

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 2327 48 ST NW - LOC2022-0040 - DMAP Comment - Tue 9/27/2022 8:57:57 AM  
**Date:** Tuesday, September 27, 2022 8:58:01 AM

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Application: LOC2022-0040

Submitted by: Montgomery Community Association

Contact Information

Address: 2327 48 ST NW, 48 ST NW, MONTGOMERY

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Lot coverage, Privacy considerations, Included amenities, Community character, Traffic impacts, Offsite impacts, Other

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:

The Montgomery Community Association (MCA) Planning Committee has

reviewed the above-noted application.

The planning committee does not support this land use application. Increasingly the community is experiencing challenges with respect to parking, stormwater management, park maintenance, removal of unique urban character due to replicated products, and destruction of our urban canopy. As the City of Calgary continues to increase density within Montgomery there has been extreme stress on infrastructure without maintenance or improvement. Prior to the Montgomery Community Association supporting land use up-zoning application, the following infrastructure and amenities need to be reevaluated and considered:

- Additional Public Transportation Stops and Routes to address parking concerns
- Evaluation of impermeable surface and upgrading of stormwater systems
- Additional waste disposal containers within parks
- Rejection of replicated building designs within the community
- Additional protection of existing urban canopy

Furthermore, the up-zoning in Montgomery is causing very specific social issues. Gentrification in Montgomery is reducing attainable housing, the ability to age in place, and generally reducing the community's social capital. Finally, the MCA's Planning Committee emphasizes the importance of following and respecting the existing Area Redevelopment Plan established in April 2017.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 2327 48 ST NW - LOC2022-0040 - DMAP Comment - Tue 9/27/2022 10:28:35 AM  
**Date:** Tuesday, September 27, 2022 10:28:54 AM  
**Attachments:** [2327 48 St. NW Rezoning Feedback Sept 27 2022 KAHayden compressed.pdf](#)

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Application: LOC2022-0040

Submitted by: Katharine Hayden

Contact Information

Address: 5012 22 Avenue NW, Calgary, Alberta

Email: [REDACTED]

Phone:

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:

Good afternoon

I am a resident of Montgomery, and live at 5012 22 Avenue NW

RE: Application for Land Use Amendment LOC2022-0040. I would like to state my strong opposition to this Application to re-designate the land use for 2327 48 St. NW from RC-2 to R-CG. I believe that the current designation is for duplex and am strongly opposed to a triplex re-designation, or a 6 unit building with a 11 meter height at 3 storeys).

A R-CG designation with a potential for 6 individual units is not appropriate design for the neighbourhood as well as an appropriate designation for the particular lot.

Please see attached with respect to the location of the lot under consideration, and my concerns re on-street parking safety and congestion, as well as back lane safety and accessibility. The attached document includes Google Map/Google Earth images to clearly show the location of the proposed rezoning and the concerns I have.

Also, note that this property is located on a back lane that has a sharp curve, as well as significant slope.

Further, there is NO space to accommodate the potentially 18 bins (garbage, recycling, organic for 6 units) as required for each home in Calgary at the back of the homes. The garages would not have the space to store these bins, and they cannot be stored in front of the garages as it would limit access to neighbors' garages and parking spaces.

In addition, the proposed land use change indicates that the maximum building height could be 11.0 meters, which is an increase from the current maximum of 10 meters. Therefore, a new 6 unit building would be a massive structure, and would interfere with the privacy of the neighbors' backyards behind the building. The proposed amendment would permit a building that would block out the sun, again affecting the neighboring properties.

To date, in Montgomery there are no row housing in the middle of a street. Row houses are on corners which facilitate parking for the multiple units. This is a dangerous precedent permitting a potentially 6 unit building in the midst of residential homes.

In addition, the rezoning from a R2 to R-CG would permit the obliteration of ANY trees or natural environment as there is simply no space for trees. Recently it was shown that Calgary has an abysmal tree canopy compared to other cities across Canada. By permitting the constant high densification rezoning throughout inner city neighborhoods, the City is contributing to climate change inaction. The Mayor has declared a Climate Emergency, yet the City of Calgary continues to destroy the urban forest in inner city neighborhoods. Urban trees reduce the amount of greenhouse gases in the air by sequestering carbon dioxide and by reducing the amount of energy needed to heat and cool buildings. There are many new semi-detached infills

on my street (22nd Avenue NW). Most, if not all of them, are operating air conditioners to cool their homes because the mature trees were destroyed during the building process. THIS contributes to the climate emergency declared by the Mayor.

When building massive high density buildings in the inner city, the infrastructure for the storm drainage system is also affected. No longer can the ground absorb rainwater and melting snow because the entire property, save for a few meters, is covered by building and garages.

