



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the 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.

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Dan & Marilyn

Last name (required) Visser

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) Land Use Redesignation LOC2020-0104 at 5104 17th Ave NW

Date of meeting

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

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

December 3, 2020

To Whom It May Concern:

Re: Rezoning Application for 5104 17th Ave NW

We are writing City Council to express our opposition to the rezoning application for 5104 17Ave NW. We live at 5116 17 Ave NW, 2 houses down from the lot of concern. We have lived on this block for 12 years. We would like council to preserve the single dwelling zoning designation on this block of Montgomery as outlined in the Montgomery Development Plan, maintaining the current streetscape and current density. We are concerned that changing the zoning of this property will impact accessible parking on the street, increase traffic on 17ave posing a safety risk to an already busy corridor, and interfere with access to the EMS station at the end of the block. We are pro development and support a mix of housing densities however our community already has a significant amount of higher density builds. What is lacking are single residence lots that have mature trees and provide greenspace. The parcel in question should be preserved to maintain these features and maintain the current Montgomery Development plan.

We successfully redeveloped our lot into a new home with a legal basement suite in 2015 after in person direct consultation with our neighbors. We sought input from those affected on the block and redeveloped the lot within the context of the Montgomery Development Plan, restrictive covenants and zoning. This consideration has not been extended by the current owner of 5104 17Ave.

It seems unfair that a developer can come in and strike out restrictive covenants, current zoning and the current area redevelopment plan profiting at the expense of current residents of the neighborhood. The current owner of the property is a savvy developer who has repeatedly purchased single family lots to increase density, make money and leave with no appreciation of the community that they are upsetting. Increasing density of this parcel to a 4 residence lot will set precedent for more multifamily development in the future, further negating the original development plan that current residents support.

Rezoning this parcel to a 4 residence lot will impact traffic and parking on 17Ave as well as 50th St. The street already supports street parking for multiunit houses on the south side of 17Ave

as well as the employees and program vehicles of the Excel Discovery Group Home for Young Offenders at 5121 17 Ave NW across the street from our home.

Rezoning the lot of concern will increase parking along 50th St which is across from the EMS dispatch center. We see EMS come and go from this dispatch in a hurry 24 hours a day and increased parking surrounding this uncontrolled intersection is a safety concern. There is already fire hydrant access on 5104 17 Ave which limits parking directly in front of the property pushing extra parking down 17Ave.

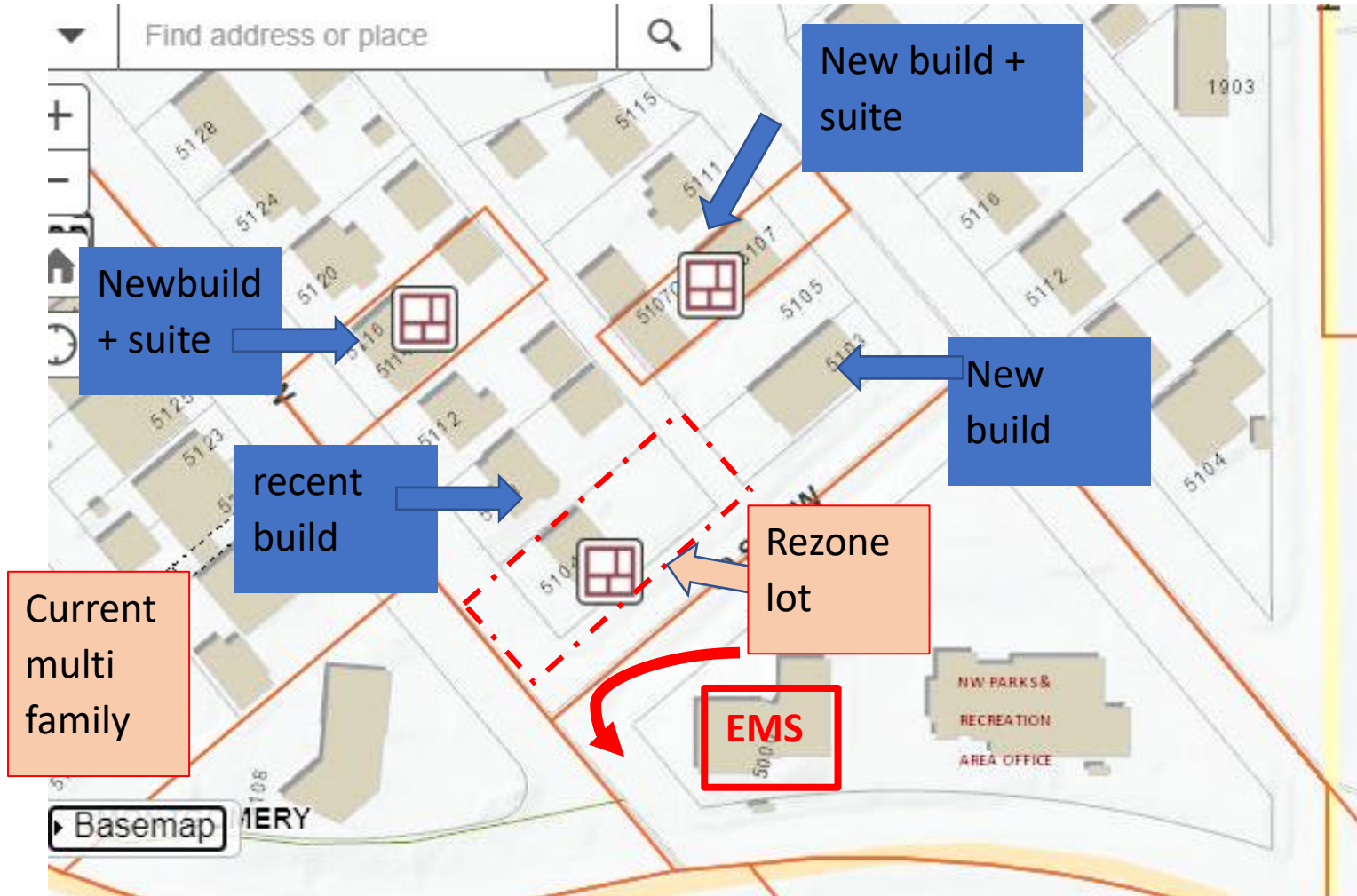
Thank you for your consideration of this letter of opposition and we hope that City Council will finally be able to listen to our concern as we have not been given standing in any of the proceedings thus far, including striking down the original restrictive covenants or the remainder of the city planning process. Our hope is that this application is rejected to allow the public planning documents to stand as is.

