

From: damckague@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 3019 46 ST NW - LOC2021-0033 - Comment from Development Map - Wed 9/1/2021 6:16:3 PM
Date: Wednesday, September 1, 2021 6:16:07 PM

Application: LOC2021-0033

Submitted by: Debbie McKague

Contact Information

Address: 3007 46th St NW Calgary

Phone: 4035479520

Email: damckague@gmail.com

Feedback:

For the 3rd time I wish to express my opposition to this land use redesignation. Previously I sent a letter in opposition and signed a petition, both presented to City Hall.

1. When we decided to move into Montgomery 3 years ago we looked specifically for an R1 zoned area, not just an R1 zoned lot. We found the small pocket in Montgomery Heights - a wonderful quiet community with long term residents. We purchased our lot and constructed a new home on the understanding that this area would remain R1.
2. Montgomery has already contributed significantly to densification with the rezoning of lots in the lower section - many R2 and R4 plus apartment buildings along Bowness Road. In addition, Montgomery Heights is surrounded and impacted by very dense living in University Heights and the apartments on the western street bordering Market Mall. This is already creating a parking problem in our streets.
3. During the construction of our home we were prevented from building a ranch style home as it would take up too much of the allowable build size for the lot (from memory I think this was approximately 55% - 60%) so the lot restrictions forced us the build a two storey to get the size of home we wanted. Why would the City then allow a new build that takes up the majority of the lot size?
4. From the little information available on the owner/builder, we understand this project to be a money flip opportunity rather than in character with the are, i.e. an investment in a long term residence. Again, we strongly oppose redesignating this lot from R1 to R2.

From: clrozema@shaw.ca
To: [Public Submissions](#)
Subject: [EXT] 3019 46 ST NW - LOC2021-0033 - Comment from Development Map - Wed 9/1/2021 8:36:14 AM
Date: Wednesday, September 1, 2021 8:36:20 AM

Application: LOC2021-0033

Submitted by: Cheryl Rozema

Contact Information

Address: 4636 - 29 Ave NW

Phone:

Email: clrozema@shaw.ca

Feedback:

We are opposed to the rezoning of our community. There is a lot of development across from us in the University District as well as below our area. That is enough. We purchased in this area as it was zoned RC1 and would like it to remain that way. We trust you will note that the majority of households in our area are opposed and hear our voices. Thank you.



FORM TITLE

Header text

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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) Marguerite

Last name (required) McVicar

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

Public hearing item (required - max 75 characters) Land Use resignation Montgomery BYLAW128D2021 LOC2021-0033 at 3019-46 St NW

Date of meeting Sep 13, 2021

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

I feel betrayed by the city planners and development department with their approval of rezoning from R-C1 to R-C2 and I know I speak for most of the residents in the area, many of whom have lived here for more than 40 years. We paid a premium to buy into an R1 residential area. We paid an additional assessment on our property taxes for 20 years so the area could have sidewalks and paved streets. Now we find that our neighbourhood is going to become nothing more than a developers dream as they reap the benefits and put the profits in their pockets. This neighbourhood has the potential to be another St. Andrews Heights with large beautiful homes overlooking the city and each inner street source of pride for all to enjoy.

Montalban Drive is well on its way to becoming another Toronto Cres with large single-family dwellings with spectacular views. However, if the city planners insist on rezoning to R-C2 people will not want to move their families to an area where multifamily dwellings make parking an issue and where rental units bring a transit population that have no interest in the community.

The area of Montgomery bordered by 23 Ave NW and Bowness Road is an example of the ugliness that can be created by a mix of R-C1, R-C2 and commercial zoning.

Please leave this small, secluded area of Montgomery to be developed now and in the future by professionals and staff who work at the 2 hospitals, the University and Market Mall. Please allow the 40 plus year residents and the newer residents who purchased Rc1 homes to live in the area as per the original plan.

High density exists all around us, along 32 Ave NW, 49 Street NW and the new University District plus much of Montgomery between 23 Ave and Bowness Road. In your plans for this city allow for single family areas to add variety through home gardens, treed lots and a strong sense of community.

Sincerely

Marguerite McVicar

4759 Montana Cres NW



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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)	John
Last name (required)	Demmers
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land Use Resignation Montgomery BYLAW 128D2021 LOC 2021-0033 Land use r
Date of meeting	Sep 13, 2021

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

I wish to express my disapproval for the application for Land use redesignation as per above. I have lived in this area all my life (65 yrs.) and with the rezoning of lower Montgomery, Children's Hospital and the University District the amount of traffic of both vehicles and pedestrian has increased beyond a comfortable level. The traffic noise too has also increased noticeably. As well as the added criminal activity, I am very displeased and concerned. We have lived in three homes in this area and in our current home for 22 years and have been broken into four times as well as experienced vandalism. I understand the concept of having more density and less urban sprawl, but I think we have reached a saturation point in and around the Montgomery & South Varisty areas. A responsible governing body should strive to have a mix of multi family, single family, greenspaces, stores, etc. And we have that now. When good tax paying citizens have either remained in the area or have searched out and purchased homes (at a premium cost) here for the very reason of living in a quiet and peaceful, safe and uncrowded area. I think it is totally unfair and dishonest to allow a group of investors or private person for that matter to be allowed a property rezoning for their personal profit/benefit. This is not just changing zoning for one lot but will morph into many and in time destroy part of the lifestyle the majority of us in the area enjoy. Because many of us have lived here for a long time, I know many residents many of which are seniors that feel the same way. Unfortunately many do not know how or have the ability to express their disapproval. They do however sign the petition which incidently gathered overwhelming votes against the redesignation and now seems to be ignored. Shameful!

