



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Serene

Last name (required) Cheung

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

7.2.18 Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple pro

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: Killarney/Glengarry LOC2022-0216

Redesignation from Multi-Residential – Contextual Low Profile (M-C1) to Mixed Use – General (MU-1f3.5h24)

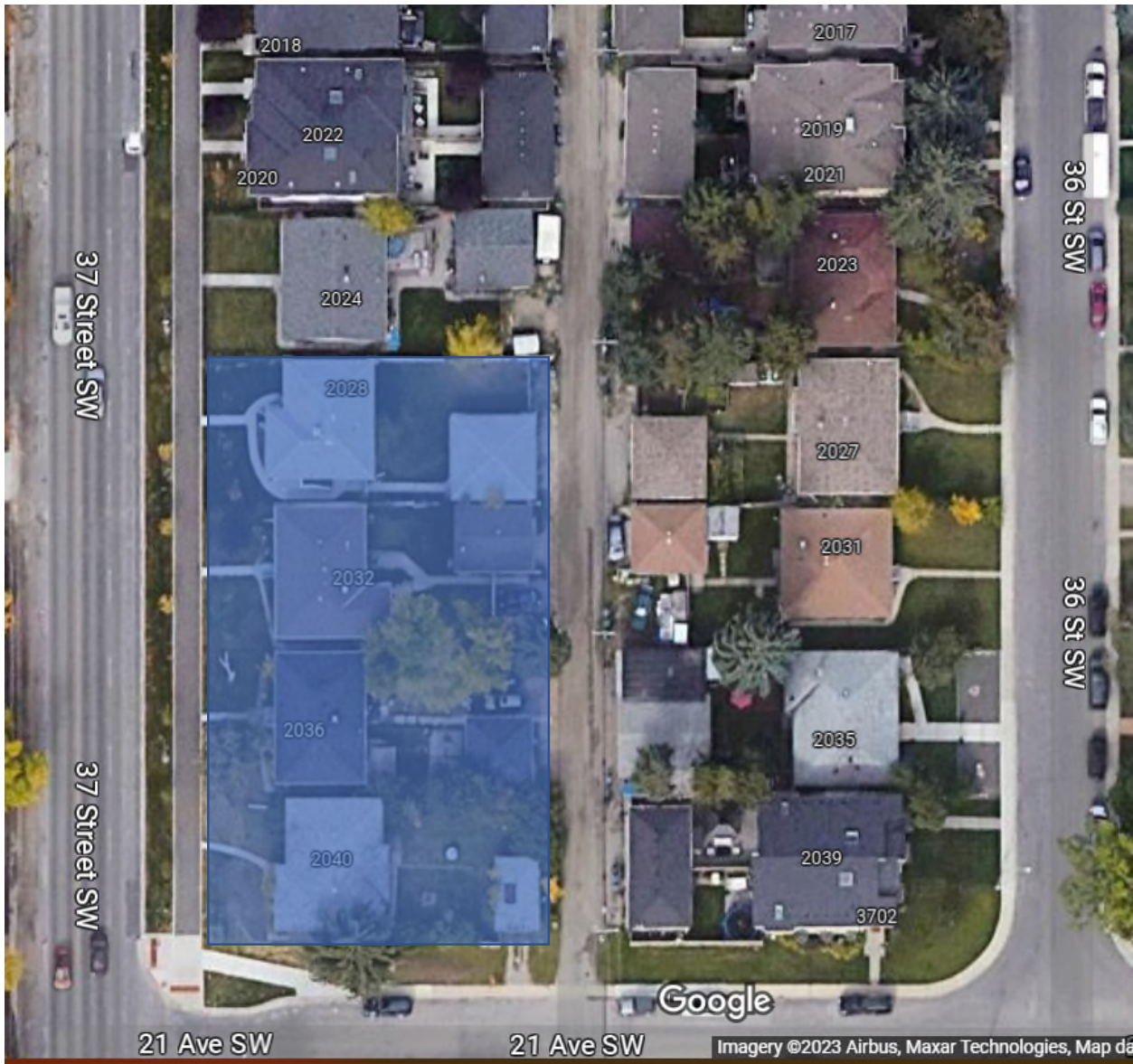
I am writing as long-time Killarney resident to voice concerns about the proposed rezoning of this block. It is understandable that the City of Calgary wishes to increase density, and this is a highly desirable neighbourhood with excellent amenities and transit connections. I would have no objections to keeping the existing M-C1 zoning and building townhouses or fourplexes on these lots. However, there are no design mitigations associated with this development that would ensure an adequate transition zone, character preservation, consideration for existing homeowners' quality of life, or traffic management.

As shown in the map below, the blue rectangle outlines the approximate footprint of the building, which would abut a narrow gravel alley and directly overlook the low density single family residences to the east on 36 Street SW.

