr. Furness has made the point that each new secondary suite must have one parking place but in today's world what couple has only one car and if you have 2 students they would surely both have a car. The point was made that there is no incentive to use the parking place provided.

The area at the top of the hill has always been designated as 'single family dwellings' since Montgomery became part of the city of Calgary and that means that the residents who have purchased here have paid a premium for this unique area and in addition, the residents have paid a surcharge on their property taxes for 10 years to have the roads paved and sidewalks installed. Surely, this shows a dedication to the maintenance of the neighbourhood that should be granted some respect. For years before moving to Montgomery I lived in Brentwood and paved roads and sidewalks were just part of city services.


In the very near future University District will come on stream with a number of condo units and town houses that will more than take care of the population that requires living accommodations in this area. I fully realize that the Children's Hospital, the University of

Calgary, Market Mall and even Foothills Hospital require accommodations for their ever expanding staff. There will be living units coming on stream at Stadium Shopping Center in the near future which will certainly benefit Foothills Hospital staff. There really is no need to expand secondary suites in the Montgomery area at this time or in the foreseeable future at the expense of a unique neighbourhood.

My final concern with secondary suites in this residential area is that the people who move into those accommodations do not participate in the community. They do not become members of the community association but they put additional demand on EMS, Firefighter services and Calgary district Police. They also burden the existing and old water and sewer infrastructure. In short, it brings a transient population that puts stress on everyone who wishes to make this their permanent home.

Sincerely

Marguerite S. McVicar
4759 Montana Cres NW
403-288-7500

Name	Email/ address	Phone #
DON OLSON New Berlin PAUL CROSS + Susan Hull	4156 MONTALBAN DR. W. 4752 MONTANBAN DR. W. " " " "	403 288-1413 403.247.0347 " " " "
	1701 MONTALBAN DR. 4660 MONTALBAN DR.	403.288.5673 403.288-3458
L. Hamill		
W. Ferguson	4652 Montalban Dr. W.	403.288.9352
J. Ames	2816 Montalban Cres NW	403.730.7656
D. Lockwood	4804 MONTANA CR. NW.	403.512.1937
Scott Hill	4755 MONTANACEES NW	403 288-5453
DOREEN HENDERSON	4763 MONTANA CRES NW.	403-2886051
Margaret Hill	4959 Montana Dr NW	403-288 7500
Frank Henderson	4767 Montana & 3rd.	733-156.403.286031
Kerry Donke	4748 MONTALBAN DR. W.	403-283-7527

Council Members of the city of Calgary. March 27, 201
Attention : Jordan Furness City of Calgary

Petition opposing the rezoning of 4624 Montalban Drive NW Calgary Alberta

- Our principal objection for the rezoning for a secondary suite are:
- Montalban Drive in Montgomery is a unsuitable area for rezoning from R1 to R2. For safety concerns. Over saturation of vehicles with suites legal and illegal.
- Infrastructure and nearby intersections cannot handle the traffic that will occur near Montalban Drive and Mackey Road with high traffic of pedestrians with safety issues at the above address. Concerns of vehicles where the road's congestion
- Homes are purchased in this area at a premium price. Homes average price start at 650,000 million dollars - 1.4 plus million dollars. With mountain views that cannot be replaced.
- Higher population density will dramatically lower property value. Resulting in crowded street parking. This change would greatly affect the area.
- This is setting a precedent for higher saturation in this quiet family neighbourhood.
- James Shuldice purchased the area in 1943 then a name change to Bernard Law Montgomery a Military leader in both world wars With all its unique history geography in Montgomery to be preserved.
- Montgomery has a very small hamlet feel with its community garden and hillside park. It should remain as a safe Family community.

Mr Gordon-Turner
City of Calgary
Development

March 23/17
4763 - Montana C.R.W.
T3B-1E6

After running a survey of the above address
for 57-885. We should not be rezoned
to R C-1B. I see the development of basement
suites or dual duplexes. The traffic parking
have become ridiculous in this area.

