



CPC2023-1317
Attachment 7

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
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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





