

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.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

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
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)	Jun 7, 2022

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

PUBLIC SUBMISSION FORM



(required - max 75 characters)

. MONTGOMERY BYLAW 93D2021 To redesignate the land located at 5232 – 21 Av

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)

When we moved in to our neighborhood and made the thoughtful decision to purchase our home here in Montgomery it was and still is, because of:

- The low density housing, not flooded with duplexes/fourplexes/condominiums
- The beautiful landscape of the mature trees and native vegetation
- The abundance of smaller birds that nest in the trees, and the open concept of yards with no fences as like a shared community.
- The land value, being an inner city community and a rare community in the city that is zoned for R-C1 to protect overdevelopment of high density monster homes/multi-person dwellings.
- View of the river valley from the hillside upon which our property sits.

Over the past two years there has been a huge amount of old homes being torn down and duplexes being erected in Montgomery. These cookie cutter duplexes are taking away from the aesthetic appeal of the community as they tear out all the vegetation to make room for the extremely large 3 story duplexes. These monstrosities take away the sun, the view, and privacy, The beautiful mature trees are bull-dozered/removed, and we are left staring at a line of duplexes. Cars speed through the neighborhood with increased density. There are already a lot of duplexes in Montgomery, leave the R-C1's alone! The older homes are towered over, taking away the sunlight = less gardening areas on the property.

These developers don't care about the community, its value, its people. We have experienced disrespectful duplex contractors/builders who let their garbage bins overflow and their garbage litters the streets! Our roads are like a rollercoaster because they access the sewage lines and then repair the road poorly so residents are left to deal with as they walk away with money in their pockets off to buy and destroy the next property. We also had one contractor (Chandan Homes) use our outdoor water faucet without asking (stealing our water) as winter weather was approaching and it burst our water line, pouring water into our basement! I caught the contractor right at the facet filling his buckets and yet he refused to pay for the damages incurred by his extremely disrespectful theft of our water. I know this builder is still building in our area and I don't trust they will build/plan with care nor respect for the neighborhood. This applicant is one of 7 wanting to R-C2 in very close proximity. Please say no to developers and yes to the residents living in the community!

CPC2022-0512
Attachment 6



CPC2022-0512
Attachment 6



CPC2022-0512
Attachment 6



From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 5232 21 AV NW - LOC2021-0221 - DMAP Comment - Tue 5/24/2022 1:05:29 PM
Date: Tuesday, May 24, 2022 1:05:47 PM

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Application: LOC2021-0221

Submitted by: Stephanie Wigginton

Contact Information

Address: 5223 22 Ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Traffic 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:

Hi there,

As per previous submissions, we are opposed to the requested change. As residents

within the proposed we are seeing street parking increase, traffic issues within the area and houses being built quickly so that the builders can make quick money. The builders have no regard for current residents. We see that Tricor is requesting to build at east 5 duplexes all within a block. Why not leave some of these units as RC1 so that there is a mix among the neighborhood? We ask that you please consider the residents of Montgomery and not just the builders.

I have attached the current street parking issue that will only get worse should you continue to approve all of these requests.

Thank-you.

Stephanie Wigginton





52 ST NW

22 AV NW

51 ST NW

50 ST NW

21 AV NW

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 5232 21 AV NW - LOC2021-0221 - DMAP Comment - Sat 5/21/2022 12:39:55 PM
Date: Saturday, May 21, 2022 12:38:51 PM

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Application: LOC2021-0221

Submitted by: laury bell

Contact Information

Address: 5107 21 Ave NW

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, Traffic 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 don't want duplexes on my block! It ruins the aesthetics of our neighbourhood and

looks out of place among/alongside other single family bungalows. Although this home is an eyesore that needs to be addressed a duplex is not appropriate!