

**Palaschuk, Jordan**

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**From:** [REDACTED]  
**Sent:** Thursday, August 25, 2022 10:30 AM  
**To:** Public Submissions  
**Subject:** [External] 5011 22 AV NW - LOC2022-0038 - DMAP Comment - Thu 8/25/2022 10:30:15 AM

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Application: LOC2022-0038

Submitted by: Noah Okros

Contact Information

Address: 5116 21 Ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Lot coverage, Privacy considerations, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

This is a profit grab by a developer who has no vested interest in the community or the people in the area. They are attempting to buy an R1 and convert it to an R2 for increased profit. No other zoning changes to my knowledge have been approved in the community and these should also be rejected. If the developer wanted

to develop an R2 property they should have bought a zoned R2 property, not try and change what has already been set as precedent. There are numerous properties in the area already redeveloped on R1 and the zoning should stay the same to respect those properties and the people living in the community.



## PUBLIC SUBMISSION FORM

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](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Andrew

Last name (required) Ting

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

**PUBLIC SUBMISSION FORM**



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 13, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

PLANNING MATTERS FOR PUBLIC HEARING - Land use redesignation

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

This is in regards to: Land use redesignation. Montgomery Bylaw 131D2022. To redesignate the land located at 5011 - 22 Ave NW (Plan 4994GI, Block 50, Lot 18) from Residential - Contextual One Dwelling (R-C1) to District to Residential - Contextual One/ Two Dwelling (R-C2) District.

I am OPPOSED to this redesignation motion. There are already enough properties with R-C2 on our street and we do not need more of these R-C2 lots. There would be increased traffic, noise and reduction of parking spaces on the road if there are more houses built onto the existing lots. I am against this redesignation.

**Palaschuk, Jordan**

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**From:** [REDACTED]  
**Sent:** Saturday, September 3, 2022 12:08 AM  
**To:** Public Submissions  
**Subject:** [External] 5011 22 AV NW - LOC2022-0038 - DMAP Comment - Sat 9/3/2022 12:08:3 AM  
**Attachments:** Massive & Invasion of Privacy.pdf; Land Stripped of all Trees.pdf

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Application: LOC2022-0038

Submitted by: Gail Molina

Contact Information

Address: 5111 22 Ave NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, Shadowing impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Our household opposes this application for many reasons. We moved into this neighborhood and chose to buy here, invest in a home in Montgomery, because of its beautiful mature trees and native vegetation that is not seen in new neighborhoods. When guests come over there is ample street parking, and privacy for enjoying the outdoor yard space and not crowded with decent space between houses. BUT, now with these new developments the land is being stripped bare of all native trees and vegetation and the huge home designs tower over the older homes with no consideration or respect for privacy or impact it has on current residents. Their building designs are grossly large for the neighborhood, push the limits of property lines and have no consideration for how they impact the current home owners in close proximity. With no vegetation there is no control of water flow from rain, snow and it washes out the alley way causing huge ruts. Increasing to RC2 will allow even a great damage footprint as that means even more structure and no room for trees as well as higher density of people living in that dwelling so increased traffic noise, crowding of street parking, pollution, and yet another step towards looking and feeling like a concrete jungle. City of Calgary, please stop approving this overdevelopment of our beautiful older communities! There are enough RC2 lots in Montgomery and those blocks are lined side by side with duplex after duplex. In just a few short years, we went from looking at single homes across the street from us, that had beautiful mature trees, birds and squirrels abundants because they could burrow there to NOW looking at a row of duplexes, concrete, huge and barren of vegetation.

City of Calgary, please stop handing development and design control over to companies who don't care about the neighborhood or the current residents. They don't care about us! They speed through the neighborhood, and many times choose Sat/Sun (sometimes early morning!) to start up their loud equipment digging up the ground, and their large noisy, dirty trucks convoying through the streets, while through the weekdays the site sits quiet, no work being done! Most of us have weekends off to sleep in, entertain outdoors, have BBQ and enjoy our days off! It is extremely disruptive to have full out demolition/construction going on during the weekends! I see Tricor's name on several permit requests on our block and very close vicinity and it is very concerning because their cookie cutter, massive builds are stripping away what makes the community of Montgomery desirable to establish a home in. This builder seems to have way too many builds at one time because they take a long time to finish their home builds! This extends the number of months/years that the current residents have to contend with all their disruptions, intrusion, filthy site appearance, and unsafe streets. I am keeping an eye on my yard as well to make sure the contractors don't come use my outdoor water line without asking (stealing!) like they did previously!!! They caused damage and said they would pay for repairs, and as soon as the company owner left our home after seeing what damage he caused, he went back on his word and said he would not pay for the repairs. My husband reached out to the builder and he did not respond. This unintegral behavior and disrespectful character is what goes into each home they build! The company simply changes their name and keeps building with no regard for the wake of mess/issues they leave behind. We do not support their desire to bulldoze the land and go edge to edge on the property line in order to build grossly large dwellings all for more money. Look at the consequences of the land, vegetation, neighborhood as a whole. Already Montgomery has lost a lot of mature trees and vegetation due to several duplexes being built in the past 5 years! Please visit the neighborhood and see for yourself! The two photos I h



