

Community Association Letter

From: planning@mcapeople.com <planning@mcapeople.com>

Sent: Tuesday, March 19, 2024 3:43 PM

To: Chaudhary, Geneva <Geneva.Chaudhary@calgary.ca>; svc.dmap.commentsProd <svc.dmap.commentsProd@calgary.ca>

Subject: [External] 4440 20 AV NW - LOC2024-0040 - DMAP Comment - Tue 3/19/2024 3:42:32 PM

Application: LOC2024-0040

Submitted by: Montgomery Community Association

Contact Information

Address: Montgomery

Email: planning@mcapeople.com

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character, 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:

Hi - we are opposed to this application due to a variety of reasons, listed below but not limited to:

- Building height of 12m, existing developments along this street will be dwarfed by a unit of this sizing causing significant issues with privacy, shadowing, etc to adjoining properties
- Parking issues, we have a major concern with the current bylaws allowing for inadequate parking provisions that come along with this type of development
- This development does not fit the community character on this street
- Excessive lot coverage with limited amenity space available

There will be considerable opposition from the community at large.