

From: gaets7952@yahoo.com
To: [Public Submissions](#)
Subject: 4611 21 AV NW - LOC2020-0035 - Comment from Development Map - Fri 9/18/2020 6:50:11 PM
Date: Friday, September 18, 2020 6:49:36 PM

Application: LOC2020-0035

Submitted by: Gaetano Contrino

Contact Information

Address: 4632 - 21 Avenue NW

Phone: 4037147446

Email: gaets7952@yahoo.com

Feedback:

Dear Members of the City Council

We Nancy and Gaetano Contrino live at 4632 - 21 Ave N.W.

We Strongly oppose the Re-Designation of the Above Property. We look out our front window and see a nice single home (R-1) being built on the property next door to the one being requested to RC-2. The single family home they are building is costing over a million dollars.

All the properties on both sides of 21 Ave from Terrace Road School to the Charter School all zoned RC-1. So we enjoy the low density of traffic and residents. The kids from these schools are always having sporting events and having to walk back and forth to the schools, we see sometimes over 100 kids walking. They would also be put in danger from the increased traffic and vehicles parked.

The Community has several other areas that allow the higher density, and have seen the negative effects of such increase in density; the increased of vehicle on the streets, having to move over as to permit oncoming vehicle to pass, as there is no space for both vehicles to pass each other safely, and the difficulty of visitors to find appropriate parking. We have lived in this area for over 35 years and enjoy it with very little crime and it would be nice to stay that way. We have talked to all neighbours and nobody wants it changed.

We ask you to please reject the Re-Zoning Application From RC-1 to RC-2 and any Amendment to the Montgomery Area Redevelopment Plan.

Regards

From: [Jeanette](#)
To: Cityclerk@calgary.ca
Cc: [Cohen, Kelsey L.](#); [Public Submissions](#); ["Druh.farrell@calgary.ca"](mailto:Druh.farrell@calgary.ca)
Subject: [EXT] Rezoning Montgomery Bylaw 128D2020 location 4611 - 21 Avenue NW (Plan 4994G1 Block 41, Lot 18) Residential currently
Date: Sunday, September 20, 2020 1:58:09 PM

To Whom it May Concern:

I, Jeanette White-Evans, live at 4615 - 21 Avenue NW.

I'm strongly opposed to the rezoning of 4611 - 21 Avenue NW from R-C1 to R-C2 and any amendments to Montgomery Redevelopment Plan (LOW DENSITY). There are lots of areas in Montgomery that are currently zoned R-C2 why this area?

The changing of this zoning would change the integrity of the neighbourhood.

The majority of home on these blocks between 46 Street to McKay Road are 1 to 1 1/2 storey homes, low density, 2 X 3 storey homes would be out of place. This size of home would definitely decrease the quantity of much needed sunlight my home receives. This may reduce the quantity of sunlight my newly installed (December 17, 2019) solar panels receives.

If this redevelopment goes ahead parking would possibly increase by 8 vehicles - increasing traffic and decreasing safety. My family should be able to park in front of my home when needed.

This block (4600 block) is 1/2 PLAY GROUND - pedestrian friendly area for young children walking to & from Terrace Road Elementary School. We have cyclists & pedestrians including seniors (with or without walkers), dog walkers and pedestrians out for quiet walk.

I'm wondering why there is such a push on rezoning this lot when other lots in recent years have been denied 4628 - 20 Avenue NW & 4627 - 21 Avenue NW??

I'm hoping that you will take our (myself & many other residents) concerns under advisement when making this decision.

Jeanette White-Evans
4615 - 21 Avenue NW

Sent from my iPhone

From: [Dong, May C.](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [EXT] FW: Bylaw 128 D 2020, Reference No. LOC2020-0035
Date: Monday, September 21, 2020 3:43:07 PM

From: Gretel Oehler [<mailto:gretel.oehler@shaw.ca>]
Sent: Saturday, September 19, 2020 7:55 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] FW: Bylaw 128 D 2020, Reference No. LOC2020-0035

Sorry, the first e-mail address was not quite correct.

