

Community Association Response

Glendale/Glendale Meadows Community Association4500 25th Ave. SW, Calgary, Alberta, T3E 0M1

September 20, 2022

City of Calgary Planning Department
Attn: Quadri Adebayo, Quadri.Adebayo@calgary.ca

Re: LOC2-22-0142
Glendale Community Association Response

Dear Mr. Adebayo,

The Glendale Community Association would like to object to rezoning this property at 2627 45th Street from R-C1 to R-C2.

Members of our Community Association fully recognize the need to increase density in our community. We are fully supportive of growth that is thoughtful and measured and respects the rights and investments of current and future Glendale residents. We recognize that a broader population base can influence the kind of commercial amenities that residents will be able to walk to and help create a more sustainable city.

We have been involved in multiple planning processes over just the last decade that have included discussions surrounding the West LRT C-Train line, a visioning exercise with the University of Calgary's Urban Planning faculty, the ongoing 37th Street Main Streets project, private development applications and now the Westbrook LAP. We have always worked with City and private developers to come up with solutions that work for all parties.

With the Westbrook LAP process ongoing, the rules around development are somewhat cloudy. Approving projects and land use changes such as this is creating policy that has yet to be approved by City Council or endorsed by the local community. We do not feel it is appropriate to approve such a land use change before rules are in place. The rules that are on the books say this development should not be allowed.

To that end we have presented a scenario that we believe could guide new development in Glendale. We have taken a detailed look at properties in this neighbourhood and attached specific density targets for each property. As a math exercise, the Glendale map shows potential growth of 300% in our community if this buildout is followed. Using 1,000 square-foot units as a baseline, there is room for an additional 2,300 homes to be built in Glendale while maintaining the fabric of our single-family home neighbourhood. This increase in density does not take into account the growing number of secondary suites already in Glendale homes, or the emerging reality of laneway homes that we see popping up in our neighbourhood. The map attached to this submission illustrates the properties we believe are appropriate for higher density development. The bulk of such development is along the 17th Avenue SW corridor closer to the LRT, and along 37th Street SW where Main Streets developments are underway. This property at 2627 45th Street SW falls outside that higher density zone and is not in line with the spirit of preserving Glendale's single-family home neighbourhood characteristics.

Our Community Association cannot presume to speak for every homeowner in Glendale, but from what we heard through the City's own engagement sessions for the Westbrook LAP and in our local meetings with residents, some things were obvious about development scenarios put forth in Phase 2 of the Westbrook LAP. They are:

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1. There should be no increased density near Glendale parks, including the community centre, Turtle Hill and Optimist Park.
2. Thoughtful and measured density should be targeted to the perimeter of the community – that being 17th Avenue SW, 37th Street SW and 26th Avenue SW. ***All growth discussions with the City for more than a decade have centred on this principle.***
3. The R-C1 designation of properties within that perimeter should not be altered.
4. Natural features such as parkland, green spaces and Glendale’s historic tree canopy should be protected at all costs.
5. Development should only be allowed as it meets standards of architectural beauty. I will refer you to correspondence on this file from Glendale resident William French, who writes in part: “of greater importance than the allocation of any particular density to any particular location is to ensure that whatever is placed anywhere is not ugly. Whereas, small-scale ugliness is unfortunate, but could possibly be ignored or easily remedied, ugliness on a large scale will vitiate any potential that exists for the realization of placemaking.”
6. Development must come with a commitment from the City to ensure infrastructure upgrades and public amenities reflect the level of growth being proposed.

A few dozen Glendale residents responded to a Community Association survey based on the City’s three questions about 4-storey plus developments. We do not attest to any scientific nature of the survey but offer its results to help guide discussion.

