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## What We Heard Report.

2604-2620 37 ST SW & 2628-2640 37 ST SW  
LOC2022-0209

ISSUED  
June 2023

460 - 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2

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[civicworks.ca](http://civicworks.ca)



## Outreach Strategies



### PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

The project website ([www.veragroup.ca](http://www.veragroup.ca)) acts as an information-sharing platform and, alongside the voicemail inbox and email address, serves as a direct line to the project team. Community members can learn more about the proposed development vision through the information published to the project website and are invited to ask questions and share their feedback directly with the project team via an online feedback form.



### NEIGHBOUR BROCHURES & POSTCARDS

Neighbour brochures (+320) and neighbour postcards (+320) were hand-delivered to area residents to outline the proposed change for the subject site, direct interested parties to get in touch with the project team via the dedicated voicemail, email address, project website feedback form, or by attending the Applicant-led Digital Information Session. All inquiries, questions, and comments are received, compiled, and responded to by the project team.



### CORRESPONDENCE & DIGITAL INFORMATION SESSION

A summary of the development vision and an invitation to meet with the project team to discuss the proposal was shared with the Killarney-Glengarry Community Association (KGCA), Glendale-Glendale Meadows Community Association, Glenbrook Community Association, along with the Ward 6 and Ward 8 Councillors' Offices in December 2022. The project team hosted a Digital Information Session on April 20, 2023 to share new information and listen to community feedback.



### CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed two additional on-site signs to notify neighbours and surrounding community members of the proposed land use change. The signage outlines the development vision and invites interested parties to learn more by visiting the dedicated project website and to get in touch with the project team directly via the project email address and voicemail.

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## Outreach Process

### OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies, feedback from the KGCA, as well as from the Ward 6 and Ward 8 Councillors' Offices and 25 community members was received directly by the project team, in addition to feedback from 19 participants who attended the Applicant-led Digital Information Session. Administration also advised that over 30 letters were received from community members. VERA Group and the project team would like to thank these community members for sharing their feedback.

In reviewing the feedback collected to date (June 28, 2023) and summarized by Administration, the project team has identified seven key themes raised by community members. The key themes outlined in the following pages are broken into What We Heard and Team Response.

### OUR COMMITMENT

Since no single solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**



## What We Heard & Team Response



Note: All visualizations are conceptual in nature and for discussion purposes only. Details to be determined at the Development Permit stage.

### 1 BUILDING SCALE

#### WHAT WE HEARD

Community members provided feedback to the project team regarding the proposed building scale, including the associated Floor Area Ratio (FAR) and density. Some neighbours asked how the proposed building height and massing would be compatible with the existing community character.

#### TEAM RESPONSE

In response to community feedback regarding building scale, a conceptual design for Phase 1 (concept pictured above) was created to help visualize an example of built form possible under the proposed Land Use District. The proposed six-storey built form represents the project team's planning merit-based intent through strong site context and design considerations. The site is surrounded by the Mixed Use - General (MU-1), Multi-Residential - Contextual Low Profile (M-C1), Commercial - Neighbourhood (C-N1), and Residential - Grade-Oriented Infill (R-CG) Districts. Additionally, a multi-residential building is being developed directly across 26 AV SW.

The proposal seeks to provide a transit-oriented development with active frontage along the 37 ST SW Main Street, while providing a sensitive transition towards the R-CG District sites

immediately across the laneway to the east. The architectural potential of the proposal has been considered and seeks to fit into this existing multi-residential, mixed-use, commercial, and Residential - Grade-Oriented land use context. Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design.

Due to the site's slope (both N-S as well as E-W) and The City of Calgary's building height measurement methods from geodetic elevations to the top of ancillary rooftop structures (if a rooftop amenity space is proposed), the building is anticipated to require the 26m maximum height to accommodate a six-storey built form. In response to some questions around how the building scale would interact with site topography/slope, two cross-sections were created based on the Phase 1 conceptual design. These cross-sections of the Phase 1 conceptual design have been provided for review in Appendix A, with details ultimately being determined at the Development Permit stage.



**Note:** All visualizations are conceptual in nature and for discussion purposes only. Details to be determined at the Development Permit stage.



**Note:** All visualizations are conceptual in nature and for discussion purposes only. Details to be determined at the Development Permit stage.

## 2 PRIVACY & SHADOW IMPACT

### WHAT WE HEARD

Some neighbours noted concerns around potential impacts to privacy and shadowing on adjacent properties, in particular across the adjacent laneway to the eastern private yards.

### TEAM RESPONSE

A sun-shadow study analysis was undertaken for the conceptual Phase 1 design, using industry-standard modeling, to ensure minimal impacts to adjacent neighbours. This sun-shadow study analysis for the conceptual Phase 1 design has been provided in Appendix B for review. The analysis shows that despite the building height increase, the proposal's shadow impacts are comparable to the shadow impacts possible under the existing MU-1f3.0h16 Land Use District, and that the shadows created by the proposed development are not expected to adversely impact the community.

Principal concerns relating to privacy and shadows will be addressed at the Development Permit stage via architectural design strategies sensitive to the adjacent residential context. Through the course of the Land Use Redesignation application, the project team explored potential design concepts (one concept shown above) in response to the feedback heard - several design strategies can be incorporated into the architecture at the

Development Permit stage, including, but not limited to:

- Pushing and stepping-back massing from the eastern laneway to provide greater spatial separation, reduce potential overlooking, and improve sunlight penetration.
- Utilizing a "U-shaped" building design to carve and recess massing and allow sunlight to penetrate further eastward for the majority of the sites.
- Using opaque patio glass and raised window sills to help obscure sightlines into private yards from eastern units.
- Orienting the rooftop amenity spaces away from eastern residences and toward 37 ST SW to mitigate any overlooking.

Additional revisions to the schematic design may be integrated through the Development Permit review process and during evaluation by the Development Authority.





### 3 TRAFFIC, PARKING, AND LANEWAY CONDITION

#### WHAT WE HEARD

Anticipated traffic activity associated with the proposed development and other redevelopments along 37 ST SW was a chief concern among some neighbours. Feedback from community members also noted on-site vehicle parking provision as an item of concern, and the condition of the existing laneway directly behind the subject sites as potentially difficult for waste management / bin collection.

#### TEAM RESPONSE

The paving of the laneway is anticipated to be a mandatory condition of development with costs fully borne by the developer. Paving will generally improve the lane's appearance, access, safety, and servicing ability for emergency and collection vehicles.

As a required component of the Land Use Redesignation application (LOC2022-0209), a transportation assessment was conducted by Bunt & Associates to evaluate trip generation activity, comparing additional trips generated by the proposed land use with the existing land use, noting any expected impacts to the current intersections and roadways. The transportation assessment concluded that the proposed transit-oriented development would not appreciably impact network traffic conditions, that daily roadway volumes are anticipated to remain

within current operating guidelines, and that no new controls (signals or crosswalks) are anticipated to be required. This is in part due to The City's 37 Street SW streetscape enhancement work already contemplating this site for intensification, with work being recently undertaken to improve the mobility network. LOC2022-0209 additionally benefits from the location of a MAX Teal Bus Rapid Transit (BRT) station directly in front of the site (pictured above), providing residents with convenient access to public transit and reducing the need for single-vehicle travel.

The on-site vehicle parking provision will ultimately be determined at the Development Permit stage, but the current schematic design proposes ±154 vehicle stalls for ±128 dwelling units and the at-grade commercial-retail units, which is above the Land Use Bylaw requirement. Vehicle parking stalls are anticipated to be provided in a two-level underground parkade accessed via the laneway. These numbers will be finalized at the Development Permit stage.



#### 4 TENANCY TYPE & CONSTRUCTION

##### WHAT WE HEARD

Some respondents asked whether the developments are anticipated to be predominantly condominiums or rental units. Other neighbours asked how construction noise could be mitigated, if the construction was anticipated to be wood-frame or concrete, and if any green building measures will be taken.

##### TEAM RESPONSE

The gap between entitlement processes and construction completion regularly requires developers to adapt to shifting market conditions, moving from sales to rental and vice versa. Notwithstanding, it is VERA Group's current plan to build a purpose-built rental project with at-grade units/bays leased. The cost of units will ultimately be determined once construction costs and future market conditions are understood.

The current six-storey built form is anticipated to be constructed with wood-framing using standard building practices for a building of this scale. The building will be built according to the Alberta Edition of the Building and Fire Codes. Relating to construction and noise, VERA Group is committed to following construction management best practices that include City Bylaw and provincially legislated site management policies, in addition to City guidelines for communication with local residents. All other building-related details will be confirmed at the Development Permit application stage.

#### 5 SITE CONDITIONS

##### WHAT WE HEARD

Site conditions were a topic of interest for nearby community members with some respondents asking how municipal water and sanitary systems would be affected by redevelopment. Others had questions around the site's slope and potential impact on local drainage, as well as the loss of existing private trees.

##### TEAM RESPONSE

Utility infrastructure and system capacity is evaluated by The City of Calgary as a component of all redevelopments of this scale, including water and sanitary servicing, as well as stormwater management. As a standard condition, overland drainage is not permitted to leave the site area. These details will be evaluated and confirmed at the Development Permit stage.

The site requires a slope-adaptive design in response to the topography and will require some grading to allow for redevelopment. In response to questions around the site slope, two cross-sections were created for the conceptual Phase 1 design, which are provided for review in Appendix A.

Existing privately-owned trees in the yards of the subject sites will be required to be removed with redevelopment, but The City of Calgary has standards for landscaping and tree planting. A Landscape Plan will be required at the Development Permit stage, which must be in accordance with the Land Use Bylaw (1P2007).



## 6 PROJECT TIMING & PHASING

### WHAT WE HEARD

Some community members asked what the anticipated project timeline was to construction. Others asked for more information on the expected phasing, as well as if the central parcel (2624 37 ST SW) is included as a part of the redevelopment plans.

### TEAM RESPONSE

VERA Group is seeking to submit a Development Permit application for phase one (2604-2620 37 ST SW), which would be followed thereafter by a Building Permit application before any demolition or construction takes place. These applications would come after a decision related to the Land Use Redesignation application (LOC2022-0209). The timeline to construction for phase one is therefore expected to be no sooner than 2024, should the related applications be approved. Phase two (2628-2640 37 ST SW) would follow afterwards at a later date.

The VERA Group project team reached out to the private landowner of the mid-block parcel, located at 2624 37 ST SW; however, VERA Group and the landowner of 2624 37 ST SW have not been able to come to an acquisition agreement. Accordingly, the Land Use Redesignation application (LOC2022-0209) for the lands applied for is intended to proceed without the incorporation of 2624 37 ST SW.

## 7 MAIN STREET ACTIVATION

### WHAT WE HEARD

One respondent and the Killarney-Glengarry Community Association asked for the Land Use Redesignation base District to change from the Mixed Use - General (MU-1) District to the Mixed Use - Active Frontage (MU-2) District to ensure active uses at street-level facing the 37 Street SW Main Street commercial corridor.

### TEAM RESPONSE

The VERA Group project team is pleased to confirm that the application (LOC2022-0209) has been formally amended from the originally applied for MU-1f4.0h26 District to the MU-2f4.0h26 District to accommodate the requested change. This change will not affect the built form, maximum height, or maximum Floor Area Ratio (FAR) originally applied for. The primary change regarding amending the application to the MU-2 District is that active uses (e.g., commercial-retail units) are required at grade facing the 37 ST SW Main Street (i.e., condominiums may not be developed at grade facing 37 ST SW under the MU-2 District rules). This change should help make the 37 ST SW Main Street more vibrant and enjoyable by activating the newly enhanced streetscape.

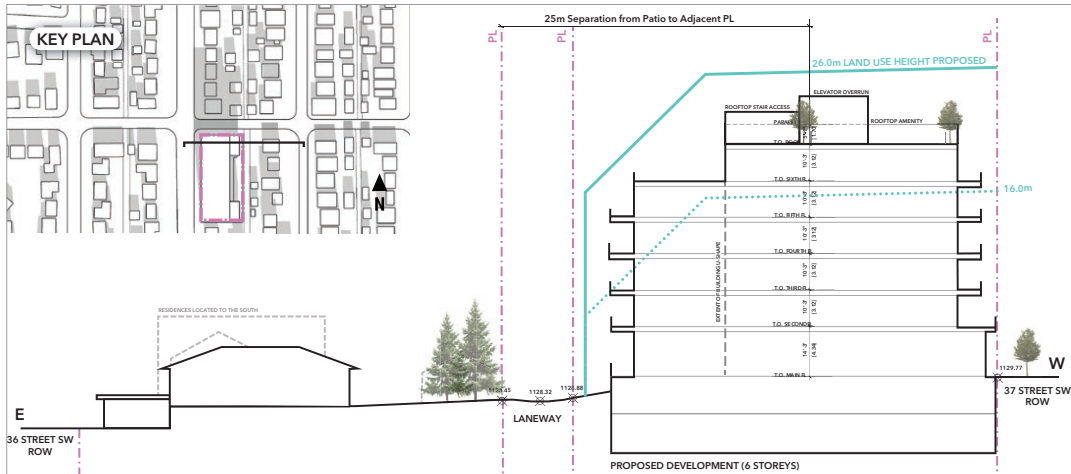
## **Appendix A**

### Phase 1: Conceptual Cross Sections

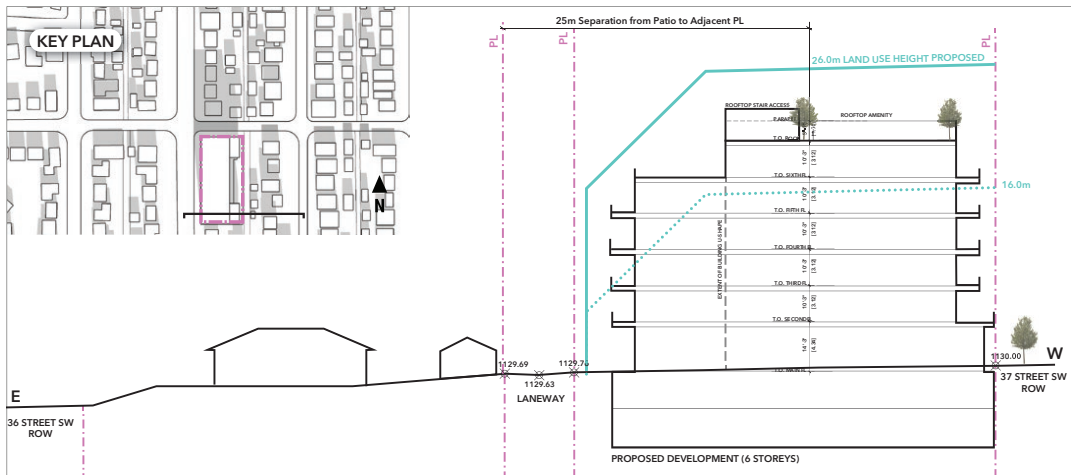




## Phase 1: Conceptual Cross Sections



Note: All visualizations are conceptual in nature and for discussion purposes only. Details to be determined at the Development Permit stage.



Note: All visualizations are conceptual in nature and for discussion purposes only. Details to be determined at the Development Permit stage.

## **Appendix B**

### Phase 1: Conceptual Shadow Studies



## Phase 1: Conceptual Shadow Studies

MARCH 21 & SEPTEMBER 21 - SPRING & AUTUMN EQUINOXES

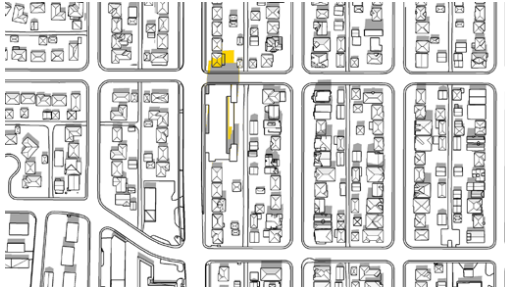
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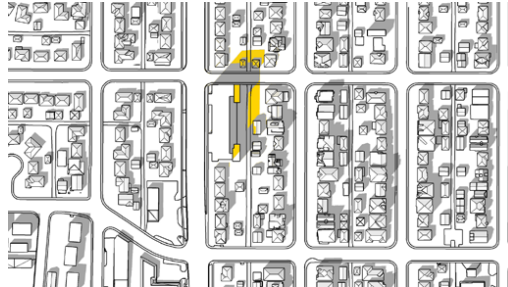
10:00am



12:00pm



2:00pm



4:00pm



### LEGEND

Existing Building Shadow & Conceptual 16m Building Shadow

Conceptual Building (MU-1f4h26) Shadow Difference



**Note:** Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of a proposed architectural design, surrounding built form and natural features. Study areas without significant topography assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary standards. These sun shadow studies are based on a conceptual design created using the Mixed Use District Rules (Land Use Bylaw 1P2007), which will be determined at the Development Permit stage.



