

Community Association Response



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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November 27, 2023

The City of Calgary

Planning & Development Dept.
700 Macleod Trail
Calgary, AB T2P 2M5

Attention: Sarah Whalen (Sarah.Whalen@calgary.ca)

Dear Ms. Whalen,

**Re: LOC2023-0328 (2001 56 Avenue SW)
Land Use Amendment to accommodate R-CG from current R-C1**

This letter is on behalf of the North Glenmore Park Community Association (NGPCA) planning & Area Redevelopment Committee (PARC) intended for the City of Calgary (the City) Planning & Development. On November 7, 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, and on behalf of those residents which have shared their views with respect to this application.

We would like to firstly note that our North Glenmore Park community has been more supportive and flexible than many with respect to low density / multi-dwelling (R-CG) applications, which we have been experiencing in increasing frequency in our area. While the City's suggested maximum density for this R-CG district is 75 units per hectare, if any associated secondary dwelling units are considered as a dwelling unit, the density calculation comes in at double this maximum limit. A successful conversion of this lot from R-C1 to R-CG (and the allowable 6 primary units and 6 secondary units), would represent a 6-12x increase in density (given the applicant parcel has operated as duplex, irrespective of current R-C1 zoning). This would be a very significant change, particularly given our community's own published planning guidelines that speak to community context, suitability and character:

Apart from new single-family and semi-detached dwellings, the mindful introduction of detached infills, rowhouses and secondary suites, which have not historically been allowed in this neighborhood, may be considered to address the demands of the newer urban planning vision. The context and suitability of new housing types will be reviewed by the North Glenmore Park Community Association (NPGCA) Board and Planning & Area Redevelopment Committee (PARC) to ensure surrounding neighborhood character is upheld.

The location of this application should be carefully considered by the City, given there is restricted parking along the one side of the street (19th Street), which already sees significant parking and traffic volumes do to it being an access point for the City-owned recreation facility. Our community planning guidelines have established that all R-CG applications should additionally be located on a transit corridor – 19th Street is a high traffic area due to it being an access road for the Aforza Tennis Courts, Aquatic Centre, Athletic Park, Lakeview Golf Course and the Glenmore Water Treatment Plant. 19th Street is a busy road already, but it is not a transit corridor and it is not

conducive to development of this scale which will likely result in a significant increase in already limited on-street parking. The applicant rightly notes that applicable policies encourage “redevelopment... that is similar in scale and built form to existing development” and “modest intensification” of the inner city. Again, while North Glenmore Park as a community has seen and supported considerable densification and redevelopment, a 12x increase in density may be a stretch for what is truly “modest”. The area south of 54th Avenue SW has historically been R-C1 zoning and the current R-CG application introduces significant and out-of-context densification to the parcel and neighbourhood.

In addition to not meeting North Glenmore’s community planning criteria listed above, this application also fails to meet the following criteria from our board and neighbourhood resident approved planning guide:

- This parcel is not existing R-C2 zoning
- This application includes secondary suites with R-CG (which are not permitted per our community guide)
- This application proposes that the 4 units as part of the “row houses” face 19th Street; our planning guide stipulates that a maximum of three units can face any one frontage
- The minimum width of any street facing façade as part of an R-CG development must be 4.2 metres – based on the very limited information included in the application to-date, it is unclear whether this criteria is met

We have had previous discussion regarding the ongoing LOC2022-0199 and the impacts on traffic with Ward 11 Councillor Courtney Penner, who has committed to working with our community to address some of these concerns (which have been raised by in excess of 170 community residents). We would encourage the applicant and the City to consider the impacts of traffic due to this application, which would likely further be impacted once the Athletic Park construction is complete and utilization of the facility increases.

Given the continuing discussions with City Hall about neighbourhood traffic management; and given the ongoing City-wide consideration of a blanket low density district, the NGPCA is unable to support this application at this time. Given the ongoing West Elbow LAP, material changes to the zoning of any parcel may be better served in being deferred until there is a comprehensive plan in-place. PARC would view increasing zoning from R-C1 directly to R-CG as being a large and unnecessary step at this time.

Sincerely,

North Glenmore Park Community Association

Chris Davis
Co-Chair PARC

Patrick Gobran
Co-Chair PARC

Copied to:

North Glenmore Park Community Association
Ward 11 Councillor Courtney Penner

Attached:

Community letters responding to November 7, 2023 application circulation with respect of this application
Community letters in response to LOC2022-0199 (previously LOC2022-0161/0162); a similar R-CG application within the homogenous community south of 54th Avenue SW