1. **17th Avenue SW Transit Area:** 35% of respondents felt 4-storey plus is most appropriate along the 17th Avenue SW transit hub, but many voices expressed concerns about traffic, safety, parking and access, particularly near the intersection of 45th Street and 17th Avenue that would come with a dramatic increase in density. 50% thought 4-storey development was too high along 17th Avenue. Concerns were raised about the ability of City infrastructure to handle this scale of growth, including road, water and sewer services.
 - a. The Glendale CA Scenario proposes 6-storey development at 17th Avenue and 45th Street, with stepped-down building heights as you progress east and west away from the transit hub.
 - b. There is a 3.5-hectare parcel of land at the corner of 17th Avenue and 37th Street with potential to replace aging development and add more than 1,100 new residential units and new commercial space based on existing zoning.
2. **17th Avenue SW, East and West of Transit Hub:** 31% were in favour of 4-storey development in this region. 46% were not in favour.
 - a. The Glendale CA Scenario proposes land use such as MC-1, which exists currently on 17th Avenue west of Gateway Drive and mirrors 37th Street Main Streets. We envision buildings up to 3 storeys for residential units and limited commercial development.
3. **45th Street SW Corridor:** 92% were opposed to 4-storey plus development along 45th Street between 26th Avenue and 17th Avenue. A common sentiment was this kind of development would create a “concrete curtain dividing our community.” Safety concerns were raised for school children and park users affected by increased traffic.
 - a. The Glendale CA Scenario agrees with residents that 45th Street is not appropriate for increased density in Glendale. These properties should remain RC-1. 4-storey development in the stretch would create a physical divide in Glendale. The short stretch

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of 45th Street in Glendale is not conducive to commercial operations with the park and elementary school in place. 45th Street also has a beautiful and mature tree canopy that would suffer with higher density development.

4. **Green Spaces:** 96% of respondents reject any density increases around green spaces. Many termed the idea “ridiculous.”
 - a. The Glendale CA Scenario agrees that density development around green spaces is not appropriate. The topography of Glendale parks is not conducive to taller developments that would wall off the park, shade the park and create artificial light pollution. Such development would restrict broad public access and would affect the wildlife that uses this corridor. Development would also negatively affect native vegetation in the parks, biodiversity, and the existing tree canopy. There may be an opportunity for more moderate density on the western boundary of Glendale near Optimist Park.

5. **26th Avenue SW:** 84% were against 4-storey plus development on 26th Avenue SW, with only 4% in favour.
 - a. The Glendale CA Scenario illustrates that R-C2 Zoning for infill type development would provide appropriate density on 26th Avenue. The aging Tri-Glen strip mall at 26th Avenue and 45th Street could be an appropriate location for a new commercial plaza with residential units above, potentially up to 4 storeys. R-C2 zoning would not be appropriate on 45th Street.

Glendale is an evolving community with dozens of new young families with many small children. If we open up Glendale to limitless growth for developers, you will be sending such families to far-flung suburbs — people who prefer to live in a home with a back yard, close to where they work while supporting the downtown core and all of the neighbourhood businesses in all quadrants of Calgary.

Revitalization is happening every day in Glendale — along 37th Street with new commercial and residential building on “Main Streets;” a development permit has been issued for a new community coffee/ice cream shop with apartments above on 17th Avenue at Glenmount Drive SW. Further west along 17th Avenue, a developer has plans for a 3-storey, 50-unit condominium project where 5 homes currently sit. We look forward to seeing all of these projects come to life to enrich our neighbourhood with new residents. However this project at 2627 45th Street does not fit in with our community’s vision of itself.

To say we love our community is an understatement. We want to make sure the best little town in the big city grows up very well cared for.

