

Community Association Response

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Sent: Thursday, June 7, 2018 9:58:25 AM
Subject: Community Response LOC2018-0106 at 3 Gissing Drive S.W. - e-mail Part 1

Good Morning Everyone : Please note that there will be photos send as well but will be sent in separate e-mails due to the size. Please let me know that you have received all of them.

I am writing on behalf of the Glamorgan Community Association regarding LOC2018-0106 at 3 Gissing Dr. S.W. This zoning request is unusual as it is request for a major deviation not only from R-1 Housing which comprises the adjacent streets but the Proposed Land Use is one that is unknown within the boundaries of the Glamorgan Community. The "application" only speaks to a possible future outcome at some point. It is extremely vague. There are no plans attached to indicate that the applicant is truly serious about the intentions for this site.

This is a clear example of "spot zoning" that was disallowed by previous City Councils as this type of "spot zoning" changes not only the character of the lot in question but it becomes the anomaly along the entire street. The Glamorgan Community Association does not support this zoning request as it has far reaching implications that will affect the adjacent neighbours, all residents along Gissing Drive and the Glamorgan Community as a whole. This entire street is purposely zoned R-1 and was designed for this type of zoning.

The Glamorgan/Glenbrook Design brief is our policy document and specifically lays out areas within our community for wide variety of various zoning types. Glamorgan is currently used by the University of Calgary Urban Studies Course as an example of thoughtful and sustainable zoning. This type of application goes against the principals used in the design of our community. This type of application also undermines the contract in place with R-1 homeowners as laid out in the Municipal Government Act. R-1 homeowners purchase properties and pay a premium with the expectation that the R-1 zoning remains in place with one (1) dwelling on site.

We have received concerns from a number of the directly affected residents and we trust that their objections have been sent to the File Manager and will form part of the formal file.

Please note that there are photos and they will be sent by separate e-mails due to the size.

Our concerns are as follows:

- 1) This is an interesting application, as to the best of our knowledge, the landowners are not the current occupants.
- 2) We are aware of a number of objections from adjacent and directly affected property owners.

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3) There are aging infrastructure issues. Given that this area of our Community was built in the 1950's, there is potential for significant upgrades to this site as well as all of the affected residents along Gissing Drive, which will come at a substantial cost.

4) Included are a number of photos of the existing house, garage and parking pad, along with east/west views of Gissing Drive, the alley and north/south views of 37 Street.

5) Gissing Drive is currently zoned for 2 hour parking. Parking is very limited and this street currently has parking issues that were well documented by the media in September, 2013. This is a very short portion of Gissing Drive that moves into a corner as you travel westbound. Eastbound travel ends with either a right or a left turn on to 37 St, S.W. This is a bit of a hidden intersection with very little room for additional parking. There is no parking allowed along 37 Street from Richmond Road to Glenmore Trail. This creates an issue with the alley as many people simply park during the day.

6) Access to the lot from 37 St is not allowed as there is a major infrastructure corridor that runs under the boulevard and 37 St is deemed a major corridor. The set-backs for all of the homes located along 37 St is more than the norm due to the topography of the lots and the elevation drop of approximately 3 meters from the top of the lots to the street. This allows for mitigation of drainage issues as well as safety concerns.

7) Fire and safety concerns. Due to the severe nature of recently reported fires within the Calgary area, the potential size and massing of the development and disruption of the existing setback from the adjacent home to the south is of deep concern.

8) There has been no work done to date by the City of Calgary with respect to any type of re-development along 37 St nor engagement with residents within our Community. With the pending permanent closure of 45 St. off of Glenmore Trail, 37 St. will be our only north bound access point from Glenmore Trail. The impacts of the Ring Road and new overpass at 37 St and Glenmore Trail will also have an impact.

The City of Calgary has a fiduciary duty to review these applications and make the appropriate recommendations based on the collective input, that take into account the issues surrounding these sites and the impacts on the existing neighbourhood. We do not support the removal of the R-C1 designation. R-C1 provides stability of streetscape as well as community. There are many parcels located within our Community currently zoned for a number of housing types as well as commercial. Given the lack of information in the circulation package and the potential impacts on the street, alley and directly affected neighbours, we do not support this application.

Respectfully submitted,
Beryl Ostrom
President, Glamorgan Community Association