

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.

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.

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] Gerald

Last name [required] Karst

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] Feb 4, 2025

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 ARP LOC2024-0208 Bylaw13P2025

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	2025-01-26 L to City Council re 2823 MacKay Rd unsigned.pdf
ATTACHMENT_02_FILENAME	2025-01-27 Submission for #2823 sig pg.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	To manage file size one attachment is an unsigned letter and the other is a scan of the signature page of the same letter.

4811 Montana Crescent NW
Calgary, Alberta T3B 1E7
email [REDACTED]

January 27, 2025

Office of the City Clerk - City of Calgary
700 Macleod Trail SE
Calgary, Alberta T2P 2M5

Subject: City Council Public Hearing
Re: Application to Amend Montgomery ARP Policy Bylaw 13P2025
for LOC2024-0208

We, the undersigned, recently noticed a sign board notice from the City of Calgary - Development inviting us to comment on the subject matter. The application requests that the 'Future Land Use Plan' for 2823 MacKay Road NW be amended to allow a Townhouse to be built there.

We own and live in a single family raised bungalow home at 4811 Montana Crescent in the same area of Montgomery as the proposed development. Our 2-year old home was a redevelopment project that we designed in compliance with the City's contextual dwelling requirements as our best efforts to harmonize with the neighbourhood.

We object to permitting the developer to build a townhouse because of the negative impact it would have on the use, enjoyment and intrinsic value for our property as follows:.

1. **Reduction in our Safety as Pedestrians or as Vehicle Traffic:**

The proposed development would reduce the pedestrian safety and vehicle safety on the streets we frequently use. For details, see attachment 1.

2. **Overload of Aging Water & Sewer Systems that we Rely on:**

The proposed development would pose excessive burden on the capacity of our aging water and sewer systems leading to avoidable operational and cost problems for us. For details, see attachment 2.

3. **Detrimental / Unwanted Deviation from Approved City Plans**

The proposed development is in violation of Montgomery Area Redevelopment and Municipal Development Plans as well as an endowment agreement between the City and previous land owners. See attachment 3.

In addition to the above, other densification developments (DP2023-08762 and DP2024-0225) are being proposed in the same area of Montgomery as the subject development. The combination of these three developments should be considered since the combined impact would escalate many of the concerns expressed above.

In summary, the extreme increase in numbers of households proposed for this development (a eight-fold increase) puts unjustified detriment effects (as described herein) on our use, enjoyment and intrinsic value for our property.

In recognition of the City's desire for increased population density we would consider a development proposal for no more than two dwelling units (a duplex) at the location of the proposed development.

Would you please acknowledge receipt and acceptability of this letter by return email to:

██████████?

Thank you in advance for your consideration our input to your decision making.

Sincerely,

Gerald James Karst

Laurel Audrene Karst

Attachments:

1. Reduction in our Safety as Pedestrians or as Vehicle Traffic:
2. Overload of Aging Water & Sewer Systems that we Rely on
3. Detrimental / Unwanted Deviation from Approved City Plans

Attachment 1 - Reduction in our Safety as Pedestrians or as Vehicle Traffic:

The street corner at 32nd Avenue and Montana Crescent is a busy one as it is one of the few access points to the upper Montgomery neighbourhood. Vehicle traffic from the proposed development will directly increase vehicle traffic at this intersection. It has "blind corner safety issues" that have caused accidents in the past for bicycles and pedestrians walking or travelling West on the 32nd Avenue pathway. We walk past this corner to the University District almost every day. The additional vehicle traffic that the proposed development would reduce the safety of this street corner to an unacceptable level.

There is already an unforeseen large volume of vehicle traffic past our home due to vehicles using Montalban Ave and Montana Crescent to bypass the 4-way stop at 48th St. & 32nd Ave. NW.

The proposed development will increase vehicle traffic even more, which further reduces pedestrian and vehicle safety since the street infrastructure was not designed for this proposed traffic volume. As an example, per Ref. A, in residential areas, the minimum width of a street to accommodate parking on both sides plus two vehicle travel lanes is 10.7 m or 11 m if a Transit Priority street. Our street is used heavily for school bus traffic. Our street is only 10.35 m wide, which is not wide enough to safely accommodate the proposed combination of large increases in vehicle traffic plus on-street parking from other proposed densification projects (DP2023-08762 and DP2024-0225), not to mention the needs of Emergency Services traffic.

References:

A. Section 3.1.1 of The City of Calgary - Complete Streets Guide, October 2015

Attachment 2 - Overload of Aging Water & Sewer Systems that we Rely on:

The water and sewer systems on our street were designed for single family homes in the village of Montgomery before being annexed by the City of Calgary in 1964. These designs were likely less robust than those of Calgary. Since then, the capacity of these very old systems have been reduced by the installation of remedial liners etc. "Sewer back-ups" have been happening as a result.

There could be at least 15 - 18 people living at this location which is many more than what these systems were designed for and which could cause avoidable operational problems / costs. In the order to ensure safety and reliability, the proposed development could also require a costly expansion to the capacity of these systems, involving digging up our street and causing disruptive mayhem for us.

Also refer to City of Calgary Report Number EC2024-1240 Notice of Motion sponsored by City Council Members Sonya Sharp and Terry Wong which warns of the negative consequences of densification in Montgomery.

