

Applicant's Submission

July 28, 2019

To: Lindsey Ganczar

Re: 5027 - 40th Avenue SW R-CG Land Use Change

From: Michael Wieczorek (Applicant & Home Owner)

The applicant has undertaken a best-practice engagement process including flyer drops, a meeting with the community association and an open house. A summary of the key engagement dates is listed below:

1. Preapp PE2018-00301 with City of Calgary, February 13, 2018.
2. Meeting with Glamorgan Community Association Board of Directors on April 18, 2019.
3. Hand mail flyer drop in April 2019 to approximately 75 homes on 40 Avenue SW, 46 Street SW and 41 Avenue SW.
4. Notifying Councillor Davison's Councillor's Assistant of planned application in April 2019.
5. Phone call with most affected neighbour (5023 - 40 Ave SW) on May 26, 2019.
6. Hand mail flyer drop in July 2019 to approximately 100 homes on 40 Avenue SW, 46 Street SW and 41 Avenue SW notifying adjacent homes of planned open house for subject application.
7. Notifying Councillor Davison's office of planned open house.
8. Open house held at Glamorgan Community Association on July 25, 2019 from 7-9PM.

Approximately 20 residents attended the open house. The applicant and their architect were present to answer questions and the Glamorgan Community Association President attended.

Comment cards were available and open house attendees were encouraged to leave comments. The applicant received seven written responses at the open house including one by email prior to the date as the resident indicated that they were unable to attend. Of the eight total responses, six were not in favour of the application and two were in favour.

A summary of some of the notes from those not in favour are listed below:

- Excellent to be informed early ahead of final council decision
- Community always last to know except for this application
- Row housing is not suitable for RC-1 zone
- Glamorgan already has high density
- Do not feel this type of housing (high density) fits the feel of the neighbourhood
- Bought in this area due to single housing
- High density housing will ruin feel for it
- Do not see any benefits of renewing housing stock
- This application will cause privacy issues
- Allowable heights will dwarf single storey homes

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A summary of some of the notes from those in favour are listed below:

- Well thought out aesthetics & parking
- On board for this application
- Want to see renewed housing stock in Glamorgan but not to extent of Marda Loop
- Hopeful to see more of this type of development in Glamorgan

At this point the applicant is firstly pursuing a land use change. The applicant will be cognisant of the potential privacy issues during the development permit process and will work with the Glamorgan Community Association & neighbouring property owners to introduce a design that will be a high-quality addition to the neighbourhood.

The applicant continues to feel that this land use amendment can be an accretive “missing middle” style development that is crucial to attracting young families to the City of Calgary. Statistics Canada has very solid data that the average household size is decreasing. The average number of children per family has decreased from 2.7 in 1961 to 1.9 in 2011. During the same period, the average number of people per family has declined from 3.9 in 1961 to 2.9 in 2011. This makes it critical to provide new housing forms and types in existing neighbourhoods that meet the current household trends.

The applicant continues to feel that this application is in alignment with the City of Calgary's Municipal Development Plan (“MDP”). The Glamorgan Community does not have an Area Redevelopment Plan. The MDP states that “in areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction. In cases where the ASP or ARP is silent , or does not provide sufficient detail on land use, development or design issues, the MDP should be used to provide guidance on the appropriate land use districts , as deemed appropriate by the Approving Authority.” As there is a lack of an official ARP in Glamorgan, the MDP should be used as the governing document for this application.

One of the key goals of the MDP is to “direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities , allows for greater mobility choices and enhances vitality and character in local neighbourhoods.”

In Developed Areas, the MDP strives to “recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.”

It is a key aim of the MDP to “provide a wide choice of housing type and location by prioritizing and facilitating growth and redevelopment in existing communities in a variety of locations throughout the city.”

On September 24, 2018, Calgary City Council approved amendments to the R-CG land use based on lengthy stakeholder engagement and analysis. One of the desired outcomes was “encouraging more street-oriented rowhouse developments on both corner and mid-block locations and increasing side yard setbacks that provide a buffer between new development on corner parcels and the backyard of the neighbouring property.”