

Community Association Letter



**WINSTON HEIGHTS
MOUNTVIEW COMM. ASSOC.**

June 19, 2019

Dino Kasparis
Circulation Control
Planning & Development
P.O Box 2100 Station M
IMC 8201

Attention: Dino Kasparis

RE: LOC2019-0077

Dear Dino,

On behalf of the Winston Heights-Mountview Community Association, I am writing to you in regards to the LOC2019-0077.

Our Planning & Development Committee met on Monday, June 17th and in attendance was the applicant as well as several community members.

After review of the application to rezone from R-C2 to R-CG, we do recognize alignment with the Area Redevelopment Plan and the North Hill Planning Group work that is being done to create more housing options within completed communities. We feel that an R-CG would promote a development opportunity that would create more accessible price points and would support the goal of revitalization of inner-city communities.

With that said, we have concerns with setting precedent for creating pockets of rezoning in the middle of the community. Although an R-CG is a nice transitional zone from RC-2, we believe that densification should start at the perimeter of the community and work inward from there. We want to ensure development within our community is cohesive, strategic and serving the community as a whole.

In addition, we would like to note that there is a strong opposition for this rezoning from neighboring community members. Concerns around traffic, parking and the loss of existing landscaping are valid and should be considered. We have offered guidance to these community members on how they can get involved in voicing concern about this development, and we empower them to do so.

We strongly encourage this applicant to continue to do community outreach and would recommend an open house when the time comes for a Development Permit. If you have any questions, or would like to discuss this further, please do not hesitate to reach out.

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Thank you,

Kris Webb

Kris Webb

Chair, Planning and Development Committee
Winston Heights/Mountview Community Association

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