

Good Afternoon,

This email is to let you know that I have read and agree with the Freedom of Information and Protection of Privacy Act of Alberta (FOIP). Thank you and I look forward to the hearing on December 14, 2020

Jennifer Blackwell

On Mon, Nov 30, 2020 at 2:28 PM Public Submissions <PublicSubmissions@calgary.ca> wrote:

If you wish for your comments to be added to the **2020 December 14 Agenda/Minutes for the Combined Meeting of Council**, please resubmit using the [Public Submission Form](#) or **email us back letting us know that you have read and agree with the *Freedom of Information and Protection of Privacy Act of Alberta (FOIP)* information below.**

Please resubmit using the form noted above or email us back AS SOON AS POSSIBLE, submissions received after the conclusion of the meeting may not be added to the public record.

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.

From: Dong, May C. <May.Dong@calgary.ca> **On Behalf Of** City Clerk
Sent: Monday, November 30, 2020 7:54 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: FW: [EXT] 5104 17th Ave NW Land Use Change Opposition Letter

From: Jennifer Blackwell [<mailto:jennblackwell7@gmail.com>]
Sent: Saturday, November 28, 2020 2:00 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Singh, Manish <Manish.Singh@calgary.ca>
Subject: [EXT] 5104 17th Ave NW Land Use Change Opposition Letter

Good Afternoon,

Please find attached my opposition letter to the proposed land use change at 5104 17th Ave NW. I have also copied it below.

See you December 14, 2020 for the public hearing.

Thank You,

Jennifer Blackwell

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

cityclerk@calgary.ca

November 28, 2020

To the City Clerk:

Re: Rezoning Application for 5104 17th Ave NW, Bylaw 160D2020

I am writing to express my strong opposition to the proposed land use change LOC2020-0104 at 5104 17th Ave NW in the community of Montgomery. Many residents near this proposed development are completely opposed to the addition of multi-family housing that will cause privacy and environmental concerns, traffic and safety problems, set community precedence, the destruction of more single-family lots and potentially lower the property values of the existing community.

A large property being build directly beside our house will cause privacy and environmental concerns directly on our house. A building planned to be built above the current approved maximum height will cause a large amount of shade into our yard. We would expect that a shade study be completed prior to any development as that will impact the quality of our yard and our ability to garden in the summer, a past time that my family enjoys very much. We also have concerns around the large trees that are on our property as well as at 5104 17th Ave and their fate with the excavation of the lot to facilitate such a large property. The trees in our yard that are along the fence and on 5104 are well established and large trees

that would be a big loss should they have to be cut down or die due to excavation of the lot. We also have concerns over our privacy with the potential of multiple windows looking into our property.

Traffic and safety of pedestrians and children are a major area of concern. By adding a four plex to that corner there is potential for the addition of 8 more cars to the street. These additional cars add additional parking constraints, blocking of the ambulance dispatch across the street and increased traffic on 2 uncontrolled intersections where plenty of pedestrians and children frequent. The street across from us is all duplex housing and some of those houses also have additional suites so parking on the street is already a challenge. There is a fire hydrant on the corner of the lot 5104, which also adds to the parking challenges and safety concerns for the street.

An approval of this redevelopment sets the precedence for other developers who desire the windfall of the redevelopment of a single-family corner lot into a multiunit housing complex. This redevelopment will create this incentive should it be approved. As developers only care for the potential profit they make with little care for the community/ street that they build in the city of Calgary should review each application to determine how necessary this added development is, was this a property considered for redevelopment on the community redevelopment plan and how the surrounding neighbours feel about it.

Our family have been in favour of the changes that have been made in Montgomery and believe the streetscape has been enhanced by these changes. That being said we believe that certain areas and streets have character that should be maintained as single family lots in order to maintain that character. Upon review of the Montgomery Area Redevelopment Plan ("MARP") it is clear that the plan of the community is "to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land use" and "to ensure residential development is not visually dominating and set apart from the street", which I can assure you this redesignation does neither of those. It is also clear from the Future Land Use Plan (figure 1.3) in the MARP that our street/ block is designated as low density residential and there are other areas within Montgomery that are appropriately zoned for this type of development. It was very clear in the MARP that "the redesignation of existing R-1 Residential Single Detached District areas will require a comprehensive amendment to the plan", which I am not sure has been considered by the developer or the city.

When we purchased our house in 2014 we were aware of the zoning of our street and what is permitted on that site. If a single-family homeowner buys a property adjacent to a lot zoned for multifamily use they have no recourse if the owner of that property decides to develop it according to the approved zoning. However, in this case the adjacent homeowners were aware of the zoning on the property and so presumably was the purchaser of 5104 17th Ave NW. Existing residents made their decisions to buy their properties and to invest in them based on their understanding of that zoning. We don't believe it is fair that the purchaser can now come before council and expect that the zoning be changed to accommodate the interest of the purchaser. A developer who does not care for the neighbourhood or the community itself. If they wanted to build multifamily property, they should have found a lot that was appropriately zoned for that.

Our family is not opposed to density building as we have happily seen the addition of suites to some neighbouring houses. These small suites either added in a basement or above a garage are the type of

density building we would like to see. We also live across the street from many older duplexes, which we of course were aware of prior to purchasing our house.

In our opinion there is no circumstance justifying this redevelopment as the neighbourhood and city is not growing at a rate that would require this sort of building as evident by the number of units for sale of similar nature. This property is not on a Bowness Road and is not consistent with buildings on the street. Any large multifamily building will not flow with the street scape that our character block possesses. This development will continue the destruction of the remaining pockets of single-family homes in Montgomery. Neighbourhoods should be preserved instead of slowly being demolished to build uninteresting high-density housing. Property values are likely to go down in the area if multi-family houses are built.

Spot zoning for unplanned development of this parcel is not only inappropriate but also circumvents the development of the Montgomery redevelopment plan. All surrounding neighbours of the property oppose this proposed land use change and development and have submitted their concerns to the City. We have a petition with many signatures to reflect this. I urge you to reject the proposed spot zoning based off all the facts I have shared above, the signatures on the petition and the letters from our community.

Thank you for your continued service and support of our communities. Please register and tabulate our concern with all the others you have received and deny the zoning change.

Best regards,

Jennifer Blackwell