

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 5604 20 ST SW - LOC2023-0199 - DMAP Comment - Wed 2/21/2024 11:51:9 AM  
**Date:** Wednesday, February 21, 2024 11:51:36 AM

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Application: LOC2023-0199

Submitted by: Christopher S Davis

Contact Information

Address: 5204 20 Street Southwest

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Included amenities, Traffic impacts, Shadowing impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Dear Mayor Jyoti Gondek and Members of Calgary City Council:

I am writing this website response in my personal capacity as a resident of North Glenmore Park, living on 20th Street within several blocks of the subject redesignation site.

This same site was recently before Council in January, 2023 for a two lot amendment from R-C1 to R-C2. Planning Commission was, frankly, unfairly dismissive of community concerns at that time that this 2 lot site had strong redevelopment potential from R-C1 to R-CG and this was, in a sense, planning "bait and switch". And now we see just the corner parcel (the one with rowhouse potential) back a little more than a year later for the contemplated R-CG.

Despite some folks suggesting that community concerns are best addressed at the DP stage, Council is the ONLY forum for community concerns with the proposed land use, as corner lot "rowhouse" developments, if they meet the rules, are a PERMITTED use (i.e. NO appeal available). Historically, this portion of the North Glenmore Park community (i.e. lying south of the laneway south of 54th Avenue SW) has been restricted to R-C1 (single detached housing). That portion of NGP lying north of the laneway and south of 50th Avenue has been mixed use, with a fairly even composition of R-C1 and R-C2. Since the introduction of R-CG in 2016 (when construction began), the community has been very accommodating to R-CG applications, with 12 corner lots having been redesignated and about 90% of those now built or underway as row housing. Of the 52 corner lots in the community north of the 55th Avenue laneway, here are the numbers: 7 newly built and therefore unlikely for immediate future redevelopment (single or semi); 2 multi-dwelling; 1 commercial retail mall; 2 institutional (assembly); - these are not currently available for redevelopment. 12 row house R-CGs have been built since 2016 (and our first mid-block townhouse on 50th Avenue currently under construction). so a total of 24 corner parcels functionally unavailable for redevelopment in the near term; leaving 28 remaining corner lots available for R-CG row housing. This is a natural progression of the redevelopment of the north portion of the community, with a clear historical demarcation lying along the laneway between 54th and 55th Avenues. With the remaining available corner lots in the north portion of NGP (28), there is more than sufficient redevelopment potential in the community to allow for progressive and respectful adaptation to more dense and diverse housing.

Meanwhile, south of the laneway and north of Glenmore Trail and in the remaining enclave of the community lying adjacent to our community hall and south of Glenmore Trail, investment in the community through renovation and rebuilding of existing single detached housing remains vigorous. Ours is a desirable community offering a housing mix not dissimilar to planned communities designed and built in greenfield areas in the last 25 years. Allowing a pocket area or policy review area of detached housing would be part of that vibrant community mix.

It was acknowledged by Ward 11 Councillor Penner at the January, 2023 public hearing that access in and out of the community is limited, particularly along 54th Avenue, and that traffic congestion (peaking twice daily during high school arrivals and departures) was (and is) a concern for the community.

Given the community's positive reception and uptake of row housing since 2016, given the proposed city-wide land use up-zoning public hearing on April 22nd, given that over 200 letters (mostly expressing concerns) were submitted in late 2022 (R-C1 to R-C2) and about half that again were submitted in 2023 (the current request) and given the historic and consistent single detached nature of a portion of the community lying south of the 54th Avenue laneway - we respectfully urge Council to defer this application until after the April 22nd public hearing.