From: Gretel Oehler [<mailto:gretel.oehler@shaw.ca>]
Sent: Saturday, September 19, 2020 7:53 PM
To: 'Cityclerk@calgary.ca/development'
Cc: 'Druh.farrell@calgary.ca'; 'Kelsey.Cohen@calgary.ca'; 'janeadurango@gmail.com'
Subject: Bylaw 128 D 2020, Reference No. LOC2020-0035

To: **The City Clerk for presentation at the Public Hearing in**

Council Chambers on October 05, 2020

Re: **Bylaw 128 D 2020 - Reference No. LOC2020-0035**

Proposed Land Use Change at 4611 - 21 Avenue NW

From: Allan and Gretel Oehler

4619 - 21 Avenue NW

Calgary, AB T3B 0W5

Dear Members of the City Council, dear Mayor Nenshi,

We, Allan and Gretel Oehler, live at 4619 - 21 Avenue NW, two houses to the West of the planned land re-designation from R-C1 to R-C2. **We strongly oppose the re-designation of above property and any amendment to the Montgomery Area Redevelopment Plan.**

We, as well as many of our neighbours, have been living in this friendly, quiet, and caring neighbourhood for decades. Most people on our block own their houses and are taking care and pride in their properties. All houses on our block are 1 or 1 1/2 storey single family dwellings, a few with additional suites. Three storey duplexes would change the streetscape and the neighbourhood completely. Buildings that high would also deprive the houses on either side of the much appreciated sunlight.

Almost all properties on both sides of 21 Avenue from the Terrace Road Elementary School on 46 Street NW in the West to the Charter School on MacKay Road in the East are zoned R-C1. According to the Montgomery Area Redevelopment Plan the residential objective is to ensure low density land use.

Allowing a re-zoning would not only change the integrity of our street and the fundamental nature of our neighbourhood completely it would also have various undesirable consequences:

Half of our block is in a Play Ground Zone. Allowing two duplexes would mean at least eight more cars, therefore increasing the traffic considerably and creating parking problems. The section of 21 Avenue NW between the two schools is a main route for children walking to and from school. There would be a loss of safety for the children as well as for the many pedestrians, (including the elderly with and without walkers, most of them from the nearby Shouldice Lodge on 46 Street NW), for families, for numerous dog walkers, and for cyclists.

The two side by side duplexes, 3 storeys high, on a 50' wide lot would stick out like monstrosities in an otherwise harmonious 1 to 1/2 storey single dwelling neighbourhood.

The construction of duplexes would also mean the removal of mature trees and thus reducing the green space greatly.

There are many other areas in Montgomery available that allow higher density. Why don't the developers avoid the inconvenience of a re-zoning application and build there? One must wonder why they try with a certain confidence to influence the City of Calgary to re-zone, hence forcing duplexes in a one family dwelling neighbourhood.

We ask you to reject the re-zoning application from R-C1 to R-C2 and any amendment to the Montgomery Area Redevelopment Plan. Please consider instead the quality of life and the safety of all of us on this stretch of 21 Avenue NW. Not only have we been living on 21 Avenue NW for many years, we also raised our families here and we paid our taxes. After all these years as residents of Montgomery we believe that we deserve that our opinion is being valued.

Thank you for considering our concerns fairly and justly.

Allan and Gretel Oehler



Public Submission

City Clerk's Office

Please use this form to send your comments relating to 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 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 Lucien

* Last name Toussaint

Email

Phone 403-399-2032

* Subject Bylaw 128 D 2020, Reference No. LOC2020-0035

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

To: The City Clerk for presentation at the public hearing in Council Chambers on October 5, 2020
Re: Bylaw 128 D 2020 – Reference No. LOC2020-0035 Proposed Land Use Change at 4611 – 21 Avenue NW

To: The City Clerk for presentation at the public hearing in Council Chambers on October 5, 2020

Re: Bylaw 128 D 2020 – Reference No. LOC2020-0035 Proposed Land Use Change at 4611 – 21 Avenue NW

From: Lucien Toussaint
4604 21 Avenue NW
Calgary, AB, T3B 0W6

When I bought my property over 40 years ago I was well advised it was RC1 zoned, and each home needed a 50' foot frontal lot. Now I am surprised that the new owner of the 4611 21 Avenue lot Mr. Singh was even able to start the application to change the zoning before he was the full owner of this lot. Especially considering Mr. Singh never intended to live in this residence.

