

## Community Association Response

August 30, 2019

Dear Kelsey:

**RE: LOC2019-0118 2416 48 ST NW**  
Land Use Amendment from R-C1 to R-CG

The Planning Committee met to review this application for a Land Use Amendment of an R-C1 zoned property to RCG.

The applicant has previously met with the Planning Committee on this issue and the committee did not support their initial plan to increase the zoning to M-CG. **We do not support this application** to increase the zoning to RCG. And should it come to it, we will not support an application to rezone to R-C2. These views have also been expressed to us by residents in the area.

**Unpredictable Markets:** In general, we feel that spot rezoning such as this will only lead to an unpredictable market. Will all R-C1 properties now be up to re-zoning?

**Push-back:** We're starting to see a lot of push-back on the higher density developments that are springing up from Bowness Rd to 22nd Ave NW in the R-C2 (and higher) zoned districts. The push-back is related to a perception of over-height and overly-massive developments with tight side yards and no new trees, lack of on-street and on-site parking for 3 bedroom 4-plexes , site-drainage issue that have not been addressed despite continued calls to 311, and concerns about water supply and infrastructure due to increased densities.

**Random Planning:** We don't want to add to this problem by further allowing the up-zoning of R-C1 districts. This is random planning and not the result of a thoughtful planning exercise.

**MDP Goals:** While increased density is a goal of the MDP, Montgomery has recently undergone a very extensive over-haul of its ARP to achieve and surpass the MDP goals. Further, density should not have to be achieved through random, ill-considered measures.

**ARP Policy:** The Montgomery ARP very explicitly states:

**Policy R1.** Low-density residential development is encouraged in the areas indicated on the Future Land Use Plan (Figure 1.3). In these locations, all R-1, R-2 and Direct Control Districts with low-density residential guidelines shall continue.

**Policy R2.** The redesignation of low-density residential land (R-1 and R-2 and Direct Control Districts with low-density residential guidelines) to R-2A Residential Low Density District and to medium density residential (RM-4) should only be permitted in the locations indicated on the Land Use Plan (Figure 1.3). Redesignations outside these will require an amendment to the ARP.

**Policy R4.** In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted.

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**Policy R5.** The redesignation of individual lots from R-1 Residential Single Detached District to R-2 Residential Low Density District is not supported.

**Policy R6.** The redesignation of existing R-1 Residential Single Detached District areas will require a comprehensive amendment to the Plan.

For these reasons, we do not support this Land Use Amendment application.

Regards,

Janice Mackett, Architect

Planning Committee Chair  
Montgomery Community Association

cc: Councillor Druh Farrell  
Executive Assistant Ward 7  
President of the Montgomery Community Association  
Members of the MCA Planning Committee