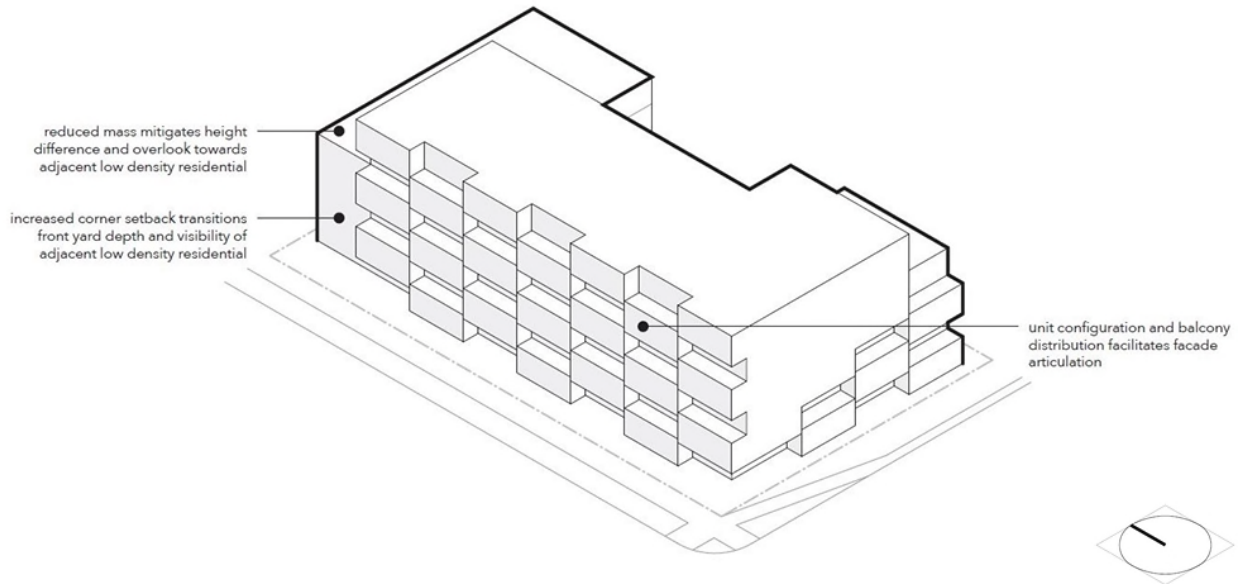
There is no buffer space between the very high density, 100 unit building proposed, and the detached/semi-detached houses along the street. The building will be 24 m, effectively a monolith that takes half of the block and leaves the surrounding houses in shade. It will definitely not blend in. If there was a row of townhouses in between, or more space in general, at least that would provide some separation from high to medium to low density.

Noise, loss of privacy, shade over the affected properties, and an exponential increase in vehicle traffic in the alleyway are among the factors that will decrease quality of life for the existing residents. Note the entrance to the parkade will be directly opposite to the houses across.

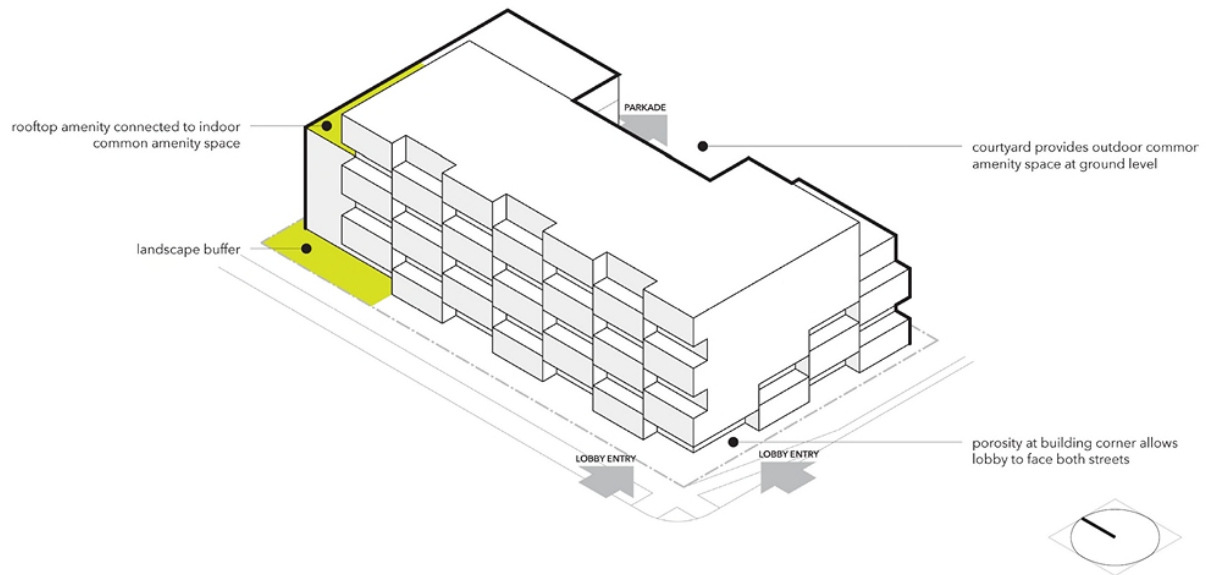
Furthermore, demolishing the four bungalows removes affordable housing, which is already in short supply in Calgary.



