

Community Association Response



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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April 29, 2024

The City of Calgary

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

Attention: Adam Kaddoura
Adam.Kaddoura@calgary.ca

(via email)

Dear Mr. Kaddoura

**Re: LOC2024-0078 - 2139 54 Ave 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 Department. We appreciate the opportunity to provide our comments on behalf of NGPCA / PARC, and on behalf of those residents of the neighbourhood who may be impacted 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, this application proposes 73 primary units per hectare, though would be a staggering 146 units per hectare when including any associated secondary dwelling units – nearly twice the City suggested maximum density.

Firstly, we would like to highlight that the application is incorrect. It states as follows:

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C2 to R-CG to allow for:

The current land use is in fact R-C1.

A successful conversion of this lot to a R-CG "rowhouse / townhouse" district will mean that the actual "as built" density on this parcel will seismically shift from one single-detached bungalow to almost certainly not less than 8 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.

This application, as currently submitted, poses a number of challenges which the North Glenmore Park Community Association, on behalf of affected residents, cannot support:

- Nearly 60% parcel coverage is not contextually sensitive to neighbouring properties, nor within the broader community, especially in a mid-block setting
 - o The applicant rightly notes that there are a number of approved R-CG “row house” developments in close proximity / along 54 Avenue SW; what the applicant does not note is that these are all on corner units
 - o We believe that corner parcels are better suited for contextual R-CG development, and have been developed throughout the North Glenmore Park community north of 54 Avenue SW over the past several years
 - o Mid-block development which has been successful and well-received by the community is largely focused on R-C2 (i.e. semi-detached)
- Residents have raised significant concerns around the only existing mid-block R-CG development within the community (DP2022-06677 at 2131 50 Ave SW)
 - o Fears are that the current parcel may be developed similarly into 2 semi-detached buildings with basement suites and 2 double garages (i.e. eight units)
 - o This parcel has seen development / construction which has varied from the renderings / plans shared with the community in the consultation phase, and actual construction has resulted in very significant shadowing, massing, and privacy concerns for neighbours on both sides
- Based on the experience of the Community Association, appliances are likely to exhibit bare-minimum compliance with R-CG zoning:
 - o Set-backs are often not at all contextual within the neighbourhood and adjacent development, the majority of which is 5 or 6 metres setback
 - o 11 metre maximum building height is highly out of context within a mature community comprised majority of single-detached bungalows
 - o Development often has stairways starting approximately 1.5 to 2.0 metres from the property line, which will only serve to further ‘crowd’ the street and present this development as out of context within the existing streetscape (and not truly respecting the 3.0 metre setback)
 - o There is often very limited amenity space / landscaping, with removal of mature trees / urban canopy
- This application rightly notes that North Glenmore is a very amenity-rich area
 - o This comes with significant traffic and parking challenges, which have continued to be an area of community concern and where we look forward to consultation with Ward 11 Councillor Kourtney Penner
- This application notes the project will “seek” LEED Gold certification
 - o However, the measures listed use terms like: “encourage” and “explore”
 - o Based on experience of the true built-form for recent R-CG developments not aligning with the plans set-out by developers, the community has significant skepticism around whether this is genuine or included solely for the purpose of ensuring swift City approval

As noted, we have had previous discussions with Ward 11 Councillor Kourtney Penner in regards to other R-CG applications which are not contextually sensitive to the community, and do not adequately address a number of concerns (including traffic). Councillor Penner has committed to working with our community to address some of these concerns, and we look forward to engagement with Councillor Penner to ensure development within the community properly balances the needs of all stakeholders, including existing residents.

Given the continuing discussions with City Hall about neighbourhood traffic management, and 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.

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 Kourtney Penner