



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

May 07, 2015

Worship Mayor Nenshi and Members of Calgary City Council

City of Calgary
700 Macleod Trail S.E.
Calgary, Alberta T2G 2M3

Re: Public Hearing on Land Use Amendments - CPC2015-070 Bylaw 14P2015, Proposed textual amendments to the Land Use Bylaw 1P2007 as referenced as a discretionary use in R-1, R-C1, and R-C1L ,R-M1, R-C1 to R-C2 or R-C2 in Wards 11

Dear Mayor Nenshi and City Councillors:

As the president of North Glenmore Park Community Association, we are opposed to the proposed Bylaw Amendment that is being proposed for the following reasons.

- Lack of transparency of the Planning Department with Communities
- Minimal Community Engagement and Community Association Input, regardless of the open houses that are not held in actual community boundaries as each community is different.
- Controlled Density – through designed growth of older communities, based on PlanIt Study and community input has not been addressed.
- Community Area Redevelopment Plan Validation, which is based on the communities perspective and guidelines to development, which are ignored by City Planning, allowing developers to radically change a communities overall gentrification and design. That does not take in consideration the community's perspective or concerns.

We know changes is going to happen as an inner city community and we have embraced change as a community in accepting secondary suites. As one of the first communities in Ward 11 to accept RC-1S, based on the premise that of these properties where to be vetted by council and the community, this new bylaw will open the door to new developments that should be properly addressed and discussed within the community. With the current bylaw, there will be no input from the community on what can and cannot be developed, allowing for un-bridled growth and degradation of a blended community as we have seen with RC-2 being turned into RM-2 to MC-1. There are better ways to regulate these developments where a board is setup, like the Development Appeal Board, where planning and community regulate these new developments based on the application and proposed use. Not all wards and communities are the same, and if we are suggesting that only 500 applications may be submitted, the need for wide raging blanketed bylaw is not in any community's best interest and a proper process is required.

We understand density, but believe in a controlled density, one that is developed by working with the city, developers and the community as North Glenmore Park has done in the past. From recent dealing with City Planning, we have had little say to these new developments within North Glenmore Park, combined with the lack of transparency we have seen from recent developments that will drastically affect the overall footprint of our community.

As a community association we have voiced our concern and have appealed many applications, yet there has been no transparency through various city departments that have force through these developments with



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little or no consultation with the community. This bylaw will be detrimental to the community, taking away any chance we may have to determine our growth. It is an issue, when our elected representatives and Departments within the City do not listen to the voices of the Taxpayers. As leaders within our community, residences have been asking questioning about our representatives and wondering why we have no say in these matters that directly affect where they live, this again is a concern and all voices should be heard in a democracy. This is not about being NIMBY, this is about providing the proper oversight and communication between city and communities as each development is unique and must be based on a case by case basis.

In 1963 the City of Calgary set up community association to provide greater governance and transparency in municipal affairs, a conduit for residences to have their voice heard. This provided a factual discussion on matters that related to the residence concerns and provided the communities perspective to issues faced by that community. From discussion with my fellow presidents, community association's voices are being ignored. We live in our communities and know what can been done to create positive growth in within these communities. From our conversations with planning and other departments, there is an unwillingness to listen the community associations and residences concerns.

Our community has engaged in a Community Area Redevelopment Plan, this effort was attempt to work with the City and Developers in finding a common ground to revitalize our older community. Unfortunately it has been made known by our Councillor that our Area Redevelopment Plan is useless and has little or no power in regards to how residences can participate in the way our community can grow. We have seen firsthand what un-controlled development looks like to the north of us and we believe in finding a solution where we can work with the city in finding ways to create a vibrant and revitalized community, one that is walkable, reducing our carbon footprint and benefits all citizens through controlled density. This is not democracy when people are forced to abide by the whims of a select few, where doctrines do not reflect the wishes of the people.

Unfortunately North Glenmore Park Community can not endorse this bylaw due in part to the way the bylaw has no community input and the discretionary uses of land for rezoning R-M1, R-C1 to R-C2 or RM-C2 in Wards 11.

Kind Regards

A handwritten signature in black ink, appearing to read "Barry Morrissette". The signature is stylized and somewhat illegible due to the cursive nature of the writing.

Barry Morrissette

President

NGPCA.ca