### Facade Articulation through Balcony Configuration



### Outdoor Amenity and Landscape Buffer





Killarney has undergone significant transformation in the last 15 years, but multi-use development should be on streets that provide adequate transition zones between high to low density, as well as alleys that have been designed for the purpose.

Below is 30<sup>th</sup> Street SW, which in contrast was designated for higher density, and the alley design reflects the accommodation for increased vehicular traffic, guest parking, and space for garbage/recycling. However, these multi-unit residences are still nowhere near the 24 m height increase being proposed, nor have density at 100 units over 4 lots.



At up to 24 m if the site is redesignated, the height of this building would eclipse all other structures on this block. It will fundamentally change the residential character of this neighbourhood, as well as exacerbate a street parking shortage if vehicles from tenants as well as their visitors congregate in the vicinity.

The nearest analogue is on 22 St SW, between 32 and 33 Ave. One difference is there are no balconies, but the residents in the single family dwellings have lost their privacy because the windows from the apartment building look into their backyards and bedrooms.

Architecturally, a monolith towering over houses is not very appealing.



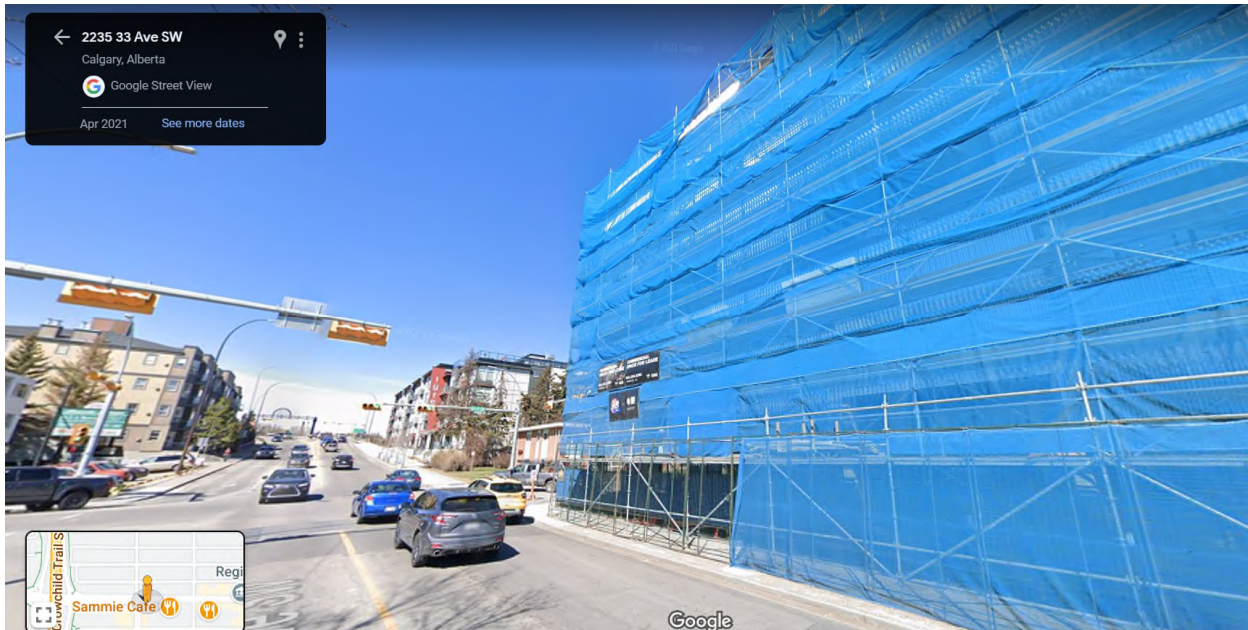
Before and after streetscape changes

August 2014





April 2021



Also included is the state of the gravel alley due to increased vehicle traffic in the gap between 32 and 33 Ave SW, at 22 St (March 2023). The developer submitting the redesignation request in LOC2022-026 has not committed to paving the entire alley. It was nearly impassable when I drove through.





Submitted by:  
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