

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 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 or Council Committee agenda and minutes.** 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.

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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.

First name [required] **Bradley**

Last name [required] **Nicgholson**

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 comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Sep 10, 2024**

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

[required] - max 75 characters **Policy Amendment - Montgomery Area Redev Plan - LOC2024-0090 Bylaw 69P2024**

Are you in favour or opposition of the issue? [required] **In opposition**



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Policy Amendment - Montgomery Area Redev Plan - Loc 2024-0090 - Bylaw
69P2024.pdf

ATTACHMENT_02_FILENAME

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

Please find attached a document explaining the opposition to this policy amendment
and development application.

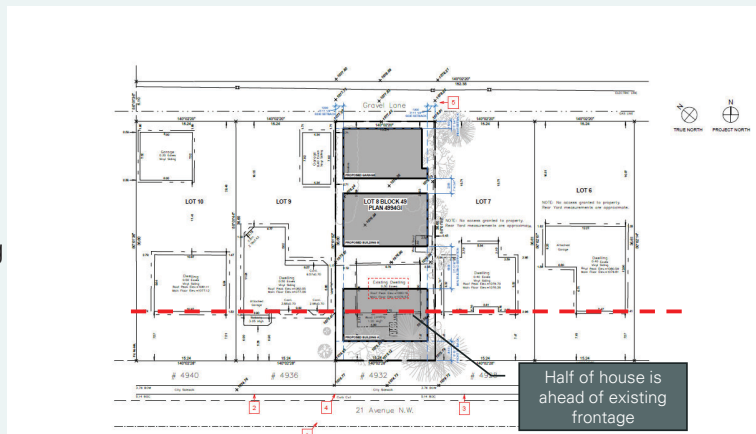
Policy Amendment
Montgomery Area
Redevelopment Plan
LOC2024-0090
Bylaw 69P2024

Agenda

- Property Frontage
- Shadow Lines
- Parking
- Montgomery ADP Just Completed
- Architect Examples of Minor Policy Amendment
- Affordability – Low Income Housing

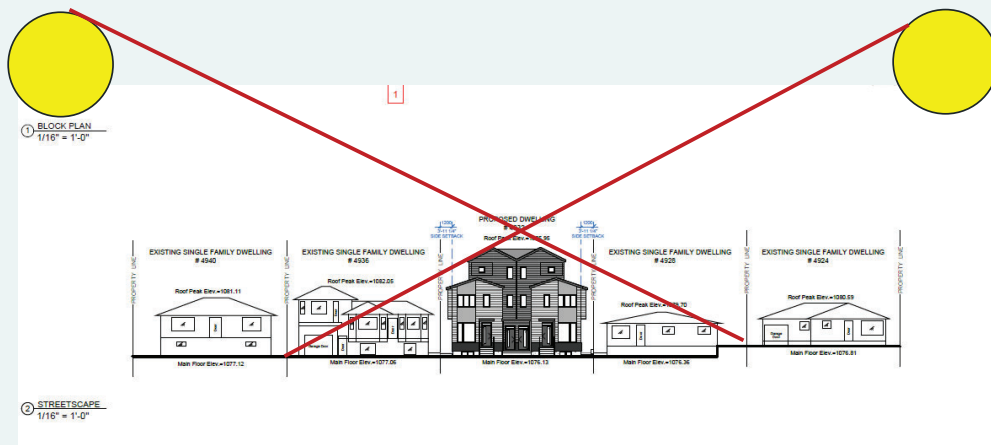
Property Frontage

- Montgomery has always had all new houses built to match the same frontage as existing houses
 - Development Permits have been denied due to not matching frontage in past
- This property does not match existing houses and sets precedence on all development in area
- All existing infills would have moved house forward to allow more backyard if we were allowed to change frontage
- *Propose change to match existing frontage of entire area and block*



Shadow Lines

- Montgomery is an area where people enjoy sitting in their front and back yards in the morning and afternoon
- This house is going to cause significant shadow lines in both offsetting properties impacting resident neighbours yards
- 2 story house would significantly reduce the shadow lines within the mid morning / early afternoon time frame
- *Propose change to maximum height of 8.6 meters for a 2 story property*



Parking

- Policy states 1 parking spot for primary and no parking spots for secondary suites
 - Residents urge council to re-think this policy
 - Significant number of residents are elderly and have reduced mobility, parking in front of their house will impact their life / independence
 - Typical families / renters / households have 1.5 vehicles per unit
- This development will likely have 12 vehicles to find parking for, 4 in garage and 8 on the street
- Almost all adjacent / close neighbours have front driveways limiting parking on the block
- *Propose to rethink parking strategy so ~8 new vehicles do not use all parking on block*
 - *Unreasonable to think 8 units will only have 4 vehicles*

