

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

JAN 17 2017

ITEM: 7.21  
CPC 2017-021  
CITY CLERK'S DEPARTMENT

640 30 ST SW

C4068159 **Sold**

LP: \$589,000  
OP: \$589,000

SP: \$585,000  
SD: 07/21/2016  
DOM: 42

Class: Detached  
Type: Detached  
Style: Bungalow  
Year Built: 1968  
LINC #: 0020267225  
Legal Plan: 1855W

Blk: 15

Lot: 39,40

Area: Calgary  
Zone: Zone CC  
Community: Killarney/Glenarry 027  
Postal Code: T3E 2M2  
Condo Type: Not a Condo  
Possession: /Negotiable

Land Use: R-C2  
Title to Land: Fee Simple  
Conform Rpt:  
Restrictions: None Known

New Hm:

Tax Amt/Yr: \$3,818/2015  
Local Imp Amts: 0  
HOA: No  
Condo Fee:



fantastic Location! Fantastic Investment! Amazing opportunity to live up / rent down or vice versa. Total rent is \$3,055 + utilities. The upstairs tenants pay 1,675/month and the three bedroom basement suite gets \$1,100/month plus the Double Oversized Detached Garage earns another \$280/month. Almost 3,000 square feet of developed space located in wonderful Killarney. This very spacious, renovated, bright six bedroom raised Bungalow has a newer roof, furnace and hot water tank. There's gleaming hardwood floors, newer windows, two modern kitchens and a wood burning fireplace. It's an extra deep 150 foot lot with the garage opening into a wide, paved back lane. The R-C2 zoning is perfect for future development as evidenced by the million+ dollar duplex being completed next door and the re-amped street with brand new homes and high-end renovations happening everywhere in the neighbourhood. You'll love all the mature trees. Don't miss out on this great opportunity in wonderful Killarney! See you soon!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/6 Rms Abv: 7 F/H Baths: 2/0					
1str Bed	3.3X3.1	10'11"X10'2"	M	Bedroom	3.0X2.7	9'10"X8'10"	M	2P	3P	4P	5P	6P	
Bedroom	3.6X3.1	11'9"X10'2"	M	Bedroom	3.2X2.7	10'5"X8'10"	L	Baths:	0	0	1	1	0
Bedroom	4.0X3.2	13'1"X10'5"	L	Bedroom	4.1X3.3	13'5"X10'9"	L	EnSt Bth:	0	0	0	0	0
Kitchen	2.7X1.9	8'10"X6'2"	M	Dining Rm	3.4X2.3	11'1"X7'6"	M	Level	Mtr2:	Sq Ft			
Living Rm	4.7X3.5	15'5"X11'5"	M	Family Rm	4.9X3.7	16'2"X12'0"	M	Main:	141.31	1,521			
Kitchen	2.5X1.0	8'2"X3'5"	L	Bkfst Nook	3.7X3.5	12'1"X11'5"	L	Upper:					
Ind FR	4.4X4.2	14'5"X13'9"	L					Above Grade:					
								Lower:	128.02	1,378			
								Below Grade:	128.02	1,378			
								Total A.G.	141.31	1,521			

Property Information

Basement:	Full-Fully Finished, Suite	Heating:	Forced Air-2	Fuel:	Natural Gas
Suite:	Suite - Illegal	Fin FP/Rgh-In:		Fuel:	
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	543.00 m2		
Exterior:	Stucco	Frtlg X Depth:	11.9x45.72		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	West				
Parking:	2/Double Garage Detached				
Features:	No Smoking Home				
Site Influences:	Back Lane, Corner, Fenced, Golf Nearby, Paved Lane, Playground Nearby, Schools, Shopping Nearby				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer				
Goods Excluded:					
HOA Fee Incl:					

Agent & Office Information

List Firm: MAXWELL CANYON CREEK  
Ownership: Private  
Exclusion/SRR: No/No

List Date: 06/09/2016  
Adjustment Date: 09/15/2016

Printed: 01/13/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS) UNLESS OTHERWISE STATED

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

25th AVENUE S.W.

89°59'25"  
45.75

89°59'25"  
51.85

FD. TRACK  
SPIKE  
ACCEPTED

LOT 21

LOT 20

## CITY OF CALGARY DEVELOPMENT & BUILDING APPROVALS CERTIFICATE OF COMPLIANCE

Provided that all the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use By-Law 2P80. This Certificate of Compliance relates only to the building location requirements of the Land Use By-Law 2P80 and does not relate to the requirements of any federal, provincial, or other municipal legislation nor to the terms or conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.

Date: April 15, 2002  
Development Officer

LOT DESCRIPTION:  
THAT PORTION OF LOT  
39 WHICH LIES TO THE  
SOUTH OF THE MOST  
NORTHERLY 3.35m AND  
ALL OF LOT 40

PLAN 1855

BLOCK 1B

THAT PORTION OF LOT  
39 WHICH LIES TO THE  
SOUTH OF THE MOST  
NORTHERLY 3.35m

WALL 0.71 INTO  
THE REMAINDER  
OF LOT 39

Brick Wall  
0.20 Wide

THE REMAINDER  
OF LOT 39

Chimney  
0.60 Wide

Wood Step  
1.3X2.8  
Eaves

LOT 40

STUCCO  
GARAGE  
0.7 EAVES

DWELLING  
0.6 EAVES

CONCRETE 0.36  
INTO ROAD

CONCRETE  
INTO ROAD

26th AVENUE S.W.

## LEGAL DESCRIPTION :

LOT SEE LOT DESCRIPTION

BLOCK 1B

PLAN 1855 W

(the "Property")

CLIENT : BURTON

(the "Client")

CIVIC ADDRESS :

2640-30th STREET S.W.

CALGARY, ALBERTA

Date of Title Search : MARCH 15, 2002 ; Title No. 961 196 036

Date of Survey : MARCH 19, 2002.

## CERTIFICATION :

I hereby certify that this report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. the Plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;  
EXCEPT CONCRETE INTO ROAD AND WALL INTO THE  
REMAINDER OF LOT 39 AS SHOWN
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or right-of-way affecting the extent of the property.

## LEGEND :

All dimensions are in metres and decimals thereof.

Statutory Iron Post found shown thus : ●

Iron Bar found shown thus : ◆

c.s. denotes counter sunk.

Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.

Fences are within 0.20 metres of property line unless otherwise noted.

Fences shown thus : — x — x — x — x —

Eaves are dimensioned to the fascia line and shown thus : — — — —

Subject property is outlined thus : — — — —

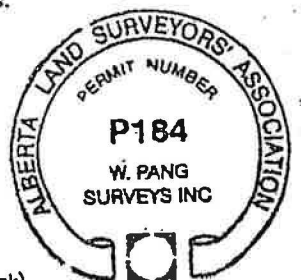
## PURPOSE :

This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents, for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties. Where applicable, registered easements, utility rights-of-way and other legal interests affecting the extent of the property have been shown on this report. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Calgary, Alberta  
this 21 day of MARCH 2002.

William Pang, A.L.S.  
(Copyright reserved)

This Report is not valid unless original signature (blue ink),  
and W. Pang Surveys Inc. Permit stamp (red ink).



SCALE = 1:200

0 1 2 3 4 5 10m

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W. PANG SURVEYS INC.  
220, 1300 - 8th Street S.W.  
Calgary, AB T2R 1B2  
TEL: 242-8040  
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info@pangs-surveys.com  
FILE: 2002-1602

Drawn by: A.C.