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Sep 3, 2021

5:49:40 PM

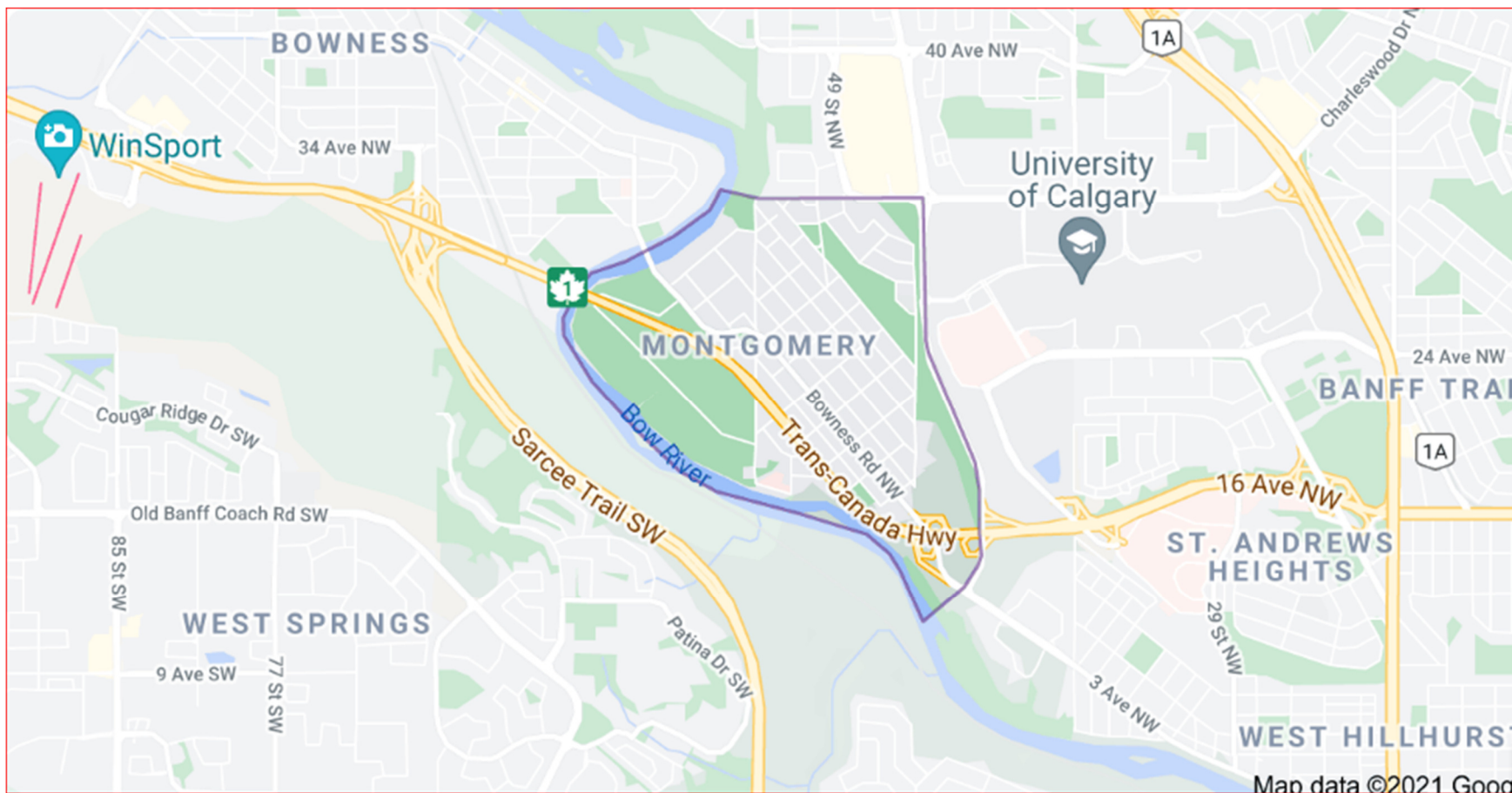


FORM TITLE

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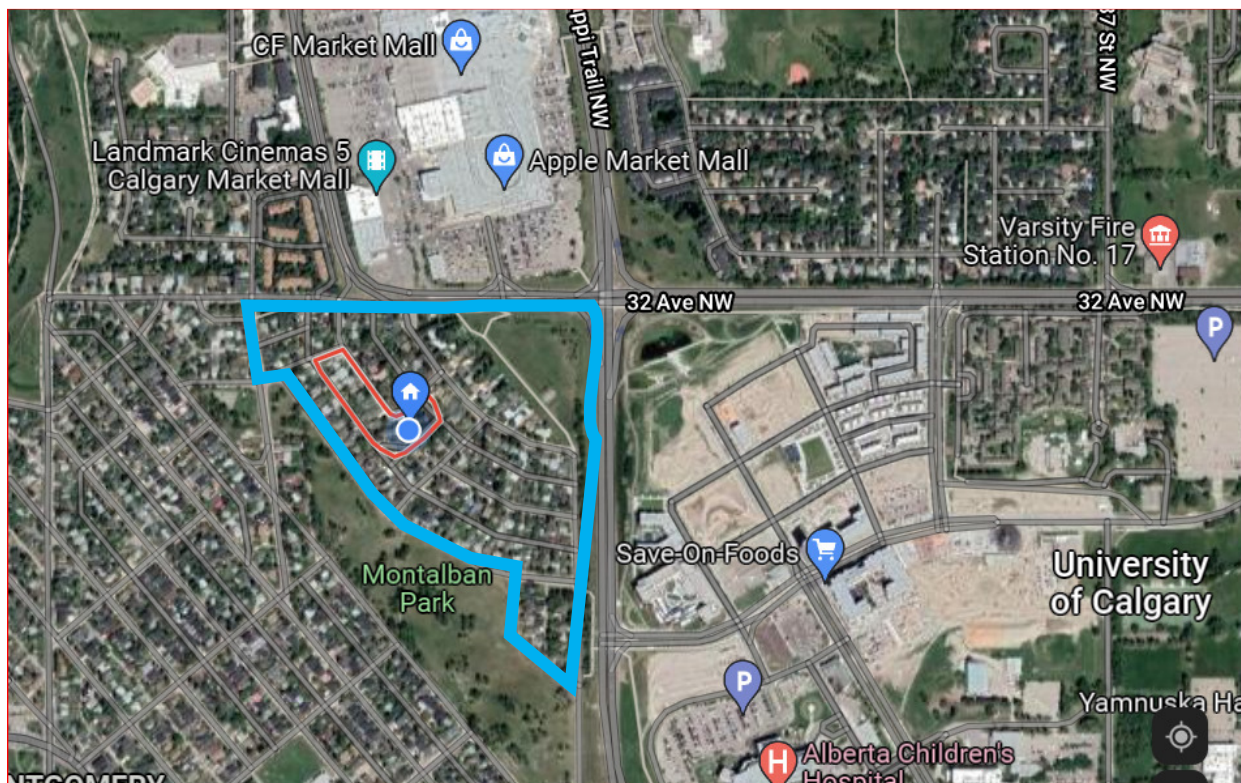
It is particularly hurtful when in their elderly years they now need to put up with this threat. Even young families who have come into the area to live in this environment now get a slap in the face. Not all change is for better and necessary. It's not a crime to leave something as they are.