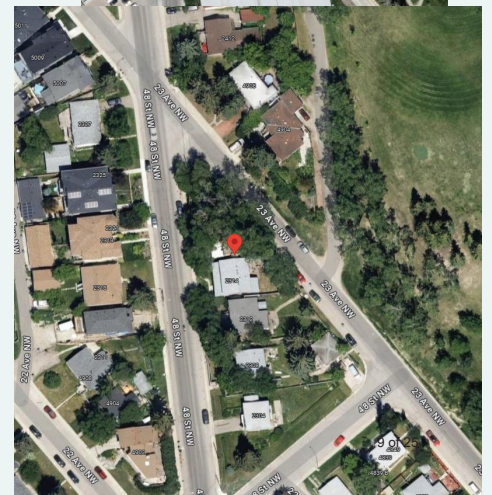
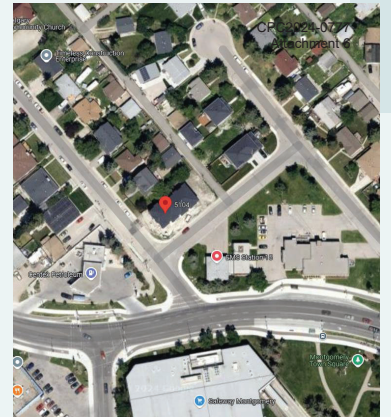


Montgomery Area Redevelopment Plan

- Montgomery Area Redevelopment plan is recent and South Shaganappi Local Area Plan is on-going
 - Tax payer dollars are being used to update policy and planning and being ignored with developments that require amendments
 - *Propose letting current plans hold precedence over the next 3 years to understand development further*
- Most residents on 21st Avenue specifically purchased in the area due to R1 development on the north side of the street
 - This allowed the block to honor ReDevelopment Plan with the small town feel
- Changing densification from low density to R-CG will directly impact the “feel” and appeal that all current landowners had to purchase on 21st Ave NW

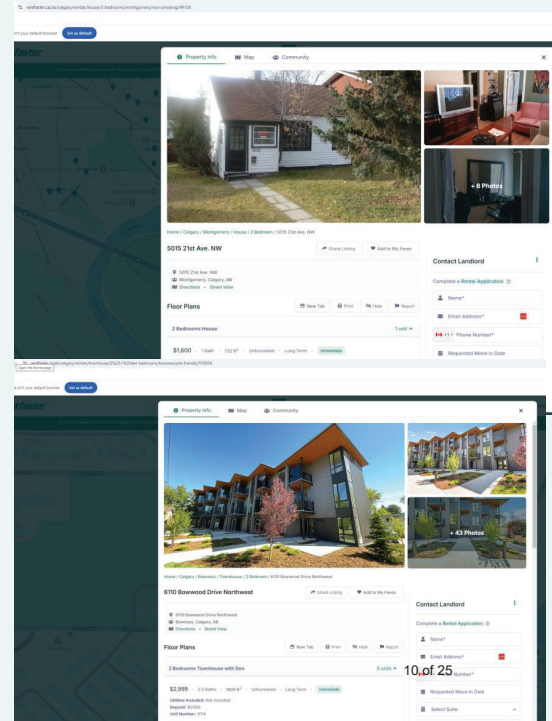
Architects Example Properties

- The architect has given example properties in its application with minor policy amendment
 - 5104 17 AVE NW
 - 2324 48 Street NW
- Both of these example properties have different lot / street access layouts which significantly change the nature of the application
 - Each of these applications / properties do not significantly alter Property Frontage / Shadow Lines / Parking and have access from multiple streets / avenues
 - This new application will have precedence in the community for mid-block lots and significantly alter development
- *Community would propose building an RC2 property, consistent with the rezoning that was done in 2023*



Affordability – Low Income Housing

- Montgomery still has significant low income housing / renting options
 - Typical original houses rent for ~\$1600 - \$2000 / month
 - See top right Image
- A typical townhouse / new property rents for significantly more,
 - Typical property for reference in Bowness at \$3000 / month
 - See bottom right image
- Redevelopment like the proposed will significantly increase the challenges to low income residents within the Montgomery area
- All current RC1 zoned houses provide properties for these most at-risk individuals to still rent in the community, redevelopment of these properties will leave them without a place to rent



Summary

- The local residents on 21st Avenue is asking council to reconsider the approval and policy amendment to the Montgomery Area Redevelopment plan
- This amendment will cause the following issues and concerns
 1. Property Frontage does not match any development in Montgomery
 2. Shadow lines will be significant and impact the direct neighbours due to building height and placement
 3. Parking will cause more street parking. Nearby parking will impact elderly / reduced mobility existing neighbours and degrade their independence
 4. Montgomery Area Redevelopment Plan / South Shaganappi plans have had significant taxpayer dollars spent in recent years to reassess and create new policy. These policies have not had the time to be implemented before changes are being proposed
 5. Most importantly, taking away these RC1 original houses is going to significantly reduce area affordability and impact residents who can not afford the increase in rent that this type of development will have
 - Targeting the only remaining low income accessible rental properties in the area and forcing most at risk residents to move elsewhere
- Local residents would ask council to strongly reconsider and vote against the policy amendment for this development



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First name [required] Preston

Last name [required] Phillips

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 comment on? [required] Council

Date of meeting [required] Sep 10, 2024

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

[required] - max 75 characters Montgomery ARP (LOC2024-0090) Proposed Amendment to Montgomery ARP

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME Figure 1.3.pdf

ATTACHMENT_02_FILENAME DP2024-02680 DMAP Plans Submitted 2024-04-29 - 3MB (2).pdf

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

Good Day,

We strongly object to the amendment of the Montgomery ARP.