## Phase 1: Conceptual Shadow Studies

JUNE 21 – SUMMER SOLSTICE

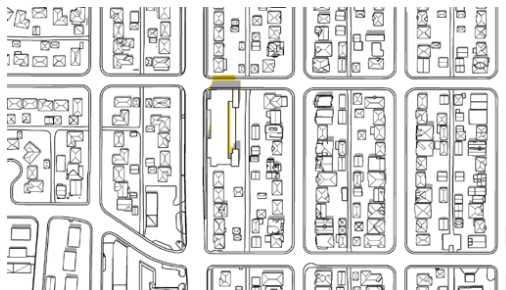
8:00am



10:00am



12:00pm





2:00pm



4:00pm



### LEGEND

-  Existing Building Shadow & Conceptual 16m Building Shadow
-  Conceptual Building (MU-1f4h26) Shadow Difference



**Note:** Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of a proposed architectural design, surrounding built form and natural features. Study areas without significant topography assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary standards. These sun shadow studies are based on a conceptual design created using the Mixed Use District Rules (Land Use Bylaw 1P2007), which will be determined at the Development Permit stage.



## Phase 1: Conceptual Shadow Studies

DECEMBER 21 – WINTER SOLSTICE

8:00am



10:00am



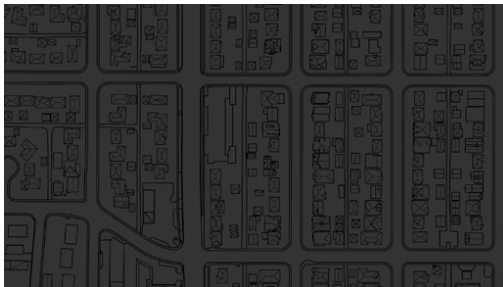
12:00pm





2:00pm



4:00pm



### LEGEND

-  Existing Building Shadow & Conceptual 16m Building Shadow
-  Conceptual Building (MU-1f4h26) Shadow Difference



**Note:** Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of a proposed architectural design, surrounding built form and natural features. Study areas without significant topography assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary standards. These sun shadow studies are based on a conceptual design created using the Mixed Use District Rules (Land Use Bylaw 1P2007), which will be determined at the Development Permit stage.



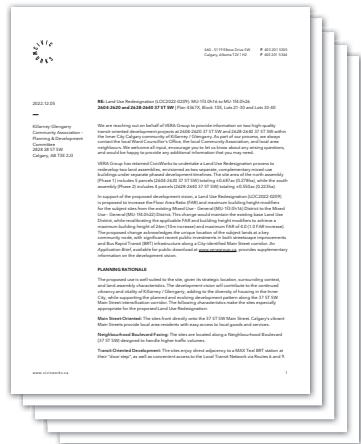
## **Appendix C**

### Outreach Materials

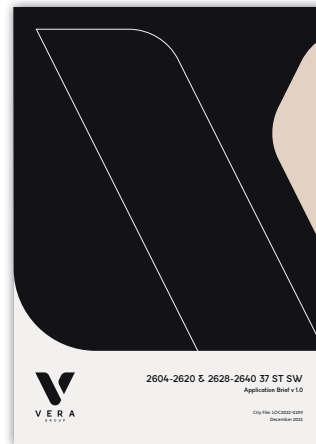


## Applicant-led Outreach Materials

Notices to Community Associations and Wards (Dec. 5, 2022)



Application Brief published online on Dec. 5, 2022 and updated



Project Website ([www.veragroup.ca/killarney-glengary](http://www.veragroup.ca/killarney-glengary))



+320 Trifold Brochures delivered on Dec. 9, 2022



[www.civicworks.ca](http://www.civicworks.ca)

What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 15



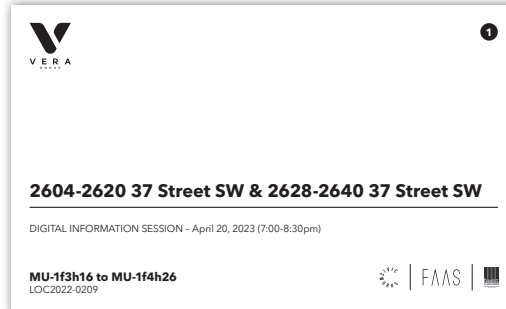
## Applicant-led Outreach Materials

Custom On-Site Signage installed Dec. 12, 2022



+320 Postcards delivered on Apr. 6, 2023

Digital Information Session hosted on April 20, 2023



www.civicworks.ca

What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 16



## City of Calgary Large-Format Notice Postings

Large-Format Notice Posting installed Dec. 12, 2022



**Tell Us What You Think**  
Submit comments to The City by **January 3, 2023** at [calgary.ca/developmentmap](http://calgary.ca/developmentmap) and refer to LOC2022-0209. Comments received after this date may be considered depending on the application review period.

# PROPOSED LAND USE CHANGE



A change is proposed at multiple properties (see map) to allow for:

- commercial and residential uses in street-oriented buildings with other commercial or residential uses at street level (Mixed Use - General (MU-114.0h26) District);
- a maximum building height of 28.0 metres about 6 to 7 storeys (an increase from the current maximum of 16.0 metres);
- a maximum building area of 20,056 square metres (an increase from the current maximum maximum of 15,042 square metres); and

• NOTE: If this application is approved by City Council, the building design and site layout details will be determined later at the development permit review stage.

Applicant Contact Information:  
Name: Liam Murphy  
Phone: (687) 747-0317

[calgary.ca/developmentmap](http://calgary.ca/developmentmap)  
Reference Number: **LOC2022-0209**  
Phone: 403-268-5311

Large-Format Notice Posting (updated) installed May 11, 2023



**Tell Us What You Think**  
Submit comments to The City by **June 1, 2023** at [calgary.ca/developmentmap](http://calgary.ca/developmentmap) and refer to LOC2022-0209. Comments received after this date may be considered depending on the application review period.

# PROPOSED LAND USE CHANGE



A change is proposed at multiple properties (see map) to allow for:

- commercial and residential uses in street-oriented buildings with commercial uses at street level facing the commercial street (Mixed Use - Active Frontage (MU-214.0h26) District);
- a maximum building height of 28.0 metres about 6 to 7 storeys (an increase from the current maximum of 16.0 metres);
- a maximum building area of 20,056 square metres (an increase from the current maximum maximum of 15,042 square metres); and

• NOTE: If this application is approved by City Council, the building design and site layout details will be determined later at the development permit review stage.

Applicant Contact Information:  
Name: Liam Murphy  
Phone: (687) 747-0317



[calgary.ca/developmentmap](http://calgary.ca/developmentmap)  
Reference Number: **LOC2022-0209**  
Phone: 403-268-5311

## **Appendix D**

### Verbatim Email and Online Webform Feedback





## Verbatim Email and Online Webform Feedback (MU-1f4.0h26)

The following is a record of relevant verbatim correspondence managed via the online feedback form, dedicated project email (engage@veragroup.ca), and project team member emails from December 20, 2022 through May 5, 2023.

**Please note:** Excepting removal of names, no edits to feedback have been made and the verbatim comments are as received.

**Respondent #1**

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**Date:** December 20, 2022  
**Subject:** 37th street project

Hello,

I received correspondence from you regarding a proposed land use change at 2604 - 2640 37 street SW. I understand you're in early phases but I have concerns regarding parking. I live on 36th street and it sounds like whether you build businesses, live/work units or multi residential that you're going to have a parking problem. Can you tell me how you plan to prevent any sort of parking issues regardless of what sort of units you end up building?

Thanks,

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**December 20, 2022**

Hi \_\_\_\_\_

Thanks for your time today – it was great speaking with you on the phone. Again, my name is Liam, and I'm an urban planner with CivicWorks representing Vera Group as the Applicant for the proposed Land Use Redesignation (LOC2022-0209).

Additional information on the proposed change lives on the project website at: <https://www.veragroup.ca/killarney-glengarry>, and the project team has prepared an Application Brief, available for download at this link: [Application Brief](#). Please note that on pages 18-19 of the Application Brief, preliminary estimates are included for dwelling units and parking stalls. Currently, Phase 1 is anticipated to have ±127 dwelling units and ±136 underground parking stalls; however, the exact design is still in flux and these details will be determined through a Development Permit application.

As mentioned on our call, I wanted to also reply to your email here so that you have my contact information. Should any additional questions or concerns arise, please do not hesitate from sending me an email or giving me a phone call.

Thanks and have a great day,

**VERA Group Project Team**

**Respondent #1**

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**Date:** December 21, 2022  
**Subject:** 37th street project

Hi \_\_\_\_\_

Just a quick question; how much do you expect a unit in the apartments to cost or will they be rentals and if so how much would they rent for? =

Thanks

**December 22, 2022**

Hi \_\_\_\_\_

Thanks for your email.

At this early stage, Vera Group is unable to confirm the tenancy type or cost of units. Typically, these details are largely related to the cost of construction materials and other elements unable to be determined until later stages, as well as unit types (i.e., number of bedrooms) and how many units are anticipated on site, determined through a later Development Permit application.

Please do not hesitate to follow up if you have any additional questions or feedback.

Thanks again,

**VERA Group Project Team**

**Respondent #2**

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**Date:** December 22, 2022  
**Subject:** Land Use Redesignation from MU-1f3.0h16 to MU-1f4.0h26 at 2604-2620 37 ST SW and 2628-2640 37 ST SW (LOC2022-0209)

Hi \_\_\_\_\_

Sorry for the delayed response. One question the Killarney Glengarry Development Committee has is why you guys are focused on MU-1 zoning as opposed to MU-2 zoning. It seems MU-2 would be a better fit for the site giving its TOD status, Main street status and intended status listed in the forthcoming Westbrook LAP. We are curious why you are opting for an expanded MU-1 instead

Thanks,

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 January 6, 2023

Hi \_\_\_\_\_

Thanks for your response and Happy New Year - we hope that you were able to relax a bit over the past few weeks! We also appreciate your patience on our response timing due to the holiday break.


The project team is connecting on your question around the MU-2 District and will provide an update shortly.

This application has received some feedback from neighbours, most of which you are cc'd on, and our team is responding to these messages independently. We also requested prior to the New Year that The City extend their comment period to ensure that neighbours and all other stakeholders have good opportunity to provide their feedback on this proposal in light of the recent holiday season.

Again, we would of course be happy to meet with you and the Development Committee to discuss the proposal, and we'll be reaching back out with more information on this application in the weeks ahead. In the meantime, please do not hesitate to let us know if you have any further questions or comments.

Thank you,

VERA Group Project Team

 **Respondent #1**

**Date:** December 23, 2022  
**Subject:** 37th street development

Hi \_\_\_\_\_

Courtney we've met before and I've been corresponding with Jarred about the planned development on 37th street SW between 26th and 25th.

First of all I'd like to reiterate that I am completely opposed to this proposed development for numerous reasons. I've sent them to Jarred and expanded on them in the comments on dmaps but I will say them again here as it seems as though downplaying the amount and seriousness of resistance received is an ongoing issue, more on that later.

The reasons I'm opposed to this development are numerous; first, the amount of traffic it will create, it is hard enough to get into Killarney during rush hour from 37th, you want to add 200 people to that mess?

The back lane behind our homes is already a choke point where at the 25th ave end only one car can get through, to add 200+ cars to this will create further traffic problems on 25th as cars will be coming and going and on 26th avenue which is a choke point already.

To expand the FAR all the way to the edge of the alley will make the entire alley able to fit only one car; furthermore the dirt alley cannot handle that many cars driving on it every day and on one end it gets incredibly slippery. With the amount of traffic your plan will add, this will lead to accidents and further congestion in the alley which will back on to 37th. On top of all of that, when it is garbage day, as we have to have our bins a few feet from our properties it will be even harder to navigate the alley.

The infrastructure in this neighbourhood is old, I've had the water in my house shut off and sewage has bubbled up from the toilets, I've also experienced a handful of losses of power in the few short years I've lived here; how exactly are you going to accommodate another 200 dwellings and numerous businesses utilizing water, sewage, and electricity in the area?

The building's height is inconsistent with everything else in the neighbourhood and the urban form will be negatively affected. The neighbourhood is slowly becoming more and more consistent with its urban form but to add massive buildings that look like no other is absurd.

Shadowing will be a major issue, not only are you planning on tearing up all the backyards, grass and trees of the homes on 37th but you're going to make it awfully hard for the homes on 36th to keep their grass, gardens, plants and trees healthy. Not

to mention the fact that families, children, pets and everyone love sunshine and being outside, you're going to deprive all the homes on 36th of this.

Loss of privacy is also of great concern. To have windows, balconies and roof top patios looking into our yards, bedrooms, living rooms and dining rooms is not something that people should have to be subjected to, privacy is important, it's a right.

The noise that years of construction followed by hundreds of people living behind our homes is the last but not least issue. Killarney is a quiet, friendly, family oriented neighbourhood and these apartments will disrupt that environment. We do not live downtown for a reason.

Regarding the downplaying of resistance mentioned above; I have now spoken with residents of five of the other households on this block who between them have spoken to an additional three, with my house that makes nine; all of whom are absolutely opposed to this and have expressed as much to you. By my count there are twelve homes on the street behind this planned development that are not in the middle of being built. I know other homes are currently rented out so you won't hear resistance from them. To me, nine out of twelve homes reads like a lot of opposition to this from 36th street.

So how come when I spoke with Jarred he said he hadn't heard much opposition? Why do each of my neighbours that spoke with him all say Jarred has said he hasn't heard much opposition? Jarred later told me he has heard from less than 30 people, how many people received the mail out? How many people are even aware of this? Are the actual homeowners of the rental properties aware of this? If a man sends a letter on behalf of his household does that only count as one person when 4 or 5 people living there may be opposed to it? I'd like to know exactly how many mailouts you sent around my neighbourhood because the development on 37th and the opposite side of 26th is a 50 meter walk from my home and you didn't notify me about that so how can I be confident that you even notified the people across the street from me? If you only sent out notice to the houses on my street, why would you expect 30 people to reply?

You also have given us until January 3rd to respond, you've done this intentionally over the holidays knowing many people will not be available or out of town as well as that you will all be off work for the next week and not have to discuss this with anyone.

It is also clear that the diagrams the developer provided are not in any way to scale as these apartments will tower over my house but the diagram shows them as slightly taller than mine. Neither the city nor the developers correspondence made note that these would be 85 foot high apartment buildings with over 100 units in each. I think we can all agree you'd have gotten a lot more resistance a lot earlier and louder if you had actually informed us of what was going on. When I spoke with Jarred he said he didn't really know what was going to be built, but the developer seemed to have a complete idea of exactly what it would be, why is this information being withheld?

It seems pretty clear to me that you have done bare minimum to notify the community about these plans and are pulling as many tricks as you can to ram this thing through without the informed consent or approval of the people it will affect. Courtney when I met you several months ago I really enjoyed your company and found you to be a stand up guy, you're better than this.

Please delay the timeframe for feedback and send out additional correspondence to all the houses that will be affected by this and actually make it clear what is happening here. Two 85 foot tall apartment buildings each with over 100 dwellings and several shops and businesses with well over 100 parking stalls in each. Perhaps if you were less underhanded and actually informed the people of what was happening you'll get your 30 people opposed.

Please confirm receipt of email and note that this was sent well in advance of the cut off date as it is December 23, 2022

Happy Holidays

-----

 December 27, 2022

Hi \_\_\_\_\_

Thank you for your message - the project team is sorry to hear of your opposition to the proposed Land Use Redesignation and have noted your concerns. The project team would also like to assure you that all feedback received is taken seriously. I am out-of-office with limited access to my email, but wanted to address some of your concerns here prior to the New Year when the CivicWorks office reopens.

As shared during our phone call, the application made is for Land Use Redesignation and all information currently available has been shared publicly. All of the best information lives in

the Application Brief on the project website, which is publicly available, is what was verbally discussed with you on the phone, and has been also shared with the File Manager and other stakeholders. The proposed maximum building height and maximum Floor Area Ratio (FAR) are indicated on The City's large-format notice postings, custom on-site sandwich boards, the brochures that were delivered (attached), as well as on the project website and Application Brief to ensure that the change proposed is transparent. The Applicant project team can also confirm that over 300 brochures were delivered to all residences within ±200m of the subject site in addition to the notices delivered by The City.

