



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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Office of the City Clerk
The City of Calgary
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Calgary, Alberta T2P 2M5



RE: C2017-1249 Secondary Suite Process Reform

North Glenmore Park Community supports a balance of density and mindful planning. We encourage developments that are attainable and add value to the area, ones that align with sustainably-paced urban planning principles.

We can appreciate the value of legitimate secondary and backyard suites in the city of Calgary. NGPCA has supported secondary and backyard suite developments in the past – in both new builds and in retrofits to existing residences. Those developments have been supported because they have been infrequent in occasion, in-scale to the lot and existing residence, and designed in a compatible and respectful manner to the surrounding area. The community has had opportunity to review and provide comment.

That said, we have concerns with the secondary and backyard suite applications, as with any Land Use Amendment that is received. The community association and its residents have opposed and appealed a number of R-C1s applications. Historically, having the ability to provide comment on these discretionary use applications has been integral in influencing planning practices in our community.

The North Glenmore Park Community Association is in acceptance of the secondary suite reform the City is proposing should current community review processes of these applications remain status quo. Specifically, the proposal to allow for suites on 's' lots as permitted uses, to be built without appeal, removing the discretionary context is not an amendment the Community Association can support. The extension of the opportunity for input or appeal provides the Community Association and North Glenmore Park residents some control over the rate of growth within the original single-family character of the neighbourhood they have chosen to reside in.

Should this bylaw proceed as communicated, we would expect that residents will be required to consult the Community Association and adhere to the planning criteria for the community. This will ensure that development in our community is specific to the context of our community and is "sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods" as outlined in the vision and policies of the MDP for strong residential neighbourhoods. Making Community

Association consultation an integral part of the process will create great communities and help reduce the number of Appeals taken to the SDAB.

We sincerely appreciate the opportunity to allow our community to formally communicate our position.

Jennifer McClure
Chair, Redevelopment Committee
North Glenmore Park Community Association