

Comments from the Mount Royal Community Association

December 16, 2018

Re: LOC2018-0257- Mount Royal Community Association Comments

I am writing as co-chair of our Mt. Royal Development Review Committee (DRC) in response to the above noted application. The DRC met with the applicant once in November, co-sponsored a neighbourhood meeting with the Applicant in early December and lastly, I and one other DRC member met with affected neighbours at a house overlooking the site on December 9.

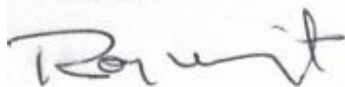
Lower Mount Royal is part of the Mount Royal Community Association. The policy document, the Lower Mount Royal ARP was adopted in 1983, and laid out sound policies based on principles that are still valid today. It talked about this part of Mt. Royal as being the transition area between the 17th Ave. commercial and Beltline high density neighbourhoods to the north and the historic single-family neighbourhood of Mt. Royal to the south. It also identified the escarpment along Cameron and Royal Avenues as a natural break between the transition area low rise multi-family and the single-family houses. It considered the RM-4 (height 9 m or 3 stories) and the RM-5 (12m or 4 stories) and determined the RM-5 would generally not unduly affect the established single-family housing adjacent to it, given the change in topography.

However, in 2008, the new Land Use Bylaw 1P2007 came into effect and as part of the conversion to the new districts, RM-5 became MC-2. That increased the maximum height from 12m to 16 m without any consideration as to why the 12 m height was considered appropriate in the first place; namely the escarpment which helped balance the height with its natural topography to ease the transition. Even the district lower than that, the MC-1 called for a maximum height of 14 m.

The proposal to apply for the MH-1 with a height modifier of 21 m (down from 26m) completely ignores the notion of transition, of the natural topography and the impact to neighbours to the south, east and west with overlooking and privacy concerns, while shadow casting neighbours to the north. This latest proposal will increase height by 75% of what was a logical and reasonable determination of appropriate heights. The Community Association and neighbours acknowledge the site could and should be redeveloped and would welcome a more sensitive redevelopment following the logic of the ARP.

As such, the Community Association is opposed to the rezoning to MH-1 and would ask that the Administration recommend REFUSAL in its report to CPC and City Council. I can be reached at 403-607-8486 if you have any questions of clarity.

Yours truly



Roy Wright MCIP, RPP

Cc: Cllr. Evan Wooley, Michel Bourque- President Mount Royal Community Association, Marilyn Kalman