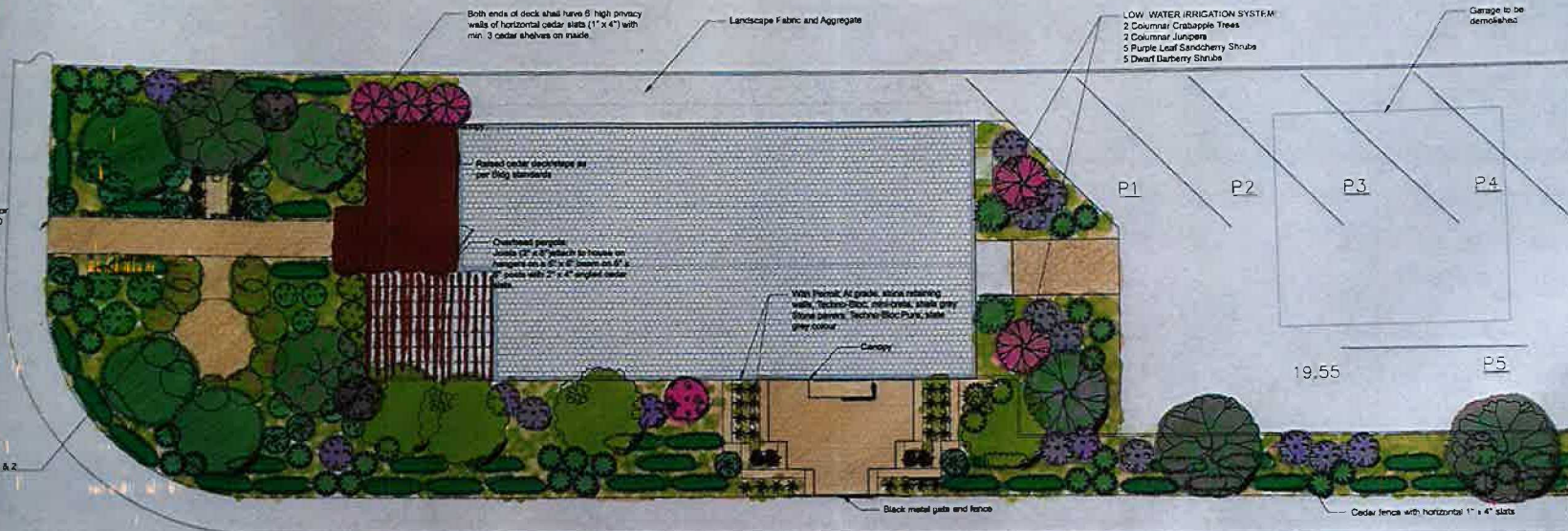




30th St SW

Artur  
TBO

F.O. Pedestrian Paths & 2  
Poles



## TREE LEGEND

SYMBOL	IDENTIFICATION	SIZE	QTY.
	Betula papyrifera 'Ferg'	10 gal.	4
	Quercus prinus Birch	10 gal.	8
	Malus x 'Johanna'	10 gal.	8
	Purple Rose Crabapple	10 gal.	3
	Thunbergia Ornamental Crabapple	15 gal.	3
	Pinus jeffreyi	10 gal.	8
	Quercus Blue Spruce	10 gal.	8
	Pinus strobus 'Sculpted'	10 gal.	4
	Pinus strobus 'Sculpted'	10 gal.	4
	Pinus strobus 'Sculpted'	10 gal.	4

## SHRUB & PERENNIAL LEGEND

SYMBOL	IDENTIFICATION	SIZE	QTY.
	Berberis thunbergii 'Cordoba'	6 gal.	37
	Calceolaria acutifolia 'Yell Foxtail'	2 gal.	24
	Karl Foerster Feather Reed Grass	5 gal.	3
	Hydrangea paniculata 'Grandiflora'	5 gal.	3
	Juniperus horizontalis 'Blue Rug'	5 gal.	38
	Blue Rug Juniper	5 gal.	38
	Salix sp. 'Purpurea'	1 gal.	33
	Peonies 'Jacobite'	2 gal.	8
	White Phlox	6 gal.	23
	Phlox x 'daniell'	6 gal.	23

SYMBOL	IDENTIFICATION	SIZE	QTY.
	Pinus strobus 'Muller'	8 gal.	5
	Double Flowering Plum	5 gal.	7
	Red J. 'Saber'	5 gal.	7
	White Pine	1 gal.	10
	Salix nemopis 'Deep Blue'	5 gal.	11
	Deep Blue Salix	5 gal.	11
	Springer 'Purpurea'	5 gal.	8
	Quercus prinus 'Lilac'	5 gal.	8
	Mountain opulus 'Hansel'	5 gal.	8
	Dwarf European Cranberry or Rosewood	5 gal.	8

## PLANTING SPECIFICATIONS

Note: The word shall indicates a practice that is mandatory. The word should refers to a practice that is highly recommended. No plant substitutions shall be made without consulting with the Landscape Architect.

### Planting Containerized Trees:

- All tree planting stock to be planted using these "Planting Specifications" shall conform to the Specification Guidelines for Container-Grown Landscape Trees issued by local authorities.
- Shrubs and trees shall be planted in accordance to the landscape plan as well as adhering to current horticultural practices.
- If not recently repotted, locate root flare by removing excess soil.
- Dig tree hole at least two times wider than the tree ball, with sloping sides. Dig hole to a depth so that the located root flare will be at finished grade.
- Create a firm soil mound at the bottom of the planting hole.
- Remove tree from container and break apart root system repotting any girdling or potentially girdling roots.
- Soil mound over soil mound so that root flare is at finished grade and the tree is at right.
- With clean, sharp pruning tools, prune off any secondary/tertiary roots, girdling, and potential girdling roots.
- Soil mound over soil mound with existing unamended soil, and thoroughly water.
- Mulch the entire planting surface with composted bark applied no less than two inches (2") deep and no more than three inches (3") deep, leaving three inches (3") adjacent to the tree trunk free of mulch.

# LANDSCAPE PLAN

'The Sanctuary'

2640 30th St SW  
Calgary, AB

Landscape Architect: Jan Houghton  
**HOUGHTON Design Group, Inc.**  
Calgary, AB  
403.771.8788

Scale: 3/16" = 1'-0"

Date: 11/1/14







July 20, 2016

Stirling Karlsen and Steve Norris

[stirling@stirlingkarlsen.com](mailto:stirling@stirlingkarlsen.com)

[steve.norris.projects@gmail.com](mailto:steve.norris.projects@gmail.com)

Re: Potential Rezoning of 2640 – 30 Street SW  
from R-C2 to C-N1

Gentlemen:

Steve Norris attended the Killarney Glengarry Community Association Development Committee meeting on July 19 to present the case for rezoning the land parcel at the corner of 26 Avenue and 30 Street, from R-C2 to C-N1. For the following reasons, the KGCA supports the rezoning application.

1 – the property is narrower than the standard 50 foot lot, therefore could not be used to develop two semi-detached homes.

2 – 26 Avenue is a reasonably busy neighbourhood corridor and supports similar commercial buildings within a block of the property.

