

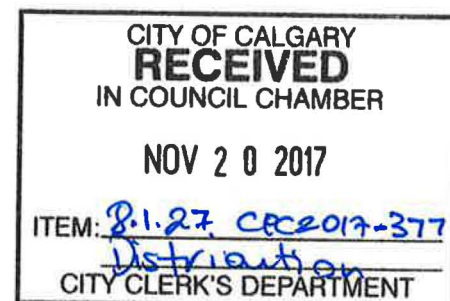
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CPC2017-377
ATTACH 3
LETTER 14

Jen Morin + Sean Kollee
3012 34 ST SW
Calgary AB T3E2X2

November 11, 2017

Adam Sheahan
File Manager LOC2017-0187 2240 26a ST SW RCG Re-designation
City of Calgary
P.O. Box 2100 Station M
Calgary AB T2P2M5



Dear City Council:

Homes Squared applied to re-designate the property at 2240 26a St SW from RC2 to RCG in order to proceed with a four unit row house project.

Killarney Community is frequently the recipient of these RCG land use requests. This speaks to the desirability of the area and the significant demand for this type of housing product. After considering the merit of this application, we are in support and believe it should be approved by City Council for the following reasons:

1. Tax base uplift – given the urgent budget situation faced by the City at this time, new developments contribute greatly to an expanded tax base without public investment in new infrastructure.
2. Need to add appropriate density – as the City population grows there must be a mechanism to add population to older grid areas. The creation of the RCG zone is the product of this need.
3. Attractiveness of the row house built form – Rather than the flat flank (long side of a home on a corner lot) of a new semidetached home, this location could add and improve the pedestrian realm along 23rd Avenue by featuring new building facades with entries that blend with existing homes.
4. Increasing inner city affordability – Calgary is facing an affordability challenge for new families looking to live in established communities. Row housing is among the most affordable ground-oriented building form. Semidetached and detached housing are becoming increasingly unaffordable.
5. Aesthetics – Arguments opposing this type of housing are generally reactionary and confuse ‘older’ homes with additive character and ‘new’ homes with diminished character. There are no character guidelines for the community of Killarney that would prevent a row house project from being complimentary to the 26A location.

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6. Building and supporting local community – Row house construction is a significant investment in the Killarney Community and in grows investment and employment which in turn expands the local economy. Having a broader socio-economic diversity of residents will also build and support the local community.
7. Need for balanced zoning approach – The current informal approach to restrict inner city row housing to feeder roads and streets heavily impacted by traffic is unfair. Row housing buyers should have the option to enjoy other streets within the community.
8. Appropriateness for RCG on corner lots – RCG developments do not appear to be suitable for mid-block locations, and very few corner locations are available for development currently and in the near future. Without some acceptance of this land use, very little affordable housing can be built within Killarney.
9. Supporting family housing options – This location falls within a desired school catchment, and it is likely that a row house would attract families with young children. Over the long term, the school needs to be populated by children within walking distance. By approving this land use change, Council is placing the needs of children above those who object to density in order to conserve street parking space.
10. Inability to demonstrate harm – There are no statistics or other evidence that the Killarney area will be harmed from new row housing. Without evidence or proof of harm, applications to build new housing should be welcomed by Council.

Once again, the need for row house building is highlighting the lack of current local planning that reflects Calgary in 2017. As the 1986 ARP becomes increasingly outdated, there are no other means to update the land use in Killarney other than by ad hoc land use change applications. Approval of appropriate applications such as this one is at least an interim step to developing a contemporary plan that will best address the growth and change in Killarney.

Sincerely,

Jen Morin and Sean Kollee

SUPPORT LETTER

Jon Villani (Killarney Resident)
2211 29 St SW, Calgary
(403) 680-0197

To whom it may concern

This redesignation at 2240 26a st is certainly the way to go! The lot appears to be optimal for a rowhousing without interrupting the character of the our community. I would gladly consider an alternative option that isn't either 1) A property in which I would have to sell my first born child or let alone one of my kidneys to purchase and 2) A home that is ridden with surprises behind the walls and would require a large gamble of finances trying to bring the property up to acceptable living conditions.

Why is there so much redeveloping of rowhomes in altadore / Mardaloop and those communities are even further from the c- train line and the newly invested bike lane project ? Food for thought ?

Please consider pushing this re-designation forward.



Jon Villani

Al Hamadiya
2414 31 St SW
Calgary, Alberta
T3E 2N5

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Nov 8, 2017

City Clerk's Office
City of Calgary

SUPPORT LETTER

To Whom It May Concern:

I would like to express my support for the re-zoning of 2240 26A St SW.

