

Community Association Response

March 9, 2023



To Whom it may concern,

I am writing as the Director of Development for the Killarney Glengarry Community Association. We have reviewed the proposed Land Use Redesignation LOC2022-0209 and support the proposed change. This change is not unprecedented in the community and aligns with other recent programs such as the 37th Main Street program, the City of Calgary's transit-oriented development program, and the upcoming Westbrook Local Area Plan.

The site in question, 37 street southwest between 25th and 26th avenue is currently zoned MU-1.f3.0h16. The proposed change is to a site use of MU-2, with a floor to area ratio (FAR) and height modifiers, proposing increasing from 3.0 to 4.0 and 16 meters to 26 meters respectively. The proposed FAR and height modifications to this site are similar to existing land uses along 17th avenue southwest on the northern edge of Killarney and as such is not an unprecedented change for the community.

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

As well it is worth mentioning the upcoming Westbrook Local Area Plan which was recently approved. This LAP indicates the site in question to be suggested for 6 stories and neighborhood flex, both of these aligning with the proposed change to MU-2.

KGCA is excited to see the developer accept our suggestion and alter the desired use from MU-1 to MU-2, this will require commercial at grade. Leading to a vibrant main street

The Killarney Glengarry Community Association is committed to the idea of a safe and vibrant Killarney. It is our opinion that the proposed land use redesignation does not negatively impact



that vision. We look forward to reviewing and commenting on the upcoming Development Plan for this site.

Killarney Glengarry Community Association Director of Development

Jeff Davidson

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