Sincerely,

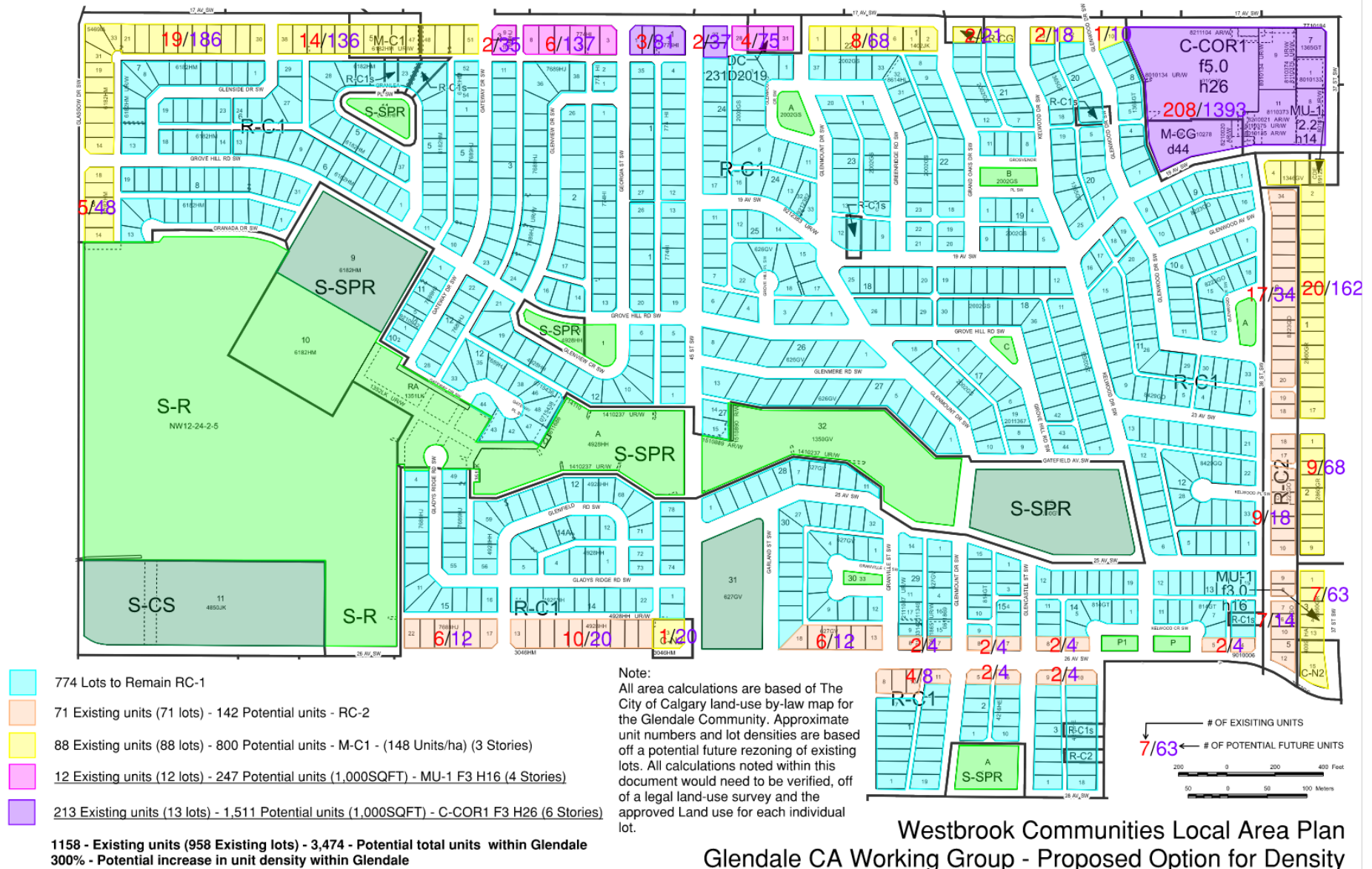


Chris Welner, president@myglendale.ca

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President, Glendale/Glendale Meadows Community Association

CC: Peter Schryvers
Councillor Richard Pootmans
Glendale CA Board of Directors



Westbrock Communities Local Area Plan
Glendale CA Working Group - Proposed Option for Density