

Palaschuk, Jordan

From: [REDACTED]
Sent: Thursday, August 25, 2022 10:20 AM
To: Public Submissions
Subject: [External] 5112 21 AV NW - LOC2022-0066 - DMAP Comment - Thu 8/25/2022 10:20:17 AM

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Application: LOC2022-0066

Submitted by: Noah Okros

Contact Information

Address: 5116 21 Ave NW Calgary Alberta

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Privacy considerations, Shadowing impacts

What are the strengths and challenges of the proposed:

There have been zero RC2 on this block to date, the precedent has been set that this block is a R1 block and should stay an R1 block. There are already 6 new R1 developments on this block so changing it now goes against it. If the developer wanted to build a RC2 they should have bought an RC2 lot to develop. I believe no R1 properties have been approved to be converted in Montgomery and this precedent should stand. There are many RC2 properties that can be developed over converting this one.

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

100% as there will be a larger structure, closer to our property, than if it was an R1 as we are the adjacent property to the west and it will block our sun and have 2 properties looking on us. There will be additional parking needs that will directly affect our property as we are next door to this unit.

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?

It doesn't fit in with the city's plan as the plan was for this block to stay an R1, as there are numerous other R2 blocks in the community and area that can be developed as such. The developer is just attempting to

make more money off purchasing a R1, converting it to a R2 to sell it for more profit. This should be rejected as it goes against the zoning of the community precedent that has been set.

How will the proposed impact the immediate surroundings?

The block is a R1 block with new R1 developments already on it, and all other developers have followed the zoning as is. Allowing 2 large units to sit where one would affect the parking, sun blockage, and is not needed for this block.

General comments or concerns:

This is just a profit grab for the developer and has no added value to the immediate area and people within the vicinity of this development. This should be denied along with all the other R1 to R2 applications that have been previously submitted, and are currently submitted. Buy and develop an R2 property if that is what you wanted to do and don't try and change the city zoning and community aspects for profit. Reject.

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. 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) Gail

Last name (required) Molina

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

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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)

Land Use Redesignation, Montgomery Bylaw LOC2022-0066

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)

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 baron 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 time 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

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several permit requests on our block and very close vicinity and it is very concerning





Palaschuk, Jordan

From: [REDACTED]
Sent: Saturday, September 3, 2022 12:06 AM
To: Public Submissions
Subject: [External] 5112 21 AV NW - LOC2022-0066 - DMAP Comment - Sat 9/3/2022 12:05:57 AM
Attachments: Massive & Invasion of Privacy.pdf; Land Stripped of all Trees.pdf

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Application: LOC2022-0066

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:

I have submitted this to the city clerk but want to make sure you get it.

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 it's 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 baron 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 time 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 their 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 year