I urge that transportation engineers review the proposed re-zoning in light of the property in an area of significant slope, near a stop sign limiting on-street parking, and driver sight lines greatly impacted by on-street parking in front of the property. I have significant concerns re driver safety, as well as pedestrian safety.

Thank you.

Please do not hesitate to contact me if you have questions.

Katharine Hayden  
Home owner: 5012 22 Avenue NW

Cc: File manager  
Heloisa Ceccato-Mendes

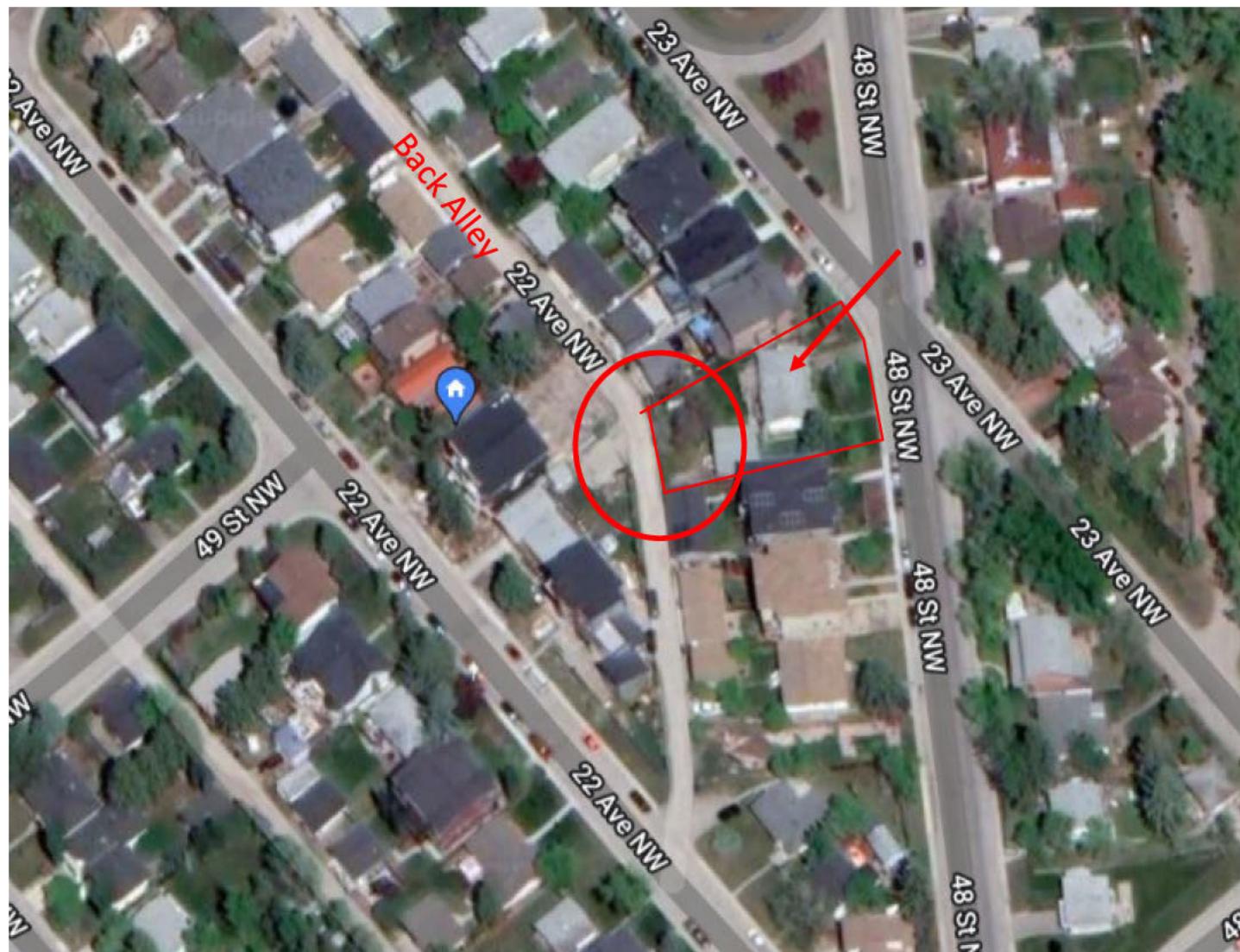
The following screen captures were taken from Google Maps on April 19, 2022. Red text and symbols are added for clarity.

My home, 5012 22 Avenue is indicated with the blue Home icon.

