

Community Association Letter

Jenna - apologies for the delay on response from the NGPCA on this application.

The Community Association was approached by Mengqiao Cui, City of Calgary - Development and Planning Advisor with the below email. It indicates that the parcel had been moved from Recreation to RE&DS. Given the location (along the collector roadway of 50th Avenue), corner lot, and R-C2 zoning, as laid out in our Board-sanctioned Planning Guide* (*North Glenmore Park does not have a statutory governing community document or ARP) <http://www.ngpca.ca/wp-content/uploads/2019/03/NGP-PARC-Planning-Guide-2018.pdf>, we are in the position of not opposing the LUA from R-C2 to R-CG.

That said, the Community Association will not support anything at the three story height, as there are no developments in the community at this height, and would like the number of units to remain at 5 at a maximum. Again, in keeping with the other R-CG district developments in the community.

Sincerely,

Jennifer

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Jennifer McClure
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association



Community Association Letter

From: Cui, Mengqiao
Sent: Wednesday, March 13, 2019 1:35 PM
To: 'reddevelopment@ngpca.ca' <reddevelopment@ngpca.ca>
Subject: 5101 19 Street SW redesignation options

Hi, Jennifer, it was nice talking over the phone this morning about the business context of this parcel and our initial thought about the redesignation options. The following is to put my request in writing so you can use it to discuss with others in the board.

The City-owned parcel 5101 19 Street SW, originally was kept under the stewardship of Calgary Recreation, for the purpose of Glenmore Athletic Park redevelopment. The parcel was deemed surplus after an internal circulation in 2016 and now is under the radar of Real Estate & Development Services (RE&DS) for land sale. Before we bring the parcel to the market, we'd like to redesignate it to an appropriate residential district.

We currently consider all three districts-R-CG, M-CG and M-C1. In essence they are all low-profile residential and focus on grade-oriented development. I understand that your preference is R-CG, but would like to invite the board to take consideration of M-CG and M-C1 as well, in your evaluation and comments. As RE&DS will not be the developer, we just want to ensure the land use district can maximize the development potential in the area, complement the existing community, but also support Council's direction of inner city densification through appropriate infill developments. Take M-CG as an instance, even though it allows more unit numbers (up to 10 units) than R-CG (up to 7 units), but we think in reality the max unit number of M-CG is very difficult to achieve due to the limited lot size and setback requirements. M-CG allows more building forms-such as fourplex than what R-CG would allow, which could be favorable for the current market. The subject lot is at an corner lot with the benefits of proximity to the City Recreation facility and direct access to 50 Avenue, M-CG may enable some interesting infill development there.

I also mentioned that I might communicate with 4-5 adjacent residents about this application and keep them informed. If you think the scope should be larger than this, please let me know.

I would appreciate if we could receive input from the CA as early as possible so we can get the application submitted soon. If there is a need to discuss more, either on the phone or in person, I am available by email or the phone.

Thank you and have a nice day!

Mengqiao

Mengqiao Cui, RPP, MCIP

Development and Planning Advisor

Development Services
Real Estate & Development Services

Community Association Letter

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