As the implementation of this new ARP for Montgomery is in its infancy, a substantial amendment, such as the one proposed under LOC2024-0090, should not be contemplated for the following reasons:

1) One of the 'major components' (figure 1.2) as outlined on page 8 of the Montgomery ARP is to "Ensure Quality Low Density Residential Development...". Amending Low Density Residential 'to Low Density Residential/Townhouse, does not align with objective promised by the City during the public consultation process for the ARP. As shown in Figure 1.3 (circled in red) the proposed amendment clearly affects an area that was recently designated for Low Density Residential. As one can also see in Figure 1.3, ample land had been designated for Low Density Residential/Townhouse, Medium Density Residential/Institutional and Community Mid Rise.

2) The Montgomery ARP is relatively new and was designed to increase the density of the neighborhood through a variety of land use changes and developments. As there were taxpayer dollars spent on ARP research, public consultation processes and ultimately the creation of ratified ARP, the Montgomery ARP should be allowed to progress to a until such time as the Planning Horizon (10 years) has been met.

As you can see from the attachment, the proposed development plan (DP2024-02680) is a three-story building that not only dwarfs the home of the long-time residents on either side, but the development is also comprised of three separate buildings on this parcel of land. There is literally no setback from the property line. This development clearly violates every one of the Residential Objectives listed in subclause 2.5 of the Montgomery ARP and obviously goes against the "small town character" as promised in figure 2.4 of the Montgomery ARP.

A couple recommendations would be to not proceed with the proposed amendment and leave the definition to Low Density Residential as is but shorten the Planning Horizon in the current Montgomery ARP. This would allow the City to observe the execution of the Montgomery ARP and make amendments once implementation has begun and clear issues and shortcomings are visible.

Or, add Townhouses to the definition as proposed, BUT maintain current setbacks on the streets in an effort to maintain some of the street context that makes this neighborhood great.

Thank you.



RENDERING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

4932 21 AVE NW, CALGARY AB T3B 0X2



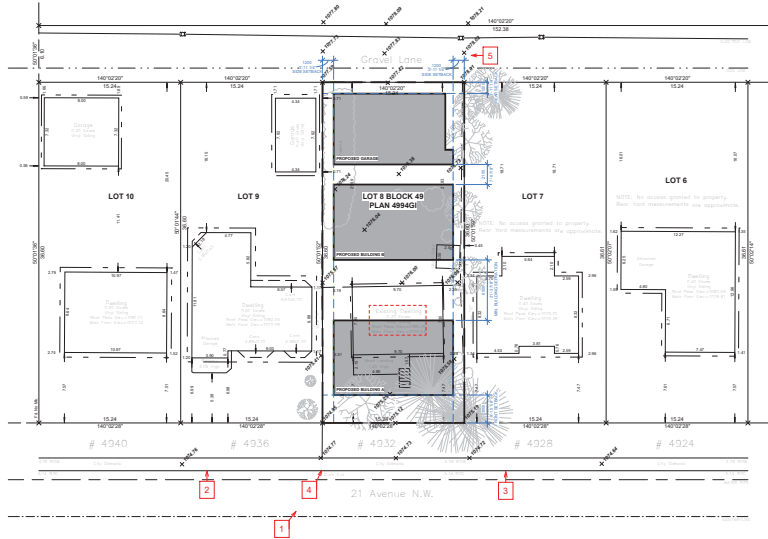
DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

ISSUES
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DATE: 26-06-12
DRAWN BY: JJ
CHECKED BY: JJ
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Cover Page

