

Community Association Letter

December 13, 2019
City of Calgary
Calgary Building Services
Planning & Development

To Allan Singh

Subject: Land Use Amendment Application LOC 2019-0172
4824, 40th Avenue NW

Good afternoon Allan.

Thank you for sending the above noted Land Use Application to the Varsity Community Association for comments.

The Varsity Community Association is very concerned with respect to this application in terms of how it will affect the neighboring properties now and in the future. It is our understanding that the Applicant wishes to amend the current zoning in order to accommodate what we gather will be a DUPLEX DEVELOPMENT.

We note that in the Current LAND USE BYLAW that the height of a DUPLEX could be as high as eleven meters which would be significantly higher than the single family homes in the direct vicinity of the property in question.

The applicant did contact the Varsity Community Association General Manager sometime last year regarding an intent to rezone her property to a RC-2 District. We asked the applicant to provide drawings to scale in order for the Varsity Civic Affairs Committee to determine what actually was anticipated to be built. The response that we received from the Applicant was that it would be too expensive to provide any drawings to scale unless there was certainty that the Land Use re-designation would be approved by the Varsity Community Association. The Applicants version of a drawing as you will note in the application was something on a faded piece of paper with an X on four corners of the paper. Hardly a proper drawing to say the least.

The Varsity Civic Affairs Committee believes that it would be of value in order to better understand this request for a Land Use Re-designation if there were proper drawings to scale in the first place which would show the front, sides and rear elevations of this property and how this use may or may not affect the existing front streetscape would also be very helpful. Thank you and we look forward to your response.

Yours truly,

Darlene Feil
Chair Varsity Civic Affairs Committee Director,
VCA Board of Directors