3 – C-N1 is a zoning that allows development of modest height for commercial purposes. If Killarney Glengarry is to become a more walkable location, commercial developments of this size will be required.

Thanks for coming to talk with us! We look forward to seeing the progress of your renovation or development.

Regards,

Keren Houlgate

Director, Development

Killarney Glengarry Community Association

403-807-2075



The Blue Pages of this document contain supporting information and do not form part of the bylaw.

For the purposes of electronic publications the Blue Pages are identified by the footer "Blue Pages - Supporting Information".

## OFFICE CONSOLIDATIONS

2001 November,  
2004 February,  
2007 March,  
2008 June,  
2009 October,  
2011 December

# KILLARNEY/ GLENGARRY

## Area Redevelopment Plan

**Bylaw 16P85**  
**Approved 1986 March 10**



## **2.2 Commercial**

### **2.2.1 Objective**

To establish the extent and the role of commercial areas within the community and encourage commercial development that is compatible with the scale of the surrounding residential areas.

### **2.2.2 Context**

Commercial land uses are located on 17 Avenue S.W., 23 Avenue, 26 Avenue, 29 Street, 37 Street and Richmond Road S.W. The 17 Avenue retail strip is 'general' commercial in nature and serves both local and regional needs. There are five small areas of commercial development within the community serving local needs.

Two commercial categories, local and general commercial, as described in the following sections and as shown on Map 2, are appropriate for the community.

#### **Local Commercial**

The local commercial areas are generally intended to provide for goods and services catering to the needs of surrounding neighbourhoods. Typical uses would include banks, dry cleaners, hardware stores, small offices and shops, restaurants, retail food stores and some automotive services. The local commercial policy can best be implemented through the use of the C-1 and C-1A land use designations.

#### **26 Avenue S.W.**

There are two local commercial areas located in the heart of the community on 26 Avenue. The typical development consists of one and two storey, flat roof buildings containing personal services, convenience and specialty stores, and offices. These sites should remain local commercial. Development guidelines relating to building design and mass and to traffic impact are provided to prevent negative impact on adjacent residential development.

#### **29 Street S.W.**

In the 2300 block of 29 Street S.W., are five mid-block lots which although designated C-1 are developed as residences. These lots will be redesignated to the RM-3 designation recommended for the adjacent residential sites to protect the existing residential nature of the area.

There are six lots designated C-1 north of 23 Avenue on 29 Street. The four lots which have been developed commercially will retain their current designation while the two northernmost lots which accommodate a house will be redesignated to the RM-3 designation proposed for the balance of the block face.

The service station at the corner of Richmond Road and 37 Street S.W. is currently designated C-3 (General Commercial) District. Due to small site size and the adjacent low density residential land use, this parcel will be redesignated from C-3 (General Commercial) District to C-1A (Local Commercial) District.

## RESIDENT SURVEY:

## LAND USE AND DEVELOPMENT in KILLARNEY GLENGARRY



### SUMMARY

In late August 2012 a survey was mailed to all Killarney Glengarry residents as a pull out section of the community newsletter, and also made available on line at the Killarney Glengarry Community Association website. Some residents of Richmond Knob Hill (RKH) were included in the survey because mail delivery routes overlap with RKH on the west side of Crowchild and in the wedge area south of Richmond Road east of 29<sup>th</sup> street. We received 146 paper and online responses, 142 from Killarney Glengarry and 4 from RKH. RKH responses are included in the results below since RKH residents have similar concerns and are affected by City policies to the same degree that KGCA residents are. According to the 2012 City Census Killarney Glengarry has 6816 residents, therefore the response rate is 2%, which is a usual return rate for a random survey on a topic that will not affect all residents.

On September 22, 2012 the Development Committee hosted an Open House where additional input and comments were solicited from residents, and subsequent Workshop discussions looked at themes and directions. We did not track the number of visitors, however a steady flow of people attended on that day. It was an amazing opportunity for the Development Committee to speak directly with you. Thank you!

