

LOC 2020-0133

Stakeholder Report Back: What we Heard

January 5, 2021

Project overview

Application for Land Use Redesignation – 2403 52 Ave. S.W., Calgary, Alberta

An application for land use redesignation is being sought at this time with no development plans.

Ultimately, a developer may wish to build higher density housing such as a row house or duplex at this location.

There are numerous similar new builds in this well-established, family friendly, North Glenmore Park neighbourhood aligned with the Mayor Nenshi's vision to limit urban sprawl and densify the city center. A similar build at this location would have minimum impact to the community. The property is on a dead-end street with plenty of permit only parking available

Outreach overview

Correspondence with Councillor Farkas seeking support for Application

Sept. 11, 2020 Feedback from Ward Councillor:

“Councillor Farkas has a legal obligation to remain impartial on all land use changes and development applications until they come to Council for a public hearing. If you would like to share your proposal with us, we would be happy to review and I will share your message with Councillor Farkas.”

Sept. 14, 2020: Provided Councillor Farkas with copy of letter shared with stakeholders by email (Appendix A).



Ward Councilor
Correspondence

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Feedback from North Glenmore Park Community Association



NCPCA Support

The attached correspondence shows the Planning & Area Redevelopment Committee of the North Glenmore Park Community Association supports the application for land use redesignation of the corner lot, 2403 52 Avenue SW (Lot 11).

Note that they did not support the original inquiry into redesignating a second adjacent lot, lot 10 at 2407 52 Ave., as it is not a corner lot. I have therefore compromised and changed the application to the corner lot only in order to gain their support, as the approval of the community association is very important to me.

Correspondence with Neighbours

Following some face-to-face conversations, a letter was hand delivered to neighbours advising them of our consideration to apply for land use redesignation.



Community
Engagement Letter

Feedback was solicited via email and/or phone from the following addresses:

- 2415 52 Ave. S.W. (Lot 8)
- 2417 52 Ave. S.W. (Lot 26)
- 2419 52 Ave. S.W. (Lot 25)
- 2423 52 Ave. S.W. (Lot 6)
- 2425 52 Ave. S.W. (Lot 24)
- 2427 52 Ave. S.W. (Lot 23)
- 2404A 53 Ave. S.W. (Lot 12)
- 2404B 53 Ave. S.W. (Lot 12)
- 2408 53 Ave. S.W. (Lot 13)
- 2412A 53 Ave. S.W. (Lot 14)
- 2412B 53 Ave. S.W. (Lot 14)
- 2416A 53 Ave. S.W. (Lot 15)
- 2416B 53 Ave. S.W. (Lot 15)
- 2424 53 Ave. S.W. (Lot 17)
- 172 Lissington Dr. S.W. (Lot 24)

See Appendix A for corresponding civic addresses and lot numbers. Lots 9 and 16 are currently under development.

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How did people hear about outreach opportunities?

The attached correspondence was sent to the Ward Councillor, North Glenmore Park Community association and neighbours. Lawn signs were posted by the City on each property.

What we asked

I shared our intentions with stakeholders and asked for feedback.

What we heard

No feedback was received to date by me personally via email or telephone. No one opposed the application during face to face conversations.

The Detail Team Review (DTR) listed the following issues to be addressed prior to a recommendation to Council:

Planning: No Comment
Development Engineering: No Comments
Transportation: No Comments
Parks: No Comments

Summary of Input from DTR:

The City received three letters of objection, summary below:

1. Context: current development on this street does not fit row housing
2. Traffic and safety to children, across from school field
3. No community benefit – tax gain and profit to developer only
4. Density issue no more than 6 units
5. No more than 10m height

