

Community Association Letter

May 17, 2019

We have been in contact with the applicant on this file, reviewed the application and are opposed to the proposed rezoning.

We are supportive of high density apartment development on 16th AV NW, the south side of 17th AV NW and in a portion of 4th ST NW where there is an existing concentration of commercial development. We are not supportive of MC-2 zoning anywhere else in our community. We believe that higher density should be located in clusters on the busier streets to be most effective and minimize the impact on other residents.

We recently supported the Calgary Housing application to rezone property on 20th AV NW to M-C1 for the development of Affordable Housing. This is close to this applicant location but quite different in that it has no adjacent residential neighbors, will be limited to three stories and is part of a reinvigoration of a large block of land to comprehensively include the housing, a public amenity (park) space and an Off-Leash Area (dog-park).

The height and density of this proposed development will be a dramatic change from the neighboring houses, beside and behind the subject properties, which are single storey or two storey single family homes. The proposed five storey development will tower over these buildings, creating an ominous presence and remove any sense of privacy in their yards. We would be supportive of R-CG or M-CG zoning for these properties so that they could be developed into row houses or townhouses.

Chris Best

**Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair**