



Good afternoon,

RE: Change of Land Use: LOC2021-0110

The Montgomery Community Association (MCA) Planning Committee has reviewed the above-noted application and is in support. The MCA is eager to see new uses along 16th Avenue. Based on the information provided during an engagement session by the developer, the future use of the site garners further support. Finally, we deeply appreciate the developer considering our feedback regarding height and lowering it.

Sincerely,

Neal Greywall

Planning Committee Chair, Montgomery Community Association

planning@mca.com

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 1619 46 ST NW - LOC2021-0110 - DMAP Comment - Fri 10/14/2022 8:15:13 PM
Date: Friday, October 14, 2022 8:15:21 PM

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Application: LOC2021-0110

Submitted by: Donna Conrad

Contact Information

Address: 1603 46 ST NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The proposed change is in conflict with the City of Calgary's Development Plan in

process for Montgomery.

a 22 meter high building contradicts Montgomerys Vision Plan as a "small-town character...reflective of its historic development". Bylaw 17P2017 and policy C11 of ARP says "developments...should respect the dimensions of the street and create a human scale environment that provides comfort and visual interest at the street level. Building HEIGHT LIMITS should be consistent and mitigate change in topography". The current sky line of Montgomery is 3 stories. a 6 story building is grossly outside that parameter.

Increased traffic, and high density living go against the ARP vision of "traffic Calming". Along with their goal of low to medium density living. The new building gives traffic Issues of garbage and recycling collection, and safety for our children and pets. The building would shadow our yards, with some not getting any sun. The building also has many balconies facing directly into the yards and houses of the neighbours, taking away any and all privacy.

Policy C22 Landscaping requirements says "developments are encouraged to exceed the minimum landscaping, RELAXATIONS SHOULD NOT BE GRANTED". This high density high rise has no green space for its own residents, and has added a roof top patio so that all the residence of the whole building would look into the neighboring yards.

I hope to speak at the meeting and go into further detail of my issue with this application.