I have spoken to the developer on two occasions and they have clearly articulated to me what they propose to do on this site.

I believe that adding a row house to our community will add to the communities transitioning street scape and allow younger homeowners who are seeking to purchase and live in a vibrant community the opportunity to do so. Our communities' census has dropped for two consecutive years and this would attract younger professional residents who will stimulate our businesses and contribute positively on our community.

They have expressed their proposal for each unit to have its own parking which will keep vehicles off the street and amenity space that will allow the homeowners to enjoy the outdoors.

I fully support this application.

Kind regards,



Al Hamadiya
403-606-0296

CITY OF CALGARY CLERK
SUPPORT LETTER
LOC2017-0187

CPC2017-377
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LETTER 17

Was walking by 2240 26 A street and observed a notice with the ref number LOC2017-0187 a few months back and followed up with our support to the city planning liason. Ironically we meet the developers and would even more profoundly support the re-designation. We were advised that the building will indeed be a four-plex. Our hopes would be to see more of this type of development. My husband and I would like to support the request to change zoning.

As a young family we always wanted to live in the Killarney community but unfortunately struggled to find smaller, newer and affordable housing options. We recently found something that we are happy with however we were disappointed in the options available to us. If we wanted to live in Killarney, our only options were either older rundown homes or a very pricy duplex.

Something that bothered us greatly and pushed us to support this rezoning is that during the summer months we noticed that most of the front lawns and properties are neglected and unkept likely because they are mostly occupied by tenants. This in our opinion results in lower property values and less of a community feel. If we could support more new development that considers the pricing of the housing options then this would likely result in higher ownership numbers for our community resulting in more commitment and pride for the community.

Thanks for taking to time to consider our perspective and support.


DAVE MOFFATT

Moffd68@gmail.com (403-245-5931)

2408 29st SW


ANDREA NAGLE

aj_nagle@yahoo.ca (403-992-5258)

November 5, 2017

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LETTER 18


To whom it may concern:

As a resident of Killarney I have seen a lot of new development and anticipate even more to come. I have observed a sign at 2240 26A St. SW, with bylaw #368D2017 and am writing in support of this application.

It is always great to see a community like Killarney that offers different housing options for families of all ages and financial backgrounds. A project like this eliminates urban sprawl and results in better use of city resources such as transportation, recreation and community centres, along with filling up the local community schools with children again. Also this denser living would result in a more eco-friendly approach to accommodating a growing population.

Thank you for the opportunity to provide feedback and support to a great project. Please feel free to contact me at my email, (peternieuwestegg1@gmail.com) for any further comments or by mail at my home address, 2035 35th St SW, Calgary, AB, T3E 2X5.

Best regards,



Peter Nieuwestegg

November 5, 2017

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LETTER 19

I am a resident in the neighbourhood of Killarney living at 203² 25A St. SW. I enjoy and support my community and its development and progression. This adds to the character with new homes in the area, the moving in of new and younger families and all of what that brings for local areas businesses, city facilities and infrastructure like the local recreation centres, schools and parks.

The population dynamic in our neighbourhood also helps support the use of city transit busses and the LRT. The re-designation of the property under application LOC2017-0187 at 2240 26A St. SW is good by adding new homes at a good price point for new and young buyers and older retired couples who at the moment do not have such options for new housing in the inner city.

Please feel free to contact me at this email moe@dynamicvac.com or by phone at 403-255-5212 for any further feedback.

Thanks you for considering our thoughts on this matter.

Regards,

Mohammed Assef



Thursday, November 2, 2017

CPC2017-377
ATTACH 3
LETTER 20

To Whom It May Concern:

As a successful business owner of Little Lebanon, located at Unit E, 3515 17th Ave SW, in the great community of Killarney, my family and I can only thank the wonderful residents of Calgary, but specifically the residents of our beautiful community of Killarney for their ongoing support and encouragement to grow and expand. Without them we would not be where we are today. Initially opening our doors in August of 2008 and expanding in January 2016 to a larger space to accommodate the demand for our delicious food.

We are always excited to hear about new and anticipated projects in the neighbourhood. It has been brought to our attention by some of our wonderful customers that a new project is in the works in the community. We are writing in support of the land use re-designation at 2240 26A St. SW, with reference number: **LOC2017-0187**. Like the community of Killarney our business has grown and flourished. This would not have been possible without the many different housing options available to the community and to the many different people both young and old that want to make Killarney their home. A project like this has our full support as not does it bring forth newer homes to the community, but also brings in new faces for us to share our delicious food with.

