

Glendale Community Association Letter

December 6, 2017

The Glendale/Glendale Meadows Community Association would like to express its opposition, again in the strongest possible terms, to the application for rezoning five adjacent properties on 17th Avenue S.W., this time to MC-2 zoning for development in our community.

This revised rezoning application remains a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows forever. As a Board, we welcome renewal and revitalization of this area in a measured and appropriate manner. However, a five-storey development in our single-family community is completely out of character and context. Simple math shows that the impact of turning five bungalows in a single-family neighbourhood into 90-100 units is mind-boggling. The ramifications would be swift.

It would not be long before the owners of every bungalow left in the widening shadow of megaplex development would opt to put their homes up for sale, inspiring carbon copy proposals along the length and breadth of 17th Avenue SW. Just the prospect of this happening has already caused one of our community neighbours and board volunteers to sell her home and move up to Strathcona.

On this development alone, the issues that would arise in terms of parking, traffic access, safety and infringement upon neighbours are incalculable. And these would really be just the beginning of massive change to our neighbourhood..

As the first major redevelopment proposed for Glendale, this would set the course for future similar projects along 17th Avenue S.W. It is not an exaggeration to say it would be an unmitigated disaster for every resident of our 1,100-home community who chose this neighbourhood because of its beautiful characteristics among the fabric that makes Calgary such a great city. Yet for any resident forced to live directly beside such a development, it would be catastrophic. Simple privacy for residents who have lived here for decades would evaporate overnight. Neighbouring property values would plummet.

With this development site located on a one-way street, westbound traffic flow from 17th Avenue S.W. would create an obvious road hazard with a significant increase in left turns across two lanes of traffic to access the development. A similar scenario would take place at Gateway Drive and other streets within Glendale as new residents seek the best shortcut home. The gravel alley traffic would also increase exponentially, assuming parking for 100 units is somehow available onsite – virtually impossible unless parking is buried multiple levels below grade.

According to the City's rules for this type of multi-family infill development, (PUD-2016-0405) we believe this proposal fails to meet five of eight conditions set out by the City.

1. The parcel is **NOT** on a corner lot.
2. The parcel is **NOT** on a collector or highway standard roadway on at least one frontage.
3. The parcel is **NOT** adjacent to existing or planned non-residential development or multi-dwelling development.

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4. The parcel is **NOT** adjacent to or across from existing or planned open space or park space or community centre.
5. The parcel is **NOT** along or in close proximity to a corridor or activity centre.

Glendale and neighbouring communities were deeply involved in consultations regarding Transit Oriented Development around the West LRT, particularly as it related to the 45th Street and Westbrook Stations. We believe there are several issues raised in this application in the West LRT context, including the lack of an Area Development Plan, and Glendale being down the priority list for Transit Oriented Development.

We also believe this proposal is in direct conflict with the City's Developed Areas Guidebook, which outlines acceptable transition in housing style and heights. This Guidebook does not envision five-storey apartment blocks being built beside single-family bungalows. We trust City Planning staff will thoroughly review these City documents in assessing this application.

Currently, Glendale and similar communities provide an oasis within the city for people looking for an affordable one-lot, one-home neighbourhood. Dozens of other communities in Calgary are zoned appropriately for this type of megaplex proposal. Developers should be encouraged to seek out land with appropriate zoning. Removing RC-1 lots from Calgary is an avenue to a cookie-cutter city, a model that would force those in our neighbourhood to move to rural properties or suburban communities such as Cochrane, Airdrie and Okotoks for a similar lifestyle. Frankly, none of us want that.

No matter who is proposing this magnitude of development, the Board representing the residents of Glendale and Glendale Meadows will voice strong and unequivocal opposition. But this developer is not promising any type of accommodation that would blend with our community. At a recent meeting with the Board, the president of the development company described their operation as "the Wal-Mart of developers," erecting as many units as possible in as short a time as possible to sell off cheaply and make quick profit.

We can guarantee that nobody in our community purchased a stake in that kind of community. As a board, we support thoughtful, tasteful renewal and redevelopment, particularly on the perimeter of our neighbourhood. This is evidenced by our support for the Main Streets project along 37th Street S.W. It is not our community's responsibility to come up with a proposal that the developer would find acceptable. It is the developer's responsibility to work with the community to consult and propose solutions that will work for all. No such conversations or consultations have happened so far — only the single meeting last summer where the developers basically said, "This is who we are, this is what we do. Take it or leave it." This revised proposal seems to be an attempt to wear down the community one proposal at a time, when eventually our residents throw up their hands in frustration. We will not give in to these tactics.

The Board and residents of Glendale/Glendale Meadows have deep emotional, social and financial investments in this community, some dating back more than 60 years. We believe it is the best place to live in Calgary. Tearing at this neighbourhood layer by layer

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is in no one's interest, but that is what's at stake should this revised rezoning application be approved.

The residents of Glendale and Glendale Meadows are very much open to seeing our neighbourhood revitalized and our board has been, and will be, part of the process that helps renewal. Should you wish to discuss this issue further, any and all of our board will be happy to engage in discussions at the City's request. If the intention were to move this proposal further down the line, we would insist upon a full and public presentation open to all members of our community to voice their opinion.

Sincerely,
Chris Welner, Vice-President