



## FORM TITLE

Header text

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Renee
Last name (required)	Desroches
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land Use Amendment for LOC2021-0106 at 2348 54 Ave SW
Date of meeting	Dec 6, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	On behalf of the North Glenmore Park Community Association, we are submitting comments on this application from our Planning and Redevelopment Committee, as well as the resident letters we received. Details are in the attachment.



# NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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

## **NGPCA – INTERIM PLANNING & AREA REDEVELOPMENT COMMITTEE (PARC) PLANNING GUIDE:**

### **1. BOUNDARY DEFINITION:**

NORTH: 50<sup>th</sup> Avenue SW; Mount Royal Gate

EAST: 19<sup>th</sup> Street SW

SOUTH: Glenmore Reservoir

WEST: Richard Road: Leduc Crescent; 30<sup>th</sup> Street; Legare Avenue\* \*overlap with Lakeview Community Association

<https://calgarycommunities.com/communities/north-glenmore-park-community-association/>

### **2. WHO WE ARE:**

#### HISTORY:

North Glenmore Park is located in Calgary's southwest and is just north of Glenmore Park. It is well connected to Calgary's main transportation corridors via Crowchild Trail and Glenmore Trail. The Glenmore Dam, constructed in 1929, is a popular site for residents to gather for picnics and recreational activities. The North Glenmore Park area has a long history. Along the Elbow river banks, where is now Earl Gray golf course, was the site of a stone quarry and in the early 1900s, and many of Calgary's historical buildings were constructed with stone from this quarry. North Glenmore Park was annexed in 1956 and residential development began there in 1957.

North Glenmore Park has amenities that appeal to a large variety of the population. Sports and Recreation, Calgary Pathways System (including bike lanes) and Glenmore Reservoir, natural areas and parks, proximity to downtown, direct public transit and major transportation corridor access, and a wide range of public and separate school options – from elementary to high school to post-secondary – all attract homebuyers to our community.

Our development history pattern is one of predominantly single-family homes, comprised of bungalows and duplexes built in the late 1950s and early 1960s. This has been a consistent pattern until recently.

#### DEMOGRAPHICS & HOUSEHOLDS:

Based on 2014 Calgary Civic Census, North Glenmore Park's population was 2,380 in 995 households (see Addendum #1, page 2). 84% of residents live in single family dwellings.

[https://www.calgary.ca/CSPS/CNS/Documents/community\\_social\\_statistics/north\\_glenmore\\_park.pdf?noredirect=](https://www.calgary.ca/CSPS/CNS/Documents/community_social_statistics/north_glenmore_park.pdf?noredirect=)

ZONING: NGP is composed of 4 distinct areas (see Addendum #2, Land Use Bylaw 2P80 Section Map):

- South of Glenmore Trail is predominantly R-C1
- North of Glenmore Trail to 54<sup>th</sup> Avenue is also predominantly R-C1
- North of 54<sup>th</sup> Avenue to 50<sup>th</sup> Avenue is a mix of R-C1 and R-C2
- Garrison Green is composed of a mix of R-C1, R-C2 and R-2A

#### **LOOKING AHEAD – REDEVELOPMENT and URBAN DENSITY:**

**Understanding what the make-up of each quadrant is will help us to create guidelines for the area.**

Although the area is primarily zoned R-C1, our 1950-60s community has matured and the area is evolving. Due to its unique proximity to the downtown core and the pressures of current urban planning principles for densification in developed neighborhoods, we recognize there is increasing pressure for rezoning and rapid redevelopment in this area.

North Glenmore Park (NGP) is in a unique position in regard to the pressure and pace of densification considering the impending development of the Currie Barracks neighborhood directly west, across Crowchild Trail, and the planned additional density of 12,000-15,000 residents in this area. Because of this, rezoning and rapid redevelopment should not be viewed as urgent for NGP compared to other inner-city neighborhoods that are not adjacent to newer subdivisions of this magnitude and intensity.

Being an inclusive-minded community, NGP would like to continue to promote access and affordability for all demographics (first-time home buyers, families/long term, singles, and retirees) to continue to allow for a healthy community mix. The challenge is how to balance the current urban planning pressures for increasing developments while retaining the original low density intention of this area.

**Apart from new single-family and semi-detached dwellings, the mindful introduction of detached infills, rowhouses and secondary suites, which have not historically been allowed in this neighborhood, may be considered to address the demands of the newer urban planning vision.** The context and suitability of new housing types will be reviewed by the North

Glenmore Park Community Association (NPGCA) Board and Planning & Area Redevelopment Committee (PARC) to ensure surrounding neighborhood character is upheld.