Sincerely,

Chris Davis

Attachments:

North Glenmore Park - north portion - development potential.jpg

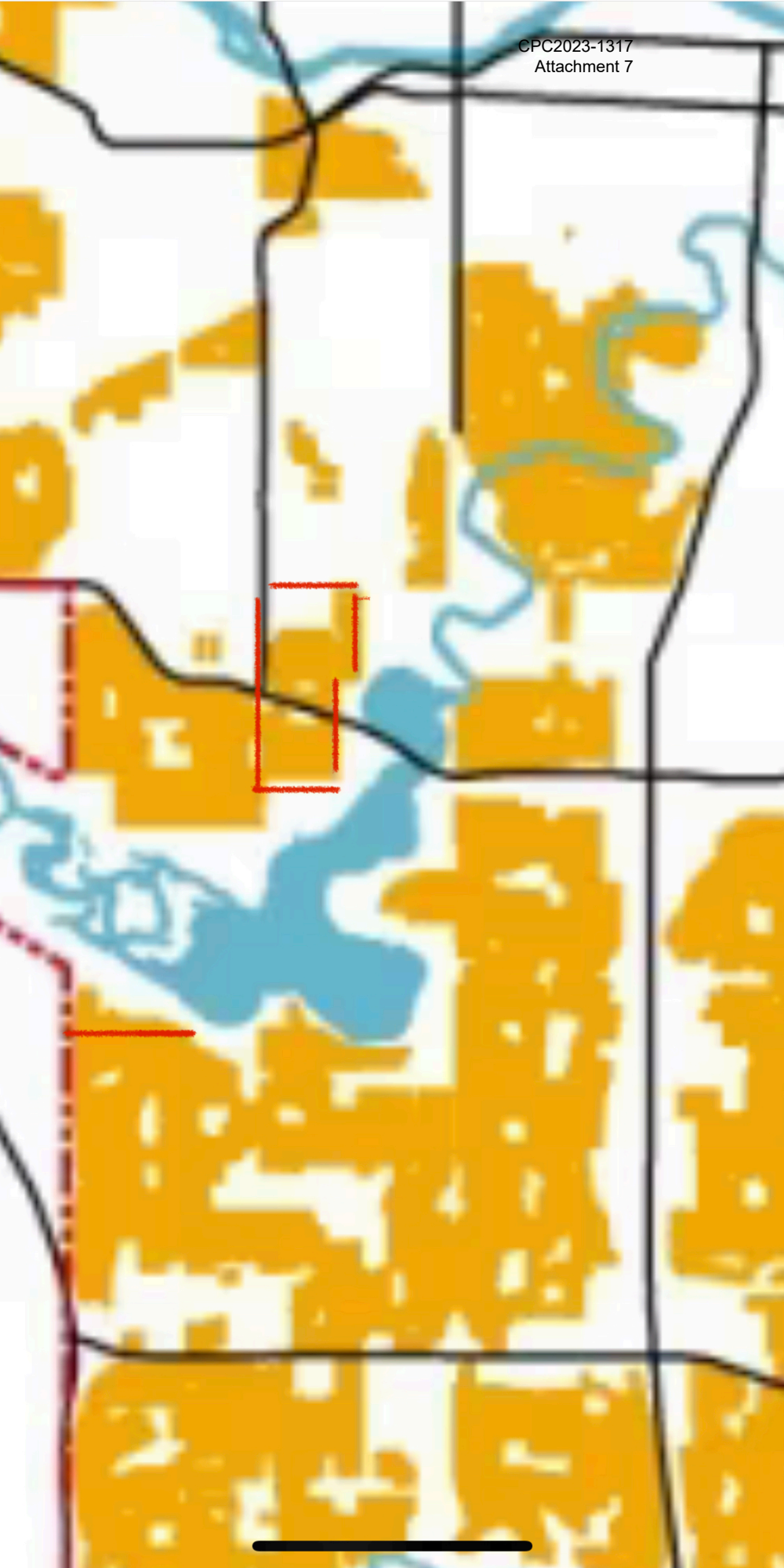
Published City 'mapped' R-C1 and R-C2 districts (accuracy~).jpg

