

North Glenmore Park Community Association



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243

www.ngpca.ca

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Circulation Control
Planning & Development
PO Box 2100 Station M
IMC8201

Attention: Colleen Renne-Grivell, File Manager:

By email to: Colleen.Renne-Grivell@calgary.ca

Dear Ms. Renne-Grivell;

Re: 5315 – 19th Street SW (LOC2018-0057; Amendment from RC-1 to R-CG)

Further to the North Glenmore Park Community Association's (NGPCA) and Planning & Area Redevelopment Committee's (PARC) response of April 6, 2018, we affirm our stated opposition regarding the proposed re-designation application at 5315 -19th Street SW (LOC2018-0057).

Council recently approved similar R-CG re-designations within our community at the following two locations:

- 2103 – 53rd Avenue SW (LOC2018-0022)
- 5102 – 20th Street SW (LOC2017-0380)

The only other example of R-CG development in the community occurred several years ago at 5404, 5406, 5408 and 5410 - 21st Street SW. Our community experience with this application has been mixed, with concerns raised by proximate residents about spill-over parking from the site and the number and management of garbage collection bins on the laneway.

There was a well-attended public engagement session at our community hall on Monday June 11th which involved sponsorship from the NGPCA, the City of Calgary, the applicant (RNSQR) and their planning consultant (CivicWorks).

It is our view that while the two recent applications satisfied a majority of City Council's criteria for locating multi-residential development (including R-CG) into low density communities, primarily as they were located on bus-route corridors and within and zoned as an R-C2 district, similar factors are not evident in the current application.

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The City's "Location Criteria for Multi-Residential Infill" ("LCMRI"; PUD2015-0364; PUD2016-0405 Att 1) offer up some criteria that may be considered as a "guideline" in considering an R-CG rezoning:

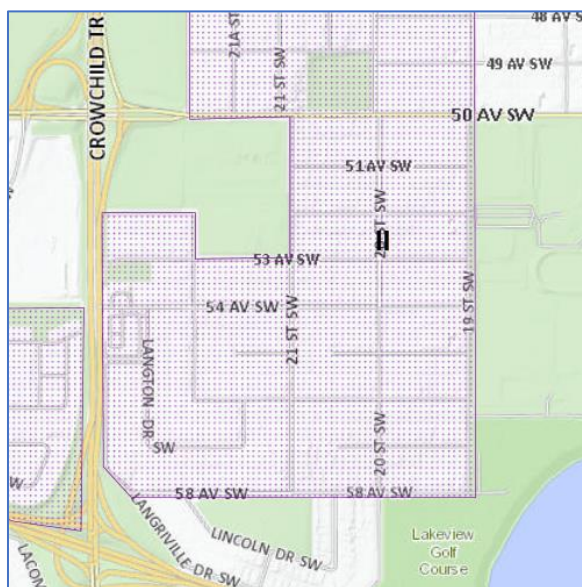
These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site may be considered for multi-residential infill development. In some cases, there may be applications that are appropriate but meet only a few criteria, or may meet multiple criteria but are determined not to be appropriate. These will need to be considered based on the scale and type of development proposed in relation to the local context.

The attached LCMRI schedule outlining the 8 suggested criteria for such developments confirms that the proposed site satisfies 4 of the 8 criteria, but equally fails to satisfy half the criteria:

- It is not on a Collector or Higher Standard roadway on either frontage (19th Street or 53rd Avenue). 19th Street and 53rd Avenue are 9.6 m wide from gutter to gutter compared to the minimum required 12.3 m of a designated Collector Road. This poses overcrowding and traffic safety concerns.
- It is not within 600m of a BRT stop.
- It is not along a corridor or an activity center.
- It is not beside or anywhere near a non-residential or multi-unit development.

Additionally, local context is important in land use amendment applications such as this. Important to this application are the following further considerations:

- Parking. The west side of adjacent 19th Street is identified as a restricted Residential Parking Permit Zone "II". The proximity of our community to the Glenmore Athletic Park and to Central Memorial High School supported the need for this restricted parking area. The many public sporting activities in Glenmore Athletic Park put the neighbourhood parking at a premium, particularly on weekends.



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- Community context. This would be the first successful application in the community in placing a four or five plex row house immediately adjacent to an R-C1 district. The three previous approvals have been within the R-C2 land use district. Our community is concerned that while R-CG is considered to be "low density residential", it should respectfully transition to the existing housing stock. This application fails to do so.

The proposed does not meet the objectives in the MDP for Infill Redevelopment 2.2.5 – Bylaw 19P2017. *The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.* This application is located in a predominantly R-C1 neighbourhood and does not meet a substantial amount of City of Calgary location criteria. Quadrupling density for the lot by rezoning R-C1 to R-CG would be an unprecedented, abrupt change.

For all the above reasons, our community does not support the current application.

Sincerely,

Jennifer McClure
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association
Copies:
Ward 11 Councillor Jeromy Farkas
Ward 08 Councillor Evan Wooley
CivicWorks Planning (David White)

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LOC2018-0057 (5315 - 19TH STREET SW)

PUD2015-0364
ATTACHMENT 1

Location Criteria for Multi-Residential Infill (as adopted 2014 March)

In order to assist in the evaluation of land use amendment applications and associated local area plan amendments, the following criteria shall be applied and reported on in Administration reports to Calgary Planning Commission. These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site is considered for multi-residential infill development (all other things being considered equal). The following table represents a proposed checklist for preferred conditions to support land use amendments in low density residential areas. It is to be used in the review and evaluation of land use amendment applications for the following districts or direct control districts based on the following districts:

Multi-residential – Contextual Grade-Oriented (M-CG) District

Multi-residential – Contextual Low Profile (M-C1) District

Multi-residential – Contextual Medium Profile (M-C2) District

Subject Site	Comments
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of an existing or planned Primary Transit stop or station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.

PUD2015-0364 Att 1.docx
ISC: UNRESTRICTED

CRITERIA SATISFIED

CRITERIA NOT SATISFIED

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