### The Survey Population and their Homes:

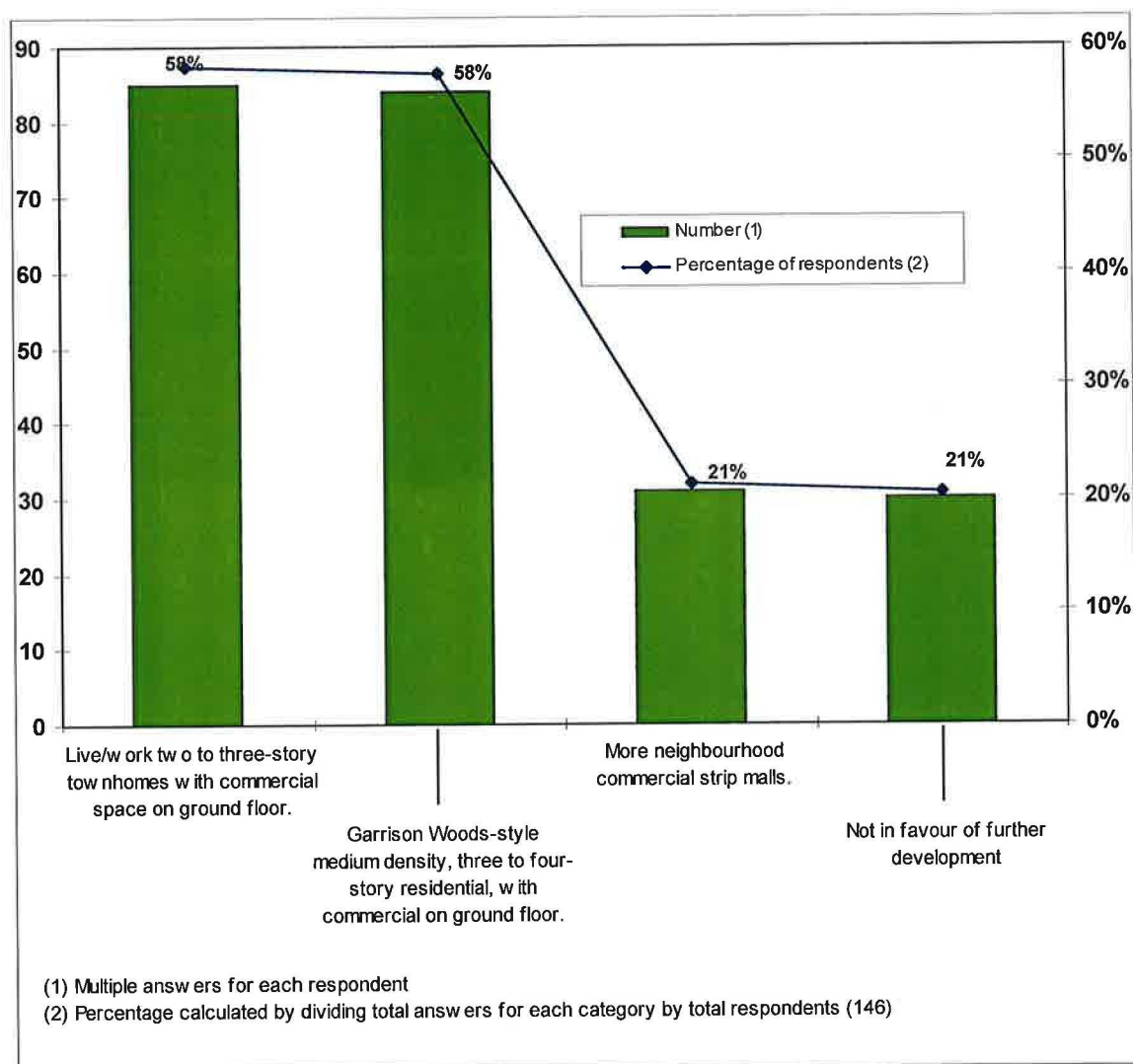
Most respondents have lived in the community more than five years, with 20% having lived here more than 30 years. Although we all know that there is a great deal of new building going on, overall, 43% respondents live in bungalows predominantly in the RC-2 area north of 26<sup>th</sup> Avenue and south of 19<sup>th</sup> Avenue, and secondarily in the area south of 26<sup>th</sup> Avenue to the east of 29<sup>th</sup> Street. The largest percentage of these bungalows were built before 1975. The next most common home type of the respondents was detached 2 stories at 19%, in the area north of 26<sup>th</sup> Avenue and south of 19<sup>th</sup> Avenue. The largest percentage of the detached 2 story homes were newer, built since 2001. 91% of respondents own their homes. 58% of respondents are not planning to redevelop their homes, however 12% had renovated or were planning a renovation.

### Trees:

It has been said before: Killarney Glengarry residents are very fond of our trees with a resounding 80% of respondents saying that it was "very important" to retain mature trees and a further 16% saying that retention was "somewhat important." Many of you emphasized the importance of the trees in your comments to the Survey and in at the Open House. Trees within the confines of the property can be handled at the discretion of the Landowner. You suggested incentives for keeping trees including clear guidelines and enforcement for looking after the trees during a rebuilding. You expressed concern about the health of our trees and their management.