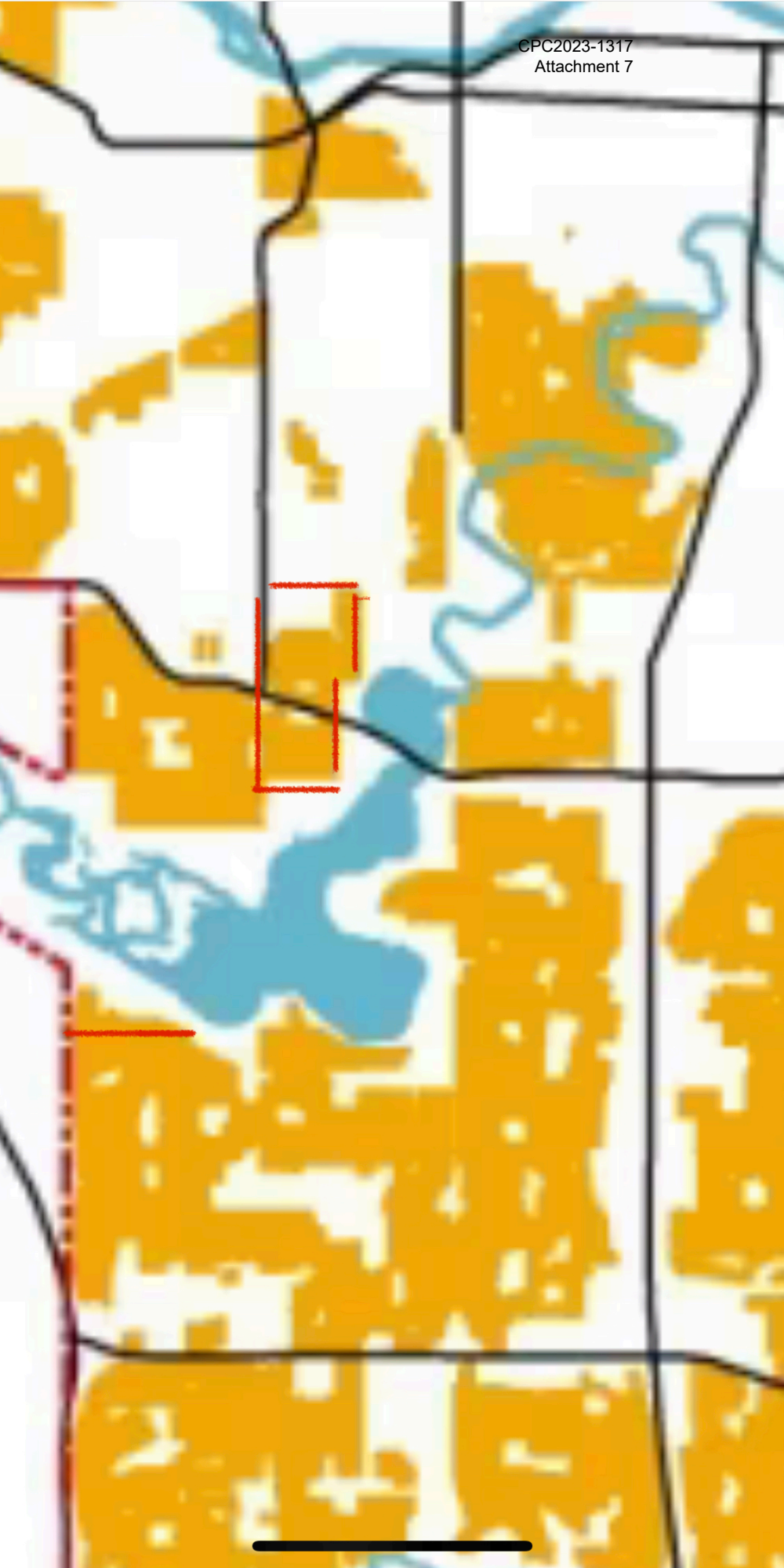
Published City 'mapped' R-C1 and R-C2 districts (accuracy~).jpg











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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Robert

Last name [required] Clapperton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Mar 5, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

|   |  |
|---|--|
| [required] - max 75 characters  | LOC 2023-0199  |
| Are you in favour or opposition of the issue? [required]  | In opposition  |
| Comments - please refrain from providing personal information in this field (maximum 2500 characters) | This is a resubmission of the pdf letter. The initial one submitted contained personal information. Please use this attached pdf instead |
|   |  |
|   |  |



Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Postal Station M  
Calgary, Alberta T2P 2M5

**Re: LOC 2023-0199 Bylaw 68D2024**

We would like to express our strong opposition and concern for the amendment to the proposed Land Use Designation (zoning) for this property listed above. We live at 2016 56<sup>th</sup> Ave SW which is on the same block. You have already changed the designation to R2 and the city is now making proposing a further change to R-CG. We as stakeholders have already submitted a previous letter of opposition regarding the same property for the previous application.

