

Community Association Response



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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June 7, 2023

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: LOC2023-0126 (2139 – 51st Ave SW)
Land Use Amendment Application (R-C2 to R-CG)**

This letter is submitted on behalf of the North Glenmore Park Community Association's (NGPCA) Planning & Area Redevelopment Committee (PARC).

On May 16th, 2023 we were circulated with a request to comment on the above application, and we appreciate the opportunity to provide our comments on behalf of NGPCA / PARC. Upon gathering the comments from within the Community Association, PARC has endeavoured to summarize our primary concerns below relevant to the land use amendment:

- **Compromised Traffic + Road Network Safety:** The proposed development is not only situated directly across a school, but is also adjacent to two more schools within a block. Presently, parking on either side of 21st Street is quite problematic. This paired with the presence of nearby parks, greenspaces, and playgrounds, the increased density resulting from such a development directly compromises the traffic and safety of the neighborhood as a whole. With the increased traffic flow, PARC strongly advises the City to carefully consider the demographics that may be put at risk and can be negatively impacted.
- **This is not "gentle density".** Given the proposed land use amendment is directly adjacent to 2 R-CG developments (North and South borders) and has 4 R-CG properties within a 2-block radius, our committee does not believe this is considered as "gentle density". While the NGPCA supports the addition of "missing middle" housing (North Glenmore Park has one of the highest rates of approval of any community for end-of-block R-CG development), the proposed land use redesignation from R-C2 to R-CG represents the antithesis of what has been described as "gentle density".
- **Neighbourhood diversity and balance:** The purpose of the existing R-C2 district is to ensure new development is contextually sensitive. Given recent trends, it is unlikely that any applicant will be satisfied with anything less than the maximum built form allowable in the proposed R-CG

1

district. The existing Land Use Bylaw 1P2007 is imbued with the notion of “contextual sensitivity”. An R-CG application of this nature is the antithesis of what was contemplated by the current (and lawful) Land Use Bylaw.

- **Avoid ‘spot zoning’.** Alternatively, applicants can pick their sites strategically and not otherwise “spot zone” - effectively attacking the existing established built form in the community. Again, applying the term “gentle density”, an applicant might choose to redesignate the parcel adjacent to an existing end-of-block R-CG, thereby limiting the potential negative impact by 50% given that at least one group of adjacent residents have already demonstrated their preference for this form of density.

The current application is, plain and simple, “spot zoning” with all the negative elements associated with such applications. Applications such as this are not a thoughtful approach to planning - they are an opportunistic overreach that in pretending to reach lofty goals only impose ill conceived and insensitive building forms over the voices of the affected community.

Our community supports contextually respectful and sensitive redevelopment proposals. This is not an example of that type of application, unfortunately.

On behalf of the affected neighbours of the North Glenmore Park community, we ask that each of the three decision making bodies referenced above NOT SUPPORT this application as proposed. Please recommend that Council “refuse” this application as proposed. Alternatively, if a redesignation is being considered, please limit it to the less intense “R-CGex” land use district.

Sincerely,

North Glenmore Park Community Association

per: Arshan Hussaini
Chair, PARC

Copied to:

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