Any mixed-use redevelopment on this site would entail a transportation study by a professional transportation engineer, with the study's scope determined by The City of Calgary transportation engineers. Such a study would include impacts to adjacent roadways and laneways, and would require standards to be met for traffic flow, intersections, parking, etc. Local infrastructure would also be required to meet standards / be upgraded if required (e.g., water mains, sanitary pipes, etc.). This information will be confirmed by The City of Calgary during their review process, with more detailed studies required at the Development Permit stage, so I will let the File Manager comment further on this should you have additional questions at this time.


The proposed building height is aligned with the statutory Killarney/Glengarry Area Redevelopment Plan, the emerging non-statutory Westbrook Communities Local Area Plan, and policies within the Municipal Development Plan and Calgary Transportation Plan. The project team would be happy to share more information with you around building height, privacy, shadowing, and garbage/recycling collection in the New Year once the CivicWorks office is open again.

To your point regarding The City's comment deadline date of January 3rd, The City sets their comment period deadlines based on when large-format notice postings are installed. The project team agrees that this date should be extended to allow more community members to share their feedback. Jarred: could you kindly extend the comment period for an additional week in January to ensure that all interested stakeholders can share their feedback after the holiday season?

Thank you again for your feedback. The project team will be in touch with you in the New Year. Please do not hesitate from contacting us should you have further questions or comments.

Sincerely,

VERA Group Project Team

 **Respondent #3**  
Date: December 28, 2022  
Subject: Feedback on your Land use amendment application - LOC2022-0209

Good afternoon,

We write to you to express our concerns and state that we strongly oppose your development proposal and your application to amend the Land Use designation and increase the F.A.R. in the land referenced in the LOC2022-0209 file for the 2600 block of 37 Street SW. in Killarney/Glengarry.

We do not share your vision or rationale, as your proposal does NOT show signs of being a good neighbour to our community or being meaningful and appropriately scaled as you claim it to be.

The proposed development is clearly out of proportion, scale and character and does not take into account or show consideration for the current residents on 36 Street.

The drawings you attached to the proposal are out of scale and purposely presented in a way that hides the absolute disproportion of your project (proposing 26 meters in height) compared to the existing properties (which are either 8 or 9 meters-high bungalows or 11 meters-high new infills) and the proximity to the back lane and the residential homes on the other side of the lane, and it also disregards the slope between 37 and 36 Streets which adds about 2.5 meters to the height of your proposed buildings.

This mega project that seeks to use up basically all the land, to build hundreds of small, low-cost, low-quality units, will only benefit your company. But, at the same time, it will have a substantial negative impact on the residents of 36 Street, the neighbourhood and the community, including impact on our privacy, our enjoyment of our property,

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added noise, pollution, traffic, demand for parking, and the stress to the current services' infrastructure. It will deprive the neighbours of green spaces, mature trees, air and sunshine as you pretend to.

Considering all the above, this ambitious project does not come from a good neighbour, as you pretend to be, it doesn't benefit our well-established neighbourhood and therefore should be abandoned.

The current land use (MU-1 f3.0h16) and the current F.A.R. are very appropriate and should be respected and maintained.

Please reply to confirm receipt of this email and provide your acknowledgement of our feedback and our opposition to your development project by end of day December 30th.

Thank you,

-----

 December 29, 2022

Good morning -----

Thank you for your message - the project team is sorry to hear of your opposition to the proposed Land Use Redesignation and have noted your concerns. The project team is out-of-office with limited access to email, but wanted to confirm receipt of your email and address some of your concerns here prior to the New Year when the team's office reopens.

Please note that the maximum building envelope shared represents the maximum area that a building could be developed within rather than a building itself, with details on any redevelopment / building to come through a later Development Permit application and also limited by Floor Area Ratio. Details on the number of units, size of units, and construction materials would be determined at the Development Permit application stage as well, but Phase 1 (2604-2620 37 ST SW) is proposed to potentially host approximately ±127 units.

Any mixed-use redevelopment on this site would entail a transportation study by a professional transportation engineer, with the study's scope determined by The City of Calgary transportation engineers. Such a study would include impacts to adjacent roadways and laneways, and would require standards to be met for traffic flow, intersections, parking, etc. Local infrastructure would also be required to meet standards / be upgraded if required (e.g., water mains, sanitary pipes, etc.). This information will be confirmed by The City of Calgary during their review process, with more detailed studies required at the Development Permit stage.


The proposed Land Use Redesignation has been aligned with the statutory Killarney/Glengarry Area Redevelopment Plan and the emerging non-statutory Westbrook Communities Local Area Plan, as well as aligned with policies within the Municipal Development Plan and Calgary Transportation Plan. The project team would be happy to share more information with you around building height, privacy, traffic, and anything else on your mind in the New Year once the project team's office is open again.

Kindly note that we have requested that The City's comment deadline date of January 3rd be extended to allow more community members to share their feedback granted the holiday season. The City of Calgary File Manager has been copied on this email for their record, and your comments have been shared with the project team to help inform the proposal.

Thank you again for your feedback. The project team will be in touch with you in the New Year. Please do not hesitate from contacting us should you have further questions or comments.

Sincerely,

VERA Group Project Team

 **Respondent #3**

**Date:** December 30, 2022  
**Subject:** Feedback on your Land use amendment application - LOC2022-0209

Good afternoon,

Thank you for acknowledging our email with our feedback and our concerns.

However, you are just repeating the same messages that one of your colleagues said to me over the phone, and it seems like you are trying to minimize our concerns about the impacts your proposed development would have on our properties, our neighbours and the community, and overall our quality of life and enjoyment of our property, while you are trying to sell it as something else.

If you think we do not understand your development intentions, and we are going to fall for your speech full of misleading information, you are very wrong.

According to you: "...the maximum building envelope shared represents the maximum area that a building could be developed within, rather than a building itself..."

Are you trying to make us believe that you don't have the intention of building the maximum possible height and maximize the Floor Area Ratio (F.A.R.) when you build, to gain the maximum profit off this land?

If the building itself is not planned to be that high, or occupy that much percentage of land with the proposed increase in F.A.R. you applied for, then why would you be requesting the Land use amendment to a higher maximum and the F.A.R. increase in your application? Are you treating us like idiots?

The only way for us to believe your intentions are not to build such a monstrosity of a building, would be if you amended your application now, and requested a lower total height, or better yet, if you kept the current Land designation, maximum height and F.A.R. the way they is now, and worked with those limits when designing the new proposed development, really taking into account the existing properties and their residents.

We are not willing to wait and see what the details on the proposed redevelopment / building could be when you later submit a Development Permit application, which you claim would be limited by Floor Area Ratio (F.A.R.). This is because you are requesting to increase the F.A.R. by 33% and the height by 62.5% (once again ignoring the slope and added height of about 2.5 meters compared to properties on 36 Street); and by the time you present a permit it would be too late for us to reverse the increased building height and F.A.R. back to what it is now if it was approved. This is why we continue to oppose to your application and your proposal, and would like your application declined, before you can get to a Development Permit Stage.

You are already talking about Phase 1 (2604-2620 37 ST SW) proposal to host approximately ±127 units. That is an alarming number of units to be built where 5 single-family homes sit right now, with no plan to keep any green space or gap between your proposed development, the back lane, and the properties on the other side of the lane.

The transportation study and the impacts to adjacent roadways and laneways, traffic flow, intersections, parking, etc. has absolutely nothing to do with the impact the height and size of your monster building will have on the owners of the properties on 36 Street.

I do not see any indication that shows you take into account or care about our privacy, our enjoyment of our property, the lack of green spaces, the suffocating feeling of having a monster building that is almost 30 meter high building (with the 2.5 meters added as our properties sit lower) that is almost at the back door of our 8 to 11 meters-high single homes.

This is what needs to be addressed if you continue to claim to be good neighbours who engage the existing residents.

The only positive thing about your message is that you mention you have requested that The City's comment deadline date of January 3rd be extended to allow more community members to share their feedback granted the holiday season.

I do look forward to discussing this further with your project team in the New Year, and continue expressing the concerns and opposition of all property owners on 36 Street, whom I am certain you are hearing from.

I want you to know how you have ruined my holidays, as I spent a lot of time worrying about the January 3rd deadline, talking to neighbours, making phone calls and corresponding about your development proposal, and thinking of whether we will need to move out of the house and neighbourhood we love so much because of

developers like you who only care about their profits, and clearly do not care about the current residents.

Sincerely,

-----

 **January 6, 2023**

Hi -----


*Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.*

*The project team is preparing additional information to share with surrounding neighbours that we hope will address your questions and concerns more fulsomely. We will also be organizing an outreach event for this application to ensure that you and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.*

*Please do not hesitate to contact us should you have further questions or comments.*

Sincerely,

**VERA Group Project Team**

 **Respondent #4**

**Date:** December 31, 2022  
**Subject:** LOC2022-0209 ----- / ----- letter in response to re-designation

Please find attached letter and 11x17 scaled drawing to be read together.

Sincerely,

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[**Note:** letter copied below here for reference.]

This letter is in response to the impending application for land use amendment :  
LOC 2022-0209 to re- designate the land use for the properties listed below from MU- f3.0h16 to MU-1f4h26  
Location: Phase 1 - #2604,2608, 2612,2616,2620 + Phase 2 - #2628,2632,2636,2640 all on 37 St. SW Calgary

My husband and I own a house on 36 Street, sharing the lane with the block above which is in the application process for a zoning change.

We are not in favor of it!

Some of our reasons are identified below.

There are 14 dwelling units along our street - consisting of a variety of single family, semi attached, 1 + 2 storeys, all 32' high or less. It is a pretty typical block in Killarney. We and our neighbours will probably be the most negatively impacted existing block by any development that is allowed to occur with this height and massing increase designation to the above address.

The proposed envelope of 85' high and floor area ratio of 4 -

- will allow for more units / higher density - The density is too high . Applicant proposes 227 units vs our adjacent block at 41 units allowable. That is a jump of 553%!!
- which would result in more vehicular traffic,
- more noise,
- view of a wall 85'high
- less 'eyes on the street',

- elimination of all trees of all ages over entire block (elimination of 'the urban forest')
- less light and less or no direct sun
- less air circulation,
- more fumes and dust from vehicles
- vehicular congestion in our shared lane, likely spilling over onto 36 Street to access feeder roads - 26th and 25th Avenues.
- Parking issues created on 36 St. from increased density
- Construction period of unknown number of years will cause parking and vehicular movement issues
- Decrease in adjacent property values
- There are also social, psychological and environmental issues that will arise. It's hard to build community with neighbours who are 85' above you. The higher the building, the more anonymous its residents become to the neighbours below. There are privacy issues of higher occupancies overlooking the properties below.
- Looking at the same wall, day in and day out for 365 days of the year, is a poor replacement for what our existing environment currently provides.

Questions to the applicant:

Could you provide an existing sample of this zoning proposal in Calgary, similar to this setting which would show positive outcomes to all neighbours affected.

Why is the current 52.5' (16m) high envelope inadequate for this site? What are the applicants main motives for the change to 85/26m when the decision to go to 52.5' was made only 3 years ago?

Has there been any consideration given to the adjacent and nearby owned properties- those that will be most adversely affected by the applicant's agenda?

**Attached is a Site Cross Section** that shows both building envelopes - 1 for the proposed re-designation (the dotted line) and 1 for the existing designation.

Both zoning designations (w/their respective building envelopes) dwarf the adjacent neighboring properties, but we are definitely against the larger of the two.

We would like the applicant to either look for another block to develop that has less negative impact on neighbouring properties or remain with the initial building envelope set out with the smaller modifiers. (remain with the existing MU- f3.0h16 zoning designation)

The east-west section illustrates the scale of the proposed building envelope/s on 37 St. in relation to the existing homes on 36 St.

We are opposed vehemently to the City of Calgary approving the Land Use Amendment proposed by Vera/and the applicant-Civic Works.

Sincerely,

-----

 January 6, 2023

Hi -----

*Thank you for reaching out and taking the time to share your feedback on this proposal. Your input and all other input heard from neighbours is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.*

*The proposed Land Use Redesignation is intended to accommodate a six-storey mixed-use building. To achieve this development vision, a modifier to the sites' existing Mixed Use - General (MU-1) District is proposed to permit a maximum Floor Area Ratio (FAR) of 4.0 (increased from 3.0), and maximum building height of 26.0 metres (increased from 16.0 metres).*

*The project team is preparing additional information to share with surrounding neighbours that we hope will address your questions and concerns more fulsomely. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.*


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Please do not hesitate to contact us should you have further questions or comments.

Sincerely,

VERA Group Project Team

 **Respondent #5**  
**Date:** January 2, 2023  
**Subject:** LOC2022-0209

Hello,

I am a homeowner on 36 St. SW near this proposed development. I am opposed to the development for the following reasons:

- The increased population density and resulting traffic that is not consistent with the neighbourhood we and our neighbours chose to invest and live in.
- There is not adequate parking on the neighbouring streets as it is today, and the proposed development would make it worse.
- The proposed building height is too high relative to other homes in the area, blocking their evening sunlight and views.
- There has been increasing crime and undesirable activities in the area, and the addition of high density, low cost apartments is not expected to help.

We intentionally chose to live in this neighbourhood to avoid some of the problems that the proposed development will likely bring. If it goes ahead, we will be leaving.

Thank you,

-----

 January 6, 2023

Hi -----

*Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.*


*The project team is preparing additional information to share with surrounding neighbours that we hope will address your questions and concerns more fulsomely. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.*

Please do not hesitate to contact us should you have further questions or comments.

Sincerely,

VERA Group Project Team



 **Respondent #6**

**Date:** January 2, 2023  
**Subject:** Response to Land Use Amendment Request

Hello,

This email is in response to the application for land use amendment:

**'LOC 2022-0209 to redesignate the land use for the properties listed below from MU--f3.0h16 to MU-1f4h26'**

**Location:** Phase 1 - #2604, 2608, 2612, 2616, 2620 + Phase 2 - 2628, 2632, 2636, 2640, all on 37th St. SW Calgary

This project is detrimental to the residents of 36th St. SW, and I oppose the application to amend the re-designation of the block. This proposal does not imply a win-win situation and does not provide for a sustainable neighborhood.

We are one of the dwelling units along the west side of 36th street that would share a back lane with this monster project. Our home and block will be adversely impacted by any development that is allowed to occur with this height (85') and massing (f4) increase directly adjacent and to the West of us.

Has this 'thing' that is to be developed within the limits identified above been considered in its broader context? What are the outcomes the application is hoping to achieve? What is the need for the height increase? Why at this location?

It is obvious to anyone that looks at this 85' high proposed envelope (with a floor area ratio of 4) on paper that it is, without a doubt, totally out of scale with every element, building, tree, or living being in the Killarney area.

Some reasons for opposing height and density increases:

- This is a 553% increase in density along our block (41 to ~227 units), which is completely unreasonable for a neighborhood that is primarily split units of single-family dwellings.
- A massive increase in car traffic at an already busy intersection of 26th Avenue and 27th street - not to mention the added traffic out of my back window in the alley.
- More noise will be generated by this monster structure and its tenants
- my view will go from a nice west-facing view with the late-date sun to an 85-foot wall with no sun after 2 pm - 3 pm.
- This will negatively impact my home's property and make it difficult to re-sell in the future.
- I am highly concerned about increased safety risks (with up to ~400 new neighbors out my backdoor)
- Loss of privacy, amongst other social, psychological and environmental problems that this will cause.

I seriously hope the City of Calgary takes these concerns seriously and does not approve this project. From the outside, this looks like nothing more than an attempt to increase profits for Vera Group at the expense of the community it is planning to build.

Sincerely,

-----

 **January 6, 2023**

Hi \_\_\_\_\_

*Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.*

*The project team is preparing additional information to share with surrounding neighbours that we hope will address your questions and concerns more fulsomely. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.*

*Please do not hesitate to contact us should you have further questions or comments.*

Sincerely,

**VERA Group Project Team**

 **Respondent #7**

**Date:** January 2, 2023  
**Subject:** Killarney/Glengarry Area Redevelopment Plan

Hello,

I am writing to you to express overwhelming concern about file # LOC2022-0209. It is to our understanding Vera has put in an application to change the designation of properties along 37st SW that will affect houses in the Killarney and Glengarry communities. My wife and I reside in \_\_\_\_\_. Some of our concerns pursuant to this application include (but are not limited to the following):

- The MU-1 district is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level.
- a maximum building height of 26 metres (an increase from the current maximum of 16 metres)
- the uses listed in the proposed MU-1 designation.

