

AUGUST 2023

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NORTH GLENMORE PARK CONNECTOR

THE OFFICIAL NORTH GLENMORE PARK AND GARRISON GREEN COMMUNITY NEWSLETTER

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DETAILS INSIDE**



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NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Drive SW Calgary, Alberta T3E 5N5 • Ph: 403-246-4243

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Planning & Redevelopment	Arshan Hussaini	redevelopment@ngpca.ca

STAFF

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Office Coordinator	Renee Desroches	admin@ngpca.ca

Community Redevelopment News

Visit www.ngpca.ca/current-applications for updates and a list of all development applications. The website includes instructions on how to comment on proposed developments.

SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

**NORTH GLENMORE
PARK**



**GARRISON
GREEN**



CHURCHES IN AND AROUND NORTH GLENMORE PARK

St. James Catholic Parish

Pastor: Fr. Eligio "Eli" Canete
5504 20 Street SW

Weekday Mass: Tuesday through Friday at 9:00 am
First Saturday of the Month: 9:00 am
Weekend Mass: Saturday 5:00 pm, Sunday 10:00 am and 12:00 pm

Lakeview United Church

Minister: Jope Langejans
3023 63 Ave SW
Sunday Services: 10:00 am

Lakeview Baptist Church

Pastor: Reverend Rick Gordon
5336 Lakeview Drive SW
Sunday Services: 9:30 am

St. Laurence Anglican Church

Part-time Priest: Carolyn Herold
Rector: Rev. Dr. Jane Rowland
5940 Lakeview Dr SW
Sunday Services: 10:00 am

Rainbow Christian Church

Pastor: Yi Zheng
5336 Lakeview Dr SW
Sunday Services: Chinese Sunday Service: 11:15 am
English Service: 9:30 am

First Church of the Nazarene

Pastor: Bryan Roller
65 Richard Way SW
Sunday Services: 10:45 am

Free Reformed Church of Calgary

Pastor: Chris Mourik
2419 - 54 Avenue, SW
Sunday Service: 9:30 am and 4:00 pm

NORTH GLENMORE PARK SCHOOLS

Schools in and around

North Glenmore Park include

- Bishop Carroll High School (CCSD)
- Bishop Pinkham Junior High School (CBE)
- Career and Technology at Lord Shaugnessy (CBE)
- Central Memorial High School (CBE)
- Calgary Girls' School (charter)
- Connect Charter School
- Ecole Sainte-Marguerite Bourgeoys
- Emily Follensbee School (CBE)
- Jennie Elliott Elementary (CBE)
- St. James Elementary and Junior High (CCSD)

Community Redevelopment

As development in North Glenmore Park continues to evolve, the community association is receiving more inquiries about potential redevelopment projects. North Glenmore Park Community Association is committed to supporting area redevelopment that complements the existing community, works within the infrastructure, and supports the quality of life that residents wish to uphold.

What is R-CG?

R-CG is a land use district that allows for rowhouse-style housing. This land use (zoning) was recently revised by the City to accommodate front and rear units on a parcel, plus a separate garage. An R-CG parcel could have a maximum of four units on a typical 50' lot, with the potential for each unit to have a secondary suite (a sub zoning type R-CGex "excludes" suites). R-CG can be located on corner lots or mid-block lots. The homes could all be in a row or have front and back units.

Can R-CG be Built Next to Me?

Currently, parcels that are already zoned R-CG are concentrated around the Bowness/Montgomery Main Streets, the 17 Ave Main Street, and the Westbrook and Banff Trail LRT Stations.

However, any property owner in Calgary can apply to change the land use (zoning) of their property. If the land use is approved by City Council, the applicant can then move to the next step of a development permit, which would allow this form of housing to be built.

All land use change applications (rezonings) are decided by Council on a parcel-by-parcel basis. Rowhouse (R-CG) is a discretionary use – meaning that the community will be circulated for comments and notice will be posted on the site, soliciting feedback in the development permit process.

Role of the Community Planning and Redevelopment Committee (PARC)

The community association's Planning & Area Redevelopment Committee (known as PARC) has no formal jurisdiction or authority in planning matters. Rather than rejecting or approving applications, the committee's role is to provide advice, background information, and community context.

How the Redevelopment Committee Helps Community Members with Development Issues

The Planning & Redevelopment Committee (PARC) helps community members advocate for themselves for development that fulfills the vision described in the North Glenmore Park Community Association's Planning Guide but has no jurisdiction over planning decisions. The

committee can provide information on developments, advice on how to navigate the planning process, and can advise individual community members on how to engage in the process directly regardless of their views. However, realizing that residents have a variety of viewpoints, the community association maintains a neutral view on development except in special circumstances. Occasionally, the committee hosts an open house for residents to gain input and discuss a particular proposed project.



Please consider purchasing or renewing a community membership to add your voice to the vision of North Glenmore Park. Visit www.ngpca.ca or submit the form found in this newsletter.

Joke of the Month

Why do seagulls fly over the sea?
Because if they flew over a bay, they would be bagels.

PRESIDENT'S MESSAGE



by Jennifer Ring McClure

We're enjoying a busy summer at the community centre! More than 225 community kids are registered for our summer day camps. FUNctional Fitness for older adults is running all summer long. A Food Truck Friday (with free open gym) is scheduled for August 11. We're on track to set a record for summer rentals of our facility spaces. We're also busy preparing for community programs and events for the coming year.