### **3. GUIDING PRINCIPLES:**

The intent of this Guide is to assist the NGPCA and PARC Committees in making decisions regarding redevelopment proposals in North Glenmore Park. This guide is a support to the following City of Calgary planning documents:

#### **1) Municipal Development Plan (MDP):**

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness
- b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern

<http://www.calgary.ca/PDA/pd/Documents/municipal-development-plan/mdp-municipal-development-plan.pdf>

#### **2) Low Density Residential Housing Guidelines for Established Areas:**

<http://www.calgary.ca/PDA/pd/Documents/development/low-density-res-housing-guidelines.pdf>

#### **3) Developed Areas Guidebook :**

<http://www.calgary.ca/Transportation/TI/GreenLineDocuments/Draft-Developed-Areas-Guidebook-June-2016.pdf>

### **DEVELOPMENT PROCESS:**

Developers or homeowners looking to develop a property, are encouraged to consult with the residents adjacent to the development, as well as the PARC and possibly the NGPCA Board (if requested). This will promote community engagement and determine who is impacted by the proposed development. Early communication creates an environment of collaboration and cooperation.

The North Glenmore Park Community Association engages the community with new development circulations through the following processes (subject to change):

Circulations are received by the NGPCA and provided to the PARC Chair at [redevelopment@ngpca.ca](mailto:redevelopment@ngpca.ca). All circulations are uploaded to a central drop box to be reviewed by PARC members. Concurrently they are posted to [www.ngpca.ca](http://www.ngpca.ca) and social media, and published in the Community Connector newsletter. PARC meets once a month to discuss circulations to determine whether they can be supported (if align

with the Interim Planning Guide), and the Chair then brings to the NGPCA Board at their monthly meeting on the first Monday of the month. For residents with a NGPCA membership, there are regularly distributed emails ('e-blasts') regarding issues of interest in the community. Finally, information will be mailed to homeowners by the NGPCA in areas adjacent to a contentious\* proposal and/or potentially the entire community (\*contentious defined as a development proposal that defies the Guide).

Any comment(s) letters written are sanctioned both through PARC and NGPCA Board and posted on website. Resident letters will be included as an addendum to the NGPCA comment letter.

Developers and the City of Calgary planning commission, in cooperation with PARC and the NGPCA Board, are to take lead on hosting open houses/information sessions for residents.

Subdivision Appeal Board (SDAB) & Appeals – appeals are triggered when one/both of the following occur: a circulation is in defiance of the Interim Planning Guide, and/or community members are mobilized around a development and request the secondary support of the NGPCA/PARC. The Board needs to approve the involvement of the PARC Chair in an appeal. Appeals are a collaboration between the NGPCA and the community - this is a shared responsibility and residents need to understand their due diligence and education is key in successful appeals (see Addendum #3).

#### CONTEXT:

- “A design which respects its context is based on a careful analysis of the adjacent homes on the street and the broader community. This procedure provides the basis for sensitive design of the infill project. Previous insensitive development in the community should not be used as a point of reference. A massive home that ignores the fact that it is an infill project in an older inner city neighbourhood, comprised predominantly of small homes, does not respect its context.”

(Low Density Residential Infill Housing Guidelines for Established Communities, Section 4.2)

- residences should be **scaled** to the lot size to maintain a reasonable balance between developed and undeveloped space
- specifics on **height** restraints, proportional massing and sensitive scaling are defined in the City of Calgary’s “Low Density Residential Infill Housing Guidelines for Established Communities”
- sensitive development to adjacent houses with respect to **building mass and height to reduce sense of scale**
- consideration should also be given to a neighbour’s loss of **light and privacy** as a result of development
- NGP advises that the “Low Density Residential Infill Housing Guidelines for Established Communities” are to be closely adhered to by proponents of development within North Glenmore Park. The onus shall be on the Applicant to fully demonstrate that development is consistent with NGP context to the satisfaction of the NGPCA Board, PARC and adjacent residents.

