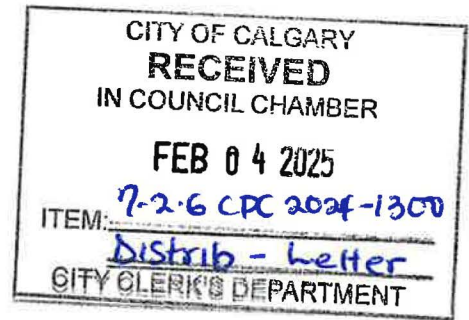


January 28, 2025

City of Calgary

Rezoning Hearing



Re: Policy Amendment at 4840 Montana Cr. NW, LOC 2024-0225

I object to the rezoning of this property, for which bylaw(s) approval is required by the Montgomery Area Redevelopment Plan (M ARP).

This M ARP was created jointly by City and the Montgomery Community Association and approved by City Council. Several significant amendments have been agreed to by the two parties and approved by Council since then, including the “Main Streets” amendments for change with significant densification in the 2017-2020.

While most community residents, including ourselves, have acknowledged that densification is a real issue. We understand and would not object to it at some level in our area north of Montalban Park and south of 32 Ave. We would accept duplexes with secondary suites as feasible (4 living units).

However, our immediate neighborhood is facing two separate 8 and 9 living units per lot proposals, primarily adjacent to small bungalows. Three story massive structures and with building footprints which cover the vast majority of the lot area. These do not meet the policy and objectives of the current M ARP.

For example, an M ARP Objective in the Policy section is 2.5(e) “To ensure residential development is not visually dominating and set apart from the street.” This is just one of several clauses which the City Planners seem not to recognize (4799 Montalban Ave Planning Approval decision currently under SDAB Appeal).

Montgomery and the City agreed to specific requirements the M ARP The Excluded Status, M ARP section 6.6, requires Council to specifically approve lot by lot rezoning. Further the M ARP specifies a Development Permit is required for each development. The Community and City agreed to these. Spot redevelopment and no apparent consideration of the M ARP is unacceptable.

The blanket rezoning has practically obliterated the need to significantly consult the Community. Not acknowledging or recognizing that the M ARP exists is a trust issue. Trust is hard to earn, but easy to lose.

A look at the M ARP in context with recent and proposed approval highlights that no efforts have occurred since blanket rezoning to resolve the significant differences. Why not? It is a Council approved plan. Significant time has passed, and little or no efforts have occurred, and yet still no plan is in place to initiate the efforts.

My point is that the City Council has been asked to approve rezoning in Montgomery, yet the City has not addressed the M ARP conflicts with blanket rezoning.

Whether Council and City Planning can legally do this is one element, I am not a lawyer. But for any business or government organization, TRUST is a huge issue. How can the City consult without trust?

After the Council land rezoning approval of a nearby property, 4799 Montalban Ave NW, City Planning approved a Development Permit for a 5 townhouse plus 4 secondary suite massive structure. It is in the midst of a SDAB hearing at present. Almost nothing is present in the file available to the public, or presumably the SDAB, which discusses the merits of the M ARP versus other land use and development policies. Is this lack of regulatory discipline designed to not provide information which could be a basis of appeal, or a unique and flawed process from a regulation perspective? My experience of government regulatory processes is significant. This is certainly both unique and substandard.

As just one example, while the requirement to consider the M ARP was mentioned in the files, no discussion of the M ARP merits and deficiencies were documented, other than noting a few physical measurements requiring resolution.

I understand Council cannot solve these issues at this Council Meeting, but I would suggest they take two actions:

1. Suspend or deny the current rezoning until the M ARP is reconciled with the other Planning Directives, one way or the other. Going forward and kicking the can down the road to the Development Permit is not appropriate.
2. Formal request that Development Planning provide discussion of the issues in their approval or rejection recommendations, including the M ARP issues, and why they made the decisions they did.

Don Belsheim

4736 Montalban Drive NW Calgary