



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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December 6, 2023

The City of Calgary

Planning & Development Dept.
700 Macleod Trail
Calgary, AB T2P 2M5

Attention: Benedict Ang (Ben.Ang@calgary.ca)

Dear Mr. Ang,

**Re: LOC2023-0340 (2435 52 Ave SW)
Land Use Amendment to accommodate R-CG from current R-C2**

This letter is on behalf of the North Glenmore Park Community Association (NGPCA) Planning & Area Redevelopment Committee (PARC) intended for the City of Calgary (the City) Planning & Development. On November 13, 2023 we were circulated with a request to comment on the above application, and we appreciate the opportunity to provide our comments on behalf of NGPCA / PARC, and on behalf of those residents of the neighbourhood who may be impacted with respect to this application.

We would like to firstly note that our North Glenmore Park community has been more supportive and flexible than many with respect to low density / multi-dwelling (R-CG) applications, which we have been experiencing in increasing frequency in our area. While the City's suggested maximum density for this R-CG district is 75 units per hectare, this application proposes 73 primary units per hectare, though would be a staggering 146 units per hectare when including the associated secondary dwelling units – nearly twice the City suggested maximum density.

This application, as currently submitted, poses a number of challenges which the North Glenmore Park Community Association, as part of our planning guide, cannot support:

- Nearly 60% parcel coverage is not contextually sensitive to neighbouring properties, nor within the broader community, especially in a mid-block setting
 - o The applicant rightly notes that there are “multifamily” homes (low-density residential development) currently under construction, including on the *corner* of 54th Avenue / Lissington Drive
 - o We believe that corner parcels are better suited for contextual R-CG development, and have been developed throughout the North Glenmore Park community north of 54th Avenue SW over the past several years
 - o Mid-block development which has been successful and well-received by the community is largely focused on R-C2 (i.e. semi-detached)
- The applicant has presented plans which appear to illustrate compliance with the bare-minimum 3.0 metre setback for R-CG zoning, however:
 - o This is not at all contextual within the neighbourhood and adjacent development, the majority of which is 5 or 6 metres setback (based on a brief review of the provided applicant plans)
 - o The proposed development has stairways starting approximately 1.5 to 2.0 metres from the property line, which will only serve to further ‘crowd’ the street and present this development as out of context within the existing streetscape (and not truly respecting the 3.0 metre setback)
- No setback from the proposed garage on the west side of the property

- While the inclusion of “Alternative Mobility Storage” is commendable and fits well within the City’s desire to allow for more alternative modes of transportation, there is no setback from the garage to the adjacent property, which is highly out of context and not sensitive to the neighbour
- There is very limited amenity space / landscaping
 - The proposed landscaping (trees / bushes) will not functionally replace the mature, rear yard tree and bushes that are being removed by the development
 - There appears to be no or highly limited functional greenspace, with the application instead aiming to develop right to the maximum allowed by R-CG zoning, within a parcel of land that is not well suited for this level of density
- This application includes secondary suites with R-CG (which are not permitted per our community guide, and serve to significantly increase density beyond the City’s own guidelines, as noted prior)
- Location of this parcel on a dead-end street is not well-suited to the significantly increased traffic that will result from eight dwelling units (six more than are currently allowed under R-C2 zoning)

We appreciate the time and effort the applicant has gone to with regards to public consultation / outreach, and would be interested in speaking with the developer around the feedback they have received from neighbours to-date. Unfortunately, our volunteer committee was undergoing some personnel changes in the fall, and we did not have a chance to connect directly with the applicant, though appreciate his reaching out to the Community Association and look forward to continued dialogue in working towards a more balanced development plan.

We have had previous discussions with Ward 11 Councillor Courtney Penner in regards to other R-CG applications which are not contextually sensitive to the community, and do not adequately address a number of concerns (including traffic). Councillor Penner has committed to working with our community to address some of these concerns, and we look forward to continued engagement with Councillor Penner to ensure development within the community properly balances the needs of all stakeholders, including existing residents.

Given the continuing discussions with City Hall about neighbourhood traffic management, and the ongoing City-wide consideration of a blanket low density district, the NGPCA is unable to support this application at this time. Given the ongoing West Elbow LAP, material changes to the zoning of any parcel may be better served in being deferred until there is a comprehensive plan in-place. The applicant, in making this application, presumes that the City will be approving a blanket R-CG up zoning in the near future. In our view, this public debate has not yet occurred and, unless Council decides to jump its own engagement process, this application is premature.

Sincerely,

North Glenmore Park Community Association

Chris Davis
Co-Chair PARC

Patrick Gobran
Co-Chair PARC

Copied to:

North Glenmore Park Community Association
Ward 11 Councillor Courtney Penner