



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)	Nancy
Last name (required)	Contrino
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Proposed Development at 4623 - 21 Ave N.W.
Date of meeting	Apr 12, 2021

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

We live across the street from the proposed land use change from R-C 1 TO R-C 2. We have lived here for a long time and have always enjoyed our area. A nice quiet neighborhood and we have always had single homes built, now the City is trying to destroy the looks of our neighborhood by allowing duplex's, which will take away our parking and have more traffic to fly up and down.

The increased density in Montgomery is destroying the sense of community that had been developed over the years. The general contractors and builders have no sense of the community as seen by them cutting down trees which are over 25 years and are healthy.

The proposed development is a continuation of the destruction of Montgomery one block at a time with high density construction.

Please do not allow the developer the change,

Nancy and Gaetano Contrino

4632 21 Avenue NW



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First name (required)	Wayne
Last name (required)	Baptist
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	By-law 51D2021 4623 - 21 Ave N.W.
Date of meeting	Apr 12, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Subject : Proposed Development at 4623 - 21 Ave N.W. We live across the street and have enjoyed it for several years. It is a nice quiet neighbourhood and have thought that it took more than a developer to change the re-designation. Why would the residents of the area and community not have any say in the change. In the past few years we have had a few new homes built all RC-1. We enjoy the nice mature trees. When they build duplexes they cut everything down. They add traffic and parking is always an issue. Neighbourhood Watch has worked very well. So please do not consider this change.</p>
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From: [Gretel Oehler](#)
To: [Public Submissions](#)
Subject: [EXT] Bylaw 51D2021, 4623 - 21 Avenue NW
Date: Friday, April 2, 2021 12:43:41 PM

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

**City of Calgary
Office of the City Clerk
700 Macleod Trail SE
PO Box 2100 Postal Station M
Calgary, AB T2P 2M5**

For Presentation at the Public Hearing on April 12, 2021

**Re: Land Use Re-Designation from R-C1 o R-C2
Montgomery, Bylaw 51D2021
on 4623 - 21 Avenue NW
Plan 4994GI, Block 41, Lot 15**

Dear Members of Council,

We, Allan and Gretel Oehler, live next door to the requested land re-designation from R-C1 to R-C2. **We strongly oppose the re-designation of the above property and any amendment to the Montgomery Area Redevelopment Plan for the following reasons:**

There is no need for a change in zoning from R-C1 to R-C2 because many areas in Montgomery are designated R-C2 areas where the applicant can build dwellings as per his intention without the issue of re-zoning. The drawing that was attached to your letter regarding the Public Hearing is part of the Montgomery ARD. It shows very clearly that this part of 21 Avenue NW is a designated R-C1 zone.

Below is the update of the Montgomery Community Association on that subject:

- *the Montgomery ARP is a fairly recent document and a robust one that city planners have supported*
- *the ARP recently went through an amendment that significantly increased the density of the area on and around Bowness Rd to the point where it meets or exceeds the density requirements of the MDP for the next 10+ years.*
- *if residents want to build semi-detached homes, there are plenty of areas zoned for that*
- *the ARP has an equitable mix of single family (R-C1) and higher density (R-C2 and greater) areas to accommodate different family types*

We are not against change in our neighbourhood and we would gladly welcome one single detached home where happy children have room to play in the yard, however, we do not

approve of two semidetached dwellings on a 50' x 120'. 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 other **undesirable consequences**:

Parking would become a significant issue as it is less accommodating in a higher density area. Allowing two semi-detached dwellings on this property as intended would increase parking to at least 6 - 8 cars from currently 1 car.

Newer semi-detached homes tend to maximize lot coverage and are rapidly **destroying the tree canopy within the neighbourhood**. Many beautiful, mature trees have already become victims of new developments on our block.

Higher density amounts to **increased traffic**. The section of 21 Avenue NW between Terrace Road Elementary School on 46 Street NW in the West and the Charter School on MacKay Road in the East is a main route for children walking to and from school. Because of the increased traffic 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.

New developments in our immediate neighbourhood with the planned higher density **are driving our property taxes up** so that we, who have lived here for a long time, can hardly afford to pay them anymore. We are the very people who built this friendly, caring neighbourhood where we neighbours watch out for each other and keep our eyes open for anything unusual going on.

Higher property values are irrelevant to us and our neighbours because we are not planning to sell in the near future.

We expect the City Council, Administration and Planning and Development to embrace and support our goal to live in our harmonious and still affordable neighbourhood as long as we can. Please do not allow new property owners/developers to force their way into an R-C1 area with the intention and expectation of a zone change to R-C2. Changing the zoning disrespects the Montgomery ARD and all the work, careful planning and considerations that went into creating the document by the community of Montgomery as well as by the City of Calgary Planners who approved the plan.