In Montgomery on the lower area between the Bow River and Bowness Road there are many high density housing apartments mixed with duplexes. In the upper area of Montgomery on the hill between Market Mall and the Children's Hospital they have a beautiful view of the mountains, and there are many elegant new houses that are 2 floors high all in an RC1 zone. On 23 Avenue, in the central area of Montgomery under Montalban Park in the recent 10 to 15 years half of the homes are new, two floors high, large, and decorative in the RC1 zone. Now they have begun building new houses on 21 and 22 Avenue as well. Just behind my house on the corner at 4607 22 Avenue NW there is a two floor house with a walk in basement that was just finished last spring. In front of my house at 4607 21 Avenue NW there is a two floor house was just started 3 months ago. More and more these large houses grow like mushrooms in the RC1 zone.

On 21 Avenue many residents have been living here for decades. Some for longer than the 40 years that I have been here. We are all working towards the sustainable growth of Calgary. However, if Mr. Singh can change the zoning to RC2 we will be squeezed between these monster houses which is only so that Mr. Singh can make a big profit on a house that he bought for very cheap.

In the time that I have lived on 21 Avenue I have seen many residents putting additions on there houses. 40 years ago my neighbor at 4608 rebuilt a new bungalow for that time. Personally, I doubled the size of my house adding a bedroom, a large kitchen as well as an attached garage. I did it so that I could comfortably raise my family. I chose this location because it is a quite neighborhood that is a cozy place to live with a nice view of the Edworthy Park. In my back yard I have a stream feeding into a pond with koi fish where birds coming to drink water and take their bath non stop during the day. If RC2 is allowed many trees will be cut taking nesting habitat away from birds. Similarly, overcrowded parking for cars will become an issue if the RC2 designation is allowed. These changes will negatively impact the atmosphere of the area.

Close to 15 senior citizens live here on 21 Avenue and would like to live out their remaining years here in peace. In Canada 81% of the fatalities from covid 19 were senior citizens living in nursing homes. As a senior citizen myself, I will do everything I can to remain at my home here in Montgomery for as long as possible.

For Mr. Singh the only thing he seems to care about is making money. Him and his lawyer are cold and calculated in their attempts to turn a profit. Since Mr. Singh has taken possession of 4611 he has not made the effort to do any maintenance on the property. In spring dandelions bloomed and

seeds were flying all over the community, grass and weeds grew tall throughout summer, and now in autumn thistles are blooming and more. For those who care about the well being of our community Mr. Singh should not be allowed to build these monstrous houses here. Yes, Mr. Singh would be happy with the RC2 designation to build a duplex and have and two houses for double the profit. Plus, of course, he will have 4 units if you count the basement suites for quadruple the profit. And trust me, if he gets away with this he will be back to buy more houses on 21 Avenue. This will cause an increase in the cost of property taxes affecting those of us who are seniors on a fixed income without the intention of selling our homes.

If Mr. Singh would like to build duplexes he should buy a property on an already designated RC2 lot, not come to an RC1 designated lot and disrupt the lives of residents who have been here for many decades. Positively, in Montgomery there are some RC2 zones that still have some old simple homes for sale. Maybe more expensive than RC1 zones, but that's business. I understand the price of the lot at 4611 was very low for Mr. Singh. He stands to make double or quadruple profit on his investment. However, it will be at the cost of altering the lives of residents, many being seniors, for whom it is difficult to adapt to change.

Regards,

Lucien Toussaint

Loulucien43@gmail.com

Gibb, Linda A.

From: Che Greywall <cgreywall@outlook.com>
Sent: Thursday, September 24, 2020 3:58 PM
To: Public Submissions
Subject: [EXT] Re: LOC2020-0035 - October 5 Combined Council Meeting
Attachments: In Opposition to LOC2020-0035.pdf

Hello Linda,

Thank you for your email. Please find attached my submission in regards to the above noted proposed land use amendment.

I have read, understood and agree to the FOIP information you provided.

Yours truly,
Che Greywall

On Sep 24, 2020, at 2:47 PM, Public Submissions wrote:

Hello Che Greywall

Thank you for your email. If you wish for your comments to be added to the October 05 Agenda/Minutes for the Combined Meeting of Council, please resubmit using the [Public Submission Form](#) or email us back with your attachment at publicsubmissions@calgary.ca letting us know that you have read and agree with the FOIP information below.