#### **SETBACKS & STREETScape:**

- Horizontal streetscape views – development frontages to remain within existing setbacks of streetscape; to apply to corner lot developments as well
- Horizontal backyard views - respect footprints of adjacent homes & backyard privacy
- Vertical views – reduce massing with upper story setback, facade articulation and rooflines; to apply to corner lot developments as well

#### **HEIGHT:**

- Impact of height on adjacent properties to be controlled by treatment of storeys above the main level
- 10m maximums for peak height – regardless of two or three stories
- Setbacks and roof treatments required to reduce massing, sense of height and shading
- Height, massing and sloping in relation to adjacent properties (in particular single level homes) needs to be considered to ensure maximum access to natural light and to limit shading
- Height restrictions to be adjusted to address issues of privacy and overlooking

#### **TREES & LANDSCAPING:**

- NGP supports pedestrian-friendly green streetscapes - maintained by appropriate setbacks and mature landscaping
- Retain mature trees when possible to allow new properties to integrate into streetscape and provide shade and privacy to adjacent lots
- Replacement of mature native trees when necessary, requires a minimum 150mm caliper-sized\* trees to be planted (\*larger than the City-spec); see City of Calgary Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings, section 347.2
- Retaining existing side setbacks to accommodate for existing mature foliage between lots
- Alleyscape – in the case of backyard suites or garage developments if entry and/or orientation is towards alley then consideration should be given to landscaping features
- Green Screens – to be provided where backyard suites and new developments are built to camouflage/integrate the development

#### **4. CRITERIA - NEW DEVELOPMENTS:**

- Historically, NGP has not had any developments outside single family and duplex so the introduction of other types should be introduced conservatively and in designated lots (note on zoning map)

- **ROWHOUSES/R-CGs:**

- Location Criteria – City of Calgary, RCG District: <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=8368>
- eligibility criteria for rezone consideration – lot must satisfy all three of following criteria prior to be considered for rezoning to R-CG:
  - a) existing R-C2 zoning,
  - b) located on busy collector roads (20<sup>th</sup> Street, 50<sup>th</sup> Avenue, 54<sup>th</sup> Avenue (between Crowchild & 20<sup>th</sup> Street)
  - c) corner lot
- 4 units maximum, no more that 3 units on one frontage
- each unit to be defined as separate residence through articulation
- backyard/secondary suites not to be permitted on R-CG
- main entrances need to be visible
- minimum width of a street-facing facade for each unit is 4.2
- orientation – side versus rear to abate noise, overlooking
- no ground level double garages to force higher construction
- front-to-rear 4plex – not supported; too much lot coverage; neither mindful nor sensitive
- mechanical & rear amenities – should face alley versus side lot (abate noise)
- **appropriate locations – see zoning map**

- **R-C1 TO R-C2 REZONE:**

- **appropriate locations – see zoning map**; limit due to density in Altadore and Currie
- lots located along collector roads & corners only – 20<sup>th</sup> Street, 50<sup>th</sup> Avenue, 54<sup>th</sup> Avenue (between Crowchild Trail & 20<sup>th</sup> Street)

- **INFILLS:**

- on existing R-C2 only – in general, subdividing the lot to include two detached infills is preferable to semi-detached developments in that there is less massing effect
- mechanical & rear amenities – should face alley versus side lot (abate noise)

- **SECONDARY SUITES:**

- provide increased population density without increasing the building density
- homeowners may renovate existing homes and retain more of the building stock if they are allowed to create a rental property

- people/vehicle density preferable to building density – retains scale and character of neighborhood
- parking requirements – easements to allow for different parking options (tandem, front drive, carport, pad)
- **BACKYARD SUITES:**
  - owner should absorb development pressure on their lots (horizontal coverage) and not impose on adjacent lots with vertical development (no building heights in garage suite building significantly greater than homes and garages in surrounding area)
  - green screening between suite and neighbours; owner to provide green, ground-level amenity space for suite (to avoid them meeting bylaw criteria for outdoor amenity space on a balcony)
  - no exterior exposed staircases
  - no balcony overlooking neighbours
  - mechanical & rear amenities – should face alley versus side lot (abate noise)
- **COMMERCIAL:**
  - preference for independent retailers versus franchise or chain
  - developments that allow for mixed use – residential above, retail/commercial beneath
  - vehicle dominant businesses – for example, a drive-through – increases noise, congestion, vehicular pollution = will not be supported by the NGPCA





# NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 [www.ngpca.ca](http://www.ngpca.ca)

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 NCPA'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

\*\*\*\*\*

From: Patti Kromm <[fegys16@hotmail.com](mailto:fegys16@hotmail.com)>  
Sent: Tuesday, July 20, 2021 7:06 PM  
To: [renae.demolitor@calgary.ca](mailto:renae.demolitor@calgary.ca)  
Cc: admin <[admin@ngpca.ca](mailto:admin@ngpca.ca)>  
Subject: Application for land use amendment from R-C2 to R-CG at 2348 54 Ave SW to allow for rowhousing.

