



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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NGPCA – INTERIM PLANNING & AREA REDEVELOPMENT COMMITTEE (PARC) PLANNING GUIDE:

1. BOUNDARY DEFINITION:

NORTH: 50th Avenue SW; Mount Royal Gate

EAST: 19th Street SW

SOUTH: Glenmore Reservoir

WEST: Richard Road: Leduc Crescent; 30th Street; Legare Avenue* *overlap with Lakeview Community Association

<https://calgarycommunities.com/communities/north-glenmore-park-community-association/>

2. WHO WE ARE:

HISTORY:

North Glenmore Park is located in Calgary's southwest and is just north of Glenmore Park. It is well connected to Calgary's main transportation corridors via Crowchild Trail and Glenmore Trail. The Glenmore Dam, constructed in 1929, is a popular site for residents to gather for picnics and recreational activities. The North Glenmore Park area has a long history. Along the Elbow river banks, where is now Earl Gray golf course, was the site of a stone quarry and in the early 1900s, and many of Calgary's historical buildings were constructed with stone from this quarry. North Glenmore Park was annexed in 1956 and residential development began there in 1957.

North Glenmore Park has amenities that appeal to a large variety of the population. Sports and Recreation, Calgary Pathways System (including bike lanes) and Glenmore Reservoir, natural areas and parks, proximity to downtown, direct public transit and major transportation corridor access, and a wide range of public and separate school options – from elementary to high school to post-secondary – all attract homebuyers to our community.

Our development history pattern is one of predominantly single-family homes, comprised of bungalows and duplexes built in the late 1950s and early 1960s. This has been a consistent pattern until recently.

DEMOGRAPHICS & HOUSEHOLDS:

Based on 2014 Calgary Civic Census, North Glenmore Park's population was 2,380 in 995 households (see Addendum #1, page 2). 84% of residents live in single family dwellings.

https://www.calgary.ca/CSPS/CNS/Documents/community_social_statistics/north_glenmore_park.pdf?noredirect=

ZONING: NGP is composed of 4 distinct areas (see Addendum #2, Land Use Bylaw 2P80 Section Map):

- South of Glenmore Trail is predominantly R-C1
- North of Glenmore Trail to 54th Avenue is also predominantly R-C1
- North of 54th Avenue to 50th Avenue is a mix of R-C1 and R-C2
- Garrison Green is composed of a mix of R-C1, R-C2 and R-2A

LOOKING AHEAD – REDEVELOPMENT and URBAN DENSITY:

Understanding what the make-up of each quadrant is will help us to create guidelines for the area.

Although the area is primarily zoned R-C1, our 1950-60s community has matured and the area is evolving. Due to its unique proximity to the downtown core and the pressures of current urban planning principles for densification in developed neighborhoods, we recognize there is increasing pressure for rezoning and rapid redevelopment in this area.

North Glenmore Park (NGP) is in a unique position in regard to the pressure and pace of densification considering the impending development of the Currie Barracks neighborhood directly west, across Crowchild Trail, and the planned additional density of 12,000-15,000 residents in this area. Because of this, rezoning and rapid redevelopment should not be viewed as urgent for NGP compared to other inner-city neighborhoods that are not adjacent to newer subdivisions of this magnitude and intensity.

Being an inclusive-minded community, NGP would like to continue to promote access and affordability for all demographics (first-time home buyers, families/long term, singles, and retirees) to continue to allow for a healthy community mix. The challenge is how to balance the current urban planning pressures for increasing developments while retaining the original low density intention of this area.

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.

3. GUIDING PRINCIPLES:

The intent of this Guide is to assist the NGPCA and PARC Committees in making decisions regarding redevelopment proposals in North Glenmore Park. This guide is a support to the following City of Calgary planning documents:

1) Municipal Development Plan (MDP):

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness
- b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern

<http://www.calgary.ca/PDA/pd/Documents/municipal-development-plan/mdp-municipal-development-plan.pdf>

2) Low Density Residential Housing Guidelines for Established Areas:

<http://www.calgary.ca/PDA/pd/Documents/development/low-density-res-housing-guidelines.pdf>

3) Developed Areas Guidebook :

<http://www.calgary.ca/Transportation/TI/GreenLineDocuments/Draft-Developed-Areas-Guidebook-June-2016.pdf>

DEVELOPMENT PROCESS:

Developers or homeowners looking to develop a property, are encouraged to consult with the residents adjacent to the development, as well as the PARC and possibly the NGPCA Board (if requested). This will promote community engagement and determine who is impacted by the proposed development. Early communication creates an environment of collaboration and cooperation.

The North Glenmore Park Community Association engages the community with new development circulations through the following processes (subject to change):

Circulations are received by the NGPCA and provided to the PARC Chair at redemption@ngpca.ca. All circulations are uploaded to a central drop box to be reviewed by PARC members. Concurrently they are posted to www.ngpca.ca and social media, and published in the Community Connector newsletter. PARC meets once a month to discuss circulations to determine whether they can be supported (if align

with the Interim Planning Guide), and the Chair then brings to the NGPCA Board at their monthly meeting on the first Monday of the month. For residents with a NGPCA membership, there are regularly distributed emails ('e-blasts') regarding issues of interest in the community. Finally, information will be mailed to homeowners by the NGPCA in areas adjacent to a contentious* proposal and/or potentially the entire community (*contentious defined as a development proposal that defies the Guide).

Any comment(s) letters written are sanctioned both through PARC and NGPCA Board and posted on website. Resident letters will be included as an addendum to the NGPCA comment letter.

Developers and the City of Calgary planning commission, in cooperation with PARC and the NGPCA Board, are to take lead on hosting open houses/information sessions for residents.