The items listed above create serious concerns over privacy, traffic capacity, infrastructure capacity (we have water problems and have lost power a few times already), building height consistency, urban form shadowing, daycare and school spaces, and garbage pick up.

The intersection at 26ave and 37st SW is congested already, and we have also noticed the houses across this proposed development have already been cleared for another large multilevel residential building. These buildings will place great stress on already tight capacity and parking density for residences and businesses in the area.


The maximum building height increase to 26 meters would be completely out of scale and context to the surrounding neighbourhoods, and greatly decrease the amount of green / open space in the area. We strongly oppose the approval of this application.

We are all for new builds in the area, however a project of this magnitude presents items that will negatively impact existing and new home owners in the area. We are concerned for our property values, as well as the general well being of this family friendly neighbourhood.

We appreciate your time and any feedback would be greatly appreciated. We are happy to speak further on this if that would be helpful.

Happy new year and looking forward to hearing from you soon.

-----

 **January 6, 2023**

Hi \_\_\_\_\_

*Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-*


making stages of the application process.

The project team is preparing additional information to share with surrounding neighbours that we hope will address your questions and concerns more fulsomely. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.

Please do not hesitate to contact us in the meantime should you have further questions or comments.

Sincerely,

VERA Group Project Team



**Respondent #9**

Date: January 2, 2023  
Subject: Resident opposing Land Use Amendment of 37 Street SW

This letter is in response to the application for land use amendment: 'LOC 2022-0209 to re-designate the land use for the properties listed below from MU-f3.0h16 to MU-1f4h26'

Location:  
Phase 1 - #2604, 2608, 2612, 2616, 2620 +  
Phase 2 - #2628, 2632, 2636, 2640 all on 37 St. SW Calgary

I have been a resident of 36 Street, SW Calgary for 33 years. I grew up on this street and have enjoyed the parks, businesses and friendly neighbours throughout my life. The proposed development on 37 Street threatens all of the amazing things it means to be part of the Killarney community.

I want to clarify that I am in support of expansion and understand the need to create housing diversity in the communities we love, but the proposed land use amendment would allow the Vera Group to build a 26-meter-high building. A building of this scale is not proportionate to any of the other structures in this community and would negatively affect the neighbourhood and current residents, some of which, like myself, have been in this community for decades.

Ward 8 Councillor Courtney Walcott said he has a vision for Ward 8 to make it a "community that people love and choose to live in" and that "we must empower people to be a part of the change they want to see with predictability, affordability and fairness." How is it fair to remove the safety, neighbourliness, and comfort of the homes some of these residents have lived in for 10+ years? How does building an 85+ foot concrete wall create a community we can be proud of? It is painfully obvious that this proposal by the Vera Group is not about community, housing or diversity, but about maximising profits.

Concerns and Questions:

- The houses on 36 Street sit on land that is lower than 37 Street. The proposed 26-meter tall building will in actuality be larger due to this grade difference. The drawings proposed by the Vera Group do not depict this accurately. This would leave residents on 36 Street staring at a roughly 85+ foot concrete wall with only a small lane-way separating them from the building. How can you say this expansion is beneficial for all Calgarians? Can we see an updated and accurate drawing that showcases this grade difference sufficiently?
- Due to the sheer height of the building, occupants will be staring directly into the backyards and houses of all the residents on 36 Street. This removes privacy for all the current residents on 36 Street and creates an unsafe environment.
- What is the proposed shade cast this building will create on the homes of 36 Street? All of the homes on 36 Street have West-facing backyards. Building a "26-meter" building will directly impact the sun these backyards receive. Is it not a goal of the City of Calgary to create communities that Calgarians enjoy and spaces they love? Removing the sun and privacy of these residents will greatly impact that. How are the residents of 36 Street supposed to enjoy their

backyards, plant gardens, and contribute to community vitality if they are cast in shadows?

- The applicant proposes 227 units (a 553% density increase). This is extremely out of character for the surrounding neighbourhood where it is primarily bungalows and single-family dwellings. This development would also cause an unnecessary increase in traffic and take a toll on current infrastructures such as water and sewage. Furthermore, a building of this size will eliminate all of the old growth, vegetation and green spaces. This is not what the Community of Killarney values.

Killarney is an old neighbourhood that was established in 1906 and the vision for this community is that "together, let's help to build a community that is safe, vibrant, and inclusive." This proposed land use amendment does not embody these values. Increasing the scale of this proposed building to 6 stories will create an unsafe environment with increased vehicle traffic, a strain on our environment and a less friendly community due to a lack of personal relationships with 227 people living in the building.

A building of this scale does not belong on 37 Street in the quiet neighbourhood of Killarney. Please don't allow this land use amendment to be passed.

Sincerely,

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 January 13, 2023

Hi -----


Thank you for reaching out and taking the time to share your feedback on this proposal. Your input has been received by both The City of Calgary and VERA Group and is being reviewed and considered. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.

The project team is preparing additional information to share with yourself and surrounding neighbours that we hope will address the concerns noted in your message more fulsomely. This will include a shadow study and additional section(s). We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.

Please do not hesitate to contact us in the meantime should you have further questions or comments.

Sincerely,

VERA Group Project Team



**Respondent #9**

Date: January 2, 2023  
Subject: Fwd: opposed to land use on 37 Street SW

Please view the attached statement.

Thank you

-----

[Note: attached statement copied below here for reference.]

This letter is in response to the application for land use amendment: 'LOC 2022-0209 to re-designate the land use for the properties listed below from MU-f3.0h16 to MU-1f4h26'

**Location:**

Phase 1 - #2604, 2608, 2612, 2616, 2620 +  
Phase 2 - #2628, 2632, 2636, 2640 all on 37 St. SW Calgary

We/I oppose the application to amend the re-designation of this block!  
This proposal/application does not imply a win-win situation and does not provide for a sustainable neighbourhood.

We are 1 of the dwelling units along the west side of 36 Street - that share our lane with the above proposed development.  
Our home and block will be adversely impacted by any development that is allowed to occur with this height (85') and massing (f4) increase directly adjacent and to the west of us.

Has this 'thing' that is to be developed within the limits identified above, been considered in its larger context? What are the outcomes the applicant is hoping to achieve? Why the need for a height increase? Why this location?  
It is obvious to anyone that looks at this 85' high proposed envelope (with floor area ratio of 4) on paper, that it is, without a doubt, totally out of scale with every element, building, tree, or living being in the Killarney community.

**Some reasons for opposing a height and density increase are identified below.**

- The applicant proposes 227 units vs our adjacent block (our block's allowable density is 41 units That is an increase of density by 553%! (45 units of residential X 5 floors= 225 Units (applicant is wanting 6 floors). It's out of context with it's surroundings
- Resulting in more vehicular traffic- assuming the worst scenario - 2 people/ unit X 2 cars per unit= 550 cars
- more noise will be generated,
- our view becomes an 85+high wall
- less 'eyes on the street'- creates an unsafe/ less friendly environment
- elimination of all existing trees of all ages and species over the entire block (elimination of 'the urban forest') Any considerations / thoughts on that?
- decreased amount of daylight and less and direct sunlight (we'll all have backyards bathed in shade) What kind of compensation as property owners will be receiving from the City?
- decrease in our property values
- more fumes and dust from vehicles
- traffic congestion in our shared lane, likely spilling over onto 36 Street (our street) to access feeder roads - 26<sup>th</sup> and 25<sup>th</sup> Avenues.
- Parking issues created on 36 St. from increased density (our street) Construction period of unknown number of years will cause parking and congestion problems as well
- Loss of privacy amongst other social, psychological, and environmental problems that will arise. It's hard to build community with folks who reside 85' above you. The higher the building, the more anonymous its residents become to the life on the ground.
- Looking at the same wall, day in and day out for 365 days of the year, is a poor replacement for what our existing environment currently provides.

**Questions to the applicant:**

Has there been any consideration given to the adjacent and nearby owned properties? those that will be adversely affected by the applicant's agenda? What is the applicant's agenda?

What are the applicant's main motives for the change to 85/26m when the decision to go to the current 52.5' (from 32') was made less than 5 years ago? Why is the current 52.5' (16m) high designation not adequate for this site?

We ask the applicants to speak about their thoughts, considerations, and positive outcomes that they anticipate or are trying to achieve from this re-designation and how it could possibly be perceived as a Win - Win solution to all affected residents of 36St., the Community, the City, and the applicants? Maybe it's time to back up a few steps and re-evaluate what it is that is trying to be achieved here by asking all parties involves - Is this right, ethical, environmentally and sustainably sound thinking and is this the only site where we can achieve this outcome? Perhaps there is a better site that should be used to develop the best solution for the parties involved.

We are opposed to the City of Calgary approving the Land Use Amendment proposed by Vera/and the applicant-Civic Works for the above addresses on 37St.SW.

Sincerely,

-----

www.civicworks.ca



January 13, 2023

Hi -----

Thank you for reaching out and taking the time to share your feedback on this proposal. Your input has been received and is being reviewed and considered by the VERA Group project team. The City of Calgary File Manager has also been copied on this message to ensure that they have your feedback on record. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.

Regarding your question about the reason for the proposed Land Use Redesignation (LOC2022-0209), the proposed change would enable the vision of six-storey, mixed-use buildings to be developed in two phases, both featuring commercial-retail and/or live-work units at street level, and multi-residential units above. To achieve this development vision, a modifier to the sites' existing Mixed Use - General (MU-1) District is proposed to permit a maximum Floor Area Ratio (FAR) of 4.0 (increased from 3.0), and maximum building height of 26.0 metres (increased from 16.0 metres).

The project team is preparing additional information to share with yourself and surrounding neighbours that we hope will address the concerns noted in your message more fulsomely. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.

Please do not hesitate to contact us in the meantime should you have further questions or comments.

Sincerely,

VERA Group Project Team



**Respondent #10**

Date: January 2, 2023  
Subject: LOC 2022-0209 Appeal

To whom it may concern,

Consider this letter the initial appeal regarding the land use amendment application LOC2022-0209 sent prior to the holidays in an undated letter from the City of Calgary. As tenants and potential buyers of -----, we are concerned with resulting negative impact(s) listed below.

**Parking availability and traffic increase.**

Adding +/-200 vehicles in the area will leave less spots for current residents & visitors & create a more opportunistic environment for congestion, vehicular accidents, vehicle theft & vandalism (which is a problem in Killarney as is). Alongside a general population explosion and transport increase, this alleyway is not equipped to handle the 40 -60 cars that currently travel it daily, let alone more incoming/outgoing vehicles entering & exiting numerous points regardless of location and size. How are current residents going to navigate the garbage & recycling bins that already line our back lane like pins at a bowling alley? Surely, you're aware the addition of 400+ odd residents won't reduce the number of patrons that currently siphon through my bins leaving trash scattered like a lawn sale I didn't put up signs for.

**Construction and demolition.**

This is a MAJOR concern. I have a 3-year-old that sleeps once every time Mercury aligns with Venus and adding 100+ decibels of excavating, shoring and drilling equipment even at reasonable hours is essentially removing my right as tax paying Albertan to my "peace" and "quiet enjoyment". As my neighbors have also expressed, living next door to a major construction site for 2 to 3 years is not a pleasant experience, especially for the 14 plus lots directly across from it.

**Loss of sunlight and privacy.**

26 meters seems a little much, no? That's 85 feet. I've worked on the 6th floor of a downtown office building for almost 15 years. I can assure you that anything happening below, be it a parking lot or neighboring office lobby, there is no sunlight and no secrets. So, between feeding my family in the kitchen and BBQing bacon in the comfort of my robe, I'm not sure it's fair I get to do it in front of an audience. None of us signed up for reality tv.

**Fire hazard proximity.**

Going out on a limb and guessing that due to costs and raw material availability we're all faced with, 90% of this building is going to be wood and wood-fiber products? Will there be an additional emergency response plan? A larger emergency protection zone? Will there be fire department consultations with residents within that zone? How will this be monitored?

We received the letter shortly before the holidays, so the response effort and lack of detail reflect that. We have full support from the title holder and are prepared to use whatever resources necessary to negotiate drastic concessions in accordance with this building development and its process(es).

The documents provided via the resident information letters have been forwarded to private legal counsel for review. Pending future notifications from them, you can expect additional communication from myself and fellow community members (others have included maps, scale diagrams, etc.)

I am a proud Calgarian who grew up and attended post-secondary at MRU. My family & I have established ourselves in the Killarney area and my daughter is starting preschool this upcoming week close by. We are active members of the community and plan to be a part of its promising future. It would be a drastic understatement to say that uprooting my family to another area due to a colossal housing project would be devastating.

I fully understand the need for urban development and growth, but what the city is asking for and what the developer wants, is beyond exponential and necessary. This is a tax grab at the behest of the Killarney citizens that benefits no one other than the developer and the municipal spending account (which we all can admit, hasn't been managed exquisitely as of late)

With respect and regards,

-----

 **January 13, 2023**

Hi -----

We understand that The City of Calgary confirmed receipt of your email and attachment, but we have touched base internally on your message and wanted to also provide a response.

Firstly, thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by the VERA Group project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.


The project team is preparing additional information to share with yourself and surrounding neighbours that we hope will address the concerns noted in your letter more fulsomely. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.

Please do not hesitate to contact us in the meantime should you have further questions or comments.

Sincerely,

**VERA Group Project Team**

www.civicworks.ca

 **Respondent #11**  
**Date:** January 3, 2023  
**Subject:** Development om 37th ST SW Killarney

to whom it may concern,

This email is regarding the planned development on the corner of 37th street and 26th avenue Southwest.

As a homeowner in Killarney, I have great concerns regarding this development. I spent several years searching for the perfect neighborhood to call home and I was fortunate enough to find it. Killarney is an amazing neighborhood. It is beautiful, quiet, and above all safe. As a single female who has a disability, this is paramount. To build two five-story buildings with over 200 condominiums is outrageous and has detrimental consequences for the integrity of this charming community.

I am strongly opposed to this development. It is unacceptable to change the face of this community for those of us who have invested in the lifestyle that Killarney currently offers.

Thank you for providing the opportunity to express my concerns.

Sincerely,

-----

 **January 6, 2023**

Hi -----

Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.

The project team is preparing additional information to share with surrounding neighbours that we hope will provide more context around what is being proposed. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.

Please do not hesitate to contact us in the meantime should you have further questions or comments

Sincerely

**VERA Group Project Team**

 **Respondent #12**  
**Date:** January 3, 2023  
**Subject:** Proposed 37 St SW development (37 St & 26 Ave SW)

To -----

I am writing to you today in opposition to the proposed city block of 6 story apartment buildings (1 story commercial + 5 stories of apartments) for a proposed development at 37 St & 26 Ave SW by Vera Group.

The size of this proposed apartment building is too large for the Killarney community. It is proposed to be the length of an entire city block, 85 ft high, with 200 + apartments. There is a similar block of apartments being built on 37 St SW just south of 26 Ave SW

right now. Why do we need 2 such large developments side by side, when 1 such development is already too large for this community?

Killarney does not have the amenities for such a large development. This fall 37 ST SW improvements lessened the width of 37 St SW from 2 lanes each way, plus parking to 1 lane each way plus parking. With so many people proposed to be added to 37 St SW, the traffic will increase and there will not be enough parking, which will encroach on to other streets in the area.

An apartment development of this size is not in keeping with character of the Killarney community. Redevelopment for town houses and row houses, as is happening in many places in this community would increase population density and would be more in keeping with character of the community.

An apartment development of this size is more appropriate for 17 Ave SW. For example, the empty city block of nothingness around Westbrook Station would be a more appropriate location for this apartment development. The land around Westbrook station has been a block of dirt & weeds since Westbrook Station's building was completed - why not move this development there?

When I chose my current property in the Killarney community, I liked that it was a community that is close to downtown without the traffic, crime and population of the downtown area. I certainly would have not purchased my property if I had known 2 large 85 foot city block sized apartment developments would be built so close to it.

I understand the need for more housing & to increase density in some communities. This does not mean that 85 foot, 6 story development, city block sized apartment developments should be plopped anywhere in a community. 37 ST SW & 26 Ave SW is not any kind of major intersection and the street is too small to house this proposed development and the one under construction just one block south of it.

