



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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) Marguerite

Last name (required) McVicar

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 28, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

Bylaw249D2023

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

In opposition

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

Land Use Amendment: LOC2023-0213

Bylaw 249D2023

I am objecting to this development in this area due to the following reasons:

1. This change is not supported by the Land Development Plan for this neighbourhood and represents an extreme change to the one/two family community that exists and has traditionally existed in this part of Montgomery. Building of new residences has been ongoing for many months with 3 new properties under development at this time as single-family residences along Montalban Drive NW. There are new bungalows built recently on Montana Cres and Montana Drive with a newly renovated bungalow in progress at this time on Montana Dr. These residents have chosen this area because it is primarily single family designated and they have abided by the rules. This proposed development on the property at 4767 Montana Dr NW changes the entire neighbourhood in a most undesirable way and certainly will not provide “affordable housing”.

2. The majority of residents on the hill in Montgomery have lived here for many years, some for as much as 40 – 60 years. They paid a premium price to buy here, including a tax assessment for 20 years for the paved streets and sidewalks. They take great pride in their gardens, the parks and the accessibility to shopping, recreational facilities and medical services, including ambulance and fire department. What gives a developer or non-resident the right to destroy all this with the stroke of a pen by City Planners? There is great concern that such a development will create parking congestion on an already busy street (Montalban Ave) that will impede the access to the neighbourhood by Fire Trucks, Ambulance and Police Vehicles. Also restricted will be our exiting from the neighbourhood which is already limited to 2 main roads.

3. I request a traffic count on Montalban Ave before proceeding with this development. This street has become particularly busy with the changes to Bowness and Home Road and the four-way stop at 48 Street and 32 Ave

NW. Motorists choose to avoid the four-way stop by using Montalban Ave & Montana Cres to make a turn onto 32 Ave and traffic also comes onto Montana Cres. turns right on Montalban Ave to 48 Street and in this way avoids the four way stop at Home Road and 32 Ave. The amount of traffic on Home Road going to 32 Ave has increased dramatically since there is no left turn access onto 48 Street. This area cannot safely accommodate more traffic as a result of a five plex development on Montalban Ave.

4. When considering the merits of a four or five -plex at 4767 Montana Cres it is necessary to consider the traffic from the alley between Montalban Drive and Montana Cres. The residents have garages in this alley and 2 more are about to be added with the construction of two new residences on Montalban Drive. Their access to Montalban Ave and the visibility to exit the alley will all be impeded by the construction of a tall, multi-unit building at the above address. Important to remember that the residents of Montalban Drive do not have the luxury of front drive parking so their only option is garages that open onto the alley. Currently even one truck parked on Montalban Ave near the alley impedes the view of on-coming traffic. With every family owning at least 2 vehicles there will be incredible congestion at this location. Pedestrian safety is also a concern as this is a very walkable area with access to the dog park located on Montalban. Pedestrians need to be seen by vehicles, including city garbage trucks as they exit the alley.

Safety of drivers and pedestrians is a priority consideration!

5. The streets are narrow in this neighbourhood, not allowing much space for large vehicles such as garbage trucks, construction vehicles, and most importantly Fire Trucks and Ambulances to pass where there are vehicles parked on either side of the street. The expansion of the Charter school on Mackay Road sends large school buses twice a day through these streets adding more large vehicle traffic to our neighbourhood. More vehicles parked on the corner of Montana Cres and Montalban Ave is not safe for anyone, not the residents, not the commuters, not the service vehicles.

6. Conduct a traffic count before rubber stamping this unrealistic development.

7. I have read and reread the article by our Mayor Jyoti Gondek in the Saturday Calgary Herald and feel quite positive about some of her remarks with regard to community engagement. In particular and I quote “the public has no opportunity to weigh in on changes to what gets built in their neighbourhoods”. Yes, we do get an opportunity but our concerns are totally disregarded. This makes people apathetic about becoming engaged with developments. I bring to your attention the proposed Land Use Change at 3019 -46 St NW, LOC2021-0033. Almost 90% of the neighbourhood signed a petition against this and were totally disregarded and disrespected.

