

Community Association Response



Glamorgan Community Association Board of Directors
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RE: Land Use Amendment of LOC2023-0180 at 4160 42 St. SW

The community of Glamorgan, Calgary, has seen an increase in land-use-change development permit requests over the past two years, with requests for development along both the periphery and interior of Glamorgan. Glamorgan Community Association (GCA) wants to educate members of its community on the types of developments being proposed within their community boundaries, request feedback from community members on these development proposals, encourage community members to share their thoughts to the City of Calgary (the City) directly, and share community members' feedback on development proposals with the City of Calgary.

A recent proposal for LOC2023-0180 stood out to GCA, as it was the first time a land-use designation change had been received for not only a four-plex, but a four-plex with the possibility of four basement suites in interior Glamorgan. As a voice for the community and close neighbor to the development, GCA decided it would be of value to host an open house where community members could gather for a night of discussion about how increased density in Glamorgan should look. This session took place on Wednesday, July 26, from 7 - 10 p.m. at the GCA hall with an in-person attendance of 98, by sign-ins. Many households sent one representative to advocate on their behalf and expressed interest in continued planning engagement with the community.

Upon solicitation of feedback from GCA by New Century Design, the designer and submitter of the development permit for the property in question, GCA allowed Shawn Jensen—the owner of New Century—to attend the first half of the session and speak to the community. Mr. Jensen left around 8:40 p.m. and attendees had a closed-door discussion until 10 p.m. to offer feedback to representatives of the GCA on future land use re-designations, development planning, and their thoughts toward the imminent development of Glamorgan's area redevelopment plan.

Based on July's information session, letters submitted by community members to the City (with GCA cc'd) and conversations with community members, GCA can confidently say that residents who live near to the property, as well as numerous other neighbors within Glamorgan, are strongly opposed to this development and future developments of this nature. Results from a survey we conducted amongst attendees showed that 93% of residents are opposed to row houses – with or without basement suites and comprised of 3 or 4 units – within the interior of Glamorgan. Likewise, most residents were opposed to row houses (3, 4, or 4+ suites) on the perimeter of Glamorgan. Notably, residents were more amenable to perimeter R-CG row house developments, such as alongside Richmond Rd and 37th St SW, with only 56%, 66%, and 72% 'opposed' to 3-row houses, 4 row-houses, and 4 row-houses with suites, respectively. Their reasons for opposition are detailed below, and survey responses are defined in the table. At the time of writing, GCA has been cc'd on 46 letters from 53 individuals regarding LOC2023-0180. It is also important to note that out of these 53 submissions to the City and 98 signed attendees at the information session, not one person expressed favour of an R-CG development being built in interior Glamorgan. Among 48 respondents to our survey, only 2 were in favour of such developments.

The following outlines the thoughts of over 115 Glamorgan community residents; information was collected from the July 26 open house in-person discussion, a community feedback survey GCA handed out at the open house, and from the letters that community members submitted to the City.

Residents of Glamorgan have great pride in where they live and have moved to this community intentionally for the quiet crescents, cul-de-sacs, and streets, sense of community, and less densification. Glamorgan provides the opportunity for many people to find their *forever home*, due to the high percentage of bungalows. Aging can come with a lot of challenges; living in a bungalow allows many seniors the ability to maintain some autonomy, stay in their home—close to family, friends, and neighbors—in an area they are familiar with. This has numerous advantageous effects on mental and physical health. (The GCA is happy to provide references to this statement upon request, and notes that all surveys, letters, and minutes from the open house are available.)

Glamorgan's zoning currently fosters an environment of community, with lowered noise pollution in the interior, and allows for all persons (young and old) to know their neighbors in the peaceful, quiet community. The community also already offers numerous high-density buildings along its periphery. GCA has seen an increase of young families and young couples moving into the community the past ten years as older seniors and many original owners move out. The community projects population growth in Glamorgan increasing naturally, without added densification projects, due to seniors leaving and young couples and families moving in.

Among the most common raised concerns from residents were traffic and parking congestion on busy 41 Avenue, and the increased risk for injury to children and pedestrians attending the GCA or elementary schools. Neighbors of the property were very worried about privacy and shadowing, and many suggested that the R-CG 11 m height allowance, combined with reduced sidewalk setbacks, would diminish the consistent neighbourhood character of this portion of Glamorgan.

From written feedback, other common concerns were the inappropriateness of New Century's proposed design and land use for the area. They cited the lack of an Area Redevelopment Plan or Local Area Plan, and that, per the Municipal Development Plan (MDP), the design does not focus

densification appropriately to the area (surrounded by entirely single-family homes and would look out-of-place). Residents warn that R-CG zoning this lot would defeat the goals of the MDP and R-CG housing, in that the lot is distant from effective transit and does not ensure an appropriate transition of development intensity, uses, and built-form between low-density residential housing and multi-residential housing.

GCA notes that the MDP gives a map of Glamorgan as an example for section 3.5.3 (Established Areas), and suggests that, "These are stable residential communities with limited redevelopment potential over the next 30 years." We note that many residents referred to this section of the MDP and highlighted that proposed re-developments must be 'modest', near activity centres, transit, and other multi-family residential developments, and of an appropriate density, while supporting pedestrian activity. Based on comments from residents, 4160 42 St SW does not fit these MDP requirements, in that it is distant from viable transit, shopping areas, other multi-family residential developments, and would be excessively large and immodest compared to all neighbouring developments. Moreover, residents have expressed concerns for pedestrian safety for many years, and interior Glamorgan, especially 41 Avenue near 42 St SW, sees substantial vehicular traffic.

Considering the above information, our current lack of an area redevelopment plan, and our discussion with New Century Design about the developer's intention for this property, the GCA opposes this land use amendment. Instead, owing to the many recommendations of our citizens, we recommend a development proposal that optimizes the already available R-C2 designation. The community and the GCA would be supportive of two single-family homes on this parcel to complement nearby developments modestly and harmoniously while substantially increasing the density of our neighborhood to support growth. GCA appreciates that New Century contacted us for feedback on the proposal, and we hope to work together in shaping development in Glamorgan.

Thank you for taking the time to hear what direct neighbors of this development as well as other Glamorgan community residents have to say about this proposal and future developments of this nature within our community. GCA appreciates the City providing community members and associations the opportunity to submit their thoughts on proposed developments.

Respectfully,

Glamorgan Community Association Board of Directors
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	<i>Percent of Responses from July 26, 2023 survey</i>					
	Perimeter Glamorgan			Interior Glamorgan		
Category	In favour	Opposed	Unsure	In favour	Opposed	Unsure
Infills	79.17	14.58	6.25	62.50	33.33	4.17
Duplexes	68.09	27.66	4.26	20.83	75.00	4.17
Semi-Detached	65.96	25.53	8.51	27.08	64.58	8.33
3-rowhouses	34.15	56.10	9.76	4.65	93.02	2.33
4-rowhouses	24.39	65.85	9.76	4.65	93.02	2.33
Rowhouses with suites	19.57	71.74	8.70	4.17	93.75	2.08
secondary suites	48.89	35.56	15.56	25.53	57.45	17.02