Like most organizations, the community association's operating costs have grown significantly over the past few years. Increased programming and rentals result in increased operating costs. As a not-for-profit organization, we rely heavily on municipal, provincial, and federal grants. We have been fortunate to receive federal summer job grant funding in the past, allowing us to offer cost-effective summer day camps. However, for the first time in several years, the association did not receive this funding. We need to make up that \$70k gap in funding elsewhere. There are a few ways you can help:

- **Donation drive with tax receipt.** The community association is a registered charity, so in order to close the funding gap, we have started a donation drive. If you value the community association's cost-effective programming and wish to make a contribution, you will receive a tax receipt for any donation of \$25 or greater. To donate, visit www.ngpca.ca/donate, call 403-246-4243, or mail a cheque to 2231 Longridge Dr SW.
- **Bottle drive on Saturday, August 12.** Do you have recyclables to donate? The community association's next bottle drive is set for Saturday, August 12. Bring your cans and bottles to the community centre parking lot between 9:00 am and 4:00 pm, with all proceeds going to community programming and operations.

Thanks for considering a donation to the community association. Enjoy the rest of your summer!

Disclaimer: The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.



NORTH GLENMORE PARK
COMMUNITY ASSOCIATION

2023 Community Cleanup Events

To view this year's list of Community Cleanup (Recycling Day) events please visit:

www.calgary.ca/communities/community-cleanups

Community Cleanup events are sponsored by The City of Calgary and are open to all residents, regardless of which community you live in.

The North Glenmore Park Community Association was not awarded a Community Cleanup event for 2023.

FUNCTIONAL FITNESS

Summer session runs
until August 31.

Mondays & Thursdays at 10:30am

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coordination.

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MEMBER BENEFITS

Please consider buying a community association membership, a cost-effective way to support your community. Benefits include:

- **Free drop-in playgroup** for kids aged 0 to 5 and their caregivers. Watch for updates.
- **Join our babysitter and/or snow shoveling registries** if you are in need of help or looking for work.
- **Free drop-in gym time on Friday afternoons** from 3:30 to 6:00 pm (call ahead for availability during other times of the week).
- **Free family skating** at Flames Community Arenas (Sunday afternoons between October and February).
- **Discounted programs** such as FUNctional fitness for adults.
- **Access to summer day camps** for kids aged 6 to 12 years.
- **Discounted birthday parties** including two hours of gym time and a bouncy castle.
- **Discounted gym and room rentals** at the community association facility.
- **A community advocate** for development and civic affairs, and a vote at the community association's annual general meeting.

To purchase a community membership, visit www.ngpca.ca.

Follow us on social media for community news and updates!

Facebook  North Glenmore Park Community Association

Instagram  @ngpca_yyc

Send Us Your Photos

We're always looking for photos to feature on the cover of the newsletter. Pictures can highlight North Glenmore Park's natural beauty, or residents enjoying their favourite activities within the community. Please send your high-resolution photos in jpeg format to generalmanager@ngpca.ca.



North Glenmore Real Estate Update

Last 12 Months North Glenmore MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 23	\$699,900	\$709,000
May 23	\$789,950	\$817,500
April 23	\$1,512,500	\$1,492,500
March 23	\$1,794,500	\$1,812,500
February 23	\$999,900	\$990,000
January 23	\$874,450	\$863,500
December 22	\$0	\$0
November 22	\$799,950	\$735,000
October 22	\$939,450	\$835,000
September 22	\$598,800	\$555,000
August 22	\$814,450	\$798,750
July 22	\$0	\$0

Last 12 Months North Glenmore MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
June 23	10	5
May 23	5	10
April 23	8	12
March 23	8	2
February 23	5	3
January 23	5	4
December 22	2	0
November 22	3	2
October 22	2	4
September 22	6	3
August 22	2	2
July 22	3	0

To view more detailed information that comprise the above MLS averages please visit ngpk.mycalgary.com

Food Truck Friday

with open gym!

at North Glenmore Park Community Association

Friday, August 11

4:00-7:00pm



2231 Longridge Dr. SW

BUSINESS CLASSIFIEDS

For business classified ad rates contact Great News Media at 403-720-0762 or sales@greatnewsmedia.ca

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NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

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Bottle Drive

Saturday, August 12
10:00am-4:00pm

Bring your bottles and cans to
the community centre.

2231 Longridge Dr. SW

Proceeds will support
community programs
and operations.



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Did you know?

North Glenmore Park Community Association is a registered charity and can issue a tax receipt for financial donations.

Please consider making a donation to the community association. All funds are used for programming and community centre operations, helping North Glenmore Park and Garrison Green to remain vibrant and active communities.

To donate:

Visit ngpca.ca/donate, call 403-246-4243, or mail a cheque to 2231 Longridge Drive SW T3E 5N5. A tax receipt will be issued.



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Community volunteers needed

We're looking for community members to join the association's volunteer board of directors. These roles will commence in November 2023.

If you are interested in helping to shape the direction of North Glenmore Park and Garrison Green and have a few hours per month to spare, we'd love to hear from you!

Contact generalmanager@ngpca.ca or call 403-246-4243 for more details.



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Lakeview / Price: **1,650,000.00**
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SOLD

2735 Lougheed Drive SW
Lakeview / was listed at **\$2,350,000.00**



SOLD

2716 Lougheed Drive SW
Lakeview / was listed at **\$1,850,000.00**



SOLD

2040 56 Avenue SW
North Glenmore / was listed at **\$799,900.00**

LAKEVIEW JUNE 2023 STATISTICS



NORTH GLENMORE PARK JUNE 2023 STATISTICS



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