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information and comments will be made publicly available** as part of the Agenda/Minutes and be published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related to 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 Act of Alberta* (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thank you,

Linda Gibb
Legislative Advisor
Governance and Protocol Services, City Clerk's Office
The City of Calgary | Mail code: #8007
T: 403-268-5852 | www.calgary.ca

City Hall, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

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September 23, 2020

City Clerk's Office #8007
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

RE: LOC2020-0035

Dear Mayor Nenshi and Members of City Council,

I am writing to you **in opposition** of the proposed land use amendment at 4611 21 Avenue NW (LOC2020-0035).

Montgomery's edge conditions help define this neighbourhood as a distinct community with its own character, albeit a small one at approximately 4,000 residents. The preservation of Montgomery's small-town charm and character was deemed important enough to be upheld as the first and foremost Residential Objective in the Montgomery Area Redevelopment Plan by way of ensuring residential development contributes to maintaining the predominantly low density land use. The Montgomery Area Redevelopment Plan was developed in close consultation with the community and with significant attention paid to the local context while considering the intensification and revitalization of Montgomery.

In further consideration of the Municipal Development Plan, the following policies were established to meet the goals of reinforcing the stability of Calgary's neighbourhoods while ensuring housing quality, as well as respecting and enhancing neighbourhood character and vitality through contextually appropriate redevelopment:

Section 2.2.5

- a. *Encourage growth and change in low-density neighbourhoods through development and redevelopment that is **similar in scale and built form...***

Section 2.3.2

- c. *Ensure infill development complements the established character of the area and **does not create dramatic contrasts in the physical development pattern.***

In a compromise to balance both the needs of our growing city and mitigate the issue of destabilization produced by higher density housing options, it was agreed the Bowness Road / 46 Street *Main Street Area* would be revitalized as a mixed-use core, including areas designated for medium density residential developments, while ensuring the development of quality low density housing options north of 19 Avenue NW (Figure 1.3 Future Land Use Plan in the Montgomery Area Redevelopment Plan). You will note the proposed land use amendment is for a lot expressly designated for low density residential development and in no way infringes upon the area to be revitalized.

The following Redesignation Policies were ratified in the Montgomery Area Redevelopment Plan and specifically express opposition to the type of land use amendment proposed to you today while alluding to the significant deviation which amendments such as these make from the existing Plan:

*Policy R4. In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District **should not be permitted.***

*Policy R5. The redesignation of individual lots from R-1 Residential Single Detached District to R-2 Residential Low Density District **is not supported.***

*Policy R6. The redesignation of existing R-1 Residential Single Detached District areas **will require a comprehensive amendment to the Plan.***

Currently, all lots facing 21 Avenue NW between 45 Street and 46 Street NW are designated as R-C1 Residential Contextual One-Dwelling District. Redesignation of the individual lot at 4611 21 Avenue NW not only **directly contravenes Policy R5 in the Montgomery Area Redevelopment Plan**, but will permit the construction of a residential development which is **neither similar in scale or built form to the rest of the streetscape.**

Section 2.2.5 of the Municipal Development Plan states “the City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.” If the proposed land use amendment is approved, the future infill on this lot **will be in dramatic contrast to the physical development pattern in the area.**

I urge you to deny this request for land use amendment (LOC2020-0035) on the grounds it does not respect the Objectives or Policies as set out in the Municipal Development Plan nor the Montgomery Area Redevelopment Plan. I would instead urge the developer to build a modest size single detached dwelling at 4611 21 Avenue NW, which would fit well within the community context.

Sincerely,



Che Greywall
4627 21 Avenue NW
Calgary, AB T3B 0W5

cc: Councillor Druh Farrell, Ward 7

Palaschuk, Jordan

From: KEVIN BOND <kevin.bond@shaw.ca>
Sent: Sunday, September 27, 2020 5:21 PM
To: Public Submissions; City Clerk
Subject: Re: [EXT] Re: Land use Amendment at 4611 21st Avenue N.W.

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

To Whom It May Concern,

As per your instructions:

We have read and agree with the FOIP information. Please include our comments listed below to the [October 05 Agenda/Minutes](#) for the Combined Meeting of Council.