DP - 00



1 BLOCK PLAN
1/16" = 1'-0"



2 STREETScape
1/16" = 1'-0"

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

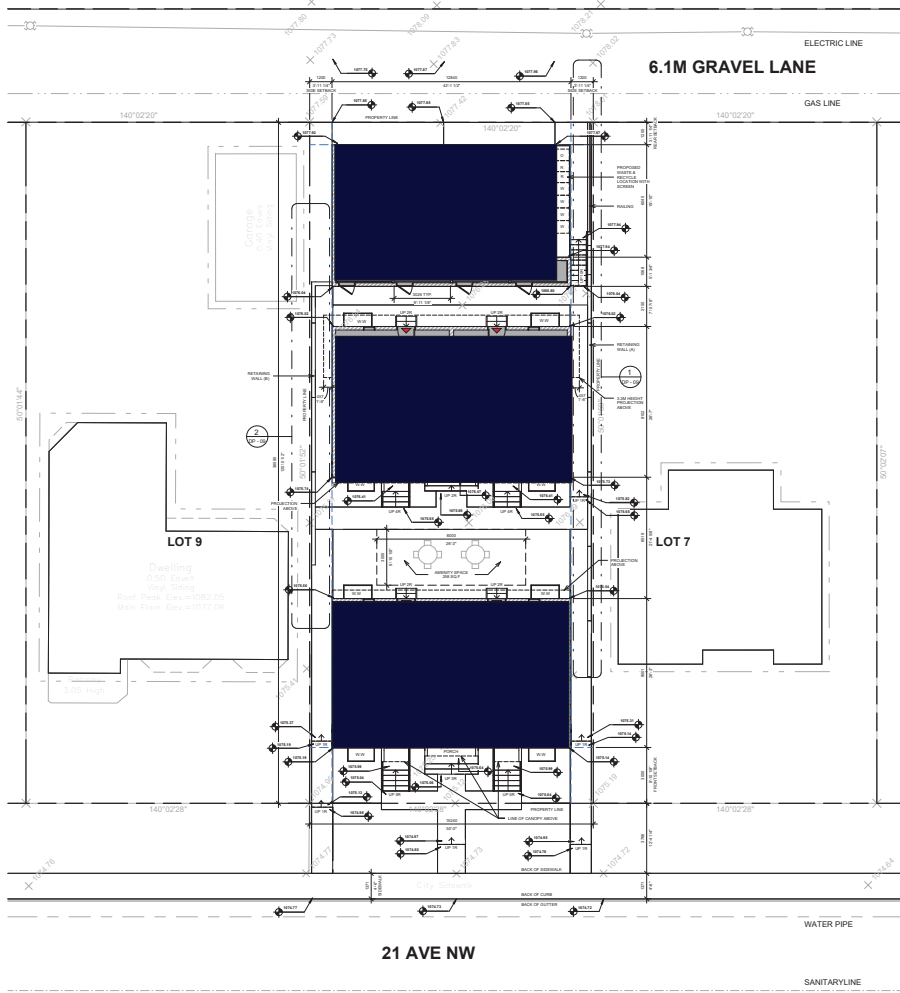
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BLOCK PLAN