We have paid taxes for R.I. Properties
along with all the other Elected Appts. in the area
We wish to stay this way.

Please do not allow the development to
pass through our Department since
children's Dept Opened. Parking traffic is feasible
< 4634 - Montana C.R.W.

Frank & Doreen Henderson
Phone 403-2886031

Council Members of the city of Calgary. March 27,201
Attention :Jordan Furness City of Calgary


Petition opposing the rezoning of 4624 Montalban Drive NW Calgary Alberta

- Our principal objection for the rezoning for a secondary suite are:
- Montalban Drive in Montgomery is a unsuitable area for rezoning from R1 to R2. For safety concerns. Over saturation of vehicles with suites legal and illegal.
- Infrastructure and nearby intersections cannot handle the traffic that will occur near montalban drive and Mackey road with high traffic of pedestrians with safety issues at the above address .Concerns of vehicles where the road y's congestion
- Homes are purchased in this area at a premium price .Homes average pice start at 650.00 million dollars - 1. 4 plus million dollars. With mountain views that cannot be replaced.
- Higher population density will dramatically lower property value. Resulting in crowded street parking .This change would greatly affect the area.
- This is setting a president for higher saturation in this quiet family neighbourhood.
- James Shouldice purchased the area in 1943 then a name change to Bernard Law Montgomery a Military leader in both world wars With all its unique history geography in Montgomery to be preserved .
- Montgomery has a very small hamlet feel with its community garden and hillside park. It should remain as a safe Family community .

Council Members of the city of Calgary. March 27,201
Attention :Jordan Furness City of Calgary

Petition opposing the rezoning of 4624 Montalban Drive NW Calgary Alberta

- Our principal objection for the rezoning for a secondary suite are:
- Montalban Drive in Montgomery is a unsuitable area for rezoning from R1 to R2. For safety concerns. Over saturation of vehicles with suites legal and illegal.
- Infrastructure and nearby intersections cannot handle the traffic that will occur near montalban drive and Mackey road with high traffic of pedestrians with safety issues at the above address .Concerns of vehicles where the road y's congestion
- Homes are purchased in this area at a premium price .Homes average pice start at 650.00 million dollars - 1. 4 plus million dollars. With mountain views that cannot be replaced.
- Higher population density will dramatically lower property value. Resulting in crowded street parking .This change would greatly affect the area.
- This is setting a president for higher saturation in this quiet family neighbourhood.
- James Shouldice purchased the area in 1943 then a name change to Bernard Law Montgomery a Military leader in both world wars With all its unique history geography in Montgomery to be preserved .
- Montgomery has a very small hamlet feel with its community garden and hillside park. It should remain as a safe Family community .


2812 Montalban Cres NW
NIPA CHIA KRAVACTI

Council Members of the city of Calgary. March 27, 201
Attention : Jordan Furness City of Calgary

Petition opposing the rezoning of 4624 Montalban Drive NW Calgary Alberta

- Our principal objection for the rezoning for a secondary suite are:
- Montalban Drive in Montgomery is a unsuitable area for rezoning from R1 to R2. For safety concerns. Over saturation of vehicles with suites legal and illegal.
- Infrastructure and nearby intersections cannot handle the traffic that will occur near montalban drive and Mackey road with high traffic of pedestrians with safety issues at the above address .Concerns of vehicles where the road y's congestion
- Homes are purchased in this area at a premium price .Homes average pice start at 650.00 million dollars - 1. 4 plus million dollars. With mountain views that cannot be replaced.
- Higher population density will dramatically lower property value. Resulting in crowded street parking .This change would greatly affect the area.
- This is setting a president for higher saturation in this quiet family neighbourhood.
- James Shouldice purchased the area in 1943 then a name change to Bernard Law Montgomery a Military leader in both world wars With all its unique history geography in Montgomery to be preserved .
- Montgomery has a very small hamlet feel with its community garden and hillside park. It should remain as a safe Family community .

Rev. Mr. Mayor
4624 Montalban Dr. NW
Calg. 247.1592