

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 5015 22 AV NW - LOC2023-0200 - DMAP Comment - Wed 11/22/2023 3:19:5 PM
Date: Wednesday, November 22, 2023 3:19:17 PM
Attachments: [IMG_1586.jpg.pdf](#)
[image1.png](#)

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Application: LOC2023-0200

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, Traffic impacts, Shadowing 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:

Me and my household strongly oppose this request to change a single RC1 property into an RC2 towering, gigantic duplex!!!. How could you possibly allow so many zoning changes at mass on our previously solely RC1 block!? ABSOLUTELY cruel, stressful, disrespectful of the city to put us residents through this onslaught of fighting for our community, our rights against your disregard for us!

I was born and have lived in Calgary all my life and as soon as I was able to afford it, I bought a home in Montgomery 13 years ago because of its beautiful large single home properties and large, mature trees that take years to grow. Sadly, this developer bull dozes all life on the properties and erect very huge, duplexes that push the bounds of the property lines of neighbors on either side! The city has ignored any plea of opposition from us residents who own and live here and care about the neighborhood and one another!

Rezoning on our whole block was declined when we moved into our home and that is why we stay! But now, you decided to allow rezoning and opened the flood gates of hell to developers like this, and we have to suffer the consequences!

Our previously respectful, safe, beautiful neighborhood is now drowning in the onslaught of the builder's "Tasmanian devil" behavior that YOU have allowed to happen! You keep approving this developer's requests to rezone and turned our community into a danger zone as they have MULTIPLE build going on at the same time and they are the most disgusting builders I have witnessed - Dangerous, speed up and down the alleys and streets with their construction vehicles/trailers, garbage everywhere, block the alley, steal water and electricity from us neighbors....I could go on!!

Instead of a view of tall, mature trees that take years to grow, we now have to look at tall building walls with light pollution, decreased privacy and an ugly view towering duplexes. You are exasperating us! . We voice our opposition and concerns, but the developer keeps getting approved by you. The traffic, parking, noise (I can hear the train louder for example, as the abundant trees that have been torn down used to dampen the noise), and pollution in our neighborhood has increased significantly over just a short 2-3 years and is getting worse with each property you approve for rezoning!

I am very disappointed with the city staff who appear to be blindly making these decision. Get out of your office and come see what destruction you are approving of! Investigate builders and their workers - help us and don't keep giving this builder free reign of our neighborhood! This builder and all his builds on our block are dangerous, zooming around to their multiple builds with no regard for safety or the people who live here! Look at these photos of what you have approved! Their Duplex designs tower over our bungalow homes; gardens don't grow the same, privacy encroached upon, land stability compromised. Also, this boom truck (in photo) was driving up and down the alley going onto the street. It had three men standing in the lift when it HIT THE POWER POLE!

I was outside so I personally witnessed this and saw the pole move, heard the crash,

heard the men yelling, and they kept going without reporting it or taking responsibility. The pole was damaged, and the power went out for some homes. I called 311 and they called the fire department. They made sure the area was safe and secured the pole and then contacted Enmax. When Enmax came, the Enmax employee went to speak to the boom truck operator and other workers but they pretended they could not speak English so he could not get any information (confession) from them.

Investigate! The phone call to 311 was made. October 21, 2023 at 4:45 PM
Tricor Groups, Address: 5011 22 AV NW
File Number: DP2022-06646) !

What more can us residents do to have you listen to our calls for help!?
Sadly, it will likely have to take a fatality to get the city official's atten

Attachments:
IMG_1586.jpg.pdf
image1.png
image2.jpeg



9:25

Camera



CPC2023-1056
Attachment 7

Edit



CPC2023-1056
Attachment 7

