



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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Sep 21, 2022

The City of Calgary

Planning & Development Dept.
700 Macleod Trail
Calgary, AB T2P 2M5

Attention: Jennifer I. Miller (Planner)
jennifer.miller@calgary.ca (via City Development / Land Use portal)

Dear Ms. Miller,

**Re: LOC2022-0162 (2039 – 55 Avenue SW)
Land Use Amendment Application (R-C1 to R-C2)**

I am writing this letter to Calgary Planning & Development on behalf of the North Glenmore Park Community Association (NGPCA) planning applications review committee (PARC). On September 6, 2022 we were circulated with a request to comment on the above application with any response to be sent by September 27, 2022. Thankyou for the opportunity to provide our NGPCA / PARC comments.

We do NOT support the proposed land use amendment, for the following reasons:

- The proposal is "spot zoning" as such a term is commonly considered in a planning context: an abrupt intrusion of a discontinuous land use district (zone) into an otherwise harmonious or uniform land use area. 100% of the residential area in our community lying south of 54th Avenue SW is restricted as R-C1 (residential contextual one dwelling). This parcel lies a block south of 54th Avenue. Within the same block alignment (2000 block), the R-C1 district extends a full 4 blocks north of the subject parcel, all the way to 51st Avenue.
- There is no valid planning justification for this proposal suggested by the Applicant(s), other than "adding value and offering diversity to the large in-fills and row houses currently being built in the neighborhood".
- The conversion of this parcel to the R-C2 district, on a corner site, would make an alluring opportunity for this applicant or a future owner to make a further land use application for conversion to the currently popular R-CG district (a multi-dwelling built form typically completed using a 4-unit / 4-suite rowhouse building). This could effectively result in "density creep" into the current R-C1 district.
- With no growth in the R-C1 district in the Established Communities (in which North Glenmore is situated) and with a continued demand for the single-detached dwelling as a preferred housing option, our community would like to retain its current land use mix, particularly south of 54th Avenue SW.

- The existing home, or a replacement single-detached dwelling, offers a density opportunity that is certainly double that available at the time this parcel was developed in the 1950's or 1960's, as City Council in 2018 blanket zoned all low-density residential districts in Calgary to permit secondary dwelling units (suites). If the site is redeveloped, there is an opportunity to design a quality secondary unit, with appropriate outdoor amenity area, as a revenue generating opportunity for the building owner(s).

We understand that there is a concurrent request for the same re-districting on the adjacent parcel at 5604 – 20th Street SW (LOC2022-0161). Our response on this adjacent parcel will be the same. The fact that two (2) adjacent parcels are concurrently seeking the same land use district amendment further supports our concern about possible “density creep” into the R-C1 portion of our community.

Sincerely,

Chris Davis
Member, PARC
North Glenmore Park Community Association

Arshan Hussaini
Chair, PARC
North Glenmore Park Community Association

Copied to:

North Glenmore Park Community Association (Attention: J. Ring-McClure, President)
Ward 11 Councillor Kourtney Penner

Attached:

Feedback Letters from the Neighbouring Residents to the Land Use Redesignation