

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 2839 25A ST SW - LOC2021-0204 - DMAP Comment - Fri 4/22/2022 10:47:14 AM  
**Date:** Friday, April 22, 2022 10:47:23 AM

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Application: LOC2021-0204

Submitted by: Jeff Davidson

Contact Information

Address: 2230 27 Street Southwest

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:  
In support of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Included amenities,Community character,Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

I am a resident of Killarney/Glengarry and I am writing in support of this Land Use Redesignation. I actively watch all development in the Killarney/Glengarry area and

hope to foster a more walkable, financially stable, equitable neighborhood. The proposed land use change helps us achieve this

Height - The current direct control zoning has a 10 meters building height limit. The proposed R-CG will bring that to 11.0 meters. In my opinion this is not a vast difference, will not cause any large impact on shadowing of views over what is already allowed

Density - This proposal will allow for the building of marginally more dense buildings. This is essential to the Killarney/Glengarry area that is only just at the same population as it was in the 1970s. If we want our businesses and schools to remain open we need to allow more people to live here.

Amount of Parking - I regularly walk this area and the road parking is never full. Usually more than 50% of street parking is free. As well the proposed R-CG zoning has minimum parking requirements that already require having storage for cars on the private property. Parking is not an issue for this land use redesignation

Included Amenities - This is a perfect example for gentle density as there is a Bus Rapid Transit route within 200 meters. As well there is access to the cycle track network via 26th ave

Community Impact - This Land Use Designation has a clear positive impact on the Killarney/Glengarry neighborhood. This area has become very popular and with the current country wide housing crises prices in the area have risen to a point where all but a fortunate few are excluded from living in the area. Allowing for land uses that allow for more density is critical to having a more varied socioeconomic distribution that will allow people from all walks of life to live here. This is good for our businesses, schools and other infrastructure investments from the city

This land use redesignation is a clear and positive addition to the neighborhood. It would be silly to not approve it. Its silly that it has to go to council at all, it should be an administrative decision.

Jeff Davidson

Land Uses Heigh Density Amount of Parking Lot Coverage Building Setbacks Privacy Considerations Included Ammenities Community Impact Shadowing Impacts Offsite Impacts Other