

Mount Royal Community Association Letter

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Hello Troy,

RE: LOC2018-0188, 821-829 - 17th Avenue SW

The Development Review Committee (DRC) of the Mount Royal Community Association met last month to review the proposed land use change cited above. Six neighbour/property owners attended, as well as four members of the DRC. The meeting was held prior to the Open House organized by the developer, Arlington Investments.

Several of the neighbours have communicated their objections to the proposed land use amendments to you directly, including those who attended the meeting. The DRC members opted to reserve the Community's comments until the Direct Control bylaw is available in its final draft form. Notwithstanding the DC review, however, the majority of the Committee were opposed to the significant increases proposed in both FAR and building height ... 67% and 17% respectively.

The developer has not offered a rationale for the proposed scaling up of the site's potential, other than they had to pay a premium price for the location. That argument, as we all know, is not supportive of good planning decisions,

In further fact, one could even question the logic and strategy for this 'prized' blockface contained in the 17th Avenue Urban Design Strategy document. An opportunity to do something significantly better **for the City and for the Community** is presented with this file, and the MRCAA-DRC will have more to say on this at an appropriate time in the future.

Sincerely,

Peter

Peter Haley
Co -Chair, Development Review Committee
Mount Royal Community Association
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