

Community Association Letter

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LOC2020-0035
4611 21 AV NW
Land Use Amendment

The Planning Committee met to review the above application.

The committee generally does not support this application. These are the issues that were discussed.

Understanding that any and all applications need to be carefully considered, the Planning Committee has been frustrated with the ongoing requests for Land Use Amendments. All of the planning, work and research that went into developing the ARP for the thoughtful redevelopment of Montgomery has already taken housing density into consideration and has plotted out the areas where increased density would be most beneficial to our community.

The ARP for Montgomery does not support spot rezoning.

The committee would like the city enforce the ARP and would like to encourage any potential developers to purchase lots with the appropriate zoning for their potential projects. Easy rezoning is counterproductive to the realization of the ARP, essentially discouraging and delaying the redevelopment of the already outlined areas planned for densification. It allows developers to take advantage of the pricing of RC-1 properties with the intention of rezoning because of the perception that it is easy to rezone a property in our community.

This would be the first project of its kind on that block which would also set a precedent for future Land Use Amendment applications.

The Montgomery ARP lays out guidelines for the thoughtful redevelopment of our community. The Planning Committee would like for the redevelopment of Montgomery to follow that plan.

Regards,
Jane Durango
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