

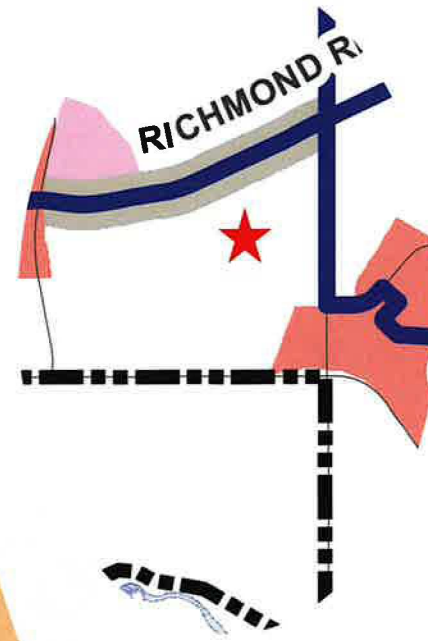
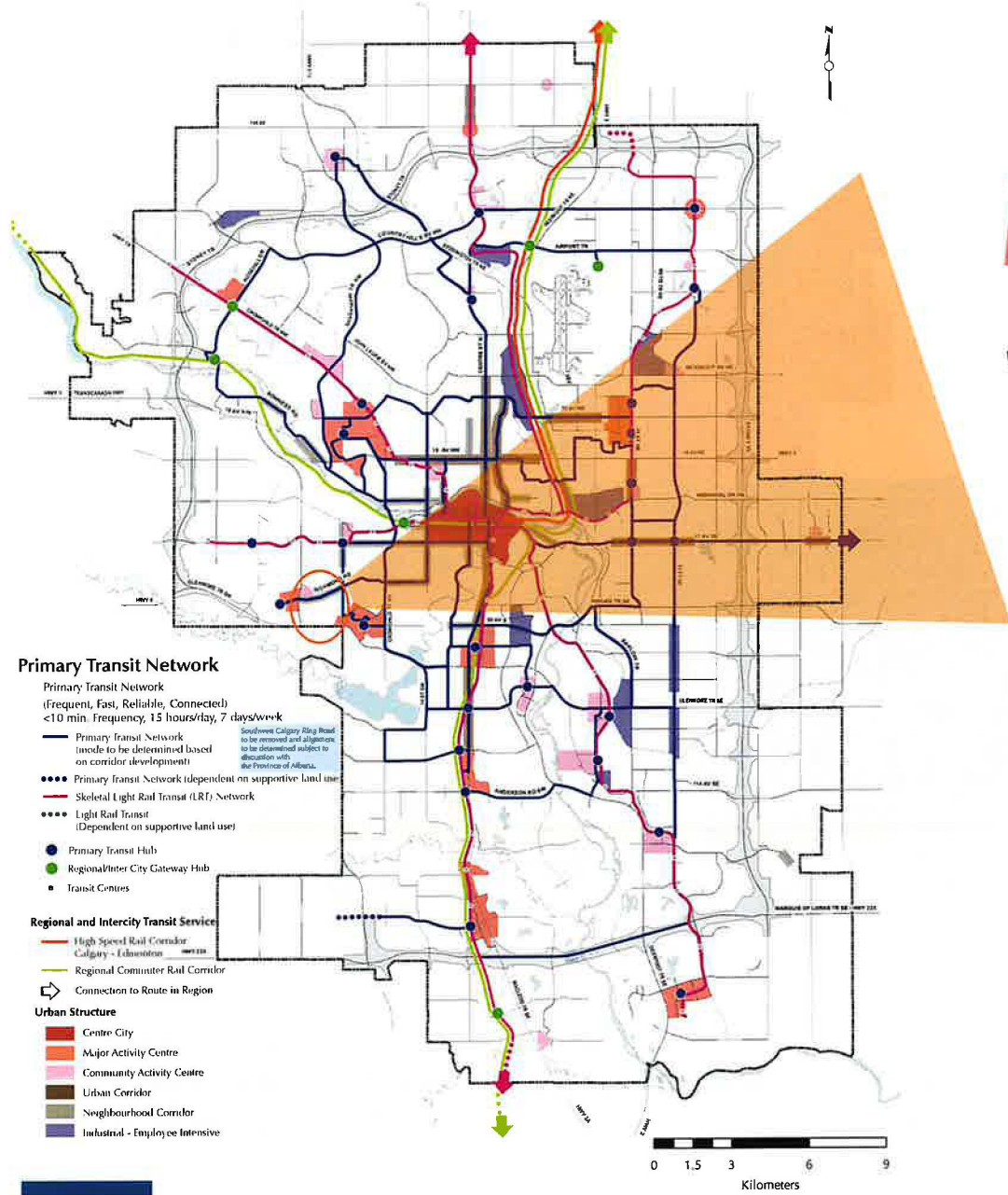
LOC2023-0180