Location map - Montgomery area in city (Map-1)

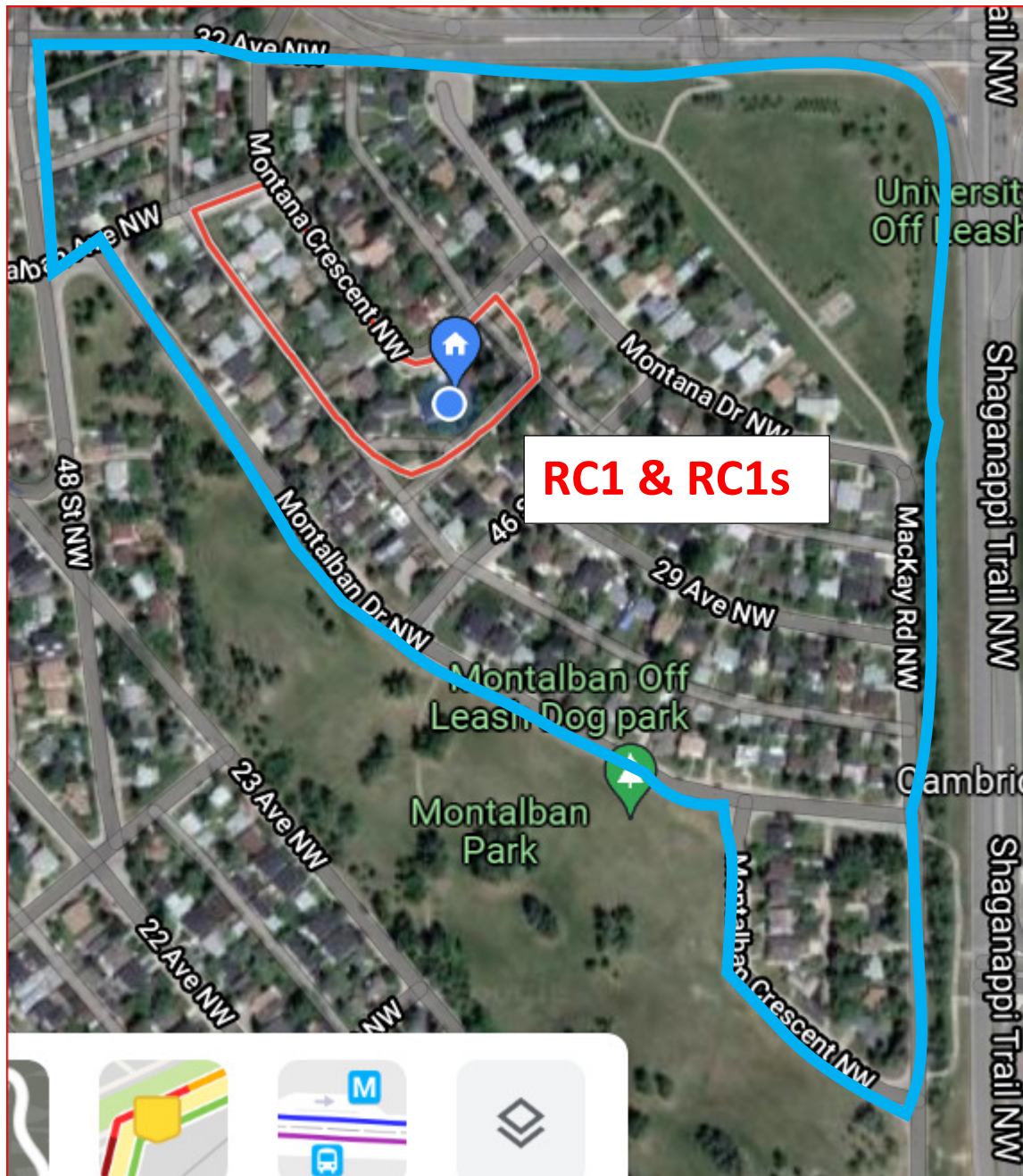




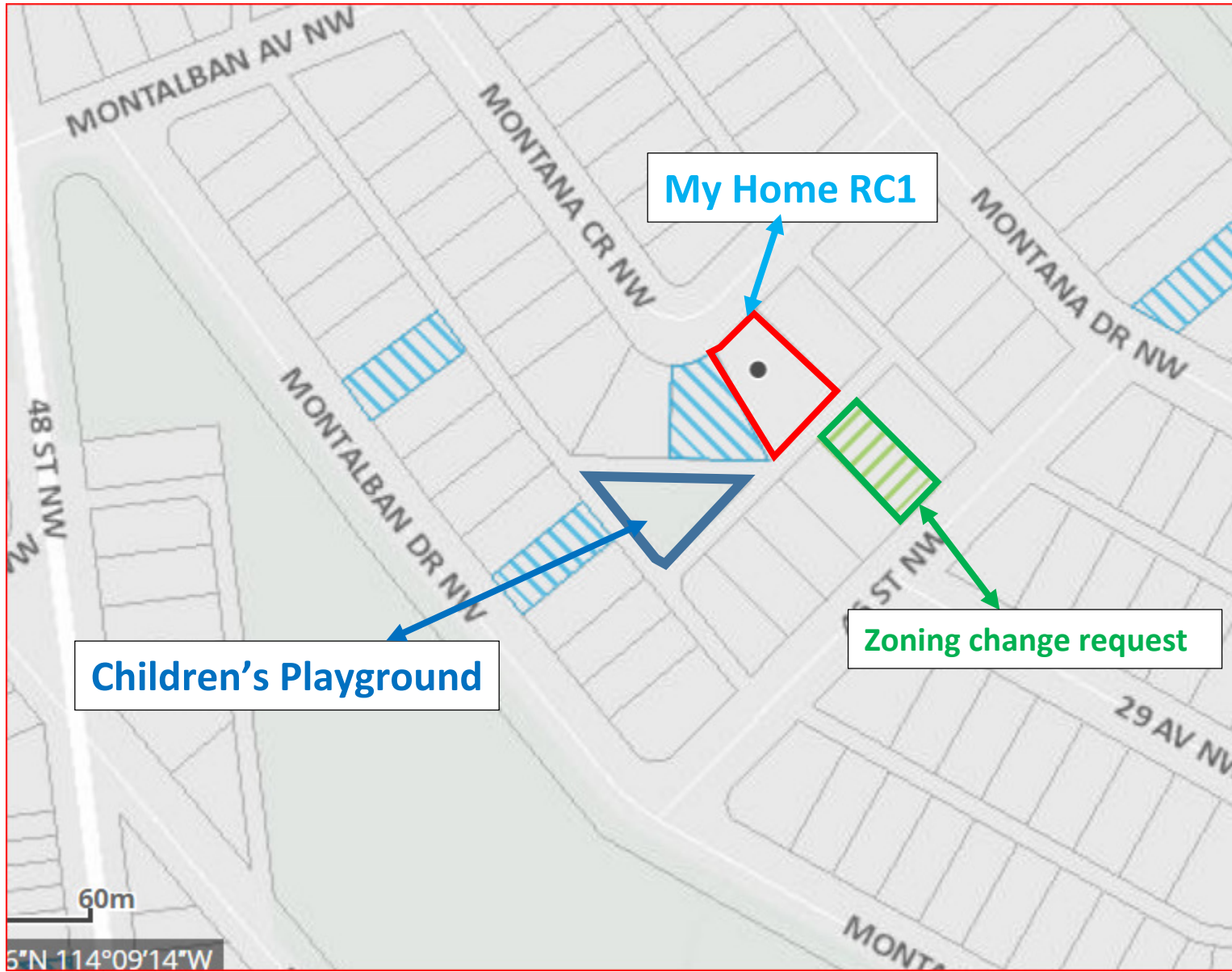
Montgomery Area (Map-2)



“Montgomery Heights” on the Hill (Map-3)



Montgomery Heights
current Zoning (Map-4)



(Map-5)

RE: Land Use Re-designation

Montgomery

BYLAW 128D2021

LOC 2021-0033

Land located at 3019-46 Street NW Plan 485GR, Block 5, Lot 38

THE COMMUNITY HISTORY

When I purchased this property 37 years ago, I was told that area was called “Montgomery Heights” and that the area was R1 zoning. No apartments or townhouses or infill houses or duplexes existed in the area and still do not today on the top of the hill in our area. We would like to maintain this zoning of RC1 area.

I was told the story that one of the original developer purchased the land on the hill and he went to the Dutch Canadian Club which he was a member of and sold lots to his friends and other members. Therefore this area had a real Dutch influence and still does today. Some of the residents were the contractors who did the brick work and hardwood flooring in these homes. My home was a daycare and people came to my house many years after I moved in, asking about their favourite lady Mrs. Iysedyck who we purchased the house from. There is a longevity that is associated with this area as Residents stay here for a long time

PETITION

All the residents in the Montgomery Heights area (Map-4) were asked by going door to door, their opinion on this property zoning change. 87% agreed they did not want our area to be changed to RC2 and they signed their names to a petition. 87% I hope you do not ignore what these individuals are asking.

MUTLIFAMILY HOMES

We have been able to coexist with lots of multifamily development all around us (Map-2).

University City – Hundreds of units from Brownstones to Apartments to Townhouses etc. They accommodate thousands of people in this small area right across the road from us,

Parts of Varsity - they have townhouses, duplexes, condos, apartments, etc.

And now Parts of Montgomery has duplexes, infill houses, multifamily homes etc. down the hill from us.

This particular property was purchased in 2017 for a price of \$450,000. It is my understanding that this single family dwelling is going to be rezoned for big profit to the developer. The owners of this property lives in Airdrie and has been renting it out. They are now looking to sub divide this 55 foot lot as indicated by the Applicant Contractor Roger Grevell of Synergy Homes who was listed on the zoning signage. They are wanting to put two separate dwelling in place – Infill houses for a development. This tells other perspective contractors they can come and bulldoze single family dwelling and we lose our property values – the land is only of value not the houses.