**Survey Question 16:** *Would you support the following types of development on 26 Avenue between 37 Street and 25A Street?*



	Respondents	Percentage of Respondents
Live/work two to three-story townhomes with commercial space on ground floor.	85	58%
Garrison Woods-style medium density, three to four-story residential, with commercial on ground floor.	84	58%
More neighbourhood commercial strip malls.	31	21%
Not in favour of further development	30	21%

## Survey - 26th Avenue Comments:

### Survey – Comments in support of additional development along 26th Avenue:

- ✧ Promoting higher density residential in this area would better utilize the land. The value is not really there for the typical R-C2 zoning to be worth the expense of redevelopment. However, smaller, and therefore more affordable options at a higher density would increase the value of the property, and allow more people to live closer to the core in a good neighbourhood. I would support more strip-malls if the existing ones weren't so run-down. It doesn't seem like there is much demand for more.
- ✧ Garrison woods too dense. Please promote the re-development of the 33rd St strip mall to street scape restaurants like 33rd Ave Marda loop. / Redevelopment of mall between 33rd and 34 Sts. And houses across 26 Ave facing noted property. / First clean up what's there already and make it more friendly for walking and maybe a coffee shop etc with a patio. More like Garrison Woods Starbucks Area. / Update existing malls. (4 respondents)
- ✧ Again, very supportive of development. The Casel Marche et al is a fantastic space, but honestly, it could have been so much more if it wasn't on 17 Ave. Having a great coffee shop to walk to in the neighborhood to pick up your groceries at is wonderful. But sitting on 17 Ave having cars whizzing by is not ideal. Having something of that nature on a quieter street like 26th Ave would be great.
- ✧ I think some higher-end/trendy restaurants would do well in our community. Right now, unless I'm looking for pizza or a pub, with boring atmosphere, I travel either east on 17th, Marda Loop or to Mission to go out for food and drinks at least 4 times a week.
- ✧ Integrate Urban forest and encourage walkability in design
- ✧ Affordable apartments/townhome rentals, even mixed income (including low)
- ✧ Low profile, low impact, non-invasive, low density
- ✧ Only if innovatively designed
- ✧ Small scale commercial
- ✧ Two storey townhomes
- ✧ The resident strip mall seems to discourage a walkable neighbourhood. We previously lived in Garrison Woods and liked the shops at Garrison Woods with small business on the ground level and residential above.

### Survey - General Comments about 26<sup>th</sup> Avenue:

- ✧ Depends completely on location
- ✧ No flat roof buildings/structures on 26 Avenue
- ✧ Parking for all is key! Combo of all the above with adequate parking.
- ✧ Owner occupied units only, no subletting.

### Survey - Against further development on 26th Avenue:

- ✧ Too disruptive to existing residents. (2 respondents)

- ✧ 26 Ave is a street for Residential use! / 26 Ave stays residential - DO NOT BE COMMERCIALIZING / Homes only... / I like 26 as is - trees, parks, houses / Residential only / Residential townhomes & houses, i.e. as is. / Single family homes please. / Single family residences only. (8 respondents)
- ✧ I believe 26 Avenue is congested enough and it would prove FATAL for the attempted bike lane users if traffic increased along this Avenue. / I support no more traffic. Immature and crowded roadways. (2 respondents)
- ✧ This is a developed area already, and parking has become a problem. So many developments have us all parking in the back alley now, that it's over concentrated. Alley way needs to be paved if it's going to be used like a main street. Can't we just be a neighbourhood? (1 respondent)
- ✧ I do not support any of the above options / No development. / No plus 5. / No, I wouldn't. / None. / None of the above. / None. Absolutely not. / We would like this left alone - there are many new homes already there. (9 respondents)
- ✧ I live beside the commercial businesses. I am not in favor of further commercial development on 26th Ave. / Move commercial on 26th Ave. / No commercial. / No commercial development whatsoever. Your question, above, is biased toward what you want. / No more commercial development. (5 respondents)
- ✧ No strip malls. / The area doesn't need more strip malls. The existing ones could use some renovating and upgrading though. / Why, more neighbourhood commercial strip malls? / Please, please, no more strip malls. (4 respondents)

## Comments from Open House - 26th Ave. Commercial and Residential

### Open House – Workshop Summary

- ✧ Strong support for further commercial development
- ✧ Small scale with residential above, including live/work
- ✧ Fronting onto sidewalk
- ✧ Wider sidewalks/trees/benches/public art to make 26th Ave more attractive place to be/linger
- ✧ Consider repurposing north edge of park (e.g. Boxwood Rest)
- ✧ Challenge: current orientation of parcels that border 26th Ave. Need to assemble parcels and reconfigure lanes
- ✧ Challenge: parking
- ✧ Challenge: higher density residential needed to support

### Open House – Comments on Commercial Development

- ✧ Redo/renew 26th Ave commercial.
- ✧ Higher density on 26th Ave. – more commercial zoning with boulevard type street.
- ✧ Continue to follow City of Calgary's Killarney/Glengarry redevelopment plan to limit commercial development to 2 stories.