The City of Calgary should not allow this development (37 St & 26 Ave SW) to be built, especially when a similar development is already under construction so close to it. The community cannot sustain 2 such large developments so close together. 37 St SW is not a major thoroughfare that can handle a second large development. This development is not in keeping with character of the Killarney community.

-----



January 6, 2023

Hi \_\_\_\_\_

*Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.*

*The project team is preparing additional information to share with surrounding neighbours that we hope will address your questions and concerns more fully. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.*

*Please do not hesitate to contact us in the meantime should you have further questions or comments.*

Sincerely,

**VERA Group** Project Team

www.civicworks.ca



### Respondent #13

**Date:** January 6, 2023

**Subject:** Response to Application for Land Use Amendment: LOC 2022-0209 to re-designate land use

This letter is in response to the application for land use amendment:

**LOC 2022-0209 to re-designate the land use for the properties listed below from MU-3.0h16 to MU-14h26**

Phase 1 - #2604,2608, 2612,2616,2620

Phase 2 - #2628,2632,2636,2640 all on 37 St. SW Calgary

I oppose the proposed application that calls for change to the land use re-designation of this block.

I live at \_\_\_\_\_ which is located on the east side of 36 Street. I own this property.

I have lived in Killarney for almost 30 years and have seen many changes with the transition of the neighbourhood from a residential single home space to a space with higher density. For the most part, I agree with the densification of inner-city neighbourhoods - as long as this is done responsibly and considers the impact to the greater community.

I will be adversely impacted by this development if it is allowed to occur with a height (85') and massing (f4) increase.

I feel that this 26m (85') high proposed envelope in this block with floor area ratio of 4 is totally out of scale with the Killarney community.

I appreciate that increasing density along 37th Street is part of the overall approved plan for this area, but the request for even greater height and density is over the top and too much.

I am concerned that 37th Street and adjacent roads such as 36th Street were never designed for this scale of people, cars, parking and traffic and will already be under great pressure with the approved limits. Any increase will make this issue even greater.

In conclusion, I am opposed to the City of Calgary approving the Land Use Amendment proposed by Vera and the applicant, Civic Works for the above addresses on 37th Street.

Yours truly,

-----



January 9, 2023

Hi \_\_\_\_\_

*Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.*

*The project team is preparing additional information to share with surrounding neighbours that we hope will address your concerns more fully. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.*

*Please do not hesitate to contact us in the meantime should you have further questions or comments.*

What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 28

Sincerely,

VERA Group Project Team

 **Respondent #14**

**Date:** January 8, 2023  
**Subject:** LOC 2022-0209 Killarney-Glengarry

Good evening \_\_\_\_\_,

I'm taking time this evening to write you and express my concerns regarding the recent land use amendment proposal noted above and attached.

I have also signed the attached petition to show my solidarity with the large majority of surrounding residents and neighbours.

My immediate concerns include:  
- the environmental impact of such a large scale project  
- years of construction including noise, pollution from machinery and dust.

My longer term concerns include:  
- increased traffic, leading to immediate traffic pollution and traffic congestion in the area.  
- loss of sunlight  
- loss of skyline/view  
- loss of privacy as this eyesore towers over the west side homes enabling condo residents to view directly into my master bedroom  
- decrease in home valuations - per my realtor  
- overpopulation

All of these points are causing stress and anxiety for many long standing KG inhabitants.

I am absolutely opposed to the increase in height of this project.

"KG is a family, children friendly community known for its urban forest". I would say this project is not conducive to what KG has been known for.

Thanks and let me know if you have any questions.

-----

 **January 9, 2023**

Hi \_\_\_\_\_,

Thank you for reaching out and taking the time to share your feedback on this proposal. Your input is being reviewed and considered by our project team. All feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.

The project team is preparing additional information to share with surrounding neighbours that we hope will address your concerns more fully. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.

Please do not hesitate to contact us in the meantime should you have further questions or comments.

Sincerely,

VERA Group Project Team

www.civicworks.ca

 **Respondent #15**

**Date:** January 9, 2023  
**Subject:** File Number: LOC2022-0209 Questions

Hello,

My name is \_\_\_\_\_ and I live near the proposed Calgary land use application (File Number: LOC2022-0209) and have some questions regarding the proposed development. Can you please send me information on what is being proposed for this area? As well, can you please include me on any communications regarding any future meetings regarding this development?

Thank you,

-----

 **January 9, 2023**

Hi \_\_\_\_\_,

Thank you for reaching out to learn more about this proposal.

The land use change proposed is located at 2604-2620 and 2628-2640 37 Street SW. The proposed Land Use Redesignation (LOC2022-0209) would enable the vision of six-storey, mixed-use buildings to be developed in two phases, both featuring commercial-retail and/or live-work units at street level, and multi-residential units above. To achieve this development vision, a modifier to the sites' existing Mixed Use - General (MU-1) District is proposed to permit a maximum Floor Area Ratio (FAR) of 4.0 (increased from 3.0), and maximum building height of 26.0 metres (increased from 16.0 metres).

The project team has created an online website where all the best project information lives: [www.veragroup.ca/killarney-glengarry](http://www.veragroup.ca/killarney-glengarry). An Application Brief is available for public download on the project website, which provides supplementary information on the development vision and application. The brochure that was delivered to the nearest residents is also available for download on the website.

We will be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event, and we'll also be sure to include you on any communications otherwise that share additional information. We'll kindly note here as well that all feedback that we receive will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process.

Please do not hesitate to contact us in the meantime should you have further questions or comments.

Sincerely,


VERA Group Project Team

 **Respondent #16**

**Date:** January 16, 2023  
**Contact Method:** Phone Call

[Voicemail left to return a call].



 January 16, 2023

[Returned phone call and then sent the below email after the phone conversation].

Hi \_\_\_\_\_

Thanks for your time on the phone earlier today discussing the proposed Land Use Redesignation (LOC2022-0209) for 2604-2620 37 Street SW and 2628-2640 37 Street SW.

Your feedback has been shared with the VERA Group project team. The City of Calgary File Manager has additionally been copied on this message for their records. I'll kindly note here that all feedback that the project team receives will be included in a final What We Heard Report that will summarize what we heard, what we changed and why, and a rationale for any changes that weren't made. This report will be shared with the community, City Administration and City Council before the final decision-making stages of the application process. I'll also note here that the best information for the proposal lives on the project website (<https://www.veragroup.ca/killarney-glengarry>), and have additionally attached for convenience the tri-fold brochure that was delivered to the nearest residences to the project sites.

Through our discussion, I understand that your principal concerns are in regards to shadowing, privacy/overlooking, construction noise, and traffic. The project team is preparing additional information to share with yourself and surrounding neighbours that we hope will address these concerns more fulsomely. We will also be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available.

Please do not hesitate to contact us in the meantime should you have any further questions or comments. Thanks again for getting in touch with us to share your thoughts.

Sincerely,

VERA Group Project Team

 **Respondent #17**

Date: January 17, 2023  
Subject: 37th Street Development

Hello,

I received a letter in my mail box from a concerned neighbour regarding the 37th Street Development. I was not aware of this until I received the letter, but I do want to let you know that I am in support of the development. I live on the 2400 block of 36th St SW (\_\_\_\_\_).

I think this is a great opportunity for our community, and to be honest, gets rid of derelict and neglected properties that have been an eyesore for years. There is all too much "NIMBY-ism" and people need to take a look at the big picture. Everyone wants shopping, coffee, and other amenities in the neighbourhood they can walk to, but as long as it is not next door to their house.

I also wanted to take this opportunity to introduce myself. I am an \_\_\_\_\_, and our firm does lots of multi-family survey and engineering projects in the City of Calgary. I have personally worked on thousands of new inner-city homes and projects in Calgary during my 20 year \_\_\_\_\_ career. I would love to learn more about this project, and see if there is an opportunity to be added to the tender list for any legal or construction survey you may require (including condo plan, strata plans, right of way plans, construction and gridline layout and more). If you are able to connect me with the appropriate project manager, I would appreciate the opportunity to discuss further.

Thank you for the information and I look forward to hearing more about the project soon!

[www.civicworks.ca](http://www.civicworks.ca)

 January 20, 2023

Hi \_\_\_\_\_

Thank you for reaching out to the project team to share your support for this application. It is always great to hear that a community member is in favour of policy-aligned redevelopment, especially redevelopment that could help better activate a Main Street.

As a nearby resident, you should have received a brochure in your mailbox introducing the project, but in case not (or in case it was missed), we have attached the PDF here for your review. The proposed change would enable the vision of six-storey, mixed-use buildings to be developed in two phases, both featuring commercial-retail and/or live-work units at street level, and multi-residential units above. More information is available on our project website at [www.veragroup.ca/killarney-glengarry](http://www.veragroup.ca/killarney-glengarry).

The project team is preparing additional information to share on the application - we'll be sure to forward this information to you when it's prepared. We are also organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team. We will reach out directly to send details on the outreach event once available as well.

Regarding your work as a surveyor, thank you for sharing. Your contact information has been passed on to the project team, who will be in touch to discuss should any opportunities arise for this project.

Thanks again for your support. Please do not hesitate to reach back out if you have any further questions or comments.

Kind Regards,

VERA Group Project Team

 **Respondent #18**

Date: January 29, 2023  
Subject: Current situation in our area

Hello Ma'am/Sir

I just want to know what is the current situation regarding our area. Because there is a sign in front of our house that there will be a propose land use in the corner of 26av. And 37 st. SW. We are just worried in our current situation and we just want to be prepared to whatever will happen soon. I hope you do understand our concern because I am one of family that will be greatly affected by this. If you can contact me with this number \_\_\_\_\_ or atleast give us some information. Thank you in advance.

Sincerely,

\_\_\_\_\_

 February 2, 2023

Hello \_\_\_\_\_

Thank you for reaching out to learn more about this proposal. We'd be happy to share more information with you here via email, and we'll also give you a call this afternoon to answer any follow-up questions that you might have.

At this time, only a Land Use Redesignation application has been submitted to The City of Calgary. In specific, the land use change proposed is located at 2604-2620 and 2628-2640 37 Street SW. The proposed Land Use Redesignation (LOC2022-0209) would enable the vision of six-storey, mixed-use buildings to be developed in two phases, both featuring commercial-retail and/or live-work units at street level, and multi-residential units above. To achieve this development vision, a modifier to the sites' existing Mixed Use - General (MU-1)

What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 30

District is proposed to permit a maximum Floor Area Ratio (FAR) of 4.0 (increased from 3.0), and maximum building height of 26.0 metres (increased from 16.0 metres).


In terms of timing, the earliest that the Land Use Redesignation application would be heard by City Council is currently estimated to be in the summertime. A Development Permit application would also need to be submitted and go through an approvals process, and a Building Permit would need to follow that as well before any construction could take place. Accordingly, construction is unlikely to be possible this calendar year, and could be delayed further depending on the various application review processes. Our understanding is that this information has been shared with Emerald Management, but apologies if this has not been directly shared with you as well.

The project team has created an online website where all the best project information lives: [www.veragroup.ca/killarney-glengarry](http://www.veragroup.ca/killarney-glengarry). An Application Brief is available for public download on the project website, which provides supplementary information on the development vision and application. The brochure that was delivered to the nearest residents is also available for download on the website, and we've attached it to this email as well for your convenient review. I will also note here that we will be organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the project team.

Please do not hesitate to contact us in the meantime should you have further questions or comments. As shared, we'll be calling you shortly as well to answer any other questions that you might have.

Sincerely,

VERA Group Project Team



**Respondent #19**

---

**Date:** March 9, 2023  
**Subject:** Form Submission - 2604-2620 & 2628-2640 37 ST SW

Hi Vera Team! My name is \_\_\_\_\_ and I am a member of \_\_\_\_\_ who recently purchased a home 3 blocks to the east of this proposed land use redesignation. I also know the team at CivicWorks very well. I think the application you have along the 37th Street corridor is great! I have no issues with the height or density being requested. My only question is: would you be willing to pursue and M-U2 designation instead of M-U1 in order to truly commit to providing additional commercial uses at grade along this main street corridor? I would be happy to chat about this project further. Thanks!

-----

 **March 10, 2023**

Good afternoon \_\_\_\_\_,

Thank you for reaching out to the VERA Group Project Team on our application in Killarney/Glengarry - it is great to hear that you are supportive of the height and density being proposed.

Regarding your question around if the Project Team would be willing to pursue the MU-2 District to ensure commercial uses at grade along the 37 Street SW Main Street, we can share that we have received similar feedback from other stakeholders and it is currently being considered by our client against project goals and market conditions. The Project Team does see street level activation as positive along the Main Street, and we will be in touch with you further as discussions around the MU-2 District proceed.

We wanted to also share that the project team is organizing an outreach event for this application to ensure that yourself and other neighbours have the opportunity to learn more about the proposal, share your thoughts, and speak directly to the Project Team. We will reach out directly to share details on the outreach event once available. Of course, we would be pleased to have a direct conversation or meeting with you on this application - kindly let us know if you'd like for us to arrange something at your convenience.


[www.civicworks.ca](http://www.civicworks.ca)

What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 31

In the meantime, should you have any further questions or comments, please do not hesitate to contact us. We appreciate your time and welcome any additional feedback that you may have.

Sincerely,

VERA Group Project Team



**Respondent #19**

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**Date:** March 13, 2023  
**Subject:** Form Submission - 2604-2620 & 2628-2640 37 ST SW

Thank you very much for the thoughtful response.

I don't need to have a direct/individual discussion about the application, but I would like to be notified once the outreach even for the broader community is scheduled.

Thanks again,

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**Email Sent to All Respondents**

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**Date:** April 6-11, 2023 (in addition to postcards delivered on April 6, 2023)  
**Subject:** Form Submission - 2604-2620 & 2628-2640 37 ST SW

Hello \_\_\_\_\_,

We are reaching out to you today to follow-up on postcards that were delivered last week sharing information about our upcoming digital information session on the proposed land use change at 2604-2620 37 Street SW & 2628-2640 37 Street SW (LOC2022-0209). Please find attached a digital PDF of the postcard, and see the information shared below, which both outline further details about our upcoming digital information session.

**Digital Information Session**

**What:** Digital Information Session for the proposed land use change at 2604-2620 37 Street SW & 2628-2640 37 Street SW (LOC2022-0209)

**When:** April 20, 2023 from 7:00-8:30pm

**Where:** Digital / online meeting using the Zoom app. A link and code will be shared with all registered participants prior to the event.

**Register on Eventbrite at:** <https://VERA-Group-37-Street-SW.eventbrite.ca>

We are committed to working with community members throughout the application process to ensure a clear and transparent process for all interested parties. We hope that you can join us on April 20th to find out more about the proposal and share your feedback. In the meantime, please do not hesitate to reach out to the VERA Group project team directly should you have any questions or comments.

**Contact the Project Team**

**Visit:** [www.veragroup.ca](http://www.veragroup.ca)

**Email:** [engage@veragroup.ca](mailto:engage@veragroup.ca)

**Phone:** (587) 747-0317

Sincerely,

VERA Group Project Team

### Digital Information Session held on April 20, 2023

- Digital Information Session advertised and open to the public was held on April 20, 2023.
- We received a lot of thoughtful feedback and had the opportunity to address the questions posed to the Project Team from community members during the Q&A segment.
- The Digital Information Session presentation was posted to the Downloads section on the project webpage (<https://www.veragroup.ca/killarney-glengarry>) for continued public review.
- The May 2023 version of the What We Heard Report was posted to the Downloads section of the project webpage.



#### Email Sent to All Respondents

**Date:** May 5, 2023

**Subject:** VERA Group Land Use Redesignation from MU-1f4.0h16 to MU-2f4.0h26 in Killarney-Glengarry (LOC2022-0209) - What We Heard Report

Hello,

We are reaching out today to follow up and provide some project updates on VERA Group's Land Use Redesignation application (LOC2022-0209) in Killarney-Glengarry at 2604-2620 37 ST SW and 2628-2640 37 ST SW.

Firstly, to those who attended our Digital Information Session on April 20, 2023, thank you very much! The presentation slide deck has been posted to the project website ([www.veragroup.ca/killarney-glengarry](http://www.veragroup.ca/killarney-glengarry)) and is viewable / downloadable under the webpage's "Downloads" section, or within the "Applicant-led Public Outreach Event" section.

