

# Community Association Response

2023 August 23



## NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 [www.ngpca.ca](http://www.ngpca.ca)

August 23, 2023

**The City of Calgary**  
Planning & Development Dept.  
700 Macleod Trail  
Calgary, AB T2P 2M5

Attention: CAROLINA YEPES-CASTANO  
[Carolina.Yepes-Castano@calgary.ca](mailto:Carolina.Yepes-Castano@calgary.ca)

(via City Development / Land Use portal)

Dear Ms. Yepes-Castano (Carolina),

**Re: LOC2023-0199 (5604 - 20th St SW & 2039 55 AV SW)  
Land Use Amendment to accommodate R-CG uses on two adjacent parcels**

Thankyou for the opportunity for a community association response to the above application. This letter is filed on behalf of the North Glenmore Park Community Association (NGPCA) planning and area redevelopment committee (PARC). It is in response to the above referenced land use amendment application. On July 24, 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.

Our North Glenmore Park community has been more supportive and flexible than many communities with respect to low density / multi-dwelling (R-CG) applications, which we have been experiencing in increasing frequency in our area. The City's maximum density for the R-CG district is 75 units per hectare, but this density will functionally double where secondary suites are proposed.<sup>1</sup> A successful conversion of these two lots to an R-CG "rowhouse / townhouse" district will mean that the actual "as built" density on these parcels this year will seismically shift from two single-detached<sup>2</sup> to almost certainly not less than 16 units. 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.*

<sup>1</sup> The traditional definition of "dwelling unit" as still interpreted by the Courts, includes secondary dwelling units as a form of dwelling unit. 4 primary units on a conventional lot in an R-CGx district (where no secondary units are permitted) are 75 uph. Having a secondary unit in each of the primary units arguably doubles the functional density impact to 150 uph.

<sup>2</sup> Without approved secondary suites to our knowledge.

On January 17th of this year, Calgary City Council designated these same two parcels from R-C1 to R-C2. Anticipating that the current two parcels may be undergoing a two-step conversion from R-C1 to R-CG (with a brief interlude at R-C2), the NGPCA/PARC submitted response letters expressing concern for the seemingly modest R-C1 to R-C2 redesignation, given the community's traditional configuration, with our concerns largely supported by our community Planning Guide principles.

When this matter came before City Council on January 17th, Ward 11 Councillor Courtney Penner, reflected on the many community letters of concern submitted at that time (over 130 submissions were filed for Planning Commission; only a handful were resubmitted for the public hearing). Councillor Penner committed to working with our community and the public school board to address traffic issues in the neighbourhood. A myriad of concerns were contained in these letters, including but not limited to the limited points of community ingress / egress; congestion related to Central high school pedestrian and traffic issues; and historical community design and character. Although the Councillor's office has worked with our community to set a meeting date to discuss potential mitigation solutions, such a meeting has not yet occurred.

Community residents and PARC have now had to respond to three land use amendments for the same two parcels inside of a year. We understand that the current owner/applicants may not be the same parties as those who successfully made the initial applications earlier this year. Community engagement for both rounds of application has been minimal. The current application for R-CG district redesignation continues to stimulate concerns by the residents of the community affected by this application. We enclose copies of over 30 letters received by the Community Association to date (during the otherwise quiet summer months).

Given the legitimate expectation for discussions with Councillor Penner and City Hall staff about neighbourhood traffic management; and given the expected City-wide consideration of a blanket low density district early this Fall, **the NGPCA is unable to support these applications at this time.** We respectfully request that City Council defer this two parcel land use amendment application for sufficient time to allow for the above two key factors to unfold.

Sincerely,

**North Glenmore Park Community Association**

**Chris Davis**

Chris Davis  
Interim Co-Chair PARC

**Patrick Gobran**

Patrick Gobran  
Interim Co-chair PARC

**Copied to:**

North Glenmore Park Community Association (Attention: J. Ring-McClure, President)  
North Glenmore Park CA - Planning and Area Redevelopment Committee (PARC)  
Ward 11 Councillor Kourtney Penner [eaward11@calgary.ca](mailto:eaward11@calgary.ca) / [WARD11@calgary.ca](mailto:WARD11@calgary.ca)  
Horizon Land Surveys (Attn: Lei Wang) - Applicant [info@horizonsurveys.ca](mailto:info@horizonsurveys.ca)  
Affected Residents filing submissions to this application (where contact information was provided)