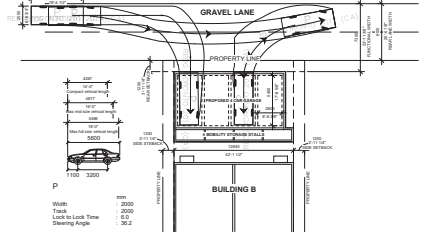
DP - 01

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

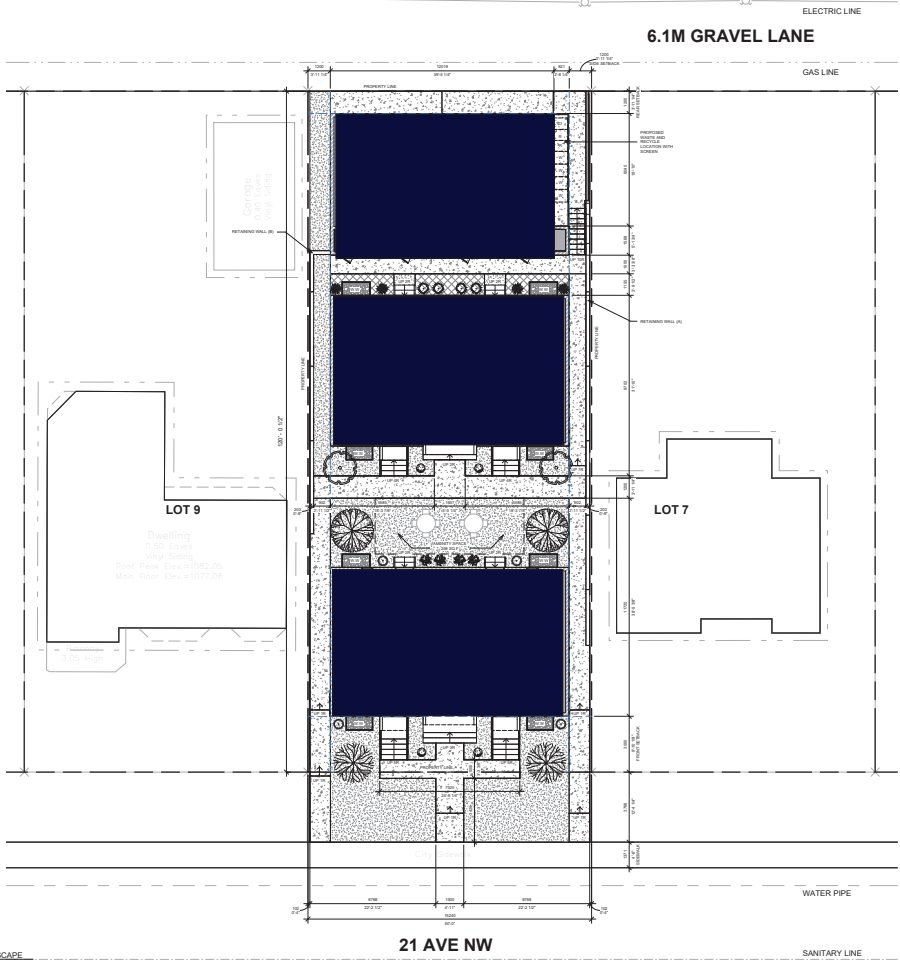


- LEGEND**
- ▲ REFERENCE TO MAIN DEVELOPER LOT
 - REFERENCE TO SECONDARY QUOTE
 - ✕ EXTENDED GEOMETRIC ALIGNMENT
 - ⊙ PROPRIETARY GEOMETRIC ALIGNMENT (SEE DEVELOPER'S PLAN)
 - R DRIVE PAVEMENT
 - WW WASTEWATER WELL
- GENERAL NOTES**
1. ALL EXISTING STRUCTURES, RETAINMENT WALLS AND FOUNDATIONS SHALL BE REMOVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE DISRUPTED UNLESS OTHERWISE INDICATED ON THIS PLAN.
 3. EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE DISRUPTED UNLESS OTHERWISE INDICATED ON THIS PLAN.
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1 SITE PLAN
1/8" = 1'-0"

ISSUES	
REVISIONS	
DATE	24-04-12
SCALE	As Indicated
DESIGNER	JJ
CHECKED BY	JP
TITLE	



6.1M GRAVEL LANE



- GENERAL NOTES**
- LANDSCAPE SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
 - ALL PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE OF THE QUALITY AND SPECIFICATIONS SET FORTH IN THE SPECIFICATIONS.
 - ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LANDSCAPE DESIGN.
 - ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LANDSCAPE DESIGN.
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LANDSCAPE LEGEND

	HEALTHY GROUND COVER
	LAWN (GRASS)
	CONCRETE PAVEMENT
	GRAVEL (GROUND)

PROPOSED PLANTINGS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANT TYPE	PLANT SIZE	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH	PLANT SPACING	PLANT QUANTITY	PLANT NOTES
	CORNUS RUGOSA	CORNUS RUGOSA	SHRUB	1.5M	1.5M	1.5M	1.5M	1.5M	2	LOW MAINTENANCE
	ACER GLABRUM	ACER GLABRUM	TREE	2.5M	2.5M	2.5M	2.5M	2.5M	2	LOW MAINTENANCE
	PRUNELLA VULGARIS	PRUNELLA VULGARIS	HERB	0.5M	0.5M	0.5M	0.5M	0.5M	2	LOW MAINTENANCE
	SEDUM SPECTABILE	SEDUM SPECTABILE	PERENNIAL	0.5M	0.5M	0.5M	0.5M	0.5M	4	LOW MAINTENANCE
	PHLOX PANICULATA	PHLOX PANICULATA	PERENNIAL	0.5M	0.5M	0.5M	0.5M	0.5M	4	LOW MAINTENANCE
	ECHINACEA PURPUREA	ECHINACEA PURPUREA	PERENNIAL	0.5M	0.5M	0.5M	0.5M	0.5M	4	LOW MAINTENANCE
	RUDBECKIA HIRTA	RUDBECKIA HIRTA	PERENNIAL	0.5M	0.5M	0.5M	0.5M	0.5M	4	LOW MAINTENANCE
	LIATRIS SCARIOSA	LIATRIS SCARIOSA	PERENNIAL	0.5M	0.5M	0.5M	0.5M	0.5M	4	LOW MAINTENANCE
	HOSTA PLANTAINIFOLIA	HOSTA PLANTAINIFOLIA	PERENNIAL	0.5M	0.5M	0.5M	0.5M	0.5M	4	LOW MAINTENANCE
	LYSICHTON CILIATUS	LYSICHTON CILIATUS	PERENNIAL	0.5M	0.5M	0.5M	0.5M	0.5M	4	LOW MAINTENANCE

1 SITE PLAN LANDSCAPE
1/8" = 1'-0"

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

DATE: 26-06-12
 DRAWN BY: As indicated
 CHECKED BY: [Signature]
 TITLE: LANDSCAPE PLAN