For those who were not present at the Digital Information Session to view new information and hear about project updates, please note that we have formally amended the application to the Mixed Use - Active Frontage (MU-2) District based on feedback received, including feedback from the Killarney-Glengarry Community Association. This amendment will not impact the built form possible under the original application, and rather ensures at-grade activation of the 37 Street SW Main Street (e.g., commercial-retail units fronting onto the 37 ST SW Main Street at street-level).

The VERA Group project team has also prepared a What We Heard Report, which outlines the Applicant-led outreach undertaken, key themes heard, and project team responses to each key theme in a succinct report. Along with all of our other outreach materials, the What We Heard Report is available for public viewing and download on the project website under the "Downloads" section. For those who were unable to join us at the April 20, 2023 Digital Information Session, rest assured that all new visual information shared then is included in the presentation slide deck and What We Heard Report, which have both been made viewable for all as shared.

We continue to welcome any feedback, comments, or questions that you may have - please do not hesitate from getting in touch with us.

Sincerely,

VERA Group Project Team

#### — End of Correspondence for Initial Application —

- May 2023 version of the What We Heard Report shared with all respondents.
- Application changed from MU-1f4.0h26 to MU-2f4.0h26 based on feedback received. The application was accordingly re-advertised with large-format Notice Postings on May 11, 2023 leading to a second public comment period.


[www.civicworks.ca](http://www.civicworks.ca)

What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 32

## Verbatim Email and Online Webform Feedback (MU-2f4.0h26)

The following is a record of relevant verbatim correspondence managed via the online feedback form, dedicated project email (engage@veragroup.ca), and project team member emails from May 5, 2023 through June 28, 2023. This continued verbatim feedback relates specifically to a second Notice Posting comment period due to a change from the originally proposed MU-1f4.0h26 District to the MU-2f4.0h26 District.

**Please note:** Excepting removal of names, no edits to feedback have been made and the verbatim comments are as received.

 **Respondent #3**  
**Date:** May 24, 2023  
**Subject:** LOC2022-0209 - Opposing to the Application for Land Use amendment

Good evening,

The message below was sent to The City of Calgary, to once again oppose to your application for a land use amendment, where you take NO consideration for the residents of the West 2600 Block of 36 Street SW. adjacent to where you wish to build a monster building, only caring about your profits and your pockets, and trying to pretend that you are aligning with The City's goals and policies, and contributing to the Community; when it is very evident that you just couldn't care less about the residents or the community.

It is appalling that you only "heard" what the community association mentioned about the mixed-use, and you "didn't hear" that all the residents of the whole 2600 block of 36 Street are opposing to the monstrosity building with a 30 meter high wall that you want to build right up to our back gates.

We hope you reconsider and take into account the residents and owners, whose privacy and overall enjoyment of their properties you are ignoring, and even worse, you trying to ruin forever.

We hope you will take the concerns of the residents into account, and re-consider the height and F.A.R understanding that it is out of place for this land.

Regards,

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Good evening,

This message is in response to the LOC 2022-0209 application for land use amendment for properties #2604 to 2640 on 37 Street SW. from the current MU-1 f3.0h16 to MU-2 f4.0h26.

As we have previously expressed in our emails, letters, and telephone calls in late December 2022 and January 2023, we strongly oppose the application from Vera Group and Civic Works to amend the land use designation on the 2600 block of 37 Street SW in Killarney/Glengarry and request that this application be declined, and not considered to go forward for further discussion.

This application and development proposal does not create or imply win-win situations or provide for a sustainable neighbourhood. On the contrary, the benefit would only be for the developers who would make a higher profit by inserting a monstrous building where it does not belong, nor is it needed.

We are owners of one of the attached duplexes along the West side of 36 Street and share our back lane with the land of the above-proposed development on the 2600 block of 37 Street SW.

Our home and all those on our block will be adversely impacted by any development that

is allowed to occur directly adjacent to the West of our properties if the permitted height is increased to 26 meters and the massing and F.A.R increased to 4.

Note that the current MU-1 f3.0h 16 was approved only a few years ago; it is quite an increase from the previous land use designation to align with the Main Streets program, and many of our neighbours had opposed that change back then, considering that 16 meters high was already a bit high, even more significantly when the land slopes down from 37 Street to 36 Street, making the buildings on 37 Street sit a couple of meters higher than our houses on 36 Street, thus increasing the overall height difference.

We have attached a cross-section drawing where it should be evident to anyone who looks at it that the proposed 26 meters high building, with a floor area ratio of 4, is entirely out of scale in every element: the size of the building (height and mass), the elimination of trees and green spaces, the proximity to the back lane and the properties on 36 Street which back on that lane, the privacy of the residents on 36 Street, as well as the day-to-day life of the residents of the Killarney/Glengarry community.

Vera Group has received multiple complaints from the owners of properties along the West side of the 2600 block of 36 Street SW. However, they clearly ignored our concerns about the massive height and F.A.R and only considered the comments from the Community Association about their desire for a mixed-use-Active Frontage. That shows once again how Vera Group only cares about their profits and do not consider the impact on the existing property owners and residents.

This application and development proposal (huge monster block of buildings 26 meters high right on our back lane) has not been considered in its larger context or in terms of its negative impacts on the adjacent residential properties. These are some of the many reasons for opposing any height, density or F.A.R increase:

- The applicant proposes around 227 units vs. our adjacent block (our block's allowance density is 41 units). That is an alarming increase of 553%! Furthermore, this number of proposed units, height and F.A.R is out of proportion and context with its surroundings.
- The proposal will result in more vehicular traffic, assuming the typical scenario for Calgary residents: 2 people per unit, with two cars per unit = 550 cars compared to the current 20 to 24 vehicles.
- All these cars will generate increased noise, fumes, dust and pollution.
- Traffic congestion in our shared lane, likely spilling over onto 36 Street (our street) to access feeder roads (26th and 25th Avenues).
- Parking issues created on 36 Street (our street) from the increased density, noting that traffic and parking is already an issue created by the narrowing of 37th Street and the ban on parking on that street. These would be even worse with the new application proposing mixed use - active frontage (commercial use).
- Parking and traffic congestion issues will also result from an unknown number of years during the construction period of a massive building that would be out of scale.
- Our view from our homes and backyards would turn into a 26 to 30 meters tall wall expanding from 25th Avenue to 26 Avenue and built right up to our back gates.
- Loss of privacy and enjoyment of our properties and our backyards.
- Impact on our social, psychological (mental health) and environmental problems arising from this disproportionate construction. Looking at the same 30-meter high wall day in and day out for 365 days of the year is an unacceptable replacement for what our existing environment currently provides. (Note that just seeing this application and proposal, and the thought of having this massive wall at our windows, has already caused some of us anxiety and depression).
- Less "eyes on the street" creates an unsafe and less friendly environment.
- Eliminating green spaces and trees of all ages and species over an entire block (elimination of the "urban forest"), as there are no considerations or thoughts to keep them.
- Significant decrease in daylight and direct sunlight (our backyards will be bathed in shades from the monstrous building).
- Decrease in the value of our properties on the 2600 block of 36 Street SW. Do we even get compensation?

We do not share the applicants' false statements and vision about the need for any development to be so high or dense. We do not share their rationale, the development does NOT need to be so high, and a development this high and dense does NOT need to be built in this location, backing onto lower 8 to 11 meters high single residential properties that sit about 2 meters lower than those on 37 Street.

*It is time to back up a few steps and re-evaluate what The City is trying to achieve on this land, take into account the negative feedback from ALL property owners on 36 Street, and realize that the proposed development is not proper, ethical, environmentally or sustainably sound and this is NOT the right site for this monstrosity to be built, and will likely not bring the desired outcome for our community.*

*Commercial and residential mixed-use does not need to be so high or so dense; there is absolutely no need to increase the current MU-1 f3.0h16 land use designation for this piece of land. Examples are the buildings on the Southwest corner of 37 Street and 19 Avenue, which are just three stories high, including commercial and residential mixed-use, and aligning with the Main Streets program and development plans for the community, while having a lower impact on the adjacent residences.*

*In summary, we strongly oppose The City of Calgary approving this application (LOC 2022-0209) for a Land use amendment and development proposal by Vera and the applicant (Civic Works) for the 2600 block (2604 to 2640) of 37 Street SW.*

**We look forward to your confirmation that you have received our feedback and our opposition.**

Sincerely,  
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 May 26, 2023

Hello -----

*Thank you for providing your feedback and continued engagement on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are remaining in opposition to the proposal. The project team can confirm receipt of your feedback, which we have also shared with the broader project team. We have additionally copied The City of Calgary File Manager, Jarred Friedman, on this email for their reference and record.*

*As you are aware, the project team is seeking to realize a policy-aligned, high-quality, and transit-oriented development outcome on these sites that fully utilizes the significant municipal investment into the 37 Street SW streetscape, including the recent streetscape masterplan improvements and MAX Teal BRT station in front of the site. We aim to be transparent about how we reach our conclusions and recognize that no single design solution can satisfy all community members completely. We are, however, committed to providing quality information about the proposal early on, listening to all community members' input on key areas of the project, and sharing what we have heard and the project team's response through a What We Heard Report (attached).*


*The project team has strived to address the concerns heard through the outreach process in our What We Heard Report, including the concerns that you have shared below. The architectural potential of the proposal seeks to fit into the existing multi-residential, mixed-use, commercial, and Residential - Grade-Oriented land use context. Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design. However, as indicated in the What We Heard Report, there are opportunities to mitigate the principal items related to building height, shadowing, and privacy that you have noted in your messaging below through considered architectural design at the Development Permit application stage, which will include additional opportunities for public feedback. The project team has endeavoured to outline some potential measures within the What We Heard Report that was shared publicly with yourself and the broader community, along with responses to other key themes and items that you have included in your messaging below.*

*We thank you again for your feedback and continued engagement. The project team will continue to consider architectural opportunities on how to best address the concerns that you have outlined below, as well as consider your feedback and any further thoughts that you may have.*

Sincerely,

**VERA Group Project Team**

www.civicworks.ca

 **Respondent #20**  
**Date:** May 27, 2023  
**Subject:** I AM OPPOSED TO THE APPLICATION FOR LAND USE AMENDMENT: LOC2022-0209

A Developer called Vera Group is intending to get a Land use amendment approved, so that they can build a MONSTROSITY of a building right on our backyards. They continue to ignore our complaints and opposition, while trying to make it look as a win-win situation that is note such, as it only represents a huge win for their profits and pockets, at the expense of our neighbourhood and our community. They have recently submitted a new application to build a 26 metre high (over 85 feet) building, with a FAR of 4.0. (Literally covering the whole land along the 2600 block of 37 Street) going up to the back lane, meaning they will be replacing single-family homes, backyards, green spaces and trees, with a massive block of concrete. We are owners of one of the attached duplexes along the West side of the 2600 block of 36 Street, and share our back lane with the land where they want the proposed development to be built (on the 2600 block of 37 Street SW.) However, this development would not only negatively impact our homes, but also our neighbours across the street and the whole neighbourhood and community, as this would only be the beginning for the developers. Allowing this monster to be built would mean that applications for increased height and massing (F.A.R) will continue to be submitted for other areas across the community.

This application and development proposal (huge monster block of buildings 26 metres high right on our back lane) has not been considered in its larger context or in terms of its negative impacts on the adjacent residential properties. These are some of the many reasons for opposing any height, density or F.A.R increase:

- The applicant proposes around 227 units vs. our adjacent block (our block's allowance density is 41 units). That is an alarming increase of 553%! Furthermore, this number of proposed units, height and F.A.R is out of proportion and context with its surroundings.
- The proposal will result in more vehicular traffic, assuming the typical scenario for Calgary residents: 2 people per unit, with two cars per unit = 550 cars compared to the current 20 to 24 vehicles.
- All these cars will generate increased noise, fumes, dust and pollution.
- Traffic congestion in our shared lane, likely spilling over onto 36 Street (our street) to access feeder roads (26th and 25th Avenues).
- Parking issues created on 36 Street (our street) from the increased density, noting that traffic and parking is already an issue created by the narrowing of 37th Street and the ban on parking on that street. These would be even worse with the new application proposing mixed use - active frontage (commercial use).
- Parking and traffic congestion issues will also result from an unknown number of years during the construction period of a massive building that would be out of scale.
- Our view from our homes and backyards would turn into a 26 to 30 meters tall wall expanding from 25th Avenue to 26 Avenue and built right up to our back gates.
- Loss of privacy and enjoyment of our properties and our backyards.
- Impact on our social, psychological (mental health) and environmental problems arising from this disproportionate construction. Looking at the same 30-meter high wall day in and day out for 365 days of the year is an unacceptable replacement for what our existing environment currently provides.
- Eliminating green spaces and trees of all ages and species over an entire block (elimination of the "urban forest"), as there are no considerations or thoughts to keep them.
- Significant decrease in daylight and direct sunlight (our backyards will be bathed in shades from the monstrous building).
- Potential decrease in the value of our properties. Commercial and residential mixed-use does not need to be so high or so dense; there is absolutely no need to increase the current MU-1 f3.0h16 land use designation for this piece of land. Examples are the buildings on the Southwest corner of 37 Street and 19 Avenue, which are just three stories high, including commercial and residential mixed-use, and aligning with the Main Streets program and development plans for the community, while having a lower impact on the adjacent residences, and allowing for a controlled growth. Thank you for your time and attention to this matter, to preserve the character of the neighbourhood and community by preventing the negative impact of this development that is out of place.

Regards,

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What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 34



June 1, 2023

Good morning \_\_\_\_\_

Thank you for providing your feedback on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are remaining in opposition to the proposal. The project team can confirm receipt of your feedback, which we have also shared with the broader project team. We have also kept The City of Calgary File Manager, Jarred Friedman, copied on this email for their reference and record.

As you are aware, the project team is seeking to realize a policy-aligned, high-quality, and transit-oriented development outcome on these sites that fully utilizes the significant municipal investment into the 37 Street SW streetscape, including the recent streetscape masterplan improvements and MAX Teal BRT station in front of the site. We aim to be transparent about how we reach our conclusions and recognize that no single design solution can satisfy all community members completely. We are, however, committed to providing quality information about the proposal early on, listening to all community members' input on key areas of the project, and sharing what we have heard and the project team's response through a What We Heard Report (attached).

The project team has strived to address the concerns heard through the outreach process in our What We Heard Report, including the concerns that you have shared below. The architectural potential of the proposal seeks to fit into the existing multi-residential, mixed-use, commercial, and Residential - Grade-Oriented land use context. Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design. However, as indicated in the What We Heard Report, there are opportunities to mitigate the principal items related to building height, shadowing, and privacy that you have noted in your messaging below through considered architectural design at the Development Permit application stage, which will include additional opportunities for public feedback. The project team has endeavoured to outline some potential measures within the What We Heard Report that was shared publicly with yourself and the broader community, along with responses to other key themes and items that you have included in your messaging below.

In specific regards to potential transportation impact (i.e., vehicle traffic and parking), The City required an independent transportation engineer to complete an assessment to evaluate trip generation activity, comparing additional trips generated by the proposed land use with the existing land use, noting any expected impacts to the current intersections and roadways. A summary of the conclusions of the transportation assessment is included in the attached What We Heard Report, but in short, the proposed land use / transit-oriented development is not anticipated to appreciably impact network traffic conditions, daily roadway volumes are anticipated to remain within current operating guidelines, and no new controls (i.e., signals or crosswalks) are anticipated to be required. Should this Land Use Redesignation application be approved, The City of Calgary would require any subsequent Development Permit application to have additional transportation studies conducted to ensure matters related to vehicle traffic and transportation are appropriate, with any issues noted being addressed prior to any redevelopment. The City of Calgary's Utility Engineering department similarly evaluates utility infrastructure and system capacity as a component of all redevelopments of this scale to ensure that water, sanitary servicing, and stormwater management / overland drainage, are appropriately addressed at the Development Permit application stage.

We thank you again for your feedback and continued engagement - we would be happy to answer any further questions that you may have. The project team will continue to consider architectural opportunities on how to best address the concerns that you have outlined below, as well as consider your feedback and any further thoughts that you may have.

VERA Group Project Team

www.civicworks.ca



Respondent #13

Date: May 29, 2023

Subject: RE: VERA Group Land Use Redesignation from MU-1f3.0h16 to MU-2f4.0h26 in Killarney-Glengarry (LOC2022-0209) - What We Heard Report

Thank you for the updates.

I appreciate that you listened to the community concerns and I am disappointed that this project will probably proceed as proposed.

