

# Community Association Response

July 6, 2021

Glendale Community Association  
4500 25th Avenue SW  
Calgary, Alberta  
T3E 0M1

Re: DP2021-3689: GGM Community Association Response

Dear Man Ho Johnson Kwan;

From a technical standpoint, we believe that DP2021-3689 meets the purpose as described in Bylaw Number 231d2019, as it is a mix of residential and commercial uses in the same building or in multiple buildings throughout the site, it responds to local area context by establishing maximum floor area ratio, maximum building height, and minimum setback areas; and contains a drive through and a public gathering space. There has been a relaxation requested for the height of one building, that is located in the North-Eastern-most corner of the parcel and separated from other parcels by a lane and a road.

- This development's floor area ratio of 0.40 is well under the allowed maximum of 2.5.
- This development's height does exceed the maximum allowed by 180mm on one building that is bordered by a street and a lane.
- Where the parcel shares a property line with a parcel designated as a low density residential district it meets the requirement to have a side setback area of a minimum depth of 3.0 metres.
- The length of the building façade is compliant with Bylaw Number 231d2019, as a publicly accessible private open space is provided within the development.
- The vehicle access requested in this DP is compliant with Bylaw Number 231d2019 as the parcel shares a rear property line with a public lane that separates the parcel from a parcel designated as a low-density residential district, allowing vehicle access from a street.
- The motor vehicle parking stalls and loading stalls appear to be appropriate, as they are not located between a building and a street.
- The drive through aisle is compliant with Bylaw Number 231d2019 as it is located in a rear setback area, located adjacent to a lane.

The Community Association has received the following feedback from residents with regards to the file:

- objections centred on the drive-through and the impact it might have on vehicles heading south on Glenmount Drive exiting the drive-through

- concern that headlights from the drive-through would shine into neighbouring property and the request that a solid wall be part of the separation of the commercial property from the alley
- support for a trendy ice cream and coffee shop to walk to in our neighbourhood
- support for new walkable amenities that residents can take advantage of
- concern expressed about the capacity of 17th Avenue to handle extra traffic destined for the plaza
- concerns about noise
- concerns about vagrancy and crime
- a desire to maintain the RC-1 integrity of Glendale development
- a desire to maintain this section of 17th Avenue SW in Glendale solely for residential use to align with transit oriented development

As the majority of the objections we heard from residents pertain to potential traffic issues with a development of this nature, we would like to see the City should work very closely with the developer to ensure there is as little impact as possible on concerns expressed in citizens' letters, from traffic safety on Glenmount Drive and 17th Avenue SW, to ways to mitigate the impact of a drive-through, should the developer proceed with that option.

We would like to also request current traffic counts be conducted and shared with the Community Association and those residents who have written with concerns to assess the capacity of Glenmount Drive to handle more traffic. Additionally, we would ask that the potential for traffic calming measures be studied on Glenmount Drive, such as speed bumps or special signage, or even restricted turning times south on Glenmount off 17th Ave.

The GGMCA would like to make known that the parcel owner is a community member who sits on our Community Association board. He has shared information on the proposal with our board, but has never been in attendance while other board members discussed the merits of his project. We believe our assessment of this development permit is fair and unbiased.

Should you wish to discuss this letter or any other aspect of this file, please feel free to contact us at your convenience.

Regards

Chris Welner, President  
Jennelle Inlow, Development Subcommittee  
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