

Business Improvement Area Response

File Number: LOC2021-0110
Address: 1619 46 ST NW.
Legal Description: 7545FN;8;6;7
Community: Montgomery

Colleen – thank you for the opportunity to provide feedback regarding this application.

Redesignation to M-U1

We agree with the developer that the redesignation from Commercial Corridor would be beneficial to Montgomery. The location of the property would provide higher density living along 16th Avenue and Home Road. It's a beautiful location to reside, close for a downtown commute – whether it be cycle traffic, vehicular or city transit – that location would be ideal. We have concerns about the size of the residential units that they be large enough to provide for family size units in conjunction with single units.

Modified Height of 30M

While the BIA's focus is on the business community of Montgomery, we realize our success comes from the support of our neighbors, the residents of the community. Our concern with the additional height of the building is those families that live around this development. With the current allowance of 22M in height that will allow businesses/staff or tenants to be looking down into their yards, this takes away from their privacy. There is also the possibility of shadows that may be cast onto their property. Additional height may affect their privacy and homelife even more.

The additional height proposed creates a dangerous precedent for the community and its future developments, and it is not in keeping with the current surrounding buildings.

In summary:

The Montgomery BIA is supportive of the redesignation of this location but note concerns regarding the modified height to 30M.

The addition of residential units will help to increase pedestrian traffic that can support our local businesses but emphasize the need for larger rental units for family dwellings.