Reading the notes and planning documents regarding the above property on the City website, we are very disappointed to get the feeling that you have already decided to disregard the recommendations of the Montgomery Community Association, our concerns and that of our neighbours. **However, we ask you to please carefully re-evaluate your view and 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 for our opinions to be heard and valued.

It's regrettable that two semi-detached dwellings on a 50' wide lot at 4611 - 21 Avenue were already forced into our block last fall. They surely do not fit harmoniously in the streetscape

- any trees and shrubs on that property were destroyed.

Montgomery appears to be in the bull's eye of City densification, especially outside of the designated areas as shown in the ARD. Is there the same densification intended for Elbow Park and Mount Royal? Are the residents of Montgomery considered to be of lesser value because they are mostly working-class residents?

Thank you for considering our concerns justly and fairly and with an open mind.

Sincerely,
Allan and Gretel Oehler



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First name (required)	Gretel
Last name (required)	Oehler
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	Bylaw 51D2021, re-zoning 4623-21 Avenue NW
Date of meeting	Apr 12, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>We strongly disagree with the rezoning from R-C1 to R-C2. Reasons: It would be greatly change the harmonious streetscape, destroy mature trees, increase traffic, endanger pedestrians in close proximity of schools and senior lodge, create parking problems. We live at 4619 21 Avenue, adjacent to the proposed re-zoning. We are long time residents of this nice caring community and we take pride in our neighbourhood.</p>



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First name (required)	Gretel
Last name (required)	Oehler
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	Bylaw 51D2021 - 4623 - 21 Avenue NW
Date of meeting	Apr 12, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>My husband and I strongly disagree with the proposed zoning change from RC-1 to RC-2. There is no need for rezoning this property because the Montgomery ARP has many areas designated for RC-2 developments.</p> <p>Other reasons for objection: It would greatly change the harmonious streetscape, destroy mature trees, increase traffic thus endangering pedestrians in close proximity of schools and a senior lodge, creating parking problems.</p> <p>We are long time residents of this nice and caring community and we are proud of our neighbourhood.</p>



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First name (required)	Kevin
Last name (required)	Bond
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	Land use redesignation at 4623 21 Avenue NW. Request for change of Zoning
Date of meeting	Apr 12, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am strongly opposed to the request for rezoning from R-C1 to R-C2 at 4623 21 Avenue N W as this will adversely affect the quality of life on our Avenue. I have sent a detailed letter to The Office of the City Clerk that outlines how the proposed change would adversely affect us and those who live on our Avenue.

From: [KEVIN BOND](#)
To: [Public Submissions](#); [City Clerk](#)
Subject: [EXT] Re: Proposed change of zoning at 4623 21 Avenue N W
Date: Friday, April 2, 2021 7:51:37 PM

April 02 2021
Mr. Kevin and Mrs. Jennifer Bond,
4631 21 Avenue N W
Calgary,
T3B 0W5 Tel No 403 286 2816 email kevin.bond@shaw.ca

Office of the City Clerk,
City of Calgary,
700 Macleod Trail S E
Calgary,
T2P 2M5

Re: Proposed Land use redesignation at 4623 21 Avenue N.W.
From R-C1 to R-C2

Dear Katarzyna Martin and Members of City Council.
This is in response to the letter we received from The City Clerk's Office.

We are strongly opposed to the proposed change from R-C1 to R-C2 at the above address for a number of reasons.

When we walk on the streets in our neighbourhood that have gone through the change from R-C1 to R-C2, we notice the appearance of row housing, very close together. I am a retired builder and contractor, licensed with the City of Calgary for 40 years. I see the potential for damage to surrounding houses should a fire break out at one of them since they are very close to each other. This has already happened in several other neighbourhoods. One time involving a member of our family.

While we are walking we notice the lack of trees along what was once a tree lined avenue. When I built on properties with trees I was required by the City to protect the trees with a fence. The City considered the trees a valuable asset as part of our Urban forest, providing oxygen to the atmosphere and the aesthetic appearance to the neighbourhood. When duplexes are built there is no room for trees.

Another thing we notice is the number of cars on the street. After work in the evening they are parked bumper to bumper. The duplexes on the street are obviously causing a parking problem, not surprising as there are usually between 2 and 4 cars per 25 foot lot. This creates congestion on the streets and puts children and seniors that live in our neighbourhood at risk.

We are strongly opposed to changes from R-C1 to R-C2 on our street for all of the above reasons. If a developer really wants to build duplexes there are already large areas to the South and West of our street that are designated R-C2. The small R-C1 areas that are left in Montgomery should be left as they are. This then provides the mix of types of properties outlined in the Montgomery Area redevelopment Plan, approved by the City. In the Montgomery Area Plan they do not approve of spot changes to zoning.

A single family home built on the above lot would fit into the streetscape of 21st Avenue.

**We therefore respectfully ask City Council,
Not to approve the request for a change in the zoning for the above property based on the points
we have made above.**

Thank you for your consideration in this regard,
Kevin and Jennifer Bond