Subdivision Appeal Board (SDAB) & Appeals – appeals are triggered when one/both of the following occur: a circulation is in defiance of the Interim Planning Guide, and/or community members are mobilized around a development and request the secondary support of the NGPCA/PARC. The Board needs to approve the involvement of the PARC Chair in an appeal. Appeals are a collaboration between the NGPCA and the community - this is a shared responsibility and residents need to understand their due diligence and education is key in successful appeals (see Addendum #3).

CONTEXT:

- “A design which respects its context is based on a careful analysis of the adjacent homes on the street and the broader community. This procedure provides the basis for sensitive design of the infill project. Previous insensitive development in the community should not be used as a point of reference. A massive home that ignores the fact that it is an infill project in an older inner city neighbourhood, comprised predominantly of small homes, does not respect its context.”

(Low Density Residential Infill Housing Guidelines for Established Communities, Section 4.2)

- residences should be **scaled** to the lot size to maintain a reasonable balance between developed and undeveloped space
- specifics on **height** restraints, proportional massing and sensitive scaling are defined in the City of Calgary’s “Low Density Residential Infill Housing Guidelines for Established Communities”
- sensitive development to adjacent houses with respect to **building mass and height to reduce sense of scale**
- consideration should also be given to a neighbour’s loss of **light and privacy** as a result of development
- NGP advises that the “Low Density Residential Infill Housing Guidelines for Established Communities” are to be closely adhered to by proponents of development within North Glenmore Park. The onus shall be on the Applicant to fully demonstrate that development is consistent with NGP context to the satisfaction of the NGPCA Board, PARC and adjacent residents.

SETBACKS & STREETSCAPE:

- Horizontal streetscape views – development frontages to remain within existing setbacks of streetscape; to apply to corner lot developments as well
- Horizontal backyard views - respect footprints of adjacent homes & backyard privacy
- Vertical views – reduce massing with upper story setback, facade articulation and rooflines; to apply to corner lot developments as well

HEIGHT:

- Impact of height on adjacent properties to be controlled by treatment of storeys above the main level
- 10m maximums for peak height – regardless of two or three stories
- Setbacks and roof treatments required to reduce massing, sense of height and shading
- Height, massing and sloping in relation to adjacent properties (in particular single level homes) needs to be considered to ensure maximum access to natural light and to limit shading
- Height restrictions to be adjusted to address issues of privacy and overlooking

TREES & LANDSCAPING:

- NGP supports pedestrian-friendly green streetscapes - maintained by appropriate setbacks and mature landscaping
- Retain mature trees when possible to allow new properties to integrate into streetscape and provide shade and privacy to adjacent lots
- Replacement of mature native trees when necessary, requires a minimum 150mm caliper-sized* trees to be planted (*larger than the City-spec); see City of Calgary Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings, section 347.2
- Retaining existing side setbacks to accommodate for existing mature foliage between lots
- Alleyscape – in the case of backyard suites or garage developments if entry and/or orientation is towards alley then consideration should be given to landscaping features
- Green Screens – to be provided where backyard suites and new developments are built to camouflage/integrate the development

4. CRITERIA - NEW DEVELOPMENTS:

- Historically, NGP has not had any developments outside single family and duplex so the introduction of other types should be introduced conservatively and in designated lots (note on zoning map)

- **ROWHOUSES/R-CGs:**

- Location Criteria – City of Calgary, RCG District: <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=8368>
- eligibility criteria for rezone consideration – lot must satisfy all three of following criteria prior to be considered for rezoning to R-CG:
 - a) existing R-C2 zoning,
 - b) located on busy collector roads (20th Street, 50th Avenue, 54th Avenue (between Crowchild & 20th Street)
 - c) corner lot
- 4 units maximum, no more than 3 units on one frontage
- each unit to be defined as separate residence through articulation
- backyard/secondary suites not to be permitted on R-CG
- main entrances need to be visible
- minimum width of a street-facing facade for each unit is 4.2
- orientation – side versus rear to abate noise, overlooking
- no ground level double garages to force higher construction
- front-to-rear 4plex – not supported; too much lot coverage; neither mindful nor sensitive
- mechanical & rear amenities – should face alley versus side lot (abate noise)
- **appropriate locations – see zoning map**

- **R-C1 TO R-C2 REZONE:**

- **appropriate locations – see zoning map**; limit due to density in Altadore and Currie
- lots located along collector roads & corners only – 20th Street, 50th Avenue, 54th Avenue (between Crowchild Trail & 20th Street)

- **INFILLS:**

- on existing R-C2 only – in general, subdividing the lot to include two detached infills is preferable to semi-detached developments in that there is less massing effect
- mechanical & rear amenities – should face alley versus side lot (abate noise)

- **SECONDARY SUITES:**

- provide increased population density without increasing the building density
- homeowners may renovate existing homes and retain more of the building stock if they are allowed to create a rental property

- people/vehicle density preferable to building density – retains scale and character of neighborhood
- parking requirements – easements to allow for different parking options (tandem, front drive, carport, pad)
- **BACKYARD SUITES:**
 - owner should absorb development pressure on their lots (horizontal coverage) and not impose on adjacent lots with vertical development (no building heights in garage suite building significantly greater than homes and garages in surrounding area)
 - green screening between suite and neighbours; owner to provide green, ground-level amenity space for suite (to avoid them meeting bylaw criteria for outdoor amenity space on a balcony)
 - no exterior exposed staircases
 - no balcony overlooking neighbours
 - mechanical & rear amenities – should face alley versus side lot (abate noise)
- **COMMERCIAL:**
 - preference for independent retailers versus franchise or chain
 - developments that allow for mixed use – residential above, retail/commercial beneath
 - vehicle dominant businesses – for example, a drive-through – increases noise, congestion, vehicular pollution = will not be supported by the NGPCA