

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 4932 21 AV NW - LOC2023-0111 - DMAP Comment - Mon 9/11/2023 2:07:32 PM
Date: Monday, September 11, 2023 2:07:36 PM

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Application: LOC2023-0111

Submitted by: Preston Phillips

Contact Information

Address: 4925 - 21 Avenue N.W.

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, 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:

We are in support of the construction of single detached homes in this neighborhood, and some selective re-zoning to R2 and R4. We are OPPOSING this

subject re-zoning on this street for the following reason:

- The residents that are on the same side of the street as this proposed redesignation (and particularly the immediate neighbors on either side) all live in their original bungalows. These people have already put up with a lot of construction but will lose some trees out of their front yard and there will be less parking on this already congested street. These elderly people have lived in their homes for 30+ years and deserve to not be 'pushed' out.
- One side of this street has already been re-zoned and is full of side-by-side homes, some with a secondary dwelling. Although traffic has increased, it is still manageable. However, should the other side of 21st street be converted to side-by-side households, the attributes that have brought people to Montgomery over the years will begin to disappear. We moved out of Aldadore 10 years ago for this very reason. Side-by-sides on both sides of the street made living (and parking) ridiculous. New single dwelling homes are a great addition to Montgomery as they compliment the mass construction of side-by-side dwellings in the neighborhood. Please consider rezoning a street that is not already packed with side-sides.
Thank you.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 4932 21 AV NW - LOC2023-0111 - DMAP Comment - Tue 9/12/2023 12:00:5 PM
Date: Tuesday, September 12, 2023 12:02:05 PM
Attachments: [DP2023-0111_4932-21AVENW b.pdf](#)

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Application: LOC2023-0111

Submitted by: Tim Hartel

Contact Information

Address: 4924-21 Avenue NW Calgary

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, Building setbacks, Privacy considerations, Community character, 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:

Attachments:

DP2023-0111 4932-21AVENW b.pdf

Calgary

September 12th, 2023

To: File Manager DP 2023-0111 Felix.Ochieng@calgary.ca

planninghelp@calgary.ca Planning Commission

Ward7@Calgary.ca, themajor@calgary.ca

These are comments regarding: Development permit number: DP2021-1120

Location 4932-21Ave NW

- i) contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;
- (ii) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district; and
- (iii) meets all of the rules specified for the **use** in a district

1) The number 1 concern is that I purposely bought an R1 lot because I like the healthy trees, the light and the green space, and I want to keep it that way. While I am fully aware that we need to make money, jobs and housing for economic growth. I did sign a contract to buy a house that entitled me to a dwelling in a green R1 space. Because the City and the developers both have an interest in making the deepest, highest and widest development possible, for profits, and simultaneously housing, jobs and density, this does violate the contract that I signed.

1b) I had a lawyer tell me that: "he could get a property designation changed by applying for one". Meaning that as soon as he applied it would get approved. Fast. This basically means that people who live here have no influence on what is built in their neighborhoods. This is unfair and undemocratic.

The writing is on the wall of the property behind me: Horizon Land Surveys: Spezializing in: REZONING

1c) I had three(!) offer letters to sell in the last two weeks. What do themajor@calgary.ca and the real estate people know that we do not know yet???

2b) the real estate people pretty much achieved what they want to see as in context. The local people whole actually live here have **zero input** on what in context means. Again not democratic.

2c) once a certain architecture, if you can speak of that, is approved, then this is essentially allowed throughout Montgomery. So if you do not protest every single dwelling, you basically acknowledge that you agree with it.... Even if you have never seen it, since it is 2 or 3 km down the road... Rediculous.

3) The City is not impartial in approving permits. For the City, the infill will bring 3x more money than the old standalone R1 bungalow. From ~3000,- to close to \$10k in revenue per year/per unit... How can the City maintain it is impartial in handing out Development Permits????

4) They cut down 7 evergreens across from me and they planted NOTHING substantial back. There are currently 2 branches sticking out of the ground. A visual insult. There is hardly **any** reforestation after building is done. The difference between the before and after shots are appalling.

5) Appearing before the Appeal Board has zero effect. It is just another fire wall and waste of time and money. The laws on maximum height and facades etc, have been set 10+ years ago, without **any** input of residents. The system is very top down and undemocratic. As long as the builder conforms to the rules they lobbied for at City Hall, they can put something 10+ meters in front of your face. Above that, the next building can be wider taller and closer to the front road. Highly unfair, the first house till the last house should be commanded by the **exact same** rules. This is corrupt. It unfairly favors builders over neighbors.

6) The judge of the SDAB allowed the lawyer of the other party to use **my trees on my property** as a reason for the applicant across the street to cut down all their trees. Utterly ridiculous. He was allowed to use his pictures of my property to prove that there was enough green space..... It was crazy. Unbelievable.

7) In summary, the whole process of approval is broken and favors builders with zero input of neighbors who want to live in the quiet neighborhood they sought out 15 years ago to live in. The facades, which only serve to make buildings look taller should be banned. The builders should be forced to leave more green space. And the neighborhood and community association should have the final say what comes into their neighborhood, and not the guests = the builders, which are allowed to do whatever they please, by the City of Calgary who has a very top down undemocratic system of development permitting.

It belongs in a third world country, and not in a democracy, where there is a balance in favor of the people who live in those neighborhoods.

This is shameful. Further the appeal process is useless. You do **not stand a chance**. The rules are pre-set without consultation. You have zero chance of winning the appeal.

You write tell us what you think?

Well this is what I think. Now you know. Please do something with it. Change the rules back to less tall, wide and deep buildings and force back some more green space. Please.

Fam Hartel

4924-21Ave Nw

Calgary CANADA



2009



2021

The Urban Heath Island on 21 Avenue is expanding...