If this project is to proceed, I would like it to be the "greenest" apartment building that can be constructed. This building will be in place for a long time and I hope that it will not contribute to greenhouse gas emissions from the "get go".

My questions:

1. How will this building be heated and cooled?
2. Will you be incorporating any electric vehicle charging facilities?
3. Will you be incorporating any solar panels in the building construction?
4. What features will this building contain that will make it the most energy efficient possible?

I am hoping that you will exceed current building standards since they are slow to get updated for the climate emergency that we are in.

Please provide me with reasons to support this project.

Thank you,

\_\_\_\_\_



June 1, 2023

Hello \_\_\_\_\_

Thank you for providing your feedback on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are disappointed in the proposal as it currently stands, but we would like to sincerely thank you for your very thoughtful feedback related to green building design. The project team can confirm receipt of your feedback, which we have also shared with the broader project team, including the project architect for their consideration at the Development Permit application stage. We have additionally kept The City of Calgary File Manager, Jarred Friedman, copied on this email for their reference and record.

Should the Land Use Redesignation application be approved, a subsequent Development Permit application would be undertaken prior to any redevelopment. Details related to building heating/cooling, parking facilities (including potential electric vehicle charging facilities), electrification, and other finer-grained building matters would be addressed at the subsequent Development Permit application stage. It is worth noting that the Development Permit application would provide additional opportunities for feedback on these specific types of items. This will include large-format on-site signage similar to the Land Use Redesignation application signs currently on site. At this stage, The City would be reviewing and considering these types of details, including reviewing and responding to comments from members of the public such as the questions you have shared below. In the meantime though, if the project architect advises us of any building-related details that address your below questions and are able to be shared at this earlier stage, we will certainly reach back out to you to provide an update; however, committing to building measures at the Land Use Redesignation application stage is often difficult granted the lengthy timescale to any potential redevelopment, the required Land Use Redesignation not being in place currently, and any changes/inflation related to building material cost between now and any redevelopment.


We thank you again for your feedback and continued engagement. Of course, we would be happy to answer any specific additional questions that you may have regarding the Land Use Redesignation application. Please do not hesitate to reach back out should you have any further feedback.

Thank you,

VERA Group Project Team

What We Heard Report LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 35



 **Respondent #21**

**Date:** May 30, 2023  
**Subject:** Land amendment LOC2022-0209

I'm very concern regarding the new application proposes to redesignate the land use from MU-1 f3.0h16 to MU-2f4.0h26. We bought our dream accommodation last August \_\_\_\_\_, we were aware that there will be a new development coming of height 16 m not 26 m. This proposal doesn't have any sense. We feel betrayed by City of Calgary. We think that new proposal is unacceptable, maybe in a few weeks the developer will ask for a new amendment like 50 m building.

Best regards  
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 **June 1, 2023**

Good morning \_\_\_\_\_

*Thank you for providing your feedback on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are in opposition to the proposal. The project team can confirm receipt of your feedback, which we have also shared with the broader project team. We have also kept The City of Calgary File Manager, Jarred Friedman, copied on this email for their reference and record.*


*The project team is seeking to realize a policy-aligned, high-quality, and transit-oriented development outcome on these sites that fully utilizes the significant municipal investment into the 37 Street SW streetscape, including the recent streetscape masterplan improvements and MAX Teal BRT station in front of the site. In specific regards to policy-alignment, this proposal is aligned with the former Killarney/Glengary Area Redevelopment Plan (1986) as well as the new Westbrook Communities Local Area Plan (2023), which both envision up to six storeys for this site. The proposed Land Use Redesignation application is to enable a six-storey redevelopment, and we can confirm that the Vera Group project team is not envisioning nor intending to build anything taller than the maximum building height of 26 metres / six storeys proposed.*

*This Land Use Redesignation application was made in late 2022, and in addition to The City's notification processes, the VERA Group project team completed two postcard deliveries (+320 each delivery) shared with nearby residents, had on-site signs posted and updated as required, and hosted a publicly advertised and accessible digital information session held with the Community Association's participation in April 2023 to listen to feedback and share information about the proposal. We aim to be transparent about how we reach our conclusions and are committed to providing quality information about the proposal early on, listening to all community members' input on key areas of the project, and sharing what we have heard and the project team's response through a What We Heard Report (attached).*

*We thank you again for your feedback - we would be happy to answer any further questions that you may have. Please do not hesitate to reach back out to us should you have any specific questions or comments.*

Thank you,

**VERA Group Project Team**

 **Respondents #22 and #23**

**Date:** May 31, 2023  
**Subject:** Application for land use amendment LOC2022-0209

I am writing to voice my opposition to the proposed land use amendment.

I am a co-owner of the property at \_\_\_\_\_ with my sister, \_\_\_\_\_. This property was originally purchased by our parents in 1957 and our family has lived here since that time.

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We have enjoyed seeing the revitalization of the neighborhood with the new duplexes scattered throughout and young families moving in. Despite the strain on Street parking that this higher density has created, we still feel there is more of a positive than a negative.

The proposed new development along 37th Street is absolutely horrific and totally objectionable. My concerns are:

1. A building of that scale will totally infringe on the privacy and daylight for all of the properties along 36 Street adjacent to the development. A 2-story unit is more acceptable.
2. The elimination of green space and potential paving of the back lane to serve the new development will seriously affect the drainage of rainwater and snow melt, which will result in potential drainage and flooding in many of the yards which already are below the grade of the existing alley, including our home. This is a very serious concern for me.
3. The addition of 227 housing units on our block is absolutely absurd. I know creating new housing is important, but not when it has such a major impact on an existing neighborhood. Parking for any visitors to our homes will be impossible due to additional Street parking requirements for these units and traffic will increase significantly. I would think that anything more than 60 units would be too much.
4. The property values for homes adjacent to the proposed development along 36 Street will definitely be negatively affected for the reasons expressed above. I believe that it must be a condition of the approval of any sort of development by Vera Group that there must be a calculation the property depreciation to the adjacent neighbors and the developer be required to compensate these property owners.

Please consider these major factors when making any future development decisions for these lots. The whole neighborhood will feel the impact of such a major change to the area and increased density.

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I, \_\_\_\_\_ also want noted on file that I am completely opposed to all requests for this development. I live at \_\_\_\_\_ at this time and am truly concerned with all issues noted by \_\_\_\_\_.

1. Major loss of sunlight and privacy I currently enjoy all day long
2. Drainage issues are already a problem and changes to the surface will majorly impact flooding in my back yard
3. Parking? Where on earth are visitors or additional tenants in units going to park??? 37 St allows NO parking during the day time on either side and 36 St (my front yard) is already packed with cars due to in-fills galore on this street.
4. Home property values will decrease with having this huge complex in our backyards. Compensation for property value loss due to this terrible land use request will need to be factored into current homeowners.

-----

 **June 1, 2023**

Good morning \_\_\_\_\_

*Thank you for providing your feedback on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are both in opposition to the proposal. The project team can confirm receipt of your feedback, which we have also shared with the broader project team. We have also kept The City of Calgary File Manager, Jarred Friedman, copied on this email for their reference and record.*

*It is heartening to hear that your property has remained in the family since 1957. While the population at that time was less than 200,000, today the City of Calgary hosts approximately 1.4 million people, around 7x the number of people. While the doubling of units in the local area from single-detached buildings to semi-detached buildings and duplexes is certainly positive and helpful, it does not effectively address the supply constraints that Calgary is*

**What We Heard Report** LOC2022-0209 | 2604-2620 37 ST SW & 2628-2640 37 ST SW 36

currently experiencing, especially within established inner-city communities with great access to transit. As you are aware, the VERA Group project team is seeking to realize a policy-aligned, high-quality, and transit-oriented development outcome on these sites that fully utilizes the significant municipal investment into the 37 Street SW streetscape, including the recent streetscape masterplan improvements and MAX Teal BRT station in front of the site.

We aim to be transparent about how we reach our conclusions and recognize that no single design solution can satisfy all community members completely. We are, however, committed to providing quality information about the proposal early on, listening to all community members' input on key areas of the project, and sharing what we have heard and the project team's response through a What We Heard Report (attached). Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development. However, as indicated in the What We Heard Report, there are opportunities to mitigate the principal items related to building height, shadowing, and privacy that you have noted in your messaging below through considered architectural design at the Development Permit application stage, which will include additional opportunities for public feedback. The project team has endeavoured to outline some potential measures within the What We Heard Report that was shared publicly and is available on the project website ([www.veragroup.ca/killamey-glengarry](http://www.veragroup.ca/killamey-glengarry)), along with responses to other key themes and items that you have included in your messaging below.

In specific regards to potential transportation impact (i.e., vehicle traffic and parking), The City of Calgary required an independent transportation engineer to complete an assessment to evaluate trip generation activity, comparing additional trips generated by the proposed land use with the existing land use, noting any expected impacts to the current intersections and roadways. A summary of the conclusions of the transportation assessment is included in the attached What We Heard Report, but in short, the proposed land use / transit-oriented development is not anticipated to appreciably impact network traffic conditions, daily roadway volumes are anticipated to remain within current operating guidelines, and no new controls (i.e., signals or crosswalks) are anticipated to be required. Should this Land Use Redesignation application be approved, The City of Calgary would require any subsequent Development Permit application to have an additional transportation study conducted to ensure matters related to transportation are addressed appropriately, with any issues noted being addressed prior to any redevelopment. Vehicle parking is anticipated to be provided above the Land Use Bylaw requirements within an underground parkade, to be confirmed at the Development Permit application stage. The City of Calgary's Utility Engineering department similarly evaluates utility infrastructure and system capacity as a component of all redevelopments of this scale to ensure that water, sanitary servicing, and stormwater management / overland drainage, are appropriately addressed at the Development Permit application stage. This evaluation would include the laneway to ensure that any potential drainage issues are addressed up front through appropriate design (standardized grading, etc.).

We thank you again for your feedback and continued engagement - we would be happy to answer any further questions that you may have. The project team will continue to consider architectural opportunities on how to best address the concerns that you have outlined below, as well as consider your feedback and any further thoughts that you may have.

VERA Group Project Team

 **Respondent #4**

**Date:** May 31, 2023  
**Subject:** Response to LOC 2022-0209 2nd Application for Landuse Re-designation

Please find attached our response to the above landuse re-designation along 37St SW for your files.

The 'June 1, 2023' note at the top of the letter in italics ( ) is for our 36St neighbour, after they receive this letter our deadline to get our comments into you.

Thank you.  
Sincerely,

-----

[Note: attached statement copied below here for reference.]

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This letter is our 2<sup>nd</sup> response to the 2<sup>nd</sup> application by Vera for land use amendment: 'LOC 2022-0209 to re-designate the land use for the properties listed below from MU-1f3.0h16 to MU-2f40h26

The change is highlighted in yellow above- theMU1 has been revised to a MU2- allowing for commercial use, making the above land a 'mixed use' zone. It had been omitted in the 1<sup>st</sup> application.

**Location:**

Phase 1 - #2604, 2608, 2612, 2616, 2620 +  
Phase 2 - #2628, 2632, 2636, 2640 all on 37 St. SW Calgary

We/ I continue to oppose the application to amend the re-designation of this block.

The developer Vera has not proposed any significant changes to their previous application, other than revising their land-use description -**MU-2f40h26**- to include the required '2' representing a commercial component. Their marketing + communication to us prior to their 1st application included the commercial component, although not in the required land use description standard (ie. MU-2f40h26)

An example.....an existing 'new' commercial building for lease just south of 26 Avenue on the west side of 37 St. remains empty of tenants, after being marketed since construction was started at least 2 years ago. Not a good precedent to set for commercial development along 37 St. What can Vera do differently, to guarantee their occupancy outcomes on their project? We have not been convinced of positive outcomes.

Similarly, there has not been enough convincing evidence provided to those impacted property owners, illustrating in any way, that this will be a desirable, sensitive, vibrant 6 storey building mass. So far, we understand that the proposed landuse envelope (being 26m max. height x 36.6m depth x 152.4m block length -minus a 15.2m wide opening mid-block) will put backyards facing the development in shade 75% + of the year or more. This landuse change does not allow for a sustainable surrounding environment. It is an irresponsible move, negatively impacting adjacent properties, in this day and age to proceed with such an extreme shows a total disregard for the neighbourhood.

There are \$1+M homes occupied and continue to be built along the alley across from the above site even though their properties were approved to be zoned RCG (from RC2). It is believed that the RCG change was part of the same Policy that rezoned the 37street properties from RC2 RCG to MU-f3.0h26. There are no row houses yet.

With all due respect, "does the developer have an understanding of what the resulting damage their proposal would have on the surrounding properties and does this bylaw, followed by construction period, and finally actual building mass reflect a respectful approach to their neighbors' vision for a vibrant and vital community? We don't think so.

There is not going to be vibrancy if everyone moves out or is unhappy with the prospects of their future properties. There have been a number of home sales along 36St (our street) that have 'fled' the neighbourhood, and there are many others considering it or have their homes already on the market, trying to avoid impending losses, if this landuse change goes ahead. We ask for your sincere and respectful consideration that you do not proceed with the landuse amendment application. We are vehemently opposed to it for so many reasons! [Please review our comments + concerns responding to the first application....Attached below in non-italized font.]

This proposal/application does not imply a win-win situation. Both bylaws-approved and proposed for the above site, respond to outdated ideology and assumptions, developed for 37ST.SW over the past 10 years and do not respond to the existing pattern of growth and development that the adjacent community has/ is taking. Policies can be changed much more easily, to accommodate a win-win environment for all stakeholders including the adjacent property owners investment at stake.

**The following is a copy of our response sent into the city addressing opposition to the 1<sup>st</sup> application for the landuse change - regarding changes in density and height submitted January of 2023. We have added some additional comments from the 1<sup>st</sup> application.**

We are 1 of the dwelling units along the west side of 36 Street - that share our lane with the above proposed development.  
Our home and block will be adversely impacted by any development that is allowed to occur with this height (85') and massing (f4) increase directly adjacent and to the west of us.

Has this building to be developed within the limits identified above, been considered in its larger context? What are the outcomes the application is hoping to achieve? Why the need for the height increase? Why this location when there are much better site choices available?  
It is obvious to anyone that looks at this 85' high proposed envelope (with a floor area ratio of 4) on paper, that it is, without a doubt, totally out of scale with every element, building, tree, or living being in the Killarney community especially with adjacent neighbours across the alley. Big traffic impacts.

**Some reasons (there is likely more) for opposing a height and density increase are identified below.**

- The applicant proposes 227 units vs our adjacent block (our block's allowable density is 41 units. That is an increase of density by 553%!! [45 units of residential X 5 floors = 225 Units. It's out of context with its surroundings.]
- Resulting in more vehicular traffic- assuming the worst case scenario – 2 people/ unit X 2 cars per unit = 550 cars
- more noise will be generated,
- our skyview across our backyards becomes obstructed by an 85' high wall
- less 'eyes on the street'- creates an unsafe/less friendly environment
- Elimination of all existing trees of all ages and species over the entire block (elimination of 'the urban forest')
- Loss of daylight and direct sunlight (our backyards bathed will be bathed in shade) what kind of compensation as property owners will we be receiving from the City for this impactful loss?
- decrease in our property values
- more fumes and dust from vehicles
- Traffic congestion in our shared lane, likely spilling over onto 36 Street (our street) to access feeder roads - 26<sup>th</sup> and 25<sup>th</sup> Avenues. quite an impact on the Daycare at the 26Ave. + 36 St. corner. Parents need to park, get their child out of the car safely + into the building in all seasons interfacing with moving traffic. Not a safe situation. Also the pedestrians crossing the street to go to the daycare is a definite conflict and safety hazard .
- Parking issues created on 36 St. from increased density (our street): Construction period of unknown number of years will cause parking and congestion problems as well.
- Loss of privacy amongst other social, psychological, and environmental problems that will arise. It's hard to build community with folks who reside 85' above you. The higher the building, the more anonymous its residents become to the life on the ground.
- Looking at the same wall, day in and day out for 365 days of the year, is a poor replacement for what our existing environment currently provides.

**Questions to the applicant:**

1. What are the applicant's main motives for the change to 85/26m when the decision to go to the current 52.5' (from 32') was made less than 5 years ago? Why is the current 52.5' (16m) high designation not adequate for this site?
2. Could the applicants speak about their thoughts, considerations, and positive outcomes that they anticipate or are trying to achieve from this re-designation and how it could possibly be perceived as a Win – Win solution for the residents of 36St., the Community, the City? Maybe it's time to back up a few steps and re-evaluate what it is that is trying to be achieved here by asking all parties involved – Is this right, ethical, environmentally and sustainably sound thinking and is this the only site where we can achieve this outcome? Perhaps there is a better site that should be used to develop the best solution for all the parties involved.

