WINSTON HEIGHTS
MOUNTVIEW COMM. ASSOC.

<u>AMENDMENT: January 13, 2019</u>

Joseph Silot
Circulation Control
Planning & Development
P.O Box 2100 Station M
IMC 8201

Attention: Joseph Silot

RE: LOC2018-0172

Dear Joseph,

In addition to the letter sent to Kelvin Hamilton re: LOC2018-0172 on August 22, 2018, I would like to provide an amended letter to clarify the Community Association's stance on this land-use redesignation application.

The applicant is seeking to re-designate the land at 407 27th Avenue NE from MC-1 to MU2. As per the Planning & Development Committee's discussions and authority to speak on behalf of the Board, we remain supportive of the Land-use Redesignation to MU2. However, we do not support the maximum allowed height of 27 metres, and would ask that this height be restricted that would better align with the transition into the surrounding low-density.

As per our ARP, one of our main visions for Winston Heights-Mountview is to support community interaction by creating opportunities for social inclusion. We feel that a multi-use building will create these opportunities and will be a positive and welcomed addition to the neighborhood.

In addition, we do not formally support any proposed building plans and are commenting on the Land-Use Redesignation only. This project has the interest of our community at large, and in support of this community engagement, we would request that before proceeding with an official Development Permit, the applicant holds a community Open House. We would request that comments from both the Community Association and community members at large be taken into account and thoughtfully considered for any final approvals. I am happy to assist in planning this Open House when the time comes.

If there is anything else you require at this time, please do not hesitate to reach out.

Thank you,

Kris Webb
Chair, Planning and Development Committee
Director, WHMV Community Association
Winston Heights/Mountview Community Association
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