The property under re-zoning consideration, 2327 48<sup>th</sup> Street NW, is indicated with a red arrow and red lot outline

This image shows the sharp curve in the back alley, circled in red. Triple garage across the back of the alley will severely impact access to garages and back yards from the homes across the alley. Further the back alley is in an area of significant slope in Montgomery which slopes towards 22 Avenue NW

Further, the lot for proposed re-zoning is located just after an awkward connecting street of 23 Avenue NW with 48 Street NW. The sight lines are not very good for drivers. As the higher density of a Triplex would increase parking on 48<sup>th</sup> street, this is of great concern for driver safety.



The following screen captures taken from the City's Proposed Land Use Change sign displayed on the property of 2327 48 Street NW clearly shows the triangle shaped lot, with a small back yard.

The image also indicates where the property line meets the corner of 23<sup>rd</sup> street. There is a stop sign in this location, so parking cannot be within 5m on either side.



The following screen captures were taken from Google Earth on September 27, 2022. The image is approximately a year old.

Note the parked cars. There already exists a parking issue on 48<sup>th</sup> Avenue and 23<sup>rd</sup> Street because of the number of infills. Adding more density, with up to 6 individual units will overwhelm the parking situation.

Currently, as clearly evident in this screen capture, the only home that does not have parking is the one where the plan is to build up to 6 individual units. There simply is insufficient space to accommodate higher density parking.

There is also insufficient space in the back lane for appropriate garages for up to 6 individual row houses.

The parking situation is further complicated by a stop sign on the property to the west.



The following screen captures were taken from Google Maps on April 19, 2022. Red text and symbols are added for clarity.

The property under re-zoning consideration, 2327 48<sup>th</sup> Street NW, is indicated with a red arrow

The red circle indicates a Stop Sign from 23<sup>rd</sup> Avenue NW.

Calgary Bylaw indicates no parking is permitted within 5 meters of a stop sign. Therefore, the cars associated with the Triplex homes would not have very much street space for parking.

Garages for Triplex homes are extremely small and often do not provide the room to park any vehicle other than a compact car. It would be expected then, that Triplex homeowners would park their vehicles on the street, obscuring the view from those driving from 23<sup>rd</sup> Avenue NW.

As can be seen in this Google Map photo, there is just enough space for a single vehicle parked in front of the current lot. There will be insufficient parking for three attached infills.



The following screen captures were taken from Google Maps on April 19, 2022. Red text and symbols are added for clarity.

The property under re-zoning consideration, 2327 48<sup>th</sup> Street NW, is indicated with a red arrow

This image shows the same vehicle parked in front of the lot proposed for rezoning.

It can be seen that there the road is quite tight when a vehicle is parked. Further, note that 48<sup>th</sup> Avenue NW is a street with a significant slope (not correctly illustrated in this screen capture) and can be quite dangerous in the winter. As more vehicles park on the road because of a Triplex building, the safety for drivers is questioned.

Also note that there are two residential streets that intersect 48<sup>th</sup> Avenue NW right at the point where the proposed rezoning for 2327 48<sup>th</sup> Street NW. Please see image from first page. As more cars are pushed to park on the street because of inadequate garage space, more issues with safety are raised.





The following screen captures were taken from Google Maps on April 19, 2022. Red symbols are added for clarity.

The property under re-zoning consideration, 2327 48<sup>th</sup> Street NW, is indicated with a red arrow

This Google Maps image shows the street curve from 23<sup>rd</sup> Avenue NW to 48<sup>th</sup> Street NW. It also shows the Stop sign on 23<sup>rd</sup> Avenue, circled in red.

Again, if the housing density for this lot is increased to three homes, homeowners' vehicles will be forced to park on the street (because of the inadequate size of Triplex garages). There is simply not sufficient space for three homes to park on a 50' lot at the intersection of 23<sup>rd</sup> Avenue NW and 48<sup>th</sup> Street NW given the stop sign, and significant slope.



The following screen captures were taken from Google Maps on April 19, 2022.

This triplex is located at the intersection of 48<sup>th</sup> Street NW and Bowness Road. It can be clearly seen how tight it is to pass parked cars on 48<sup>th</sup>. Further, it illustrates that triplex homes in Montgomery are located on corner lots so there is parking on two sides of the three attached homes, rather than on one side. The proposed rezoning for 2327 48<sup>th</sup> Street NW is NOT located on a corner lot.



The following screen captures were taken from Google Maps on April 19, 2022.

This triplex is located at the intersection of 48<sup>th</sup> Street NW and Bowness Road.

The garage is clearly seen, and how small a triplex garage is. Note that the garage next to it, on the right, is a garage associated with a duplex. The increased density of homes on 2327 48<sup>th</sup> Street will have a significant impact on parking on 48<sup>th</sup> Street.