We lose our investments- this diminishes our estates, again our investment of time and money and effort is lost. The Contractor or developers make loads of money – reselling the property with multifamily dwellings on it

MY DIRECT AFFECT (as this property backs onto mine).

This takes away from my property value, it diminishes the enhancements that I have done through the years to maintain and upgraded my property - new windows, new flooring, upgraded kitchens, new bathrooms, new deck and landscaping putting in 43 evergreen trees and other trees

We are bond by the 55/45 parcel coverage adding value to our property with the hopes of someday passing this property onto our children.

So from my perspective there will only be buildings on this new proposed property as the lot is divided and the house will be a like skinny railroad house 19 1/2 feet wide and the builder told me with bump out of extra two feet allowed for fireplace making it 21 ½ feet which lessens the separations between buildings to 6 feet or possibly 4 feet between the houses in places.

PARKING

Where are all the residents at this property going to park, especially if they put in secondary suites as it was indicated? The applicant contractor indicated there would be two double garages at the back of the lot and then stated well maybe only single car garage for each property as a double car garage would be 20 feet each and that would maybe not be allowed. So where would the individuals in the secondary suites park? Since again there is a garages at the back and only 27 ½ feet in front of each infill house – (Again a 55 foot split lot). That makes for tight parking on the street.

I am directly and adversely affected by this RC2 zoning change (Map-5) as it is immediately behind me and we share an alley which will increase traffic and noise by adding a multi-driveway situation. This alley is narrow and there has already been in other parts of this alley bylaw issues, where residents have had disputes with neighbors as the alley is so narrow backing out from their garages.

CHILDREN'S PLAYGROUND

There is a playground as per (Map-5) maintained in the alley and it will increase traffic to this location as well.

The character of this area is more like the older or estate part of Varsity where it is still RC1 zoning. We are already surrounded by Multi-family dwelling on all sides as per (Map-2). Montgomery Heights should be preserved as an R-C1 zoning.

We as a community have gathered together our residents and members and organized ourselves to protest against the aggressive R-C2 re-designation zoning change. People move to this area and stay here for years. It is not uncommon to hear people say they have lived here for 30, 40, 50 and even 60 years and that their children have moved back to the area to live again.

I hope you do take into account my concerns since I am directly affected by your decision and that you hear our community voices. Please decline this zoning change for this property and preserve our way of life.

**Thank you for your time and consideration in this matter.
Jo Ann Wickens.**



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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)	Jane
Last name (required)	Durango
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	LOC 2021-0033, request to rezone 3019 46th Street NW from RC-1 to RC-2
Date of meeting	Sep 13, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I would like to provide the response from the Montgomery Planning Committee and many of the residents that have contacted me regarding this application to spot rezone 3019 46th Street NW. In the time that I have volunteered for the planning committee I have not heard so much concern for an application.



Working Together for a Better Community

September 7, 2021

To whom it may concern,

RE: LOC2021-0033
3019 46th Street NW

The planning committee does not support this Land Use Amendment application.

The Montgomery ARP does not support spot re-zoning of properties per Policy R5 "the redesignation of individual lots from R-1 (ie, R-C1) ... to R-2 (ie, R-C2) is not supported." Also, per Policy R6, " the redesignation of existing R-1 (/R-C1) residential single detached district areas will require a comprehensive amendment to the Plan."

Spot rezoning is not supported by the statutory Montgomery ARP. There are no mitigating circumstances to justify a deviation from the ARP for this property. It is not near any other RC-2 or RC-G, Transit, schools, shops... it is in the middle of the RC-1 portion of Montgomery.

This is the first property of this kind and we feel it would set a precedent for other applications within the RC-1 zone in Montgomery.

When the community was working with the city on the ARP/amended ARP there were compromises made to accommodate the increased density that was required by the city and the maintenance of the integrity of our existing community, but they were agreed to because they support the thoughtful densification of our neighbourhood. But lately, there have been discretionary deviations from the ARP that seem to be working in counter purposes to the agreed upon redevelopment plans for Montgomery.

This application also has impacts on many long term residents, and new RC-1 homeowners who purchased their homes with the understanding that they were located on a quiet, low density area in Montgomery.

Generally, there is support for the Secondary Suite changes that help with providing affordable housing and increased density in our neighbourhoods, but those changes have impacted all RC-1 properties in the city equally. However, this random rezoning seems to be driven solely by the existence of an application without consideration to the Montgomery ARP.

There are many properties within the ARP identified zones slated for densification. If the city does not enforce the ARP developers will continue to purchase cheaper RC-1 properties knowing that they will likely be able to capitalize further on the easy re- zoning application process.

Regards,

Jane Durango,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Druh Farrell
Executive Assistant Ward 7
President, MCA
Members of the MCA Planning Committee

Land Use Resignation
Montgomery
BYLAW 128D2021
LOC 2021-0033
Land use resignation from RC1 to RC2
Address 3019 - 46 Street NW
Plan 485GR, Block 5, Lot 38

(Please note all maps referenced are located at the end of this document.)

I grew up in Montgomery Heights at 4727 Montana Crescent NW. Our family home shares an alley with the proposed development change (as per map 5). We are concerned about parking and increased traffic in the alleyway. The alleys in this area are very narrow and this already leads to many disputes between residents. Adding more traffic in the alley will increase these types of disputes. There is also a playground in the alley (as per map 5). The city should not increase traffic near this playground or in the narrow alleyways. I have a child that will spend a significant amount of time in this playground in the alley and I do not want to see an increase in the risk of collision.