Our primary concerns for the proposed Land Use Designation (zoning) is that the City of Calgary is not engaging in good faith with all stakeholders or the community of North Glenmore park.

The proposal to put in a three-story development would be a significant change to the area's character. It is an ill-fitting development within an area of predominantly single-family bungalows. The size and scope of proposed development will increase noise and pollution in the area. Due to the size of the proposed structure(s) and the area it will take up there will be significant drainage issues and it will block light in the immediate area. There are already issues at this location with traffic for the Roman Catholic Church. There is also a bike route installed on the west side of the road which has become increasingly busier in the last number of years. The City of Calgary has not completed a proper traffic assessment for increased densification of this direct area. During school (four of them) start and release it is difficult to enter or exit our neighborhood because the traffic is backed up for several blocks as there are only 3 primary exits and entrances. The school buses and public transport are under utilized exasperating traffic standstill and congestion. Emergency vehicles and buses are currently having issues with mobility. We believe the city should resolve these issues first rather than putting further stress on this community.

This property is not located close to rapid transport, grocery shopping, banking, a gas station, or often used amenities that are needed to support the City's agenda for densification. Currently there are properties further West and North towards Crowchild trail that meet these needs. In addition, properties closer to Crowchild Trail are already designated for developments R-CG and the land value is less expensive which would encourage more affordable housing. The price point for anyone purchasing these proposed units on this property list above, would be substantially higher than other areas closer to Crowchild Trail. Properties already rezoned closer to mass transit and Crowchild Trail amenities are more affordable housing for new Calgarians, landed immigrants, and new families.

For us as homeowners and our direct community, this proposal would have a profound negative affect. It is disingenuous that a previous Land Use Amendment was approved to designate this property as R2 and then now a further Amendment is being proposed for a much larger and denser development. For us as stakeholders and for the **North Glenmore** community, it seems that changes are being done arbitrarily with no input from the community whatsoever. Allowing further changes to the Land Use (zoning) here is being done without understanding the implication for the properties around it and the entire community.

We purchased our property in good faith as R1 at a higher rate and have continually paid higher taxes for that privilege. We feel our **Ward 11** representative **Kourtney Penner** has not put our community concerns forward or held any open houses or Town Halls like other City Councillors about the development within the ward. Her office has stated publicly that she is not interested in hosting Townhall meetings or hearing the concern of her constituents. She is supposed to represent us. We feel ignored and that we are not being represented properly. For land use Redesignation (zoning) of this magnitude, we believe the City of Calgary **failed in its own best practice of public consultation and consultation in good faith for putting forward this amendment to land use (zoning)**. This proposal will have long term implications for everyone in this community. There has been no attempt made by the **City of Calgary, Kourtney Penner**, to share their sustainable plans for this area.

In conclusion, the Lands Use Designation for this property does not currently meet the **City of Calgary's** own standards for densification: adjacent to rapid transit, access to amenities within walking distance, or affordability. The increased development here would also strain the current infrastructure. This development should be a single-family structures that are keeping with the character and heritage of the neighborhood. We ask all involved parties to reject this application and protect the longstanding integrity, sustainability, and safety of our neighborhood.

**From:** [kdcapperton@gmail.com](mailto:kdcapperton@gmail.com)  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 5604 20 ST SW - LOC2023-0199 - DMAP Comment - Sat 2/24/2024 12:17:28 PM  
**Date:** Saturday, February 24, 2024 12:17:46 PM  
**Attachments:** [LOC2023-0199.pdf](#)

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Application: LOC2023-0199

Submitted by: Kim Clapperton

Contact Information

Address: 2016 56th Ave SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

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General comments or concerns:

Attachments:

LOC2023-0199.pdf

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Postal Station M  
Calgary, Alberta T2P 2M5

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**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 5604 20 ST SW - LOC2023-0199 - DMAP Comment - Sat 2/24/2024 7:08:48 PM  
**Date:** Saturday, February 24, 2024 7:12:21 PM  
**Attachments:** [Glenn and Jill Malcolm city objection 23-199.docx](#)

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Application: LOC2023-0199

Submitted by: Glenn & Jill Malcolm

Contact Information

Address: 23 Laneham Place SW, Calgary, AB, T3E 5C6

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

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How will the proposed impact the immediate surroundings?