8. The row housing such as pictured in the Herald above Jyoti Gondek’s article is not suitable for this area which is primarily large lots with bungalows. Plenty of row housing exists across Shaganappi Drive at University District, with more under construction at this time and there is multi family dwellings on the north side of 32 Ave and directly across from Market Mall which would be considered part of Varsity. There is also multi-family housing in Montgomery from Bowness Road to 23 Ave NW. This area was once quite affordable but now the new housing is not affordable with most of the newly build town houses starting at \$700,000.00.

9. In keeping with the low-rise housing which already exists in this area, I would recommend a bungalow style duplex at 4767 Montana Dr NW without secondary suites due in part to serious concerns of traffic congestion at this location. A bungalow style duplex will still not fulfill the desire of the city to increase affordable housing as a newly renovated bungalow (one of the oldest houses in the neighbourhood) has just been listed for over \$900,000.

In closing, I would suggest that this area of the city does not meet the criteria for “affordable” housing. All that happens with the development of multi-family dwellings is to enrich the developers. I also am concerned about the value of my property because developers do not pay top dollar and if the neighbourhood is full of gigantic townhouses, people who would otherwise be attracted to this area will not pay what our properties are assessed at for city property taxes.

Marguerite Mc Vicar
4759 Montana Cres NW
Homeowner since 1972.
403-288-7500





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I have read and understand the above statement.

First name (required) Marguerite

Last name (required) McVicar

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) 0023-12-05

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

Bylaw249D2023

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

In opposition

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

I am submitting this document for my neighbour who lives next door to the property and he is unable to do this on his own due to physical disabilities and his age. His property is most effected by this development because it is next door.

Land Use Amendment LOC2023-0213

Bylaw 249D2023

The Undersigned are objecting to this development of a multi-unit project at 4757 Montana Cres NW for the following reasons:

Building of new residences has been ongoing for many months with 3 new properties under development as single family residences along Montalban Drive NW and new bungalows on both Montana Cres and Montana Drive. A newly renovated bungalow on Montana Cres listed at over \$900,000.00 illustrates the fact that this new multi-family development will not qualify as “affordable”.

There is great concern for the traffic congestion and safety of both vehicles and pedestrians that this high-rise building will block the view of those who walk along Montalban Ave on their way to the dog park on Montalban Drive. Drivers exiting the alley between Montalban Drive and Montana Cres will also have their view of traffic blocked as they attempt to turn onto Montalban Ave. This includes City owned vehicles such as garbage trucks. Even one truck parked close to the alley impedes the view of the driver exiting the alley, never mind a huge multi family dwelling that on one can see around and the associated vehicles that come with families.

Montalban Ave has become very busy with traffic avoiding the four-way stop at 48 Street and 32 Ave. This street is the main entrance into this neighbourhood for emergency vehicles such a Fire Trucks, ambulances and Police vehicles. As the population ages in the area the frequency of ambulances has increased. It is important to not have more cars parked on Montalban as that narrows the already narrow roadway. The streets are narrow throughout the neighbourhood, not allowing much space for large vehicles such as garbage trucks, construction vehicles and most importantly Fire Trucks and EMS to pass where there are vehicles parked on either side of the street. The expansion of the Charter school on Mackay Road sends large school buses twice a day through these streets adding mor large vehicle traffic to the neighbourhood. More vehicles parked on the corner of Montana Cres and Mntalban Ave is not safe for anyone, not the residents, not the commuters and not the service vehicles.

Please conduct a Traffic count before further development, especially multi-family units.

