

Community Association Letter



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DP 2020- 0058
1920 Home Road NW
Land Use Amendment

The Planning Committee met to review the above application.

The committee has mixed views on the Land Use Amendment for this property. These are the issues that were discussed.

Because this property is a corner lot on Home road some members of the committee feel that Change of Use is arguably warranted in this location. Although the access to the property should be from the Avenue and not directly off of Home Rd.

But, the ARP for Montgomery does not support spot rezoning. And because of this there are some opinions that do not support this application. It has also been noted that the size and triangular shape of this lot does not easily support an RC-2 redevelopment and likely would require further relaxation of land coverage percentage in order to accommodate two residences.

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.

Having said that, of course there can be exceptions found within the community. And although the opinions are varied on this application, this property may be one of those exceptions.

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