

Community Association Letter



May 22, 2019

Lindsay Ganczar
File Manager
City of Calgary, Planning Department

Via e-mail

Re: LOC 2019-0054 5027 – 40th Avenue, S.W.

I am writing on behalf of the Glamorgan Community Association regarding LOC2019-0054 at 5027 – 40 Avenue S.W. This zoning request is unusual as it is a request for a major deviation not only from RC-1 Housing which comprises the adjacent streets, but the Proposed Land Use is one that is unknown within the boundaries of the Glamorgan Community. The applicant had previously applied for a secondary suite for this site, which was approved. To our knowledge the suite has not been built. The "application" only speaks to a possible future outcome at some point. There are no plans attached to indicate what form the structure will take. We were shown renderings but with a caveat that it was an example only. This application was discussed at our Board Meetings of April 18 and May 16, 2019.

This is a clear example of "spot zoning" that was disallowed by previous City Councils as this type of "spot zoning" changes not only the character of the lot in question but it becomes the anomaly along the entire street. The Glamorgan Community Association supports this zoning request with reservation, as it has significant implications that will affect the adjacent neighbours, the short block of residents along 40th Avenue and the Glamorgan Community as a whole.

We have received concerns from a number of the directly affected residents and we trust that their objections have been sent to the File Manager and will form part of the formal file.

Please note that there are photos and they will be sent by separate e-mails due to the size.

Our concerns are as follows:

- 1) There was a commitment made at our April 18, 2019 meeting to host an Open House for residents to have an opportunity to discuss this land use and the structure design. At the time of writing this has not taken place.
- 2) We are aware of a number of objections from adjacent and directly affected property owners who are concerned that the height of the building will overshadow the adjacent lots and significantly reduce the quality of life of the existing residents. The maximum building envelope for R-CG is significantly higher than the existing bungalows as well as the condo units across the street to the north. We request that a complete sun shadow study be undertaken as well as a thorough impact assessment on the lots directly to the east of the proposed site. Given the nature of the RC-G maximum height allowance, this could have an extremely negative effect on the adjacent property owners.

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- 3) There are aging infrastructure issues. Given that this area of our Community was built in the 1970's, there is potential for significant upgrades to this site. There is a major utility corridor that intersects at the Glamis/50th Street/40th Ave intersection. This corridor is critical to the communities east of Sarcee Trail and crosses over Sarcee into the West Hills Shopping Center. We are assuming that substantial upgrades will be required for a future development but we are uncertain as to where the tie-in points would be located.
- 4) The 4 way stop is extremely busy and neither 50 Street nor 40 Avenue, can be totally closed. This intersection is the only access point for Glamis Drive and it's approximately 3500 residents. It is also the access point for residents along 40th Avenue as well as residents living along 50 Street. It is also the major thoroughfare for residents of Glamorgan. With the pending closure of 45 Street from Glenmore Trail, this intersection becomes critical. It is paramount that there is not full closure of this intersection and adjoining roads.
- 5) There is also the drainage impact to the intersection and the adjacent neighbours. There is a dramatic elevation change from the crest of the hill at 47 Street to 50 Street. The elevation change from 47 Street to Glenmore Trail is approximately 1500 ft and the elevation change from 47 Street to 50 Street is approximately the same. As you can see there is a steep berm and drainage corridor that abuts the south property. We expect that any development will not cause overland flooding issues with any of the adjacent neighbours nor the residents along Glamis Drive.
- 6) Please note that there will be photos sent in separate e-mails due to the size. Please let me know when you have received all of them.

We trust that the concerns raised will be taken into consideration. If you require more information or clarification, please let us know.

Respectfully submitted,

Beryl Ostrom
Past President, Glamorgan Community Association