Please respect the longtime residents of this area who have lived here for 40 -60 years and paid a premium price for their property and continue to pay a premium price on their taxes. These residents paid for the paved streets and sidewalks through a tax assessment. They take great pride in their gardens, parks and accessibility to shopping, recreational facilities and medical services. This encourages new residents to build and maintain like properties which creates a solid tax base for the City administration. With the stroke of a pen some developer will make millions and destroy what has taken years to build.

Frank C. Henderson, [REDACTED]

[REDACTED]

Renate Deduftig,

[REDACTED]



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I have read and understand the above statement.

First name (required) Malcolm

Last name (required) McLeod

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Dec 5, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)



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(required - max 75 characters)

REferencing LOC2023-0213 and Bylaw 249D2023

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

In opposition

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

To the Council of the City of Calgary,
I am writing in opposition to the Proposed land use changes to 4767 Montana Crescent NW. The changes allowing a Max of 5 units of townhouses/ row housing is totally opposite to the single family dwellings in the area. The proposed changes does not take into account the South Shaganappi Local area planning. This area is not a potential focus area for growth as outlined in the South Shaganappi plan. This seems to be a plan to sneak this change in prior to the evaluation of the South Shaganappi Plan. Massing. The existing lot is raised up about a meter and a half from the north sidewalk on Montalban Ave. NW, which would be the frontage of any row housing. With the proposed building height change from 10 meters to 11 meters plus the raised height of about 1.5meters would place the total height from the sidewalk to 12.5 meters(38 feet). Since most row housing have very short front yards this would give a very large massing right at the sidewalk level.

Application. A number of homes in "Upper" Montgomery have been either renovated or new infill construction. All new construction has been detached housing either replacing with a single detached home or two detached infills on one lot. The only Row housing that has been constructed has been along the Bowness Rd. corridor. the land use bylaw was changed to promoted greater density near that corridor. The proposed changes are at least a Kilometer away and as such will be a stand alone design not related to any structures around it.

Parking . A potential maximum of five units could in fact have up to 6 cars being parked along the roadways either on Montalban Ave. or Montana Crs.. The assumption would be that four cars will be parked in the Garages on site. We already have issues with Parking from pressure from the university district employees parking along the east side of the community now limited by parking restrictions. Planning tries to limit parking because everyone will take transit does not fly. Most homes here have a least one car out front, adding a possible six extra cars along those streets will create parking issue with the neighbors. The parking form the proposed units will strangle Montalban Ave. with cars on both side of the road. Montalban Ave. is used as a short cut for people trying to get to 32 Avenue from 48th st NW and the neighborhood.

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I have read and understand the above statement.

First name (required)	Philip
Last name (required)	Cross
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Dec 5, 2023

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CC 968 (R2023-11)



(required - max 75 characters)

LOC2023-0213

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

In opposition

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

We wish to file our objection for the proposed land use change on the subject property from RC1

to R-CG for the following reasons:

1. The density and type of development allowed under the proposed change is not compatible with the surrounding community which, in this area of Montgomery (characterized as Upper Montgomery), for the most part, consists of single family dwellings.
2. The proposed land use change is inconsistent with the Area Development Plan (ARP) which states under Policy R1 that '...all R-1, R-2 and Direct Control Districts with low density residential guidelines shall continue...'. Our understanding is that the R-1 and R-2 land uses referenced in the ARP are more or less equivalent to the current land uses of R-C1 and R-C2 respectively. It is noteworthy that the land use in the ARP proposed for the the area known as Lower Montgomery is R-2 while Upper Montgomery has an R-1 land use. The ARP acknowledges differences between the two parts of the Montgomery community and to this point the development in Lower Montgomery has adhered to these R-C2 guidelines allowing slightly higher density development. As well, in the Upper Montgomery area most of the recent development has been lower density (adhering to R-C1) with the construction and renovation of bungalows on Montana CR and Montana DR and the current development along Montalban DR of three new single family homes. We appreciate that the ARP is not a legally binding document however it seems nonsensical to spend the time and effort researching and preparing a document only to allow piecemeal changes upon developer requests.
3. There is already an ample supply of higher density development in the surrounding area. The subject community is south of Market Mall. There is significant high density development to the east and west of Market Mall (west of 40 ST and east of Shaganappi TR) as well as in the new University District. The proposed land use change will not improve the quality of life in this community. We appreciate and support Council's desire and intent to increase residential density by '...building up and not out...' however, we believe this should be done in a measured and organized way and not in a haphazard way at the expense of single family neighbourhoods. Furthermore we do not believe any development on this site could be considered a response to the affordable housing issue in Calgary.
4. Should the land use change be approved and the property developed to its' maximum