Thank you.

Kevin and Jennifer Bond.

Re: Proposed Land use Change : LOC2020-0035

Location : 4611 - 21 Avenue N W

Dear Members of Council,

This email is in response to the notice board placed by the City of Calgary at the above address. We are responding in regard to the proposed land use change from R-C1 to R-C2 . We feel that, if the change to R-C2 is approved with two dwellings on the site, this would lead to serious 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 the avenue you can often see cars parked bumper to bumper. It's not uncommon to find 3 vehicles per household.

We looked at the City of Calgary Building and Planning site regarding the above property. There it states that the proposed Land use Amendment requires that there be:

" An Amendment to the Montgomery Area Redevelopment Plan is required to allow for the proposed redesignation".

We hope that this has been addressed. In the past redesignation has not been supported.

The height of the building that is proposed is a major concern to us too. There are only single storey houses on our avenue both on the South and North side of 21st Avenue with one exception, a house that has a second storey. To our knowledge the entire avenue, between 45th and 46th

street is zoned R-C1 (that is 20 houses) with the exception of two houses that are R-C2. If a structure of 10 meters is erected on the site, the houses on either side would be deprived of sunlight at sometime during the day. We have experience of this. A tall house (although a single storey) has recently been built on the East side of our house. As a consequence one of our bedrooms is deprived of sunlight at any time of the year now. We strongly object to any changes from the existing R-C1 zoning.

Having lived in this house for over 40 years we really like the streetscape as it is with single storey buildings.

We hope that the city will seriously consider our concerns before making any decision.

Thank you for the opportunity to express our concerns.
Kevin and Jennifer Bond

From: [Ron Regambal](#)
To: [Public Submissions](#)
Subject: RE: [EXT] Bylaw 128 D 2020, Reference No. LOC2020-0035
Date: Friday, September 25, 2020 2:21:21 PM

Please see my original comments below.

I live at 4608 - 21st Ave. N.W., just across the street and down one house from the property of 4611 -21 Ave. N.W. We have lived here for 46 years. I am opposed to the Re-Designation of this property and any Amendment to the Montgomery area Development Plan. I am strongly against the proposed change from RC-1 to RC-2. I feel a two dwelling unit with possible secondary suites could cause serious parking issues on this block. We could have at least four vehicles with this dwelling and if the secondary suites are developed, the number of cars could double. This possible number of extra cars could be a safety issue on this street, as it is used by many elementary students attending Terrace Road School which is at the end of 21 Ave. The visibility of the children crossing the street or just being on the sidewalk would be greatly hampered, which is dangerous.

This type of dwelling would also upset the landscape of our block. Our block consists of single dwellings. A building of this type would definitely change the appearance of our block, and block the view of many residents, including myself. Most of the residents have lived on this block for many years, and I feel that this situation is being forced on us without any thought of how it will effect us as a block. We take pride in our neighbourhood and should not be expected to just agree to such a change that will effect all of us, and not for the better. At the moment there is a single dwelling being build on the property next to this lot. It is a beautiful single home and adds much to our neighbourhood. If something like this could be proposed, I think the residents of this block would be very happy with this outcome.

I hope you will consider all our requests and reject the rezoning application from RC-1 to RC-2 and any amendments to the Montgomery Area Redevelopment Plan. Thank you for your time.

Yours truly,
Jo-Anne Regambal
4608 – 21 Ave. N.W.
Calgary
403-288-9611

From: Public Submissions
Sent: September 25, 2020 11:20 AM
To: Ron Regambal
Subject: RE: [EXT] Bylaw 128 D 2020, Reference No. LOC2020-0035

Jo-Anne....do you think you could put your comments as an attachment or below the bit about agreeing with FOIP....I cannot find your initial submission.

From: Ron Regambal <Regambal@shaw.ca>
Sent: Thursday, September 24, 2020 3:38 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] Bylaw 128 D 2020, Refrence No. LOC2020-0035

To Whom It May Concern,

I have read and agree with the FOIP information. Please include my comments to the October 05 Agenda/Minutes for the Combined Meeting of Council. Thank you.