December 5, 2023

Beth Barretto

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER DEC 05 2023 ITEM: <u>7.2.1 CPC2023-1100</u> <u>Distrib - Presentation 2</u> CITY CLERK'S DEPARTMENT
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- Inappropriateness of location is made evident by:
 - Lack of Primary Transit Network
 - Vehicle dependence and parking congestion
 - Local high population density in established neighbourhood
 - Non-compliance with Municipal Development Plan
 - Intense shadowing of nearby properties



Bus routes:
 #22
 25-35 minutes wait
 350 m

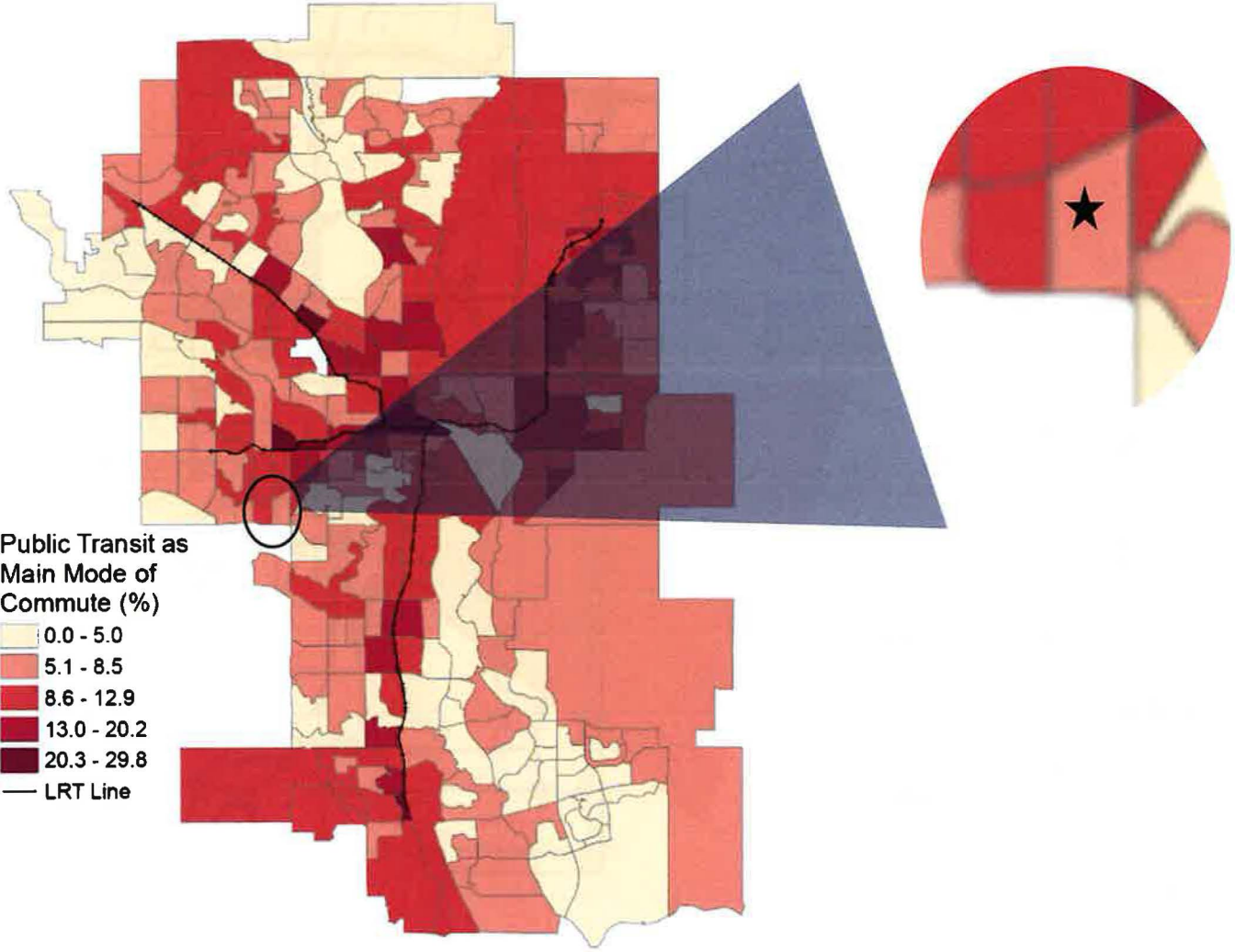
#9
 20-30 minutes wait
 450 m

Max Teal
 20 minutes wait
 900 m

C Train
 45 St = 2.3km
 Westbrook = 2.6 km

No Primary Transit

Figure 14: per cent employed labour force who used public transit as main mode of commute by census tract, 2021

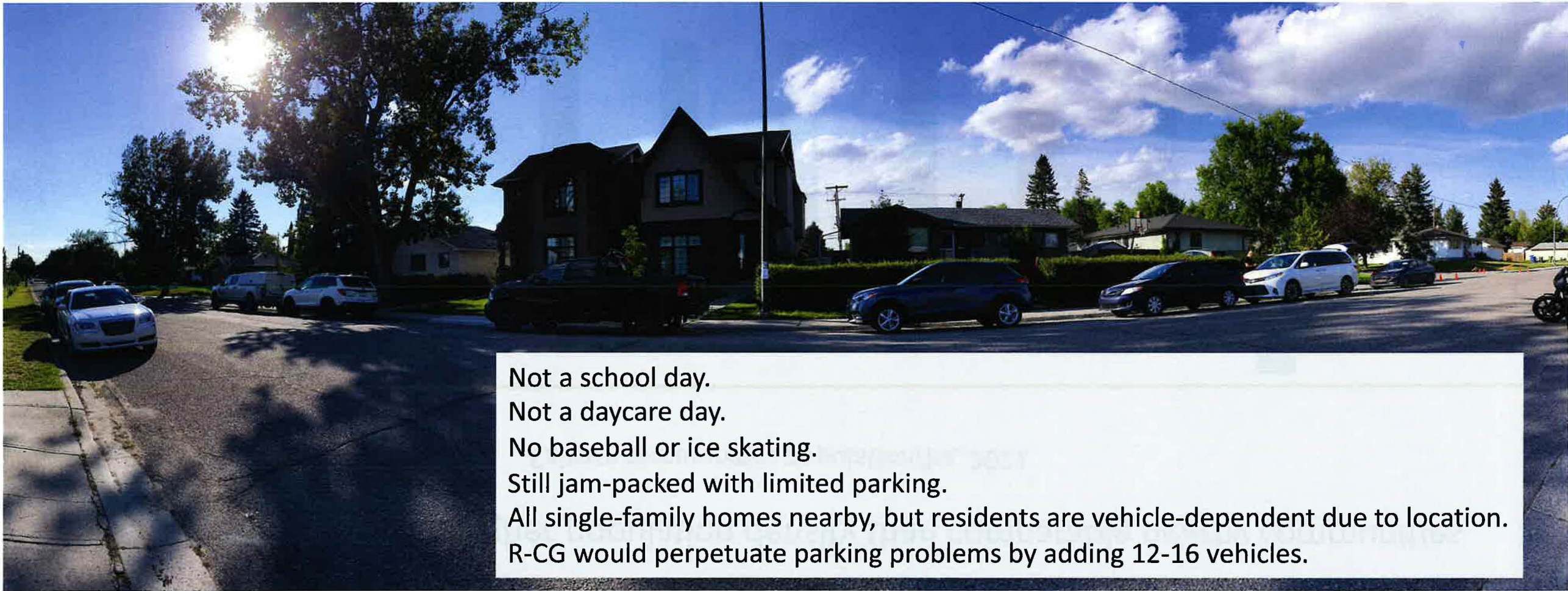


Residents in this area of Glamorgan are vehicle-dependent. Only 5-8% use public transit to commute for work.

The average for all Calgarians is 13% (2021 Canada Census).

Glamorgan is significantly below average probably due to lack of Primary Transit.