Thank you for giving the community a chance to give their thoughts and support of such great projects. Please feel free to contact me at my email, (littlelebanonpita@gmail.com) for any further comments.

Sincerely,

Basitah Rafih

A handwritten signature in black ink, appearing to be 'Basitah Rafih', written in a cursive style.

Novemeber 1, 2017

City Clerk's Office
City of Calgary
Calgary, Alberta

CPC2017-377
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LETTER 21

RE: Application LOC2017-0187

Dear Sirs,

A land use re-designation has been filed for 2240 26A St SW. The proposed use is well-suited for the site, given its surrounding context, lot characteristics and location.

The site is approximately 250ft from the cycle track and less than a 10min walk to the Shaganappi C-Train station which makes it ideal for a young professional like myself to easily access the downtown core. I would like to support this application.

Kind regards,



Ashley Parrish
2-1936 26 St SW
Calgary, Alberta
T3E 2A1

Tessa Andersen
2240 26A St. SW
Calgary, AB, T3E 2C3

CPC2017-377
ATTACH 3
LETTER 22

November 3, 2017

Dear Sir/Madame,

I am a resident of Killarney, and currently reside at 2240 26A St. SW, (the property seeking re-designation). The owners/ builders had responsibly informed us that the property would be a temporary rental as they had plans to redevelop. My partner and I assumed in discussion that, it's unfortunate that likely an \$850k+ duplex was going up and we would never be able to afford that, even on the salary of two professionals. However upon posted signage on the property the owner let us know that they were hoping to develop an executive style row-home which would likely be priced in the \$650k - \$700k range. We were so excited to know that something we could actually afford and be proud owners of could likely be a possibility. This area has been next to nothing but amazing and is extremely convenient for us! We feel safe and at home. We would love to continue our stay in this area as owner; unfortunately it is nearly impossible to find homes (that are in good shape) that are affordable and within our price range. As we are both in our late 20's, we would eventually love to start a family with ownership in this neighbourhood if the prices and product available were right. As most know, being first time buyers is stressful and is hard because the value of houses is so high. This makes it extremely hard for young buyers, such as ourselves that would like to progress in our lives in a neighbourhood where we feel comfortable and that complements our lifestyle.

I would graciously request that this redesignation be accepted as it is a huge benefit to the community and us personally. Please feel free to contact me at tessaandersen20@hotmail.com for anymore feedback.

Kind regards,

Tessa Andersen



Melissa Kent
2409D 28 St SW
Calgary, Alberta
T3E 2H7

October 28, 2017

City Clerk's Office
City of Calgary
800 Macleod Trail S.E.
Calgary, Alberta, Canada T2P 2M5

CPC2017-377
ATTACH 3
LETTER 23

RE: File Number LOC2017-0187

Dear Sirs,

I am writing to express my support for the re-designation of the site at 2240 26A St SW File Num LOC2017-0187. As a tenant in the Killarney community I have struggled to find affordable ownership housing with proximity to transit and the cycle track. This site is close to both of these and it would allow my generation to own a smaller more affordable house while having access to valued amenities.

Sincerely,



Melissa Kent
403-464-6417

Wednesday November 1st 2017

CPC2017-377
ATTACH 3
LETTER 24

Re: LOC2017-0187(2240 26a st Re-designation)

To whom it may concern,

I am writing you today to express my opinion regarding the subject land use bylaw amendment.

I live at 2227 24A Street SW, which is only a few blocks away from the subject property. I have lived at this address for almost 10 years and have seen quite the transformation in the neighbourhood over the years.

I am not opposed to new developments in my neighbourhood as long as there is consistency in the process and some basic concerns are met; essentially parking issues and quality of the new structure (ie high end units as opposed to affordable housing). I understand that a 4 unit structure is being proposed for the subject address. I have personally spoken to the developer and they assured me that there will be adequate parking for all new tenants on the property and the quality of the new structure will be high end.

Because my concerns have been addressed I am 100% for this development.



Ranny Shibley

rannyshibley@gmail.com

403-816-1392

2227 24A Street SW

Jeff Wright
Unit 2 – 1936 26 St SW
Calgary, Alberta
T3E 2A1

CPC2017-377
ATTACH 3
LETTER 25

October 31, 2017

City Clerk's Office
City of Calgary

Dear City Clerk,

I understand that there is an application to change the land use designation of 2240 26A St SW from R-C2 to R-CG. I would like to support this change in designation for File Number LOC2017-0187. Having access to affordable inner city homes within close proximity to the shops of 17 Ave SW, bike lanes and transit is difficult for most millennials to obtain. This parcel is located close to all of these services and is suitable for row homes.

