

# Community Association Response



## NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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

December 2, 2022

### The City of Calgary

Planning & Development Dept.

700 Macleod Trail

Calgary, AB T2P 2M5

Attention: Shallu Sharma (Planner)

Shallu.Sharma@calgary.ca (via City Development / Land Use portal)

Dear Shallu Sharma,

**Re: LOC2022-0174 (2403 54 Ave SW)  
Land Use Amendment from R-C1 to R-CG**

The North Glenmore Park Community Association (NGPCA) and Planning & Area Redevelopment Committee (PARC) would like to communicate our feedback to the City of Calgary (City) regarding the proposed Development Permit at the address 2403 54 Ave SW.

The development does satisfy in theory the criteria set out in the NGPCA's Planning Guide, and PARC would have no issues with the concept proposed for a two-storey garage + granny flat during the Development Permit stage, assuming it would abide by the City's Land Use Bylaws.

However, given the current Land Use Bylaw 1P2007, a R-C1 zoning allows a backyard suite, which can also be attached to an Accessory Residential Building (in this case a garage), as shown below:

Permitted and Discretionary Uses for Parcels Designated R-C1s

- *Parcels designated R-C1s have the same permitted uses referenced in section 385 with the additional permitted uses of: Secondary Suite.*
- *Parcels designated R-C1s have the same discretionary uses referenced in section 386 with the additional discretionary uses of: **Backyard Suite.***

Definition of a "Backyard Suite" means a use that it:

- *contains two or more rooms used or designed to be used as a residence by one or more persons;*
- *is located in a detached building located behind the front façade of the main residential building;*
- *may be attached to an **Accessory Residential Building;***

Therefore, the present Land Use designation as a R-C1 would be sufficient for the landowner's intent to build a two-storey garage + granny flat, and PARC is **opposed** to the Land Use Amendment to a R-CG.

With an increase in R-CG Land Use Amendments in the community resulting in a row townhouse development, PARC recommends the City and Planning Commission to exercise caution with this LOC. Henceforth, PARC and NGPCA reject the land use amendment on the basis of the current R-C1 land use designation already satisfying the needs of the landowner's intent for a backyard suite attached to an accessory residential building.

Sincerely,

Arshan Hussaini  
Chair, PARC  
North Glenmore Park Community Association

**Copied to:**

North Glenmore Park Community Association (Attention: J. Ring-McClure, President)  
Ward 11 Councillor's Office