I'm writing this letter to voice my concerns regarding the re-zoning of 3019 – 46 Street NW to an RC-2. This house is located in Montgomery Heights (on top of the hill as per map 3) and to date no other applications have been approved for re-zoning on top of the hill. Other developers have been purchasing homes in Montgomery Heights and they have built single family homes on similar spots for a significant profit. The property value of Montgomery Heights is high, making it possible to still make a significant profit building a single family home. Do not approve this application as it would decrease the value of all surrounding homes. Given that a home is the most significant investment most of us will ever make, this has a large impact on the homeowners overall estates. An owner/developer can easily make a profit building a single family home in Montgomery Heights. There is no need for re-zoning. This impacts me directly because I will inherit 4727 Montana Crescent one day.

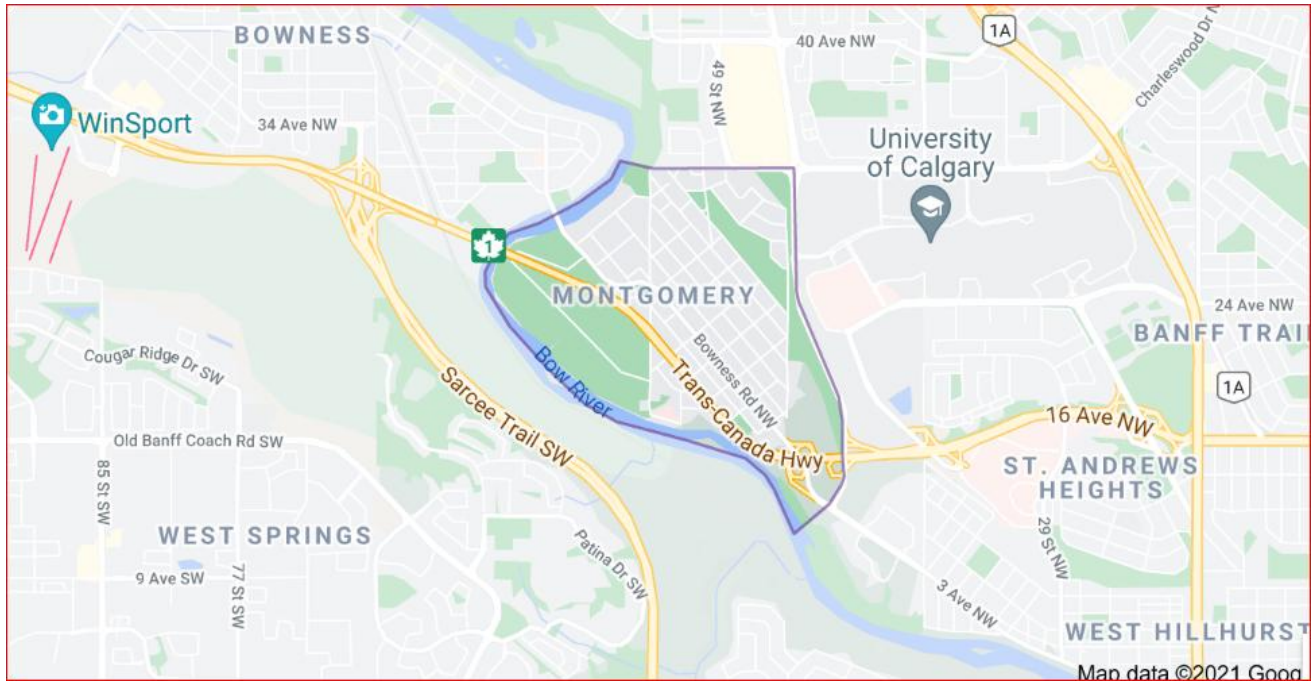
Members within Montgomery Heights have been gathering and trying to figure out how to prevent this type of re-zoning on top of the hill. We are worried that if this application is approved it will set a precedent that homes in Montgomery Heights are open season for duplexes and multi-infills. There are several other locations in the area surrounding Market Mall that offer this type of housing (as per map 2). University City is not even full yet, making it hard to argue that densification needs to occur in Montgomery Heights. Other surrounding multi-family developments are already meeting that need in the surrounding area. Please do not send the message to developers that Montgomery Heights is open for this type of re-zoning. Doing this would force the residents in this area to fight a possible flood of similar applications.

The applicant (developer/owner) has done a poor public consultation program regarding the re-zoning of this location. This is the first house in Montgomery Heights that has an RC-2 application and if they had researched they would have found that community members are not in favor of this type of development in this area. My parents live immediately behind 3019 - 46 Street NW and share an alley. No effort was made to resolve their concerns. A petition was created regarding this application that circulated through Montgomery Heights; 87% of homeowners objected to the approval of the RC-2 re-zoning (I do hope the city finds this petition and considers it also). It appears the builder has not engaged the residents to educate them of its plans or discuss the plans with them. The applicant does not appear to be aware of the level of objection in Montgomery Heights given the lack of consultation and that the owner does not live in the house where the proposed change would be taking place. It appears that the owners/builders are unaware of the community meetings, petition, and emails that have been circulating regarding the re-zoning as they do not live in the community. It seems this is an investment property for this individual and they do not have any connection with the community.

We clearly oppose this application for rezoning in this area. We ask the city does not approve this application as it sends the message that developers can ignore public consultation programs (or not have them at all, as is the case with LOC 2021-0033). I respectfully ask the council members voting on this motion, representing this area and its residents, to consider these concerns and disallow this zoning change.

I plan to attend the public hearing to further express my concerns with many of our fellow community members.