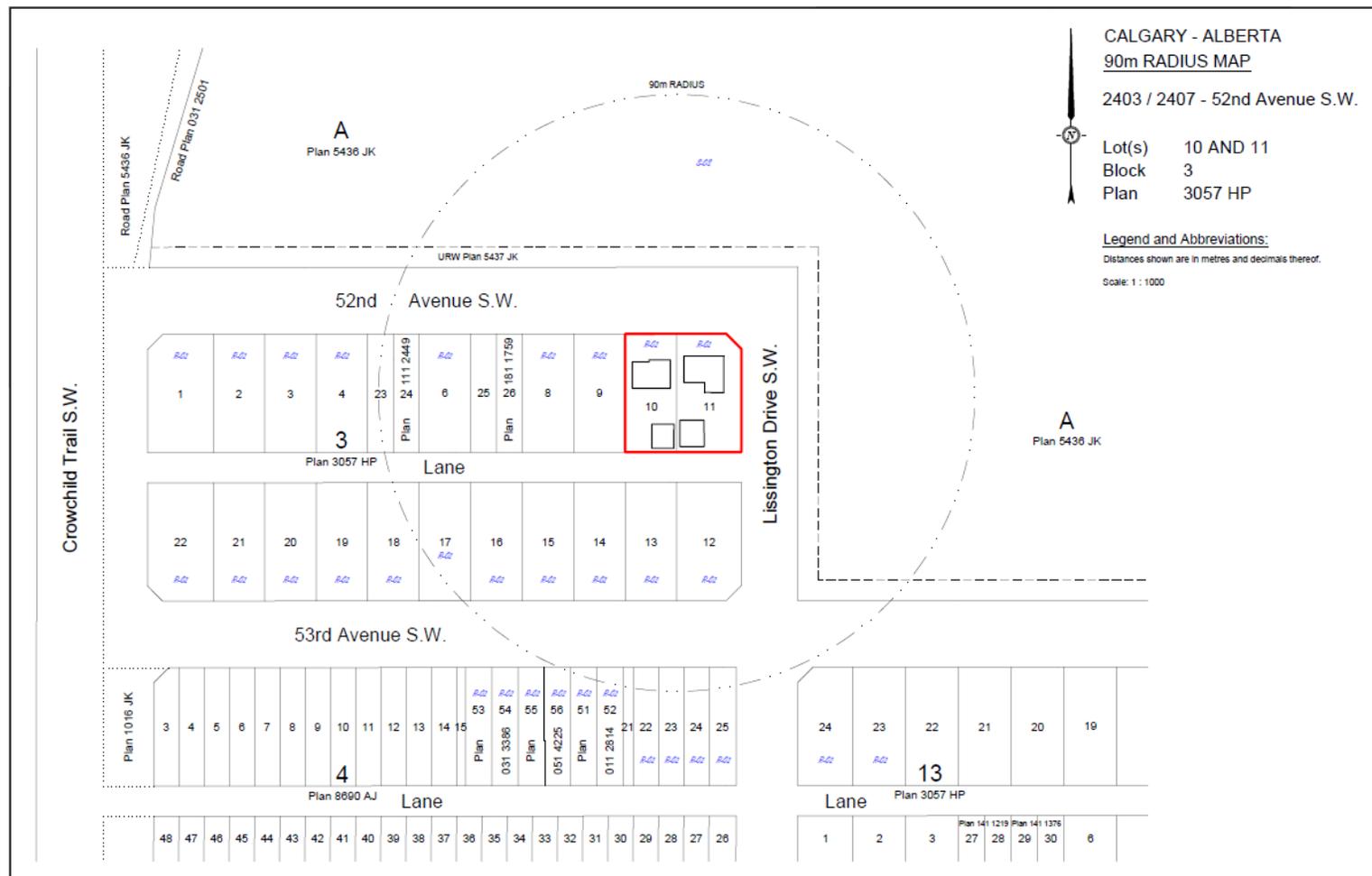
Response to concerns expressed:

- The application is for land redesignation only, there will be an opportunity to address concerns with proposed development during a potential future development permit application process.
- Current row housing exists within the North Glenmore Park community:
 - 5402/5404/5406/5408/5410 21 St. S.W.
 - 5102/5104/5106/5108/5110 20 St. S.W.
 - 2103 53 Ave. S.W., 5405/5407/5409/5411 20 St. S.W.
- The development would likely include garages which would be accessed from the existing alley alleviating and traffic adjacent to the school field across the street
- The increased tax revenue to the city benefits all Calgarians
- Increased density supports local commercial businesses
- The application has been changed to corner lot only, reducing the number of units that can be built addressing the density concern (no more than 6 units)

LOC2020-0133

Stakeholder Report Back: What we Heard
November 5, 2020

Appendix A



Shaw Webmail

RE: WebMail: Support for Redesignation of Land Use

From : EAward11 - Mindy Slade
<EAWARD11@CALGARY.CA>

Fri, Sep 11, 2020 11:02 AM

Subject : RE: WebMail: Support for Redesignation of
Land Use

To : [REDACTED]

Cc : EAward11 - Mindy Slade
<EAWARD11@CALGARY.CA>

Hello Valarie,

Thank you for reaching out. Councillor Farkas has a legal obligation to remain impartial on all land use changes and development applications until they come to Council for a public hearing, so we will not be able to provide formal support for your application in advance.