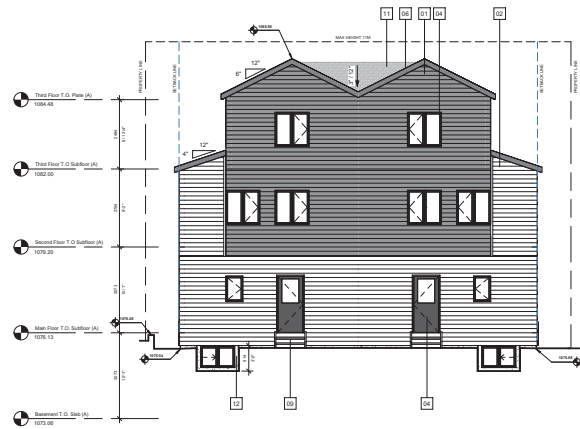
DP - 03

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2



1 BUILDING @ FRONT (SOUTH ELEVATION)
3/16" = 1'-0"



2 BUILDING @ BACK (NORTH ELEVATION)
3/16" = 1'-0"

MATERIAL LEGEND	
NO.	MATERIAL
01	HARDIE / VINYL PANEL - IRON GRAY
02	HARDIE / VINYL PANEL - ARCTIC WHITE
03	CORRUGATED GALVANIZED WINDOW WELL
04	METAL FRAME WINDOW & DOOR - BLACK
05	METAL TRIM & PANEL - IRON GRAY
06	METAL FASCIA - IRON GRAY
07	ALUMINUM RAILING - BLACK, POWER COATED
08	WOOD GRAIN METAL SIDING
09	METAL STRINGER STAIR - BLACK, POWER COATED
10	GUTTER & DOWNSPOUT - IRON GRAY
11	ASPHALT SHINGLES - BLACK
12	PARKING / E.T.F.S.
13	CONCRETE STAIRS
14	BRICK VENEER - BLACK
15	WOOD SCREEN

ISSUES

REVISIONS

DATE: 24-04-22

SCALE: 3/16" = 1'-0"

DRAWN BY: JJ

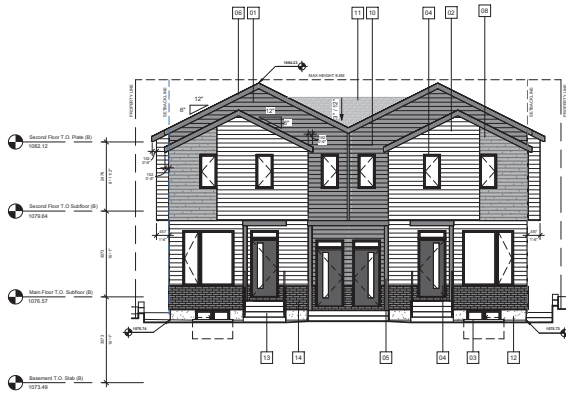
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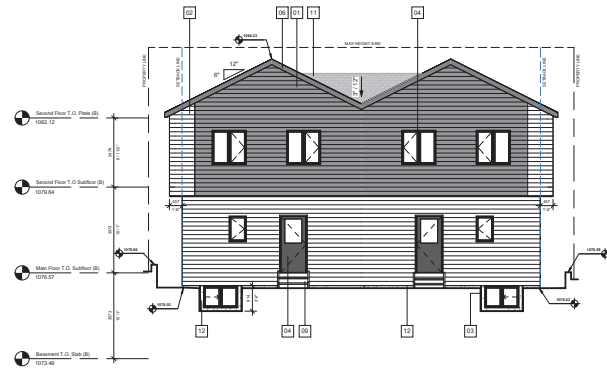
DP - 04

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2



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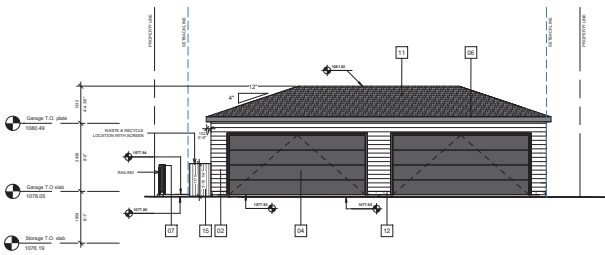


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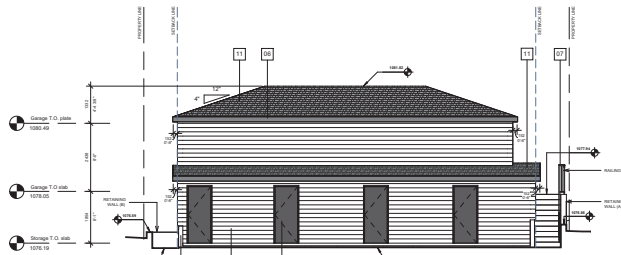
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13	CONCRETE STAIRS
14	BRICK VENEER - BLACK
15	WOOD SCREEN

ISSUES	
REVISIONS	
DATE	24-04-22
DRAWN BY	J.P.
CHECKED BY	J.P.
TITLE	ELEVATIONS (BLDG B)