Regards,
Jo-Anne Regambal
4608 – 21 Ave N.W.
Calgary, AB
T3B0W6
403-288-9611

From: ssan403@gmail.com
To: [Public Submissions](#)
Subject: 4611 21 AV NW - LOC2020-0035 - Comment from Development Map - Sat 9/26/2020 2:56:22 PM
Date: Saturday, September 26, 2020 2:56:07 PM
Attachments: [Montgomery high density.png](#)

Application: LOC2020-0035

Submitted by: Sue Torres

Contact Information

Address: 4611 23 Avenue NW

Phone: 4039239510

Email: ssan403@gmail.com

Feedback:

As a long time Montgomery resident I am opposed to this land use redesignation for some of the following reasons (by no means a comprehensive list):

- 1) The Montgomery Plan was developed with careful consultation of all stakeholders. Amending the plan for this type of land use change undermines the extensive work and consultation of all the stakeholders in developing the plan, which took into consideration the traffic flow, parking, neighborhood schools and services etc.
- 2) There is no compelling reason to. There are areas (blocks) in the neighborhood that are available and zoned for the type of development these builders are seeking.
- 3) The current redevelopment of the area and the increased footprint of these developments have had a devastating impact on the vegetation and mature tree canopy that was once present in this river valley neighbourhood. The human health impacts from the removal of these trees are well documented. Having some blocks designated RC-1 at least allows some ability for greenspace, which balances out the higher density redevelopments which have left NO space on the property to replant even one tree that could reach full maturity.
- 4) The ability to have legal suites was approved after the Montgomery Plan was developed. This already increases the density by double than what was originally planned, putting a strain on the existing neighborhood resources and infrastructure.
- 5) Those that have purchased in the area and have invested in being a Montgomery resident have done so with the expectations that the neighborhood would be at a density as shown in the Montgomery Plan. The profit margins of this builder should not affect the investment of another neighbor.(neighbour directly to the east is currently constucting according to current land use)
- 6) If the Montgomery Plan no longer suits the purposes of the development of the neighbourhood, then a new plan should be developed. The changes can be considered by all stakeholders and consider impacts that can be mitigated and planned for, unlike changing one property land use at a time.

I have attached a google earth snapshot with the higher density areas. Note the greenspace and parking issues.

Thank you for your attention.



Palaschuk, Jordan

To: Palaschuk, Jordan
Subject: RE: Bylaw 128D2020 Reference No.LOC2020-0035

From: WAYNE BAPTIST [<mailto:waynebaptist@shaw.ca>]
Sent: Monday, September 28, 2020 12:38 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Fwd: Bylaw 128D2020 Reference No.LOC2020-0035

Greetings

They tell us that we must submit this to Public Submissions if we want to phone that day of Oct 5 2020 .
We have read and agree to the F01B Information.
Thanks for the opportunity to talk in person.

----- Forwarded Message -----

From: WAYNE BAPTIST <waynebaptist@shaw.ca>
To: cityclerk@calgary.ca
Sent: Fri, 18 Sep 2020 16:52:49 -0600 (MDT)
Subject: Bylaw 128D2020 Reference No.LOC2020-0035

Dear Members of the City Council

We Cheryl and Wayne Baptist live at 4628 - 21 Ave N.W.

The Proposed Change from RC-1 TO RC-2. We Strongly oppose the Re-Designation of the Above Property and any Amendment to the Montgomery area Redevelopment Plan. We look out our front window and see a nice single home (R-1) being built on the property next door to the one being requested to RC-2.

I know they are very upset, thinking they bought the property in a RC-1 area and now having a RC-2 proposed next door. The home they are building is costing over a million dollars.

They will also be not wanting this area changed to RC-2. All the properties on both sides of 21 Ave from Terrace Road School to the Charter School all zoned RC-1. So we enjoy the low density of traffic and residents. The kids from these schools are always having sporting events and having to walk back and forth to the schools, we see sometimes over 100 kids walking. They would also be put in danger from the increased traffic and vehicles parked.

The Community has several other areas that allow the higher density ,so why not continue in those areas. We have lived in this area for over 40 years and enjoy it with very little

crime and it would be nice to stay that way. We have talked to all neighbours and nobody wants it changed.

We ask you to please reject the Re-Zoning Application From RC-1 to RC-2 and any Amendment to the Montgomery Area Redevelopment Plan.

Hopefully you consider our Requests.