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From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 4767 MONTANA CR NW - LOC2023-0213 - DMAP Comment - Tue 11/28/2023 9:29:30 AM
Date: Tuesday, November 28, 2023 9:31:25 AM
Attachments: [Land Use Change Opposition Nov 28 2023.docx](#)

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Application: LOC2023-0213

Submitted by: Willie Pitstra

Contact Information

Address: 4619 Montana Dr 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, Shadowing 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 City of Calgary needs to respect tax paying home owners and not allow developers to change established areas. The developers are looking for personal profit and are ruining our communities and driving Calgarians out of Calgary.

Attachments:

Land Use Change Opposition Nov 28 2023.docx

Land Use Redesignation
Montgomery
LOC2023-0213
Land use redesignation from R-C1 to R-CG
Address 4767 Montana Cres NW

November 28, 2023

Dear City of Calgary, Councilors, and whomever it may concern,

I am writing to request that the City of Calgary reject the proposed land use change Reference Number LOC2023-0213 from R-C1 to R-CG at 4767 Montana Cres NW. The proposed change would allow for rowhouses and townhouses in addition to single-detached, semi-detached, duplex homes and secondary suites in each unit. The area is currently zoned for single family detached homes.

I strongly oppose land use changes in the area commonly known as Upper Montgomery. I am hereby requesting that the City maintain the current land use designation of R-C1 (Residential-Contextual One Dwelling) in the area of Montgomery bordered by 32 Ave, MacKay Rd / Shaganappi Tr, 48 St., and Montalban Park.

Montgomery is a unique community in our wonderful city and needs to be valued and protected.

As a community, Montgomery embraces the need for increased density in the city. We have thoughtfully and carefully after extensive consultations created *The Montgomery Redevelopment Plan* to support this initiative. In the plan, we have identified areas to be re-designated and redeveloped to higher density. However, to preserve the character of our community, we also need to maintain some areas of R-C1 and therefore request The City of Calgary respect our existing Redevelopment Plan.

While higher density in Calgary is important, the densification of older, well established communities needs to be done with due care and attention to existing neighborhoods; wisely and only in the right places.

The reasons for maintaining R-C1 zoning in the identified area described above include but are not limited to:

- The community imperative of retaining some of the original character of Montgomery by maintaining some area of R-C1.
- The proximity to Market Mall and more recent developments such as the University District, University of Calgary, Children's Hospital, and Foothills Hospital have already put a significant strain on parking in our community. It especially impacts young families and seniors with regards to access and safety. The health and safety of our valued seniors is jeopardized when they cannot be picked up in front of their homes due to a lack of parking. Street safety has already become a significant concern with increased on-street parking and traffic, and Fire and

Emergency access is being compromised. We have seen a significant increase in collisions and (fortunately to date) near-misses with our children.