DP - 05



2 GARAGE @ FRONT (NORTH) ELEVATION
3/16" = 1'-0"



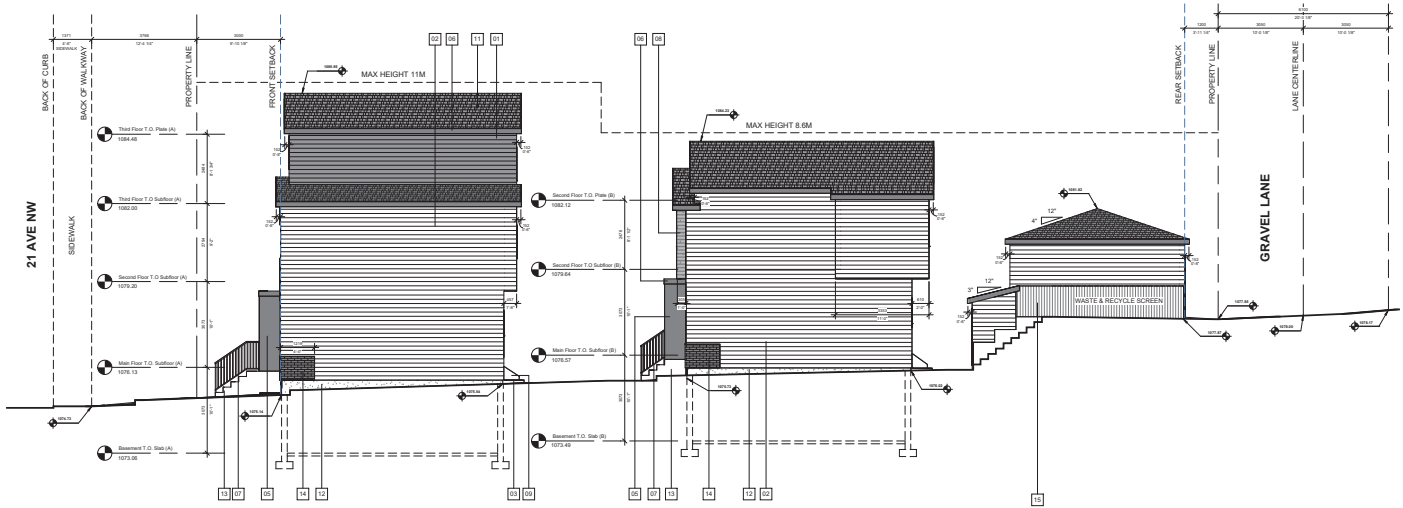
1 GARAGE @ STOR. (SOUTH) ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
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14	BRICK VENEER - BLACK
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ISSUES	
REVISIONS	
DATE	24-04-22
SCALE	3/16" = 1'-0"
DRAWN BY	JP
CHECKED BY	JP
TITLE	ELEVATIONS (GARAGE)

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2



① EAST ELEVATION
3/16" = 1'-0"

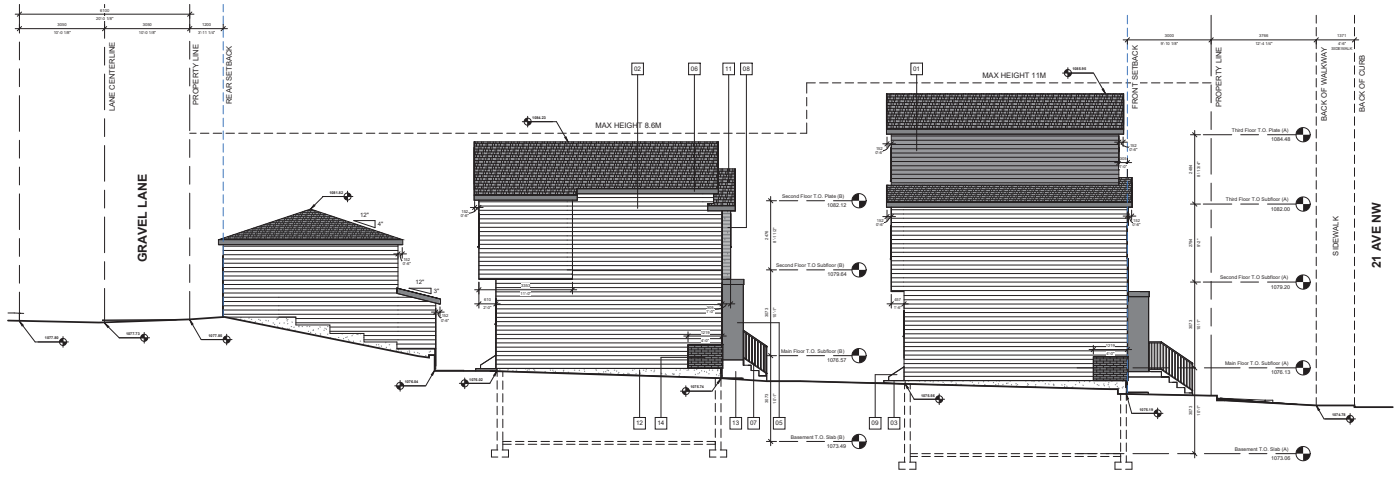
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13	CONCRETE STAIRS
14	BRICK VENEER - BLACK
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ISSUES	
REVISIONS	
DATE	24-04-22
SCALE	3/16" = 1'-0"
DRAWN BY	JP
CHECKED BY	JP
TITLE	ELEVATIONS - EAST

