

Applicant Outreach Summary

COMMUNITY OUTREACH FOR LOC2020-0033

As requested by the Detailed Team Review for LOC2021-0033, I have communicated with some of the neighbors, Councillor Druh Farrell, and a representative from the Montgomery Community Association. The contact at the Montgomery Community Association that I communicated with is Dave Barker. He is part of the Montgomery planning committee. I told him that we planned to build two DETACHED homes on this site and mentioned that my request to have the density increased from R-C1 to R-C2 was within the allowable zoning for this location. I assured him that we would build homes that respect the context and style of the existing neighborhood, but he insisted that they would not support this application, as I expected. He told me that the Montgomery Community Association does not support any R-C1 rezoning to R-C2. The Calgary Planning Commission has approved every Land Use Re-designation in Montgomery, that I know of.

I also reached out to Ward 7 Councillor Druh Farrell. Her Senior Policy & Planning Advisor Dale Calkins replied, "Thank you for reaching out to Councillor Farrell about this. Council has recently approved a number of R-C1 to R-C2 applications in Montgomery lately. Druh will help to inform her vote by considering community feedback, professional planning recommendations, relevant City policies, and sound planning principles."

The neighbors had mixed reactions to the proposed Land Use Re-designation. As expected, some were against more density/development, while others thought it would be a good idea to increase density and help prevent urban sprawl. Some thought it would help increase their property values.

The house on this property, like most old homes in this neighborhood, is in poor condition and has reached its end date.

According to the Montgomery ARP "R-C2 is considered a low-density district with a built form very similar to the existing R-C1 District" and notes "the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s".

Considering the location of the site, this proposal represents a very minor increase in density and respects the immediate context and scale of adjacent developments. Many other applications to re-zone from R-C1 to R-C2 have been approved in the same neighborhood, only steps away.

Thank you for your attention to this application!

Sincerely,

Roger Grewal (Synergy Custom Homes and Renovations)