

Community Association Response

Application: LOC2022-0216

Received: 2023 January 4

I am writing as the Director of Development for the Killarney Glengarry Community Association. We have reviewed the proposed Land Use Redesignation LOC2022-0216 and neither oppose nor support the proposed change. This change is not unprecedented in the community and aligns with other recent programs such as the 37th Main Street program, the City of Calgary's transit-oriented development program, and the upcoming Westbrook Local Area Plan.

The site in question, 37 street southwest between 19th and 21st avenue is currently zoned MC-1, with the proposed new land use designation of MU-1.f3.5h24. The proposed land use, floor area ratio (FAR) and height modifications to this site are similar to existing MU-1 land uses along 17th avenue southwest on the northern edge of Killarney and as such is not an unprecedented change for the community.

The site is also in the area of the effect for the 37th street southwest Main Streets program, fronting directly on the Max Teal Bus Rapid Transit (BRT) route, as well as a regional bike pathway that was recently completed on 37th street.

As well it is worth mentioning the upcoming Westbrook Local Area Plan. While this plan is not yet approved, the current draft of the plan, presented in October 2022, indicates the site in question to be suggested for 6 stories and neighborhood connector, both of these aligning with the proposed change.

One concern the KGCA has about the proposed change is there is no requirement for commercial at grade, as under the MU-1 designation the main floor can be either commercial or residential. We encourage the city and the developer to strongly consider commercial at grade to help contribute to a vibrant main street.

The Killarney Glengarry Community Association is committed to the idea of a safe and vibrant Killarney. It is our opinion that the proposed land use redesignation does not negatively impact that vision. We look forward to reviewing and commenting on the upcoming Development Plan for this site.

Thanks,

Killarney Glengarry Community Association Director of Development
Jeff Davidson