41 Avenue is always packed!

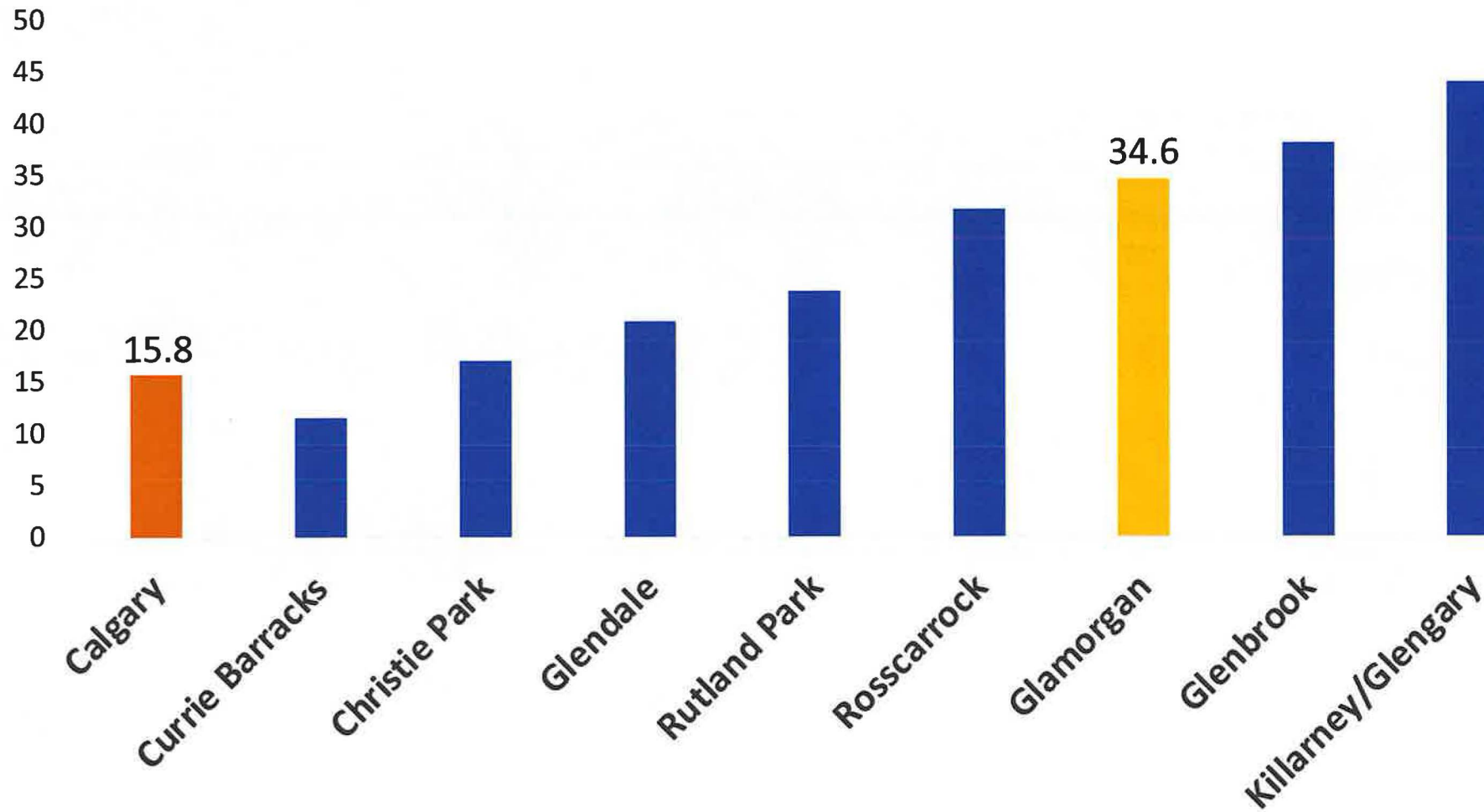


Not a school day.
Not a daycare day.
No baseball or ice skating.
Still jam-packed with limited parking.
All single-family homes nearby, but residents are vehicle-dependent due to location.
R-CG would perpetuate parking problems by adding 12-16 vehicles.