- ✧ **Interesting commercial to walk to. Relax parking restrictions.** Small commercial main floor with residential above, like Garrison Woods. **Encourage development by relaxing parking.**
- ✧ I don't want 26th Ave SW to turn into Forest Lawn's 17th Ave SE commercialization!
- ✧ Why do we want more retail development and more density? This is a residential neighbourhood and a quiet one at that. More development only means more traffic and more parking issues.
- ✧ Commercial development makes sense in this area. I would support live-work developments here. It would be great to have small restaurants/coffee shops one could walk to. Would there be too much competition from 17th Ave?
- ✧ Similar to Marda Loop restaurants, storefront, walk to amenities.
- ✧ This commercial corridor should have zoning to allow live/work and other retail/professional opportunities.
- ✧ Pedestrian oriented retail zone. (Ref. City of Calgary document "Complete Streets")
- ✧ Recommend replacing current strip malls with more walkable – upscale businesses, like Marda Loop: coffee shop, park area, subway, etc.
- ✧ Between 34 – 33 Streets owners raised rent and chased Hair/Italian deli out. Wasted space, ugly building, not good use of potential.

#### **Open House – Comments on Live/Work Developments**

- ✧ Encourage more commercial development along this area. Would be great to see this area develop along the lines of Garrison Woods. Commercial on the bottom and residential above.
- ✧ More 2 & 3 storey commercial below, live up.
- ✧ Encourage live/work, walkable.
- ✧ Mixed use 2-3 storey condo townhouses with businesses.
- ✧ Love the idea of commercial and residential 2-3 stories. Very attractive in other cities and other parts of Calgary.
- ✧ Let's get more small businesses along 26th Ave. Coffee shop etc. with residences on top.

#### **Open House – Comments on Design and Walkability**

- ✧ Need good free public spaces that have community programming (theatre, recreation, music, art). Space to "loiter", hang out.
- ✧ **Promote more deli, café, upscale businesses along 26th Ave with public art, benches, Wi-Fi spots, bus pull-outs, wider sidewalks. Add community flags, signage, nicer street lamps, etc. along 26th Ave.**
- ✧ Create more public space, community parks.
- ✧ Add public art and benches.
- ✧ Repurpose north edge of Killarney Park for use as a restaurant or feature green space.
- ✧ Mirror both sides of street.

- ✧ Start with sidewalk extension and tree planting/banner placement on 26th Ave to attract business redevelopment.
- ✧ I don't like the stark modern style buildings without character (photo by Scott Oberg on 26th Ave residential and Commercial Board). The photo by Glen Godlonton of Starbucks would be nice for this area.
- ✧ Cafes with outside seating.
- ✧ (diagram of 26th Ave between 33rd and 34th St, with 2-4 stories, live/work, courtyard with trees, underground)
- ✧ Get city to upgrade edge of parking lots on 26th Ave to green space. Put in tree benches.
- ✧ I walk to businesses here, but do not linger because of traffic and unattractive development. Would like restaurants with quiet outdoor seating. Like the bike lane designation, which could be extended to 29th St, 33rd St, etc. If the businesses are of interest to the locals, some traffic should be pedestrian or bike. Transit could also be improved on 26th Ave
- ✧ Boardwalk, sidewalk extensions for commercial patio.
- ✧ Extend cafes onto sidewalk, exteriors with trees. Eighth Ave example.
- ✧ The city should consider beautifying the commercial corridor on 26th Ave, e.g. wider sidewalks with greenery and benches where possible.
- ✧ No strip malls with front parking (rear okay). Wide sidewalks.
- ✧ Reinvigorate/redesign 26th Ave commercial strip. There is so much potential to have this be the heart of the neighbourhood and really draw people to it. Right now the store front/street front is uninviting, no lure. No coffee shops, no bistros/cafes. I think of Café Beano, Vendome, etc in other neighbourhoods that have people sitting outside, visiting, etc. More outdoor plazas, seating, benches, etc.
- ✧ 26 Ave
- ✧ Updated curb appeal of strip malls (e.g. across from where Luke's Drug mart is.). Shops along 26 Ave.
- ✧ Having a strip mall on a quieter street. Café with patio.
- ✧ 26<sup>th</sup> Avenue – Recommend replacing current strip malls with more walkable – upscale businesses, like Marda Loop: coffee shop, park area, subway, etc.
- ✧ Between 34 – 33 Streets owners raised rent and chased Hair/Italian deli out. Wasted space, ugly building, not good use of potential.



- 1) Subject Property - 2640 30 ST SW - 39 feet wide frontage
- 2) 2923 26 AV SW - C-N2 - 100 feet wide frontage
- 3) 3315 26 AV SW - C-N2 - 110 feet wide frontage
- 4) 3503 26 AV SW - C-N2 - 93 feet wide frontage
- 5) 3514 26 AV SW - Existing bungalow for legally run business. - 50 feet wide frontage
- 6) 3504 26 AV SW - Existing bungalow for legally run business. - 50 feet wide frontage
- 7) 3403, 3407, 3409, 3413, 3415, 3419 26 AV SW - C-N1
- 8) 3009, 3011 - C-N1 - In favor of proposed change
- 9) In favor of proposed change



This letter hereby acknowledges my support for the proposed change of use which would allow for a business to run from the home. The lot itself is less than 50 ft. wide which makes it impossible to subdivide into a semi-detached property and therefore the change of use to allow the large bungalow to operate as a business makes sense. I feel that the proposed renovations to the exterior and landscaping will be an improvement to the property and the block. The fact that there are other businesses 1/2 block away that also side or front onto 26th Ave makes this the best use of this property.