The figure below illustrates the new development within the context of the current plans that we have invested in.

Thank you,

Marilyn and Dan Visser

5116 17Ave NW



From: [Alain Tomszak](#)
To: [Public Submissions](#)
Subject: [EXT] Oppose 5104 17ave NW Land Redesignation
Date: Sunday, December 6, 2020 3:45:55 PM

I would like to state my opposition to the land re-designation of 5104 17 ave NW to the proposed R-CG land designation which would allow for a 4-plex to be built at this location. Maintaining this location as R-C1 will ensure the neighborhood maintains a a similar population density to what currently exists and does not allow for a slippery slope of dozens of 4-plexes being constructed.

Al Tomszak
4811 19 Ave NW, Calgary, AB T3B 0S6



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First name (required)	Dennis
Last name (required)	Blackwell
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Land Use Change 5104 17 Ave NW - LOC2020-0104
Date of meeting	Dec 14, 2020

I am writing to express my opposition to the proposed land use change at 5104 17 Ave NW, LOC2020-0104. I feel the construction of a large, multi-family residence at this location will have negative impacts for the community and for the property I own that is adjacent.

It sets precedence for other properties in this community to be similarly rezoned and developed. The current zoning and community development plan have a strong influence on people's decision to purchase properties in Montgomery. The interior of the community being zoned for single-family homes draws families looking for starter or long term homes in which to raise their families. Erecting several multi-family homes will change that demographic. The developers of these properties have little care to the impact of the community since their motives for development are based on profit as opposed to building roots in the community.

Based upon other similar multi-family homes that have been developed in the area (in properties designated appropriate by the Montgomery Development Plan), essentially the entirety of property in question will be consumed by structures if this development is approved. This will result in several old trees being removed, and will have drastic impacts on the shade projected on adjacent properties. Traffic will be substantially increased, and on-street parking, which is already at a premium at this location, will become even more of a challenge with four more families' worth of cars added to the

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

ISC:

1/2

Unrestricted

Dec 6, 2020

9:45:42 AM



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local mix. Pedestrian and bike traffic will be at increased risk, and access to the alleyway will become congested. An additional concern is that of vehicle access to the ambulance dispatch located across the street (which also limits on-street parking).

The construction of this property will have negative impacts on my property as well. As mentioned previously, a new, larger-than-currently-zoned-for structure on the property will cast vastly increased shade on my property. The large, old trees that are on my property but along the property line will be cut and my not survive their roots being destroyed by development. There will be increased privacy issues with four residences' worth of windows looking into my property. My property value will be decreased as a result of this development.

Current residents agreed to the community development plan when making the decision to live in Montgomery. Approving this development is an affront to that agreement.



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First name (required)	Terri
Last name (required)	Mayo
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed redevelopment on 5104 17 Ave NW
Date of meeting	Dec 14, 2020
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do not allow a four plex to be developed on this property. A four plex should not be allowed as there are no other four plex developments around this street. This street consist of single family homes as well as side by side. Having a four plex would have that much more in the way of vehicles and being close to an ems station this would block exiting for them in a timely manner.