

North Glenmore Park Community Association Comments



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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**Circulation Control
Planning And Development**
PO Box 2100 Station M
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Julie McGuire, File Manager:

Re: Development Permit LOC2018-0022 LUA

Please note that the North Glenmore Park Community Association (NGPCA) Planning & Area Redevelopment Committee is in support of the proposed Land Use Amendment 2018-0022 rezone from R-C2 to R-CG. The main reasons in providing this support are due to the developer's plans for a conservative 4-unit development with only 2 stories per unit, adequate street parking, and location on a R-C2-zoned corner lot on a busier roadway (20th Street).

The neighborhood of North Glenmore Park does not currently have any 3-story low density dwellings, and both our residents and Board have not supported such developments to-date.

The Committee would like to proactively note a couple of items for the developer to strongly consider prior to issuing a Development Permit:

- preference for the northernmost unit to fronting 53rd Avenue, versus 20th Street
- if possible, not disturbing the mature trees on lot - to provide natural privacy screens between adjacent lots and street and a less stark integration onto the streetscape. At minimum, the planting of two trees on each parcel bylaw should be adhered to.

Sincerely,

Jennifer Ring McClure
Chair – Planning & Area Redevelopment Committee
North Glenmore Park Community Association