**Included Enclosures:**

Affected Resident letters responding to the current Land Use Amendment application

20 December 2023



## NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 [www.ngpca.ca](http://www.ngpca.ca)

December 20, 2023

**The City of Calgary**  
Planning & Development Dept.  
700 Macleod Trail  
Calgary, AB T2P 2M5

Attention: CAROLINA YEPES-CASTANO  
[Carolina.Yepes-Castano@calgary.ca](mailto:Carolina.Yepes-Castano@calgary.ca)

(via City Development / Land Use portal)

Dear Ms. Yepes-Castano (Carolina),

**Re: LOC2023-0199 (5604 - 20th St SW & 2039 55 AV SW)  
Land Use Amendment to accommodate R-CG uses on two adjacent parcels**

Thankyou for the opportunity for an updated community association response to the above application. This letter is filed on behalf of the North Glenmore Park Community Association (NGPCA) planning and area redevelopment committee (PARC). On August 23, 2023 we provided a response to the above two (2) parcel application. As a result of our letter and the many other responses received by the Development Authority, and following a meeting with Ward 11 Councillor Penner, the Applicant (Lei Wang / Horizon Surveys), on behalf of the parcel owners, has proposed withdrawing the amendment from 2039 55 Avenue SW and limiting the R-CG redesignation to only the corner parcel (5604 20th Street SW).

We appreciate and acknowledge the “dialling back” of the application for the mid-block R-CG by the Applicant and owners. Given that the R-C2 designation for these two parcels was only recently approved by City Council (January 17, 2023), it is reasonable to expect that this approved densification might have been satisfactory to the current owners.

However, the Applicant and owners have indicated that they intend to press forward with the R-CG application for the corner parcel. Our PARC volunteer team remains unsupportive of this request. In addition to the reasons previously articulated in our August 23, 2023 response, the following factors support either a refusal recommendation for this application or a deferral:

- Calgary City Council, at its meeting on December 14th approved April 22, 2024 as the date when a public hearing on Calgary’s introduction of a base R-CG residential district city-wide will be considered. In our view, it is premature to take this parcel before City Council in February or March when a “blanket redesignation” will be considered in April.
- our community has yet to meet with our Ward 11 Councillor Penner’s office to review the traffic management concerns cited by many of the affected residents in their 130+ responses to the January, 2023 redesignations. Councillor Penner, at the public hearing, acknowledged that traffic was a legitimate community concern, particularly with respect to the peak High School access

periods, and advised that her office would follow up on this issue (there was an initial attempt, but it has yet to be followed up).

- our community has only recently been involved in our West Elbow Local Area Plan (WELAP) engagement process. This process is project to take 18 to 24 months, so will likely be significantly impacted by Council's consideration of a base R-CG low density residential district.

While our North Glenmore Park community has been supportive with respect to low density / multi-dwelling (R-CG) applications, this trend has been largely confined to that portion of the community lying north of 55th Avenue SW. Our community supports a range of housing choices, but one option in that range of choices should reasonably include a portion of the community retaining its current R-C1 designation.

Given the expected legitimate expectation for discussions with Councillor Penner and City Hall staff about neighbourhood traffic management; and given the expected City-wide consideration of a blanket low density district next April, **the NGPCA is unable to support the modified R-CG application.** We respectfully request that City Council defer this (now) single parcel land use amendment application until after the April 22, 2024 public hearing and for additional sufficient time, if required, to allow for the contemplated traffic impact engagement to be completed.

Sincerely,

**North Glenmore Park Community Association (PARC)**

*Chris Davis*

Chris Davis  
Interim Co-Chair PARC

*Patrick Gobran*

Patrick Gobran  
Interim Co-chair PARC

**Copied to:**

North Glenmore Park Community Association (Attention: J. Ring-McClure, President)  
North Glenmore Park CA - Planning and Area Redevelopment Committee (PARC)  
Ward 11 Councillor Kourtney Penner [eaward11@calgary.ca](mailto:eaward11@calgary.ca) / [WARD11@calgary.ca](mailto:WARD11@calgary.ca)  
Horizon Land Surveys (Attn: Lei Wang) - Applicant [info@horizonsurveys.ca](mailto:info@horizonsurveys.ca)  
Affected Residents filing submissions to this application (where contact information was provided)