General comments or concerns:

Attachments:

Glenn and Jill Malcolm city objection 23-199.docx

Glenn and Jill Malcolm  
23 Laneham Place SW  
Calgary, AB, T3E 5C6

February 24, 2024

City Of Calgary  
Planning and Development

RE: Zoning Applications LOC2023-0199

Attention: Planning and Development Committee

To start this location has already been approved for denser development through a previous request in 2022 that we objected to along with many of our neighbours. Plus, this is the second attempt to increase it even further. It appears to be overkill to keep pushing on the same property to keep trying to increase its density against the wishes of the community. It appears to be a cash grab by the developer who will be long gone in the future when our community suffers with the consequences of this further densification.

Our family specifically purchased and moved into North Glenmore in March 1985 because this community had minimal access to traffic and a historic rationale for keeping the area lower density. This rationale is still valid today as there is limited infrastructure in place to support even the current density.

Increased traffic: The community is bound on all sides with no additional road outlets to handle any increasing in- or out-flow. There is significant traffic on 19<sup>th</sup> and 20<sup>th</sup> Streets south of and inclusive of 50<sup>th</sup> Avenue, vehicles seeking to access facilities such as the Lakeview golf course, Tennis academy and city courts, Glenmore Pool, Stu Peppard arena, as well as other facilities of the Athletic Park. Currently there are traffic bottlenecks twice a day corresponding to school start and release times (Central Memorial, Alternative, St James, Rundle and Altadore schools) with 50<sup>th</sup> and 54<sup>th</sup> Avenues backed up east of Crowchild Trail beyond 20<sup>th</sup> Street. Additionally, 20<sup>th</sup> and 21<sup>st</sup> Streets back up south of 50<sup>th</sup> Avenue, making access into and out of the community slow and difficult. With a large elderly population in this community, traffic delays could mean life or death with any hindered access of emergency vehicles.

Existing parking stress: Resident and non-resident individuals of this community require vehicle access to the above-mentioned facilities, the Glenmore dam pathway, and Sandy beach area (recreation and dog park). Additionally, with numerous renovation and construction projects occurring in this neighborhood, worker and machinery vehicles are competing for large sections of street parking. With many households having two or more vehicles, street parking is already at a premium throughout the neighbourhood. Seniors, young families, and others living in the area with limited mobility are forced to park further from their homes.

Pedestrian and cyclist safety: Vehicles often speed through the neighbourhood not obeying the 40 kph on 54 Avenue and on 20 Street south of 54 Avenue, they do not consistently obey 4-way stop rules or yield to pedestrians at street corners, I observe this often on my walk in the neighbourhood as I have to wait to cross at street corners/crosswalks as vehicles don't stop/yield. As safety is already a concern, it will only increase with higher density in the area. There is a bike route along 20<sup>th</sup> Street that borders



LOC2023-0199 which would incur further dangers with increased traffic and parking along 20<sup>th</sup> Street which I cross each day on my walk.

Lack of need for this increased density: We understand the city's desire to increase population density to minimize the need for further sprawling infrastructure development. However, there are numerous properties only a block away between 50<sup>th</sup> and 54<sup>th</sup> Avenues that are currently zoned RC-2 that can be developed. Plus, these two properties were already increased with a 2022 change in zoning approved by your committee over the concerns of the neighbours. In addition, the city has already increased the density of our area, overriding zoning, with the provision for adding secondary suites or carriage houses to the existing properties with no zoning change needed. Thus, there are options within the current zoning rules for developers to choose to the community is bound on all sides with no additional road outlets to handle any increasing in or out-flow.

We object to this zoning change for LOC2023-0199 for the above reasons: Increased traffic, parking stress, safety, and the lack of need to change the zoning.

Respectfully submitted,

Glenn and Jill Malcolm