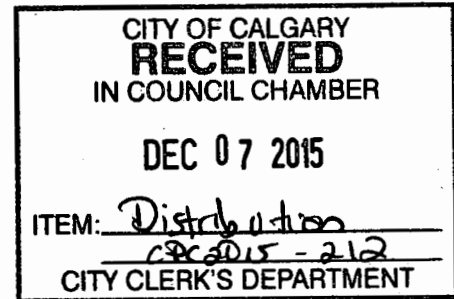


Councillors Executive Assistant Ward 8

From: Woolley, Evan V.
Sent: Monday, December 07, 2015 1:36 PM
To: Councillors Executive Assistant Ward 8
Subject: Please Print and run this down

From: Keren Houlgate [mailto:landuse@killarneyglengarry.com]
Sent: Tuesday, December 01, 2015 3:03 PM
To: Seymour, Brendyn
Subject: Re: LOC2015-0035

Brendan:



Sorry to be so delayed in getting back to you.

Killarney Glengarry Community Association recognizes that the City of Calgary has the difficult task of finding sufficient housing for new residents who continue to move into Calgary, and that the City strongly encourages increasing housing density in areas of existing infrastructure. At the same time, we respect the wishes and needs of Killarney residents to maintain the well-loved style and character of our Community. For this reason, the KGCA is interested in finding compromises that minimize the impact of otherwise overly-exuberant redevelopment.

I would like to reiterate that the KGCA supports rezoning of the site at 36 Street and 26 Avenue to S-CI as we believe it represents an acceptable compromise for this parcel of land, for the following reasons.

- Killarney has seen significant redevelopment, primarily in the form of side-by-side duplexes, with increased density along our perimeters and along the centre core streets. However, Killarney is still a low-density residential neighbourhood, and 26th Avenue, although a busy corridor, is essentially a corridor through a low density residential neighbourhood. Accordingly, 26 Avenue would not support multi-family housing options, but would be a good site for redevelopment that is sensitive to the neighbourhood, for instance, live-work spaces, and low-rise buildings that house businesses directly beneficial to the surrounding residents. A child care business is a fit on this neighbourhood corridor and on this parcel.
- Killarney boasts one parcel of land DC zoned for child care use, and a child care business in an existing place of worship (32nd Street), both also sited on 26th Avenue.
- Childcare is a low impact business when traffic and parking issues are well-managed. In this case we understand that the parking lane existing on 26 Ave and parking spaces accessed from 26 Avenue to the laneway will be used to handle the drop-off/pick-up traffic, which should have minimal impact on surrounding residents. The KGCA will request a traffic handling plan, at the Development Permit application stage, that is similar to the plan provided by the child care at 32 Street.
- We also understand that the intent is to build a child care facility that is of the same height and proportion as a typical semi-detached residence, with an interior specifically fitted for childcare. The look of the building will then be similar to existing side by side duplexes and should be a good fit with the neighbourhood streetscape.
- Aside from traffic and parking, residents have raised concerns about the bus stop on 26 Avenue in the half-block to the west of the proposed drop-off parking on 26 Avenue, and the fast traffic coming around the corner of 37 St and 26 Ave. This concern has been referred to the Traffic Committee of the KGCA who will work with the City.

Thanks!

Keren Houlgate
Director, Development
Killarney-Glengarry Community Association