We appreciate you taking the time to write in, and if you would like to share your proposal with us, we would be happy to review and I will share your message with Councillor Farkas.

Thank you,

Mindy Slade
Executive Advisor

Councillor Jeromy Farkas – Ward 11
Office of the Councillors, The City of Calgary
T 403.268.2476 | **F** 403.268.3823 | **W** calgary.ca/ward11
PO Box 2100, Stn M | Mail code #8001 | Calgary, AB T2P 2M5

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WebMail Content:

9/12/2020 Ward Councilor Correspondence

Shaw Webmail

Follow Up Requested: Yes

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Hello Jeromy

I'm reaching out to you with hopes of gaining your support. I'm considering applying for the redesignation of land use for 2 properties I own in North Glenmore Park (2403 & 2407 52 Ave. S.W.)

I currently have no plans to develop the properties. My intention is to position myself for retirement by making the properties more attractive to sell down the road.

There are many examples of this type of redesignation already done in the neighborhood and after my initial conversation with the City, I understand the due diligence that is required in engaging all the local stakeholders, which I've already initiated. In addition to yourself, I've reached out to the North Glenmore Community Association and have begun having conversations with my neighbours to provide information and solicit feedback.

I would really appreciate hearing your thoughts, concerns or feedback and I'm available at any time to further discuss my request for your support.

Sincerely,

Valarie Best
2403 52 Ave. S.W., Calgary, AB, T3E 1K5

Contact Information

Name: Best, Valarie

Address: 2403 52 S.W.

Community: Unknown

Phone number(s): Home: , Cell: Business:

E-Mail:

Send Marketing materials?:Allow

Link:

Click to view [Webmail](#)



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

December 27, 2020

**Circulation Control
Planning & Development**
PO Box 2100 Station M
IMC8201

Ben Ang, File Manager: Re: LOC2020-0133 2405 & 2407 52 Avenue SW - Proposed Land Use Amendment

The North Glenmore Park Community Association (NGPCA) and Planning & Area Redevelopment Committee (PARC) would like to communicate our reconsideration and approval to the City regarding the proposed rezoning application of LOC2020-0133 at 2405 & 2407 52 Avenue SW.

Previously, the committee communicated our opposition to the proposal based on the following criteria for RC-G rezoning, as laid out in the 2018 NGPCA Planning Guide (attached), not being met:

- a) R-C2 zoned
- b) located on busy collector roads
- c) corner lot

In response to the opposition of the previous proposed development, the committee now understands that the land use redesignation will be changed to include only the corner lot, 2403 52 Avenue SW (Lot 11), and that the subject parcel is currently zoned R-C2.

The noted criteria above, which has guided the NGPCA to support past R-CG area developments, now aligns with the application communicated to the committee on November 24, 2020.

Sincerely,

Amy Babich
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association

Community Engagement Letter

Sept. 13, 2020

To our valued neighbours:

We are considering applying to the City of Calgary for the redesignation of land use for the properties located at 2403 and 2407 52 Ave. S.W. from R-C2 to R-CG.

The land use designation R-CG:

- accommodates existing residential development;
- accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
- accommodates Secondary Suites and Backyard Suites with new and existing residential development;
- provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
- accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

For further information you can see the City of Calgary website www.Calgary.ca

What we are considering is land use redesignation only. We are not looking at submitting development plans at this time.

Ultimately, should someone wish to propose a development at this location you would be notified and have the opportunity to voice your opinion regarding the proposed building plans.

We are sharing our consideration to apply for redesignation with you at this time to ensure full transparency with our valued neighbours.

We welcome any feedback you may have by email at _____ or if you would like to speak to us personally you can call _____.

Sincerely,

Valarie Best & Roger Violette

2403 52 Ave. S.W., Calgary, Alberta, T3E 1K5