DP - 07

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2



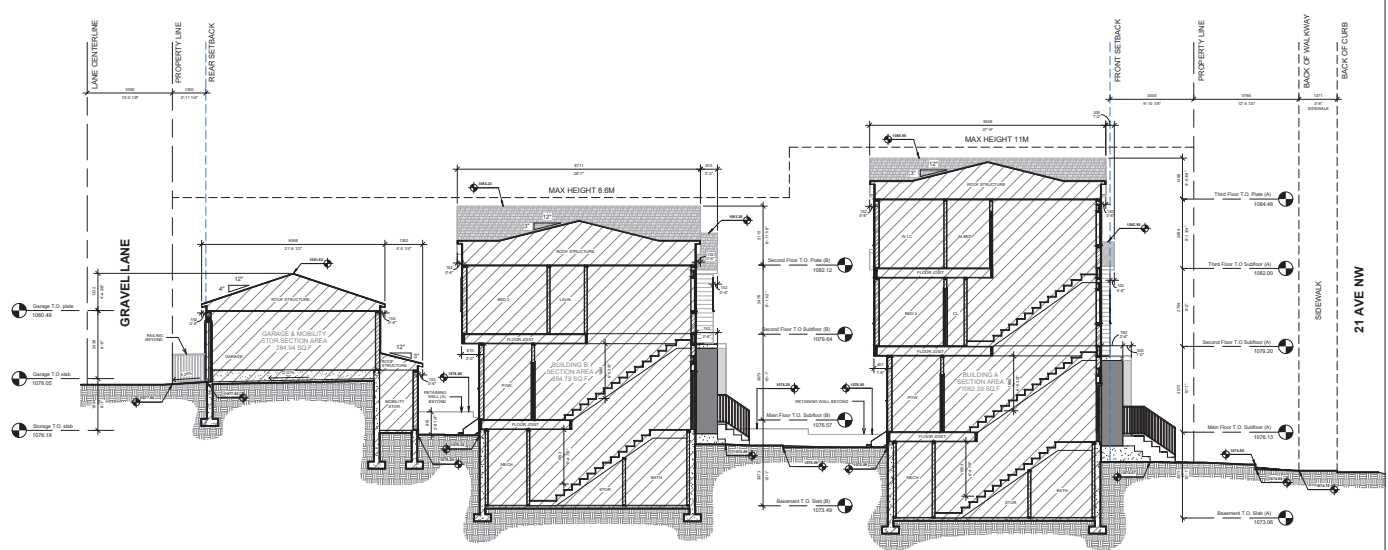
WEST ELEVATION
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MATERIAL LEGEND	
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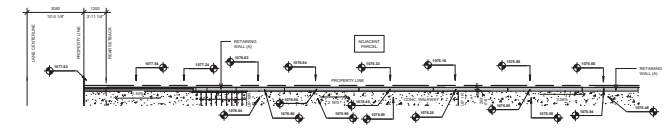
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ELEVATIONS - WEST

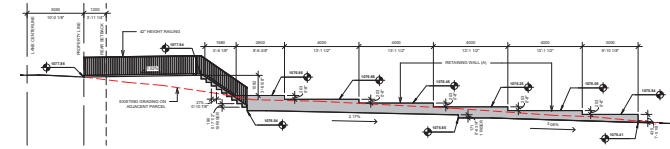
DP - 08



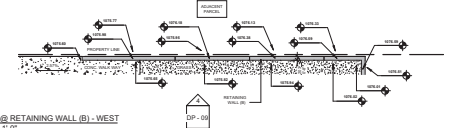
③ CROSS SECTION
3/16" = 1'-0"



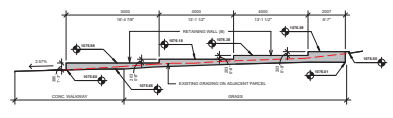
① PLAN @ RETAINING WALL (A) - EAST
1/8" = 1'-0"



② ELEVATION @ RETAINING WALL (A) - EAST
1/8" = 1'-0"



② PLAN @ RETAINING WALL (B) - WEST
1/8" = 1'-0"



③ ELEVATION @ RETAINING WALL (B) - WEST
1/8" = 1'-0"

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

REVISIONS	
REVISIONS	
DATE	24-04-12
SCALE	As Indicated
DESIGNED BY	AP
DRAWN BY	

SECTIONS

DP - 09



AERIAL VIEW



FRONT VIEW



COURTYARD VIEW

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

ISSUED: _____
 APPROVED: _____
 DATE: 26-06-12
 SCALE: _____
 SHEET NO.: 12
 DRAWING NO.: _____
 TITLE:

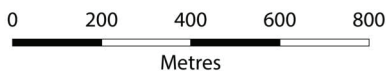
RENDERS

DP - 12



Figure 1.3

Future Land Use Plan



Legend

- Plan Area Boundary
- Active Frontage
- Main Street Area
- Developed Area Guidebook
- Commercial/Retail Ready
- Future Comprehensive Plan
- Neighbourhood Limited
- Neighbourhood - Low Rise
- Community Mid Rise
- Low Density Residential
- Low Density Residential/ Townhouse
- Medium Density Residential/ Institutional
- General Commercial
- Highway Commercial
- Parks/ Community Facilities
- Institutional/ Schools
- Utilities
- Large Lot Residential
- Future Transportation
- Future Transportation/ Open Space
- Storage
- S School

Approved: 11P2004
Amended: 60P2022, 60P2023, 87P2023

This map is conceptual only. No measurements of distances or areas should be taken from this map.