Address	Name	Signature	Date
2607 29 <sup>th</sup> St SW	Marvis Olson	Molson	June 27/16
2639 29 <sup>th</sup> St SW	Marvis Olson	Molson	June 27/16
2636 30 St SW	Ellis Haddad	E Haddad	June 27/16
2638 30 St SW	Ellis Haddad	E Haddad	June 27/16
2631 29 St SW	Lindsay Macdonald	Lindsay Macdonald	June 27/16
2617 29 St SW	Renee West	Renee West	June 27/16
2615 29 St.	CHANEL MUNRO	C Munro	June 27/16
2613 29 St	John Bragg	J Bragg	June 27/16
2605 29 St	Kim KARA	Kim KARA	June 27/16
2611 - 29 St.	Rod Martin	R Martin	u
2634 - 30 St SW	Nathalie Molina	N Molina	June 30/16
2626 30 St SW	Bryan Buckman-Behrman	Bryan Buckman-Behrman	June 30/16
2624 30 St SW	P. Ryan Barr	P. Ryan Barr	June 30/16
2623 30 St SW	Bryce Heggie	B Heggie	June 30/16
2623 30 St SW	Allyson Heggie	Allyson Heggie	June 30/16





# The City of Calgary

## DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

This permit relates to land in the City of Calgary municipally described as: **DP2015-4988**  
**2222 33 AV SW**

and legally described as:  
**4479P;56;10,11**

and permits the land to be used for the following development:

### **Change of Use: Artist's Studio**

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Date of Decision: **January 12, 2016**

Development Authority: **Melanie D. Meadows**

Decision By: **Development Authority**

File Manager: **James McLaren**

Release Date: **FEB 08 2016**

**This permit will not be valid if development has not commenced by January 12, 2017**

This Development Permit was advertised on: **January 21, 2016**

Community: **Richmond**

L.U.D.: **C-COR1 f2.5h16**

### **This is NOT a Building Permit**

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. For further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

### **WARNING**

**This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.**

Applicant: **REMAX REAL ESTATE CENTRAL**

Address: **206 2411 4 ST NW**

City: **Calgary, Alberta, T2M 2Z8**

Phone: **(403)216-1600**





7.30 LAND USE AMENDMENT, RICHMOND (WARD 8), NORTH SIDE OF 33 AVENUE  
SW BETWEEN 21 AND 22 STREET, BYLAW 155D2015, CPC2015-160

The public hearing was called and the following persons addressed Council with respect to Bylaw 155D2015:

1. Stirling Karlsen
2. Donna Dempsey.

ADOPT, Moved by Councillor Woolley, Seconded by Councillor Chabot, that the Calgary Planning Commission Recommendations contained in Report CPC2015-160 be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2222 – 33 Avenue SW (Plan 4479P, Block 56, Lots 10 and 11) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Corridor 1 f2.5h16 (CCOR1f2.5h16) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 155D2015.

CARRIED

INTRODUCE, Moved by Councillor Woolley, Seconded by Councillor Chabot, that Bylaw 155D2015, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LUC2015-0045), be introduced and read a first time.

CARRIED

SECOND, Moved by Councillor Woolley, Seconded by Councillor Chabot, that Bylaw 155D2015 be read a second time.

CARRIED

AUTHORIZATION, Moved by Councillor Woolley, Seconded by Councillor Chabot, that authorization now be given to read Bylaw 155D2015 a third time.

CARRIED UNANIMOUSLY

THIRD, Moved by Councillor Woolley, Seconded by Councillor Chabot, that Bylaw 152D2015, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0045), be read a third time.

CARRIED

7.31 LAND USE AMENDMENT, BELTLINE (WARD 8), 13 AVENUE SW AND 6 STREET SW, BYLAW 156D2015, CPC2015-161

The public hearing with respect to Bylaw 156D2015 was called; however, no one came forward.

ADOPT, Moved by Councillor Woolley, Seconded by Councillor Pincott, that the Calgary Planning Commission Recommendations contained in Report CPC2015-161 be adopted, **after amendment**, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) located at 605 – 13 Avenue SW (Plan A1, Block 90, Lots 7 to 18) from DC Direct Control District to Centre City Multi-Residential High Rise District (CC-MH), in accordance with Administration's recommendation, and
2. Give **three** readings to the proposed Bylaw 156D2015.

CARRIED

INTRODUCE, Moved by Councillor Woolley, Seconded by Councillor Pincott, that Bylaw 156D2015, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0071), be introduced and read a first time.

CARRIED

SECOND, Moved by Councillor Woolley, Seconded by Councillor Pincott, that Bylaw 156D2015 be read a second time.

CARRIED