Again, I repeat, we are opposed to the City of Calgary approving the Land Use Amendment Application proposed by Vera/or their representative for the above proposed landuse change.

-----

 June 1, 2023

Good morning -----

Thank you for providing your feedback on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are remaining in opposition to the proposal. The project team can confirm receipt of your feedback, which we have also shared with the broader project team. We have additionally kept The City of Calgary File Manager, Jarred Friedman, as well as the Planning & Policy Advisor to Councillor Walcott copied on this email for their reference and record.

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*In specific regards to policy-alignment, this proposal is aligned with the former Killarney/ Glengarry Area Redevelopment Plan (1986) as well as the new Westbrook Communities Local Area Plan (2023), which both envision up to six storeys for this site. As you are aware, the project team is seeking to realize a policy-aligned, six-storey, high-quality, and transit-oriented development outcome on these sites that fully utilizes the significant municipal investment into the 37 Street SW streetscape, including the recent streetscape masterplan improvements and MAX Teal BRT station in front of the site. While policies can indeed be changed as you mention, multiple years of City-led outreach within the Westbrook Communities was conducted to create the new policies for the Westbrook Communities Local Area Plan, with the first phase taking place in Winter 2019-Fall 2020. The policy vision for this section of the 37 ST SW corridor remained at a maximum building height of six storeys.*

*We aim to be transparent about how we reach our conclusions and recognize that no single design solution can satisfy all community members completely. We are, however, committed to providing quality information about the proposal early on, listening to all community members' input on key areas of the project, and sharing what we have heard and the project team's response through a What We Heard Report (attached). The architectural potential of the proposal seeks to fit into the existing multi-residential, mixed-use, commercial, and Residential - Grade-Oriented land use context. Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design. However, as indicated in the What We Heard Report, there are opportunities to mitigate the principal items related to building height, shadowing, and privacy that you have noted in your messaging below through considered architectural design at the Development Permit application stage, which will include additional opportunities for public feedback. The project team has endeavoured to outline some potential measures within the What We Heard Report that was shared publicly, along with responses to other key themes and items that you have included in your attached messaging.*

*In your new letter you comment about tenancy, and while we cannot speak directly to another unrelated commercial building's tenancy, we can share that in our experience tenancy often varies from building to building, even within a local area. This is not always an indicator of the community or local area as a whole, and rather is typically the result of a few discrete factors such as pricing, tenancy type sought, etc.*

*We thank you again for your feedback and continued engagement, and thank you for re-sharing your previous letter as well. I believe that we responded to the comments included in your previous letter through prior correspondence and our What We Heard Report, but of course we would be happy to answer any specific additional questions that you may have. Please do not hesitate to reach back out should you have any further feedback.*

Thank you,

VERA Group Project Team

 **Respondent #11**

**Date:** May 31, 2023  
**Subject:** Project 26th Ave 37th Street SW

[Note: PDF attachment was received via email without a written message]. Please refer to Respondent #4's copied statement on the previous page, which is verbatim the same message as attached by Respondent #11, except for the signature at the bottom.

 June 1, 2023

Hello -----

Thank you for providing your letter on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are remaining in opposition to the proposal. The project team can confirm receipt of your feedback, which we have also shared with the broader project team. We have additionally kept The City of Calgary File Manager, the Killarney/ Glengarry Community Association, and the Planning & Policy Advisor to Councillor Walcott copied on this email for their reference and record.

*In specific regards to policy-alignment, this proposal is aligned with the former Killarney/*

Glengary Area Redevelopment Plan (1986) as well as the new Westbrook Communities Local Area Plan (2023), which both envision up to six storeys for this site. As you are aware, the project team is seeking to realize a policy-aligned, six-storey, high-quality, and transit-oriented development outcome on these sites that utilizes the significant municipal investment into the 37 Street SW streetscape, including the recent streetscape masterplan improvements and MAX Teal BRT station in front of the site. While policies can indeed be changed as indicated in your letter, multiple years of City-led outreach within the Westbrook Communities was conducted to create the new policies for the Westbrook Communities Local Area Plan, with the first phase taking place as early as Winter 2019-Fall 2020. The policy vision for this section of the 37 ST SW corridor remained at a maximum building height of six storeys, which we are proposing today.


We aim to be transparent about how we reach our conclusions and recognize that no single design solution can satisfy all community members completely. We are, however, committed to providing quality information about the proposal early on, listening to all community members' input on key areas of the project, and sharing what we have heard and the project team's response through a What We Heard Report (attached). The architectural potential of the proposal seeks to fit into the existing multi-residential, mixed-use, commercial, and Residential - Grade-Oriented land use context. Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design. However, as indicated in the What We Heard Report, there are opportunities to mitigate the principal items related to building height, shadowing, and privacy that you have noted in your messaging below through considered architectural design at the Development Permit application stage, which will include additional opportunities for public feedback. The project team has endeavoured to outline some potential measures within the What We Heard Report that was shared publicly, along with responses to other key themes and items that you have included in your attached messaging.

In your letter there is a new comment about tenancy, and while we cannot speak directly to another unrelated commercial building's tenancy, we can share that in our experience tenancy often varies from building to building, even within a local area. This is not always an indicator of the community or local area as a whole, and rather is typically the result of a few discrete factors such as pricing, tenancy type sought, etc.

We thank you again for your feedback and continued engagement, and thank you for re-sharing your previous letter as well. I believe that we responded to the comments included in your previous letter through prior correspondence and our What We Heard Report, but of course we would be happy to answer any specific additional questions that you may have. Please do not hesitate to reach back out should you have any further feedback.

Thank you,

VERA Group Project Team



**Respondent #24**

**Date:** June 1, 2023  
**Subject:** Opposing for application for land use Amendment: LOC2022-0209

[Note: Email was received with no message other than the above subject line.]

 June 6, 2023

Good morning \_\_\_\_\_

Thank you for emailing about this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are in opposition to the proposal. The project team can confirm receipt of your email, but no message beyond the subject line seems to have come through on our end. We have also kept The City of Calgary File Manager, Jarred Friedman, copied on this email for their reference and record.

We would be happy to answer any questions that you may have and consider any feedback that you're willing to share. Thanks again for reaching out.

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Sincerely,

VERA Group Project Team


Hi again \_\_\_\_\_

Apologies for a quick second message here, but I forgot to also mention that we attached in our last email our What We Heard Report, which outlines additional information about the proposal, summarizes what we heard, what we changed and why, and a rationale for any changes that weren't made.

As before, we're happy to answer any questions that you may have.

Thanks again,

VERA Group Project Team



**Respondent #25**

**Date:** June 5, 2023  
**Subject:** Application for land use amendment LOC2022-0209

Dear Sir,

I hope this letter finds you in good health and high spirits. I am writing to express my strong opposition to the proposed building development in our cherished neighborhood. As a concerned resident and stakeholder, I firmly believe that this project will have detrimental effects on our community, and I implore you to reconsider your plans.

Our neighborhood holds a special place in the hearts of its residents. It is a close-knit community that values its tranquility, green spaces, and architectural integrity. The proposed development, with its potential to disrupt our peaceful environment, threatens to undermine the very essence of what makes our neighborhood so desirable.

I would like to highlight several concerns that we, the residents, have regarding this development:

1. **Increased Traffic Congestion:** The additional construction and subsequent increase in population will inevitably lead to a surge in traffic volume. Our streets are already strained during peak hours, and this development will only exacerbate the problem, affecting the safety of pedestrians, cyclists, and drivers alike. The adjacent streets (25th Ave in particular) will certainly be used as parking spots for the new building residents.
2. **Loss of Green Spaces:** Our neighborhood prides itself on its abundance of green spaces, parks, and trees that enhance our quality of life. The proposed development threatens to encroach upon these areas, leading to a loss of biodiversity, reduced air quality, and a negative impact on the mental and physical well-being of residents.
3. **The 26m-high structure will block light and sunshine** to all residents in the NE of the building, especially in Winter and shoulder seasons.

In light of these concerns, I kindly request that you reconsider the proposed building development and explore alternative options (reduced height) that are more in line with the needs and desires of the neighborhood residents. It is crucial to engage the community in an open dialogue and take our opinions and suggestions into account. Collaborative planning can lead to a solution that preserves the essence of our neighborhood while also addressing any legitimate development needs.

I, along with many concerned residents, am prepared to actively engage in the decision-making process and collaborate with you to find a mutually beneficial solution. Our neighborhood's voice should be heard and respected, as we are the ones who have invested time, effort, and love in making this community what it is today.

Thank you for considering our concerns and taking the time to evaluate the potential negative consequences of this proposed building development. I eagerly await your response and hope that together we can work towards a solution that benefits both our neighborhood and the wider community.

Yours sincerely,

-----

 June 6, 2023

Hi -----

Thank you for providing your feedback on this Land Use Redesignation application (LOC2022-0209). We are sorry to hear that you are in opposition to the proposal. The project team can confirm receipt of your feedback, which we have also shared with the broader project team. We have additionally kept The City of Calgary File Manager, Jarred Friedman, copied on this email for their reference and record.

The VERA Group project team is seeking to realize a policy-aligned (six-storeys) and transit-oriented development outcome on these sites that utilizes the significant municipal investment into the 37 Street SW streetscape, including the recent streetscape masterplan improvements and MAX Teal BRT station in front of the site. We aim to be transparent about how we reach our conclusions and recognize that no single design solution can satisfy all community members completely. We are, however, committed to providing quality information about the proposal early on, listening to all community members' input on key areas of the project, and sharing what we have heard and the project team's response through a What We Heard Report (attached, and also available on the project website: www.veragroup.ca/killarney-glengarry). The project team has sought to respond to the concerns heard through the outreach process in our What We Heard Report, including the key concerns that you have noted.

In regards to transportation (i.e., vehicle traffic and parking), as a component of the Land Use Redesignation application, The City of Calgary required an independent transportation engineer to complete an assessment to evaluate trip generation activity, comparing additional trips generated by the proposed land use with the existing land use, noting any expected impacts to the current intersections and roadways. A summary of the conclusions of the transportation assessment is included in the attached What We Heard Report, but in short, the proposed land use / transit-oriented development is not anticipated to appreciably impact network traffic conditions, daily roadway volumes are anticipated to remain within current operating guidelines, and no new controls (i.e., signals or crosswalks) are anticipated to be required. Should this Land Use Redesignation application be approved, The City of Calgary would require any subsequent Development Permit application to have additional transportation studies conducted to ensure matters related to vehicle traffic and transportation are appropriate, with any issues noted being addressed prior to any redevelopment.

We also appreciate your noted concerns related to green space and trees. The privately-owned trees in the yards of the parcels proposed for redevelopment would likely be required to be removed with redevelopment, but a Landscape Plan is being required by The City of Calgary at the Development Permit application stage to ensure that the proposal is adhering to standards set out in the Land Use Bylaw. While a private landowner is entitled to change their back or front yard without much government oversight, The City of Calgary does have requirements for landscaping and tree planting, which would be determined and enforced at the Development Permit application stage.

The architectural potential of the proposal seeks to fit into the existing multi-residential, mixed-use, commercial, and Residential - Grade-Oriented land use context. Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design. However, as indicated in the What We Heard Report, there are opportunities to mitigate the principal items related to building height and potential shadowing that you have noted in your messaging below through considered architectural design at the Development Permit application stage, which will include additional opportunities for public feedback. The project team has endeavoured to outline some potential measures within the What We Heard Report that was shared publicly. We also would draw your attention to the conceptual shadow studies of the first envisioned development phase, which are provided for review in the attached What We Heard Report on pages 11, 12 and 13.

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We thank you again for your feedback - we would be happy to answer any further questions that you may have. The project team will continue to consider architectural opportunities on how to best address the concerns that you have outlined, as well as consider your feedback and any further thoughts that you may have.

Sincerely,

VERA Group Project Team

 **Respondent #26**

**Date:** June 22, 2023  
**Subject:** Calgary projects enquiry

Good morning,

I hope you are well!

I wanted to ask if your projects located in Sunnyside and Killarney/Glengarry are planned as rental properties or will units be for sale?

I would appreciate any information you can provide.

Kind regards,

-----

 June 22, 2023

Hi -----

Thanks for reaching out. Both the Sunnyside and Killarney/Glengarry projects are intended to be purpose built rental properties.

Kind Regards,

VERA Group Project Team

### End of Verbatim Email and Online Webform Feedback

## **Appendix E**

### Digital Information Session Feedback





## Digital Information Session Feedback

The following is a record of the relevant verbatim questions from the Applicant-led Digital Information Session hosted on April 20, 2023 when the project team was joined by 19 participants.

**Please note:** Excepting removal of names, no edits to feedback have been made and the verbatim questions are as received. Answers were primarily provided, or expanded on, live/verbally.

### Question / Comment #1

will you be sharing these slides?

### Question / Comment #2

Why the need to rezone and change the building envelope height an extra 10m when there is no structures near that size in this area.

### Question / Comment #3

Is there currently an intention for the building units to be sold on the market, or is the intention something more in-line with purpose built rentals

### Question / Comment #4

What is the plan for parking in the adjacent streets? I assume there will be one parking stall allocated per unit in the building and limited visitor parking. As well, who will be responsible for paving the laneway?

### Question / Comment #5

Did all of the building envelope plans have underground parking for the tenants and businesses?

### Question / Comment #6

do the shadow studies account for the elevation drop to the NE of phase 1? And is there a more detailed version with more times of day or times of year?

### Question / Comment #7

Your pictures also only show one block of the development correct? i am referring to phase 1 and phase 2 of your proposal. your pictures only show phase 1?

### Question / Comment #8

If land redesignation is not approved - would the project still go forward?

### Question / Comment #9

What is the anticipated timeline to the start of construction/finished product?

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### Question / Comment #10

When is demolition planned for?

### Question / Comment #11

Will the building not being permitted to have 6 floors change the construction timeline or change anything about the project? ie. are those extra floors required to make this project economic?

### Question / Comment #12

I want to applaud the transparency and engagement. People should note that the parcel to the south is further along and there has been little to no communication that I have been made aware of. Great job and thank you!

### Question / Comment #13

For the laneway paving, will the residents sharing the laneway have to vote on that or have to pay for the paving through their property tax assessment?

### Question / Comment #14

As someone who lives in the homes to be torn down. What is the timeline for demolition on the current houses?

### Question / Comment #15

Construction considerations: noise, garbage, dust/dirt, workers' vehicles/parking, construction vehicles, etc - how will these be mitigated and handled?

### Question / Comment #16

concerning the timeframe as a renter of one of the houses in the proposed development how much time do we have left before we have to leave our home?

### Question / Comment #17

This is the first that I heard that the Westbrook Area Plan will over-ride the Killarney Area Plan. Considering that the Killarney area plan does not have 6 story apartments approved, this concerns me. Can anyone expand on this? or do I need to follow up with the city?

### Question / Comment #18

This is not an essential question, but if there is time: Could you speak a bit about the development vision--how do you think this proposal may contribute to the 37 Main Street streetscape? The main street investment has been significant here, so future development on this street should be able to make the best of this investment.

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Question / Comment #19

I understand it was already discussed so this is more of a statement, I just want to re-iterate my concern regarding drainage at the 25th ave and 36 street intersection as this is already a low point with all homes in that area having sump pumps. This infrastructure would need to be upgraded if this proposal is approved.

Question / Comment #20

When is the next opportunity to meet with the city on this development?

Question / Comment #21

Are you able to provide a copy of this recorded video following the meeting so we can re-review? Where/who would be the best place/people to reach out to, should we have any further questions?

Question/ Comment #22

Are the water and sewer services in the streets adequate to accommodate the proposed project?

Question / Comment #23

Would it not be more ideal to build this on a block that didn't have such significant height difference between 36 & 37th St?

Question / Comment #24

just out of curiosity whats happening with 2624 [37 Street SW]?

Question / Comment #25

Yes all my questions were answered. Thanks!

Question #26

Thank you for answering my questions.

Question/ Comment #27

Thank you for offering this session virtually and thoughtful answers

Question / Comment #28

thank you for your understanding of our concern and thank you for this presentation really appreciate your time

Question / Comment #29

Thank you for answering my question.

Question / Comment #30

thanks for hosting!



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