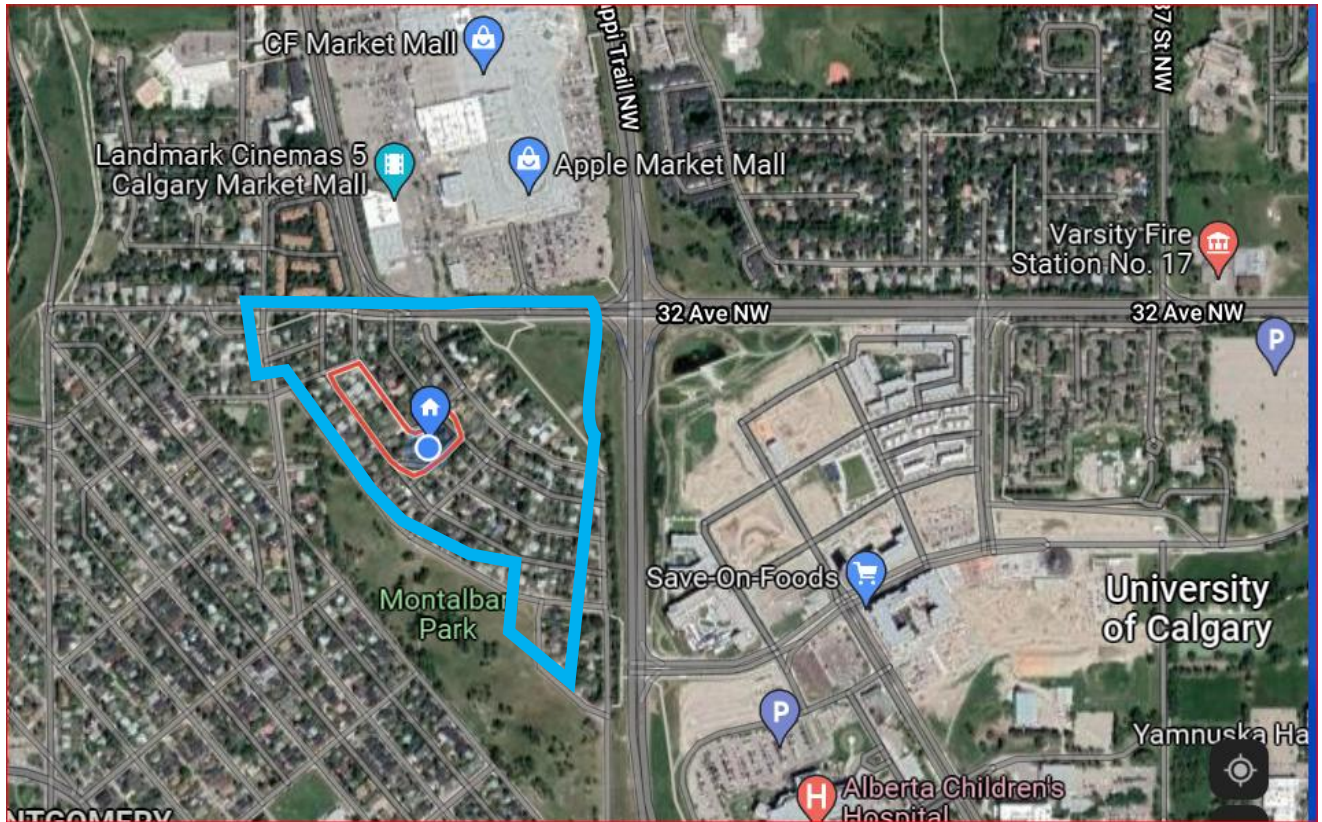
Thank you for your time and consideration,
Stephanie Pipa



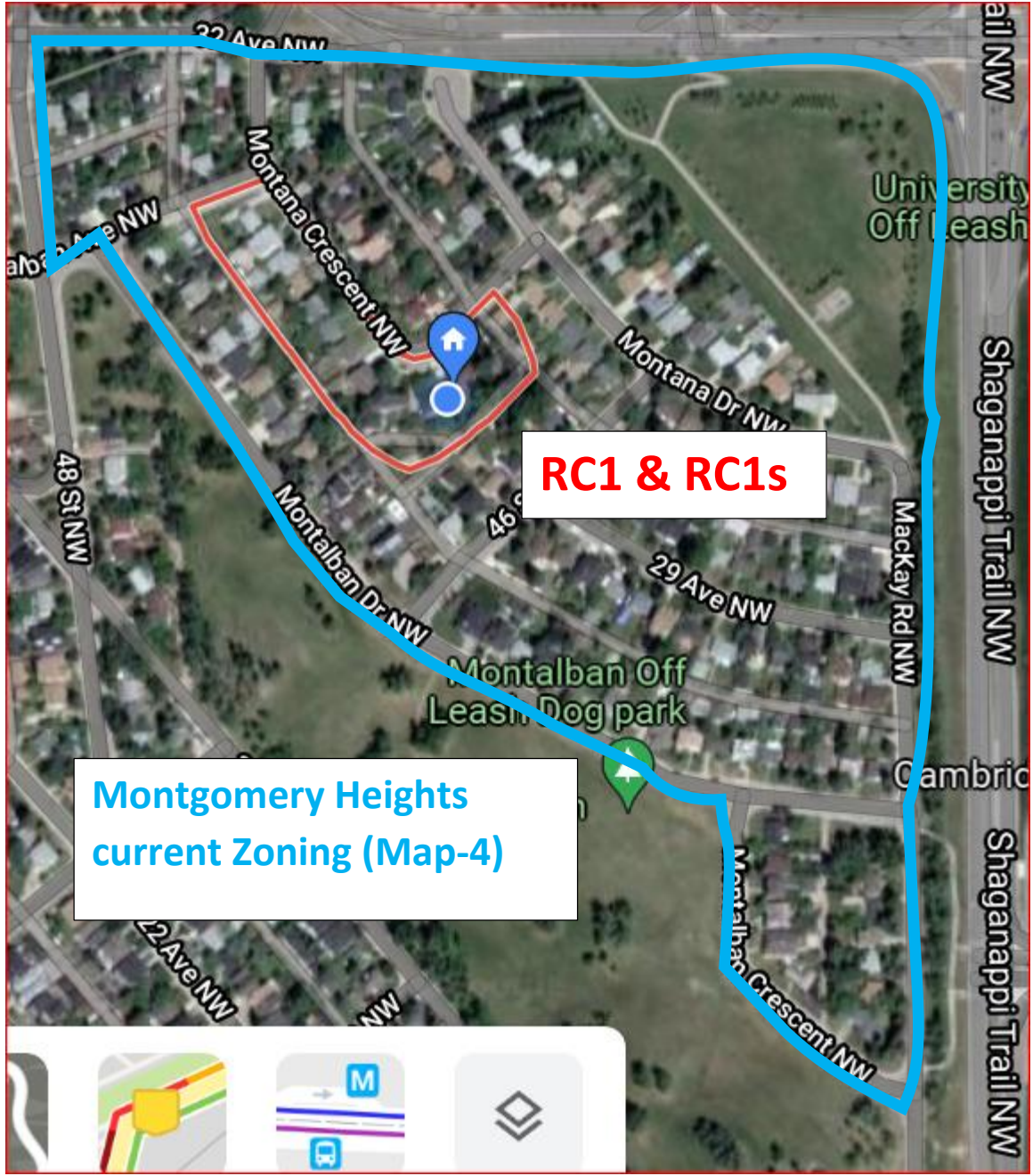
Location map - Montgomery area in city (Map 1)