Hello

Wow walking around the neighbourhood I grew up in and still live in tonight it was both sad and shocking.

How many row housing units are being approved?

The City of Calgary sold out to developers in Altadore and doubled the density. Now the city is approving 4 times the density in North Glenmore Park?

Needless to say I'm a strong no. The streets are not able to handle the additional load even though the current thought is no one drives, everyone wants to ride a bike or walk in the winter for groceries Ha, ha.

The row housing in place currently and recently built has little to no off street parking yet each unit has at least 2 cars.

Let's be honest it's a greedy tax grab that adds no actual value to the beauty and character of the area we all love I'm also keenly aware the City of Calgary has already decided what the future holds and that is war on the R-1 neighborhoods so I would be shocked if this was given the time to review if it's a no Live long and prosper!

PATTI KROMM

\*\*\*\*\*

Sat, Aug 7, 3:35 PM  
(2 days ago)

Ellen Hill <[lomo1236@gmail.com](mailto:lomo1236@gmail.com)>

to Katherine.Wilson, admin, me

To whom it may concern,

I am a resident of the above location and I am opposed to the secondary suites being constructed as well as the maximum height of 11 metres.

I am concerned that this will create even more traffic and parking congestion - which has increased significantly over the past few years.

Regards,

Ellen Hill

Sent from my iPad

\*\*\*\*\*

Joshua Wilks <[relaxedliving@live.ca](mailto:relaxedliving@live.ca)>

Sat, Aug 7, 7:18 PM  
(2 days ago)

to me

Hello,

Regarding LOC2021-0106

I'm writing to protest the zoning change proposed to 2348 54 Ave SW.

- The proposal is asking for an increase from 1 residence to 4, with a possibility for secondary suites bringing this to 8 residences. The wording on the Land Use Change sign is not clear, but this is my interpretation. Even if it's 4, that's far from the "gentle increase in density" mentioned in the Applicant Submission Form by New Century Design.

- The 172 Lissington Dr SW residence directly north of 2348 54 Ave SW has also been sold, if this zoning change is allowed it will set a precedent for this lot and others to come. This could mean 2 lots housing 2 families could become 2 lots housing 8-16 families. An exponential increase in density.

- Traffic could potentially increase by 800% or more.
  
- Parking is already an issue here being so close to the school. From Sept 1-June 28 the streets are packed, and traffic is very high. Increasing from 1 family to 4(potentially 8), as well as an identical increase to the lot beside it in the near future would be a devastating increase in density.
  
- This is on top of the increase in traffic that will be generated by the new Tim Hortons opening a block away.
  
- We have two small children(6 & 7yrs old) who ride bikes and write on the sidewalk with chalk. The exponential increase in traffic gives me great concern regarding their safety.
  
- Please consider the above and keep this beautiful community R-C2 only so it doesn't degrade into the tree-free sardine can communities being built elsewhere.

Thank you for your time and consideration

Joshua Wilks  
173 Lissington Dr SW

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Roberta Mould <[robertamould46@gmail.com](mailto:robertamould46@gmail.com)>

Sun, Aug 8, 6:47 PM  
(12 hours ago)

to cpag.circ, [admin@ngpca.ca](mailto:admin@ngpca.ca), me

To Renae Demolitor,

My name is Roberta Mould, I live at 153 Lissington Dr SW across the street from 2348-54th ave SW since 1990. I do not want this proposal to be approved. My morning sunshine will be blocked if there is a three story building built. I don't want to look at a big huge building. Two stories is ok. Also, I don't want any secondary suites. Where will all the cars park? There is not enough parking for 8 units. Please leave the zoning alone. Please do not approve this huge building. This building would stick out like a sore thumb. This neighbourhood is already too busy with school kids and too many cars already because of the two schools. This is not a good place to build such a big building. Also, I am the owner of 151 Lissington Dr SW which is directly across the street from 2348-54th Ave SW. I rent this unit out and I am worried that I will have trouble finding good tenants if there is no place to park. Please do not approve this land use change.

Thank you, Roberta Mould

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Millie Fidyk <[milliefidyk@shaw.ca](mailto:milliefidyk@shaw.ca)>

Sun, Aug 8, 6:49 PM  
(12 hours ago)

to me

Mildred  
Fidyk

August 8th, 2021  
2344-54th Ave SW  
Calgary, T3E 1M1

Re: LOC2021-0106

My next door neighbour has recently applied for a Land Use Amendment to accommodate R-CG from existing RC-2. I have owned and lived here for 54 years. In short, this is not my house, it's my home. The thought that the "City of Calgary" may re-zone the property next door to accommodate a small condominium feels surreal.