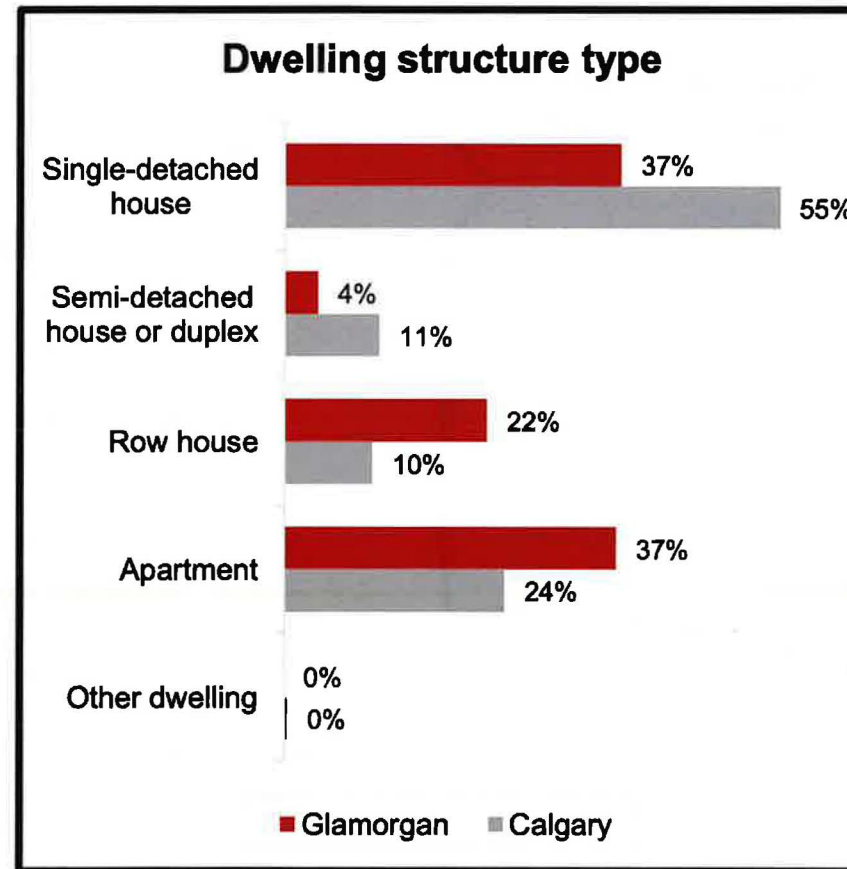
Saturday, July 29, 2023, 6:40 pm. Personal photo.

Glamorgan has a much higher population density than comparable nearby communities

