

Albrecht, Linda

From: Gretel Oehler [gretel.oehler@shaw.ca]
Sent: Friday, January 22, 2016 8:16 PM
To: City Clerk
Subject: Planned Land Use Redesignation, Montgomery, Bylaw 16D2016

Re: Planned Use Re-designation in Montgomery, Bylaw 16D2016 at 4627 - 21 Avenue NW

Dear Sir or Madam,

This e-mail is in response to the posted sign at 4627 - 21 Avenue and the public notice in the Calgary Herald on January 21, 2016.

My husband Allan and I live at 4619 - 21 Avenue - two houses down from the planned land use re-designation. We disagree with the re-designation because the planned development will not fit harmoniously in our R-C1 streetscape. We also foresee parking problems and further congestion. We live in a peaceful and caring neighbourhood; many of us have been living here for a very long time - my husband Allan, for 42 years, I for 36 years, and many of our neighbours for close to 40 years. My husband and I could have easily moved to a newer part of the city but we stayed and renovated instead because we love Montgomery and our quiet, friendly neighbourhood and it had been good, safe place to raise our daughter.

Every house on our block is a single family dwelling. When the owner of above property applied for the first building permit the picture showed a building so high that it looked totally out of place, in fact it looked like a monstrosity. We assume that the newly planned building, once the property is rezoned, won't look much different than the one previously planned. Very likely only the label will change to get the most money out of the property which appears to be the main if not the only goal of the owner of 4627 - 21 Avenue NW. If he really cared about the neighbourhood and "the people of Calgary" he would not have gotten his yard and his property into a state of absolute neglect. Since the fire in spring, the house has been boarded up, the yard is totally overgrown and a skunk had taken up temporary residence there. One must wonder, whether the new owner is actually planning to be part of our neighbourhood himself or just renting or selling the building to the highest bidder? Allowing the re-zoning would open the door to other developments like this and the integrity of our street and the fundamental nature of the friendly, quiet, and caring neighbourhood would change.

We therefore ask you to consider our concerns and deny the re-designation request for 4627 - 21 Avenue. Please keep us informed how the application proceeds.

Best regards,

Allan and Gretel Oehler

4619 - 21 Avenue NW,

P.S. After writing two e-mails to the City within the past year we believed the matter of re-zoning was put to rest.

RECEIVED
2016 JAN 25 AM 7:36
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: KEVIN BOND [kevin.bond@shaw.ca]
Sent: Thursday, January 07, 2016 4:48 PM
To: Albrecht, Linda
Subject: Re: Application for Land Use Amendment

RECEIVED

2016 JAN -8 AM 7:25

THE CITY OF CALGARY
CITY CLERK'S

Kevin & Jennifer Bond
4631-21 Avenue NW
Calgary T3B 0W5
January 7 2016

Dear Sir or Madam,

Location: 4627- 21 Avenue NW Bylaw # 16D2016

This email is in response to the sign posted at the above property by The City of Calgary earlier this week. We are responding to the sign regarding an application to re-designate the land use from R-C1 to R1s at the above location. As we live next door to the above property we feel it is important to put our concerns into writing. The owner states that "This will create more affordable housing for the people of Calgary." We feel that this is not the case.

When the owner purchased the property he was very disappointed to find out that he could not demolish the house that stands on the lot and build two dwellings. He was unaware that the lot is designated R-C1. The owner tried to sell the concept of a very large two storey single family dwelling for 1.2 million dollars without success. Putting only one house on the lot would not make him as much money. So it seems to us that applying for R1s is a way to sell the property to someone for two families to live there, thus obtaining his goal of making more money on his investment. We feel that, if there is an increase in multi family dwellings on our avenue, it may cause congestion and problems with parking as we have seen on other avenues in our area. In our mind changing the zoning to R1s would not create affordable housing but would help the owner to make more money on his investment.

Unfortunately, on April 16th the house sustained extensive damage due to a fire. Following the fire, the house has been vacant. The lot is very neglected with garbage strewn around the yard. Because we care about the neighbourhood, I have been cleaning up at the front and back of the house including cutting the grass on the boulevard all of last Summer. I obviously can't enter the property to clean up the mess on the lot. It would be nice if the owner showed his care " for the people of Calgary " especially the neighbours of his property by cleaning it up. It just shows to us that making money is the only objective. The owner has not approached us to introduce himself or tell us about his plans for the property.

We have lived in this house for almost 40 years. We have raised three children here in the house. We obviously like the neighbourhood and the street we live on. If the change to R1s were allowed to go ahead, we feel it will open the door to others who might see it as way to make money. It would then start to change the whole integrity of the street that is made up of single family dwellings. We have spoken to some of our neighbours about this request and they are of the same mind as ourselves and do not want any change from the R-C1 designation. We hope the city will consider our concerns before making any decision. We would appreciate being kept informed as to how the application proceeds.

Thank you very much,
Kevin and Jennifer Bond

Smith, Theresa L.

From: WAYNE BAPTIST [waynebaptist@shaw.ca]
Sent: Friday, January 15, 2016 5:37 PM
To: City Clerk
Cc: KEVIN BOND; City Clerk
Subject: 4627 -21 Ave NW. By-Law 16DZ016

Greetings: To Whom It May Concern

We live at 4628 -21 Ave NW.

This E-mail is in response to the new sign posted again by the city at 4627- 21 Ave NW. The application to re-designate the property

again from RC-1 TO R-I-S at the above location.

We are ((NOT)) interested in seeing the land change. We have already had e-mails to the city in re-guards to changing the property

to something other than RC-1 we thought this was put to bed.

Tell this owner to sell it and find some other neighborhood to destroy.

We have lived here for just under 40 years along with our other neighbors and we have a quiet neighborhood and would like

to see it stay that way. We can park along the fronts of our homes. My brothers and sisters live in Montgomery also and they

now have double families through-out their blocks.

They hate it they would sell in a moment if they could they put up with parties every other day, they have not yet destroyed our block

and I would support putting out a petition to keep it that way, we are retired from the city and have lots of time to work on this issue.

Thank You Wayne and Cheryl Baptist.

RECEIVED

2016 JAN 18 AM 8:02

THE CITY OF CALGARY
CITY CLERK'S