

Community Association Response



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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September 14, 2021

Circulation Control Planning and Redevelopment

P.O Box 2100 Station M
Calgary, AB IMC 8201

Attention: Renae Demolitor, File Manager

RE: Application Notice LOC2021-0106

The North Glenmore Park Community Association (NGPCA) and Planning & Area Redevelopment Committee (PARC) would like to communicate our concerns to the City regarding the proposed Land Use Amendment to accommodate R-CG at the address 2348 54 AV SW.

The 2018 NGPCA Planning Guide approved by both the NGPCA Board and PARC for the neighbourhood of North Glenmore Park serves as a reference for all developments within the community. While the proposed land use amendment satisfies the following three (3) criteria:

- 1) Existing R-C2
- 2) Located on collector road, such as 54th Avenue SW (between Crowchild and 20th Street), and
- 3) Corner parcel

the area of concern is the "potential for suites," as stated in the application. The NGPCA Planning and Redevelopment Planning Guide states, "backyard/secondary suites not to be permitted on R-CG." The NGPCA's Planning and Redevelopment Committee (PARC) has clearly heard from the community, and the community is not in support of the proposed land use redesignation or the proposed secondary suites. Please refer to the attached emails received from concerned community members.

Due to the deviation from the planning guide on several areas pertaining to row houses/RCG's and contextual design and the concerns raised by the community, the NGPCA and PARC cannot support this proposal.

Sincerely,

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