Attachment 3 - Detrimental / Unwanted Deviation from Approved City Plans

Documented history says that lands of the upper Montgomery neighbourhood were endowed to the City of Calgary by their original landowners on the condition that they be used exclusively for single family homes. Using upper Montgomery for anything other than single family homes is not consistent with endowment conditions. The proposed extreme densification would certainly be a vast departure from this.

The proposed development is in violation of Montgomery Area Redevelopment Plan dated July, 2023 in respect to:

- land use and number of units,
- proposed lot coverage and building setbacks that would not permit the landscaping and trees that is the standard for this neighbourhood,
- the building form and height which would be alien to the neighbourhood therefore having a negative impact on the neighbourhood's character / heritage.
- "front" doors for the rear units face the laneway, which is not allowed by the ARP.

Extensive effort was taken to "master-plan" what became the Montgomery Area Redevelopment Plan. To over-ride this ARP with isolated spot-development decisions will not result in the quality of city planning that the ARP strived to achieve.

The proposed development is not consistent with Municipal Development Plan (MOP). In the MOP redevelopment land use in *Established Residential Areas* is to focus on Neighbourhood Activity Centres rather than the proposed densification (ref. B). It should be noted that our street is part of upper Montgomery where the criteria of an *Established Residential Area* (ref. C) applies, in contrast to lower Montgomery where the criteria for a *Inner City Residential Area* (ref. D) applies. Map 1 of this document incorrectly identifies upper Montgomery as the same kind of area as lower Montgomery in this regard.

In addition, even if all of Montgomery was to be considered Inner City Residential Area, the MOP states (ref. E) that "Sites within the Inner City Area may intensify particularly in transition zones adjacent to areas designated for higher density (ie Neighbourhood Main Street), or if intensification is consistent and compatible with the existing character of the neighbourhood." It should be noted that :

- the location of the proposed development is not adjacent to a Neighbourhood Main Street (see Map 1 of the MDP, where the nearest such street is Bones Road, in Lower Montgomery).
- the proposed extent of density intensification is not consistent nor compatible with the existing character of the neighbourhood.

References:

- B. Section 3.5.3 of part 3 of the Municipal Development Plan, approved in Feb, 2021 under "Land Use Policies", point "b"
- C. Section 3.5.3 of part 3 of the Municipal Development Plan, approved in February, 2021
- D. Section 3.5.2 of part 3 of the Municipal Development Plan, approved in February, 2021
- E. Section 3.5.2 of part 3 of the Municipal Development Plan, approved in February, 2021 under "Land Use Policies"

In recognition of the City's desire for increased population density we would consider a development proposal for no more than two dwelling units (a duplex) at the location of the proposed development.

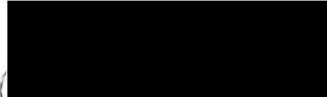
Would you please acknowledge receipt and acceptability of this letter by return email to:
<gakarst@mac.com>?

Thank you in advance for your consideration our input to your decision making.

Sincerely,



Gerald James Karst



Laurel Audrene Karst

Attachments:

1. Reduction in our Safety as Pedestrians or as Vehicle Traffic:
2. Overload of Aging Water & Sewer Systems that we Rely on
3. Detrimental / Unwanted Deviation from Approved City Plans

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.

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.

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]

William

Last name [required]

Dean

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]

Feb 4, 2025

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

[required] - max 75 characters

Item 7-LOC2024-0208 (CPC2024-1266)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have serious concerns about the LOC2024-0208 bylaw change of 13P2025 on 2823 MACKAY Road NW in our Montgomery community. The proposal does not follow the objectives from the Montgomery Area redevelopment plan, Office Consolidation 2023 July.

The objectives are as follows:

To preserve Montgomery's small town character by ensuring residential development contributes to preserving its predominantly low-density land use.

To ensure that new development provides an attractive pedestrian-friendly residential environment with adequate parking, landscaping and amenities.

Lot Coverage - Policy R8. In order to avoid out of scale structures on 15 m (50 ft.) wide lots, relaxations to lot coverage as stated in Land Use Bylaw should not be granted. Bylaw 38P2008

Policy R4. In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted, where address that have been exempt because they have been developed as duplexes or multi-units.

The Land Use Bylaw 2P80 classified Montgomery as an Established Community but Excluded from the rules for Modest Residential Development. Being excluded from the modest rules means that:

• All new dwellings (single, semi detached & duplex) are considered as Discretionary Uses (infill guidelines apply) and therefore a Development Permit is required. All new dwelling applications are circulated to the community association for comment, the site is posted, and the decision can be appealed by the community or applicant to the SDAB (Subdivision and Development Appeal Board).

This development would not preserve Montgomery's small town character because it is out of scale with the adjacent homes on the street. Changing the bylaw to allow R-CG dwellings will not provide the goal of redevelopment communities that are similar in scale or the character style of the neighbourhood. The proposal does not represent the low density objective that is shown in Figure 1.3 Future Land Use Plan of Montgomery Area redevelopment plan which is a Low Density Residential property.

With other R-GB developments in this community how will parking, traffic and density of people be managed in R-1 zoned area?