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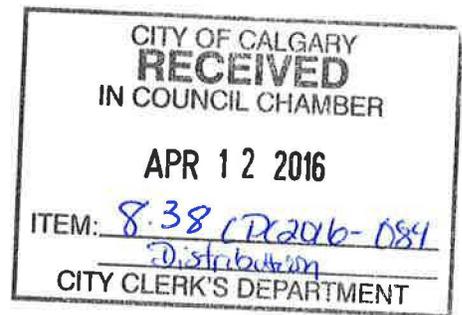
From: **khoulgate** <khoulgate@shaw.ca>

Date: Mon, Mar 14, 2016 at 4:19 PM

Subject: LOC2015-0191 2824 and 2828 37 Street SW.

To: gshumlich@gmail.com, Evan Woolley <evan.woolley@calgary.ca>

Cc: Evan Gailbraith <EAWARD8@calgary.ca>



Mr. Shumlich and Councillor Evan Woolley:

Now that the CPC has recommended rezoning the two parcels at 2824 and 2828 37 Street from Direct Control to M-CGd106 the Killarney Glengarry Community Association (KGCA) would like to reiterate our support for the rezoning. Although I hope to be able to attend the City Council meeting, you should also have the KGCA's comments in writing.

Here are the KGCA's reasons for support:

- M-CG zoning orients residential entries to grade and mandates development of townhouses. Along 37 Street the KGCA feels townhouse developments balance the City of Calgary's requirement to add housing density, with the Killarney Glengarry Community's need for a variety of housing types that also maintain the connection of residents across the entire Killarney Glengarry Community. M-CGd106 zoning is dense enough to permit a stacked townhouse development of 12 units. Grade-oriented entries encourage interaction between residents.
- With the construction of the Westbrook TOD, Currie Barracks and Shaganappi Point developments, traffic along 37 Street is expected to increase significantly and the KGCA is looking for compromises to protect the core low-density areas of Killarney both from overbuilding along the corridors and from increased traffic noise and nuisance. We believe that M-CG zoning is a good compromise and will significantly increase density without significant impact on surrounding neighbours, at the same time adding new housing that enhances the streetscape.
- The KGCA believes that placing new townhouses along 37 Street will help renew this streetscape. With appropriate changes to traffic handling and transit along 37 Street, we expect this townhouse development to set a precedent for more rezoning that in time will help to develop 37 Street into a model "Complete Street."

Greg, thank you for being so willing to meet with the KGCA and for talking with us so extensively about the development. We support the idea of stacked townhouses on this site, with bungalow units on the ground floor and two storey units above, for a total of three stories, and because of our conversations we are confident that the development will be beneficial both to you, the developer, and to the Community. The KGCA greatly appreciates the time and effort that you have dedicated to meeting directly with affected residents and we appreciate how you have responded to their concerns.

Regards,

Keren Houlgate
Director, Development
Killarney Glengarry Community Association
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