

# Community Association Response



April 26, 2021

Matt Rockley  
Planning Development and Assessment  
City of Calgary  
Matt.Rockley@calgary.ca

Dear: Matt

**RE: LOC2021-0033**  
3019 46th Street NW

The planning committee does not support this Land Use Amendment application.

Spot zoning is not supported by the statutory Montgomery ARP. There are no mitigating circumstances to justify a deviation from the ARP for this property. It is not near any other RC-2 or RC-G, Transit, schools, shops... it is in the middle of the RC-1 portion of Montgomery. This is the first property of this kind and we feel it would set a precedent for other applications within the RC-1 zone in Montgomery.

When the community was working with the city on the ARP/amended ARP there were compromises made to accommodate the increased density that was required by the city and the maintenance of the integrity of our existing community, but they were agreed to because they support the thoughtful densification of our neighbourhood. But lately, there have been discretionary deviations from the ARP that seem to be working in counter purposes to the agreed upon redevelopment plans for Montgomery.

This application also has impacts on many long term residents, and new RC-1 homeowners who purchased their homes with the understanding that they were located on a quiet, low density area in Montgomery.

Generally, there is support for the Secondary Suite changes that help with providing affordable housing and increased density in our neighbourhoods, but those changes have impacted all RC-1 properties in the city equally. However, this random rezoning seems to be driven solely by the existence of an application without consideration to the Montgomery ARP.

There are many properties within the ARP identified zones slated for densification. If the city does not enforce the ARP developers will continue to purchase cheaper RC-1 properties knowing that they will likely be able to capitalize further on the easy re-zoning application process.

Regards,

Jane Durango,  
Planning Committee Chair  
Montgomery Community Association

cc: Councillor Druh Farrell  
Executive Assistant Ward 7  
President, MCA  
Members of the MCA Planning Committee

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