Calgary communities population/ha, 2021



Glamorgan has more row houses and fewer single-family homes than most of Calgary

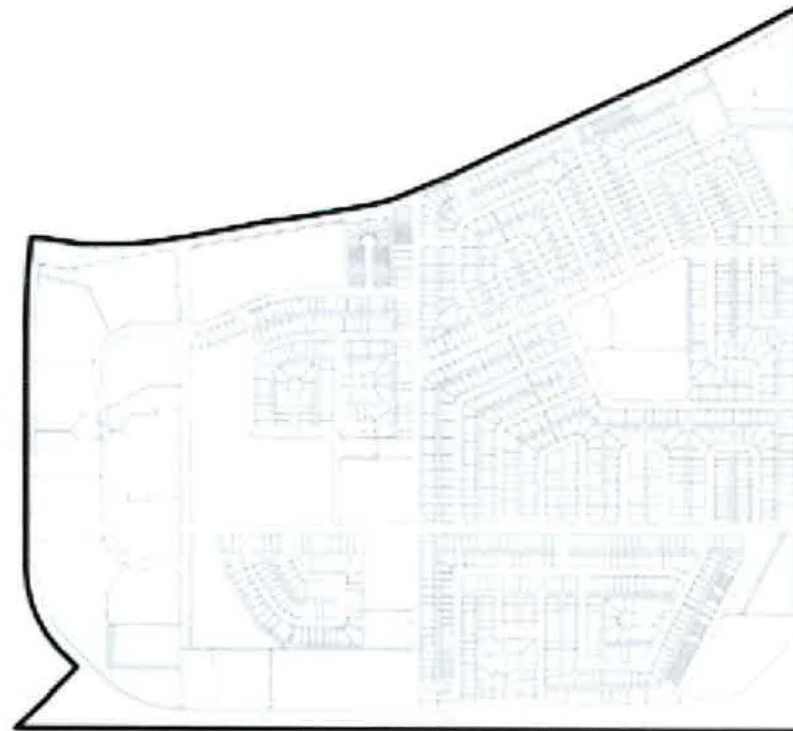


3.5.3 ESTABLISHED AREAS

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

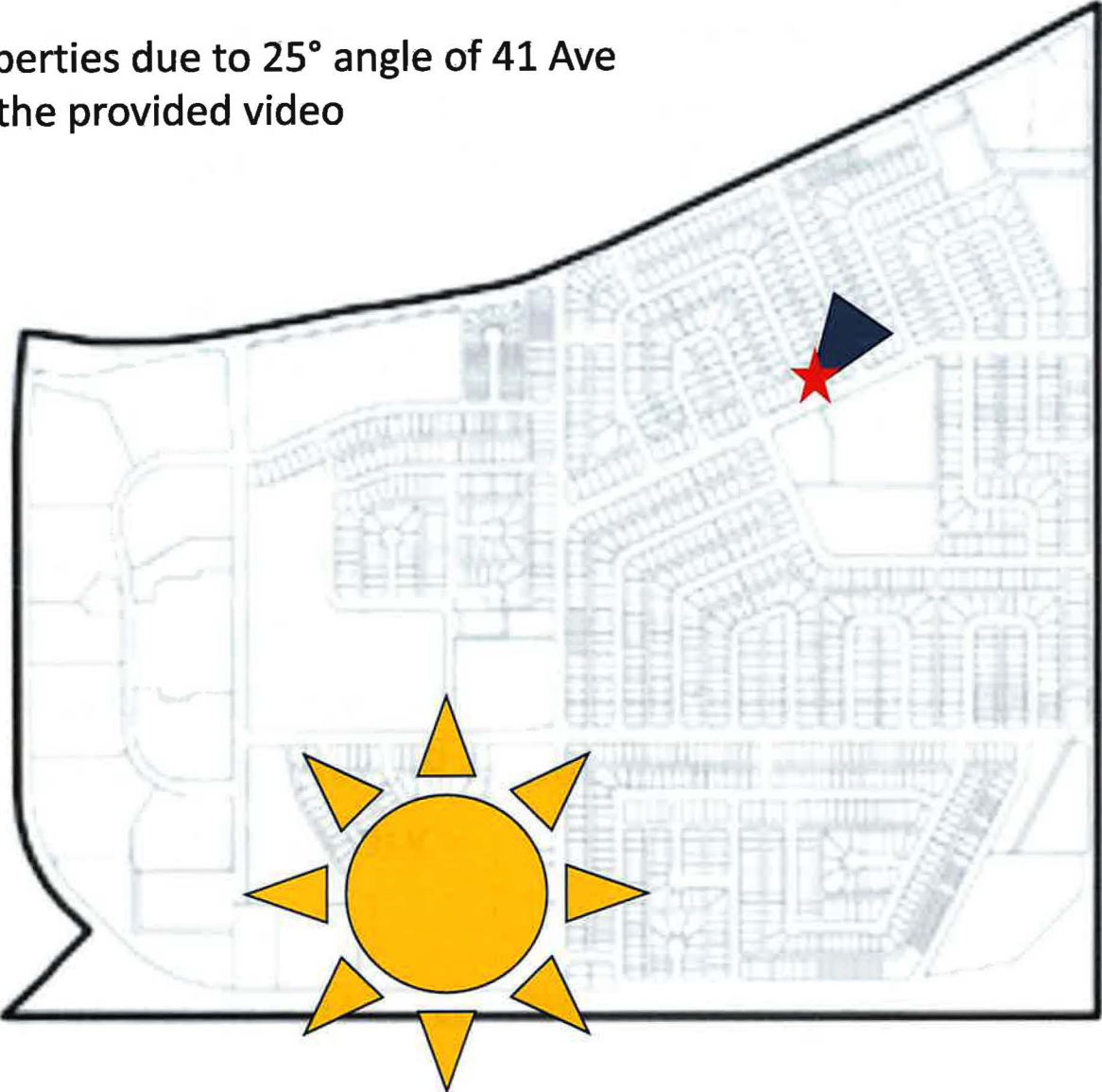
Land Use Policies

- a. Encourage modest redevelopment of Established Areas.
- b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.



Typical Established Area Pattern

Shadowing of adjacent properties due to 25° angle of 41 Ave
This is better illustrated by the provided video



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- 76 Letters were sent to CPC in August – Glamorgan wants to remain a diverse community with consistent, predictable pockets of housing and gradual, smooth transitions, not harsh architectural changes.
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- R-CG is inappropriate for this lot because it is surrounded by R-C1 and single-family homes. The setbacks, height, and density defy the MDP, and we do not have a Local Area Plan to direct increased growth and density. This abrupt change is inappropriate without establishing an LAP.