

Community Association Letter

December 17, 2019

Sarah Hbeichi
Planning Development and Assessment
City of Calgary
Sarah.hbeichi@calgary.ca

Dear Sarah:
RE: LOC2019-0190 5003 21 AV NW

The request for an up-zoning from R-C1 to R-C2 is not supported at this time.

The intent of the Montgomery ARP very specifically states that: § The redesignation of low-density residential land (R-C1 and R-C2) should only be permitted in the locations indicated on the Land Use Plan (Fig 1.3 of the ARP). Redesignations outside these will require an amendment to the ARP. § In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-C1 to R-C2 should not be permitted. § The redesignation of individual lots from R-C1 to R-C2 is not supported § The redesignation of existing R-C1 areas will require a comprehensive amendment to the Plan

There are plenty of R-C2 properties in Montgomery that can be redeveloped with semi-detached dwellings. We strongly feel that R-C1 solutions are very different from R-C2 and will change the character of the neighbourhood.

Our ARP is a statutory document; if it's intent is not upheld, then what's the point of having a Stat. doc.?

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Druh Farrell
Executive Assistant Ward 7

President, MCA
Members of the MCA Planning Committee