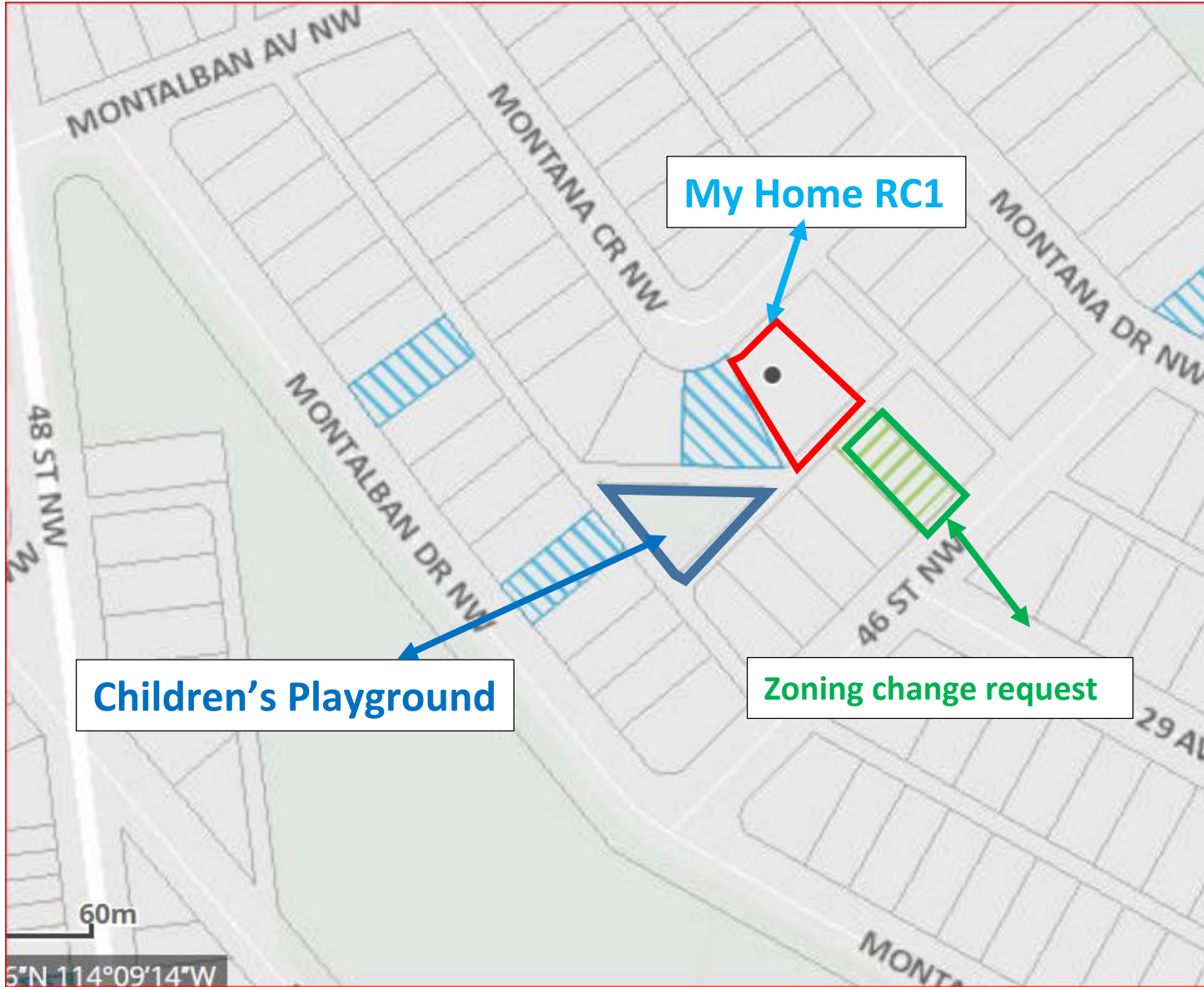
Montgomery Area (Map-2)



“Montgomery Heights” on top of the Hill in blue (Map-3)



(Map 4)



**My family's home that I grew up in and will inherit
(Map-5)**