- This area of Montgomery takes the role of urban gardening and environmental stewardship very seriously. We make the most of the available space and sunlight and work very hard to provide habitat for birds, bees, butterflies, and other wildlife. Rezoning to R-CG would put this in jeopardy. Gardens throughout the city are suffering from a lack of pollinators. It is essential for our environment that areas of the city are maintained with low density, high biodiversity.
- We have created a unique character neighborhood. Many people from other parts of Montgomery, University District, Varsity, and communities farther afield come to this area of Montgomery to enjoy walking the neighborhood. They love to come here because of the unique character of the community. There is great pride in our neighborhood, and the love we have for our homes and neighborhood resonates with everyone who visits the area. I've had many strangers who have come to walk our streets stop to tell me how much they appreciate the time in our unique section of the city and how valuable it is for their mental health.
- Our surrounding area has seen significant density increases in recent years, with the redevelopment of areas of Montgomery and the development of University District. There are condos across 32 Ave in Varsity making it a higher density area, and both Varsity and Montgomery have been adding a significant number of secondary suites. It is important for the entire surrounding area to have an area of lower density to "escape" to and to maintain critical environmental balance.
- The residents in this area of Montgomery purchased their homes specifically because it is R-C1. We paid a premium to live in R-C1, in my case double that of similar houses in the R-C2 section of Montgomery. The City of Calgary should respect not only the investment made by the residents, but our desire to live in R-C1.
- A petition conducted earlier demonstrated an overwhelming support by residents to reject land use change and maintain the current R-C1/R-C1S land use designation.
- There have been significant investments by individuals to create their dream homes in the area. There are currently three new constructions underway on Montalban Drive. Recent constructions there approach 2 million dollars in value each. People are making those investments because they want to live in the single detached home area of Montgomery. Those investments should be respected and encouraged.
- If any part of this area of Montgomery were to be rezoned to R-CG, it would discourage desirable investment in the community. People who are looking to live in R-C1 would no longer want to move or live here. I myself would like to further develop my property, but I am hesitant to do so as I feel it would be a wasted investment unless the City commits to protecting our R-C1 status.
- The property in question does not give the impression they value the community. Since the current owner purchased the property, the property has not been maintained. There are often large piles of garbage accumulated. Weeds are in abundance. As residents, we get the impression they are interested only in potential profit, at the expense of our cherished community. They circulated a letter to the near neighbors detailing a proposed development

significantly different to the actual proposed redesignation. This discrepancy hints at deception to me. I hope that the City will consider the residents' wishes over the desire of a developer to turn a profit.

- Montgomery is an important part of Calgary's history. It was a separate town and village until it was annexed in the 1960's. As a city, we need to embrace our history and protect areas that are unique and give out city its diverse character. This area of Montgomery is one of those areas that need to be protected and maintained in its character, for which R-C1 zoning is imperative.

Some may argue that we need sweeping zoning redesignations to respond to the current housing shortages in the city. I believe that the current housing crisis in Calgary can be better addressed by having government and insurance companies work together so that residents can share their existing homes. There are University students who would benefit greatly from living in this area, but current insurance rules make it impossible for home owners to accommodate them. It is difficult and often impossible to get insurance for unrelated individuals to share accommodations. I would like to see the City work to make this change. There are a lot of spaces available, but they cannot be offered up without losing insurance coverage. The various levels of government need to work together to make changes in the insurance industry. We can then accommodate those in need of housing without rezoning and altering the essence of our communities.

We need to protect our communities, citizens' investments, our environment, and the diverse community characters that make Calgary the great place that it is.

It is essential that the proposed land use change is rejected and the location in question, 4767 Montana Cres NW, remains RC-1.

Regards,

Wilhelmina Pitstra BSc, MSc, PEng

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 4767 MONTANA CR NW - LOC2023-0213 - DMAP Comment - Tue 11/28/2023 10:19:21 AM
Date: Tuesday, November 28, 2023 10:19:26 AM

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Application: LOC2023-0213

Submitted by: Don Smaniotto

Contact Information

Address: 4823 Montana Drive N.W.

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Lot coverage, Building setbacks, Community character, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

Out of character for the neighborhood

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

Too high density and an abundance of cars parking on the street.

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?

Devalue the neighborhood

General comments or concerns:

This is R 1 designation and we do not want row housing at 3 stories in our neighbourhood.