

# Community Association Response

December 12, 2023

Application: LOC2023-0332

Submitted by: Montgomery Planning Committee

## Contact Information

Address: Montgomery Community Association

Email: [planning@mcapeople.com](mailto:planning@mcapeople.com)

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Building setbacks, 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:

We are not supportive of this land use change from RC1 to RCG. First of all, the lot is not a corner lot as described by the applicant. This lot is in the middle of block. This is not an development type that is aligned to any of the adjacent properties on this street. We opposed this application based on the general density (number of units on the parcel), future concerns with the building height and general massing, privacy concerns on to the adjacent dwellings, lack of parking and shadowing impacts that will follow this type of land use change. This development will have an adverse impact on the residents on this block for the reasons mentioned. After canvassing the neighbours on this block, we have had significant push back to this land-use change request.

We would be supportive of a single family or duplex (R2) application, which is aligned to the development.

Attachments:

**From:** Planning MCA <planning@mcapeople.com >  
**Sent:** February 20, 2024 4:04 PM  
**To:** Zafar, Setara  
**Subject:** [External] Re: Circulation Package for LOC2023-0332 - 5104 21 AV NW

**Follow Up Flag:** Follow up  
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Hi Setara,

Really appreciate the update.

Regards,  
Harminder

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**From:** Zafar, Setara <Setara.Zafar@calgary.ca>  
**Sent:** February 13, 2024 10:51 PM  
**To:** Planning MCA <planning@mcapeople.com >  
**Subject:** RE: Circulation Package for LOC2023-0332 - 5104 21 AV NW

Hello Harminder,

Thank you for providing your feedback. I wanted to reach out and ensure that the change of land use has been adjusted to a RC2 and not RCG. I have been informed that the Community Association had been emailed by the applicant to ensure that the Community Association was aware of the change.

If you have any comments around the proposed RC2 land use change please provide your comments to me and I will make sure to capture them in the report.

Thank you

**Setara Zafar**