I am the only neighbour that shares a property line with 2348-54th Ave SW. The massive building being proposed would dominate the skyline to the west of my home, up to 36 feet high, with at least 4 units looking down into my windows and backyard.

Of all the surrounding properties, it will be my home that will be most negatively affected should this application be approved.

It will be difficult for others to understand the full impact that will be felt by me alone.

I oppose this application for Land Use Amendment for the following reasons.

1) Proposed height of up to 11 Metres:

The current zoning R-C2, I believe, allows for a maximum building height of 10 Metres, this allows for a 2 story building.

If 11 Metres is approved, then a 3 story building could be built next door. There are no 3 story structures on this block. A 3 story structure would not "fit in" this area. It would cause additional harm to myself and others as there would be "shadowing" and "line of sight" issues. A 2 story building up to 10 metres "fits in".

2) Mass Loading:

The sheer size of the 4 unit rowhouses, regarding "lot coverage" is excessive. A regular, 2 story duplex would "fit in" nicely.

3) Traffic:

The new Tim Horton's on the corner of 54th ave. and Crowchild Tr will be having their "grand opening" soon. The impact of this development is yet to be completely known. The traffic on 54th ave will increase, as there will be a lot of traffic from other districts coming to this Tim Horton's location.

The North Glenmore Community fought for a long time to stop this development. I believe that there are serious safety concerns regarding the design of the intersection at 54th ave and Crowchild Tr. Approving unnecessary re-zoning applications in this immediate area will only amplify the current safety concerns

There is a lot of pedestrian traffic coming from the two schools nearby, Shaughnessy 200m away and Central Memorial 260m away. There is also a lot of vehicular traffic connected to the two schools. This "traffic" will only increase when Tim Horton's opens its doors. There is going to be a lot of traffic, especially at "lunch time" and after school. The after school traffic on 54th ave is very high.

A regular duplex on this lot would allow for a "gentle increase in density" and at the

same time, respect the communities safety concerns regarding the intersection at 54th Ave. and Crowchild Tr.

4) Parking:

A rowhouse of 4 units with secondary suites will house 8 families on the lot next door. 8 families would likely own many cars/vehicles, perhaps 12-16 cars. This will result in neighbours fighting over "street parking".

There is adequate parking available for a regular duplex on this lot.

In summary:

I would prefer that the "City of Calgary" did not approve this application. Leaving 2348-54th Ave SW as a R-C2 property. This would allow for a 100% increase from current density and a gentle increase in density for the area.

This is the best option, as a duplex could be built on this lot without causing "injury" to the adjacent homes. At the same time, respecting the community's safety concerns of there already being too much traffic for the existing infrastructure.

If the City of Calgary approves this application change from R-C2 to R-CG, then for the reasons listed in my letter, may the approval be subject to:

- 1) No secondary suites ever.
- 2) Limit the maximum building height to 10 Metres, (2 story).
- 3) Maximize the "side yard setback" from my property, as I believe that my property value and my quality of life will suffer if this application is approved.

Sincerely,

Mildred Fidyk

\*\*\*\*\*

From: [Pamclague1@gmail.com](mailto:Pamclague1@gmail.com) <[Pamclague1@gmail.com](mailto:Pamclague1@gmail.com)>

Sent: Monday, November 29, 2021 11:29 AM

To: Krizan, Madeleine <[Madeleine.Krizan@calgary.ca](mailto:Madeleine.Krizan@calgary.ca)>

Subject: [EXT] 4511 22 AV NW - LOC2021-0108 - Comment from Development Map - Mon 11/29/2021 11:28:42 AM

Application: LOC2021-0108

Submitted by: Pam

#### Contact Information

Address: 2431 52 AVE SW

Phone:

Email: [Pamclague1@gmail.com](mailto:Pamclague1@gmail.com)

#### Feedback:

I object to this land use development change. This neighbourhood is not meant to have 4 plex on every corner. This is already a very busy street with school traffic and 54th ave is busy after school lined up with everyone heading west toward Crowchild. This will cause more congestion and issues with parking. I DO NOT SUPPORT this development and will do everything to stop it from happening. Council PLEASE STOP approving these 4 plex building on all corner properties. I have lived in this area for a very long time and flooding it with more concentrated infrastructure goes against the close knit integrity this neighbourhood has.