Thanks,



Jeff Wright
JNWright@Shaw.ca
403-462-7983

November 6, 2017

CPC2017-377
ATTACH 3
LETTER 26

To whom it may concern:

As long-time residents of Calgary my wife and I love to call the community of Killarney our home. We enjoy watching the community grow and develop into one of the best areas to live in the city. What we love the most is the diversity of the residence that live here and the homes. Along with the convenience of location of the city recreation center, the community center, parks and public transit, Killarney is by far the best area to live. I am writing today in support of the redesignation of 2240 26a St. SW. It is important to have options of homes of different sizes and prices so that everyone has the opportunity to live in this wonderful area.

I hope you take into consideration my support of this redesignation and future development. Feel free to contact me at my home address of 2028 25a St. SW, Calgary, AB, T3E 1Y7.

Kind regards,

Ahmed Assef



Hiesem Amery
2401 26A St SW
Calgary, Alberta
T3E 2C4

October 30, 2017

CPC2017-377
ATTACH 3
LETTER 27

City Clerk's Office
City of Calgary
800 Macleod Trail S.E.
Calgary, Alberta, Canada T2P 2M5

RE: File Number LOC2017-0187

Dear Madams/Sirs,

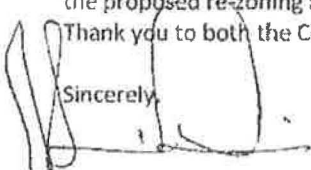
After multiple engagements and discussions with the Applicant in regards to the Re-zoning designation application of 2240 26A ST SW; I would like to express my support for this re-zoning application into an RCG.

I believe that this type of a development in this location could revitalize the community, attract a younger homeowner demographic, improve aesthetics of the neighborhood, and provide for a more affordable inner city housing option.

My only concern with the development is ensuring that adequate off street parking is provided for each unit. The applicant had advised me that each unit will have its own single secured sheltered parking garage with an additional vehicle lift inside. This would provide two parking stalls which exceeds the bylaw requirement and would likely result in less street congestion. The Applicant has assured me that they have thoroughly thought out the proposed re-zoning and development of this site.

Thank you to both the City for providing an outlet for feedback and to the applicant for reaching out.

Sincerely,



Hiesem Amery
4035403861

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Thursday, November 09, 2017 8:06 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0187

CPC2017-377
ATTACH 3
LETTER 9

From: landuse@killarneyglengarry.com [mailto:landuse@killarneyglengarry.com]
Sent: Thursday, November 09, 2017 5:42 AM
To: City Clerk
Subject: Online Submission on LOC2017-0187

November 9, 2017

Application: LOC2017-0187

Submitted by: Cale Runions

Contact Information

Address: 2828 28 Street SW

Phone: (403) 827-1592

Email: landuse@killarneyglengarry.com

Feedback:

Dear City Council, I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2017-0187, an application under review for land use re-designation for 2240 26a Street SW from RC2 to RCG. Since our original submission to the CPC, the KGCA has had the opportunity to engage with the project proponent to discuss the proposed landuse change. Homes Squared came and gave a presentation to the KGCA Development Committee on October 2nd giving greater specifics regarding their intention to develop the property, and outlined engagement efforts to date. We appreciated the opportunity to engage the developer on this project. In our discussion, Homes Squared indicated that feedback received from nearby residents during their engagement had primarily all been positive. Given the multiple concerns the KGCA had received from residents on the project, and the mixed feedback received from the City Planning Commission, the KGCA recommended that the applicant conduct additional engagement with nearby residents to attempt to identify and address these concerns. In response to resident concerns brought directly to the KGCA, the development committee has provided them the applicant's contact information and encouraged them to contact Homes Squared directly. We hope that increased engagement will allow the builder to address and attempt to alleviate the concerns of residents. One concern the KGCA development committee has with this proposed landuse is change in character and scale that doesn't fit into this portion of the community. While Killarney has seen significant development recently, 26A street retains more character homes than other parts of the community. The developer suggested intentions of building upwards of 7000sq footage of housing on a street still containing many single dwelling bungalows. Additionally, a greater percentage of the new homes built here are single detached, as opposed to the semi-detached seen

more commonly in other parts of the neighborhood. As such, this leaves row housing more out of step with the character of this portion of the neighborhood. While KGCA is not opposed to increased density in the community, we are sensitive to ensuring RCG developments are contextual. A suggestion made to the developer is that, if the land use redesignation is approved, when they get to the development permit stage, that they continue engagement efforts with both residents and the KGCA development committee to ensure the character and context of the build are suitable. Yours sincerely, Cale Runions Director - Development
Killarney-Glengarry Community Association
