



integerhomes.com

Integer Homes Inc.  
3012 34 Street SW  
Calgary, AB, T3E 2X2

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THE CITY OF CALGARY  
CITY CLERK'S

CPC2016-283  
Attachment 3  
Letter 1

October 24, 2016

Attention: Calgary City Councillors  
c/o Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O Box 2100, Postal Station "M"  
Calgary, AB T2P 2M5

**Re: Killarney/Glengarry Bylaw 280D2016**

To redesignate the land located at 2001 – 33 Street SW (Plan 7610270, Block 8F, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District

Dear City Council:

Integer Homes Inc. is a Calgary-based small business specializing in multi-family home building. We live and work in the Killarney area and create affordable urban townhomes. Below is a summary of the benefits of the redesignation and additional detail on our consultation efforts for a three-unit row house.

**Benefits of Redesignation**

The 2001 33 Street SW property meets the City of Calgary's *Location Criteria for Multi-Residential Infills*. We believe this property is an ideal redesignation candidate for the following reasons:

- Support from adjacent property owners – Adjacent property owners are supportive of revitalization of the existing property with a new building.
- North corner of block location – The lot location will avoid shading impacts on neighbouring properties, mitigating what is often the strongest objection to this type of development.
- Proximity to public infrastructure – Westbrook Station and the Nichols Family Library are one block (350 m) away. Future occupants will increase the transit ridership base and use of City facilities.
- Support for local businesses – The multitude of service providers along the the 17 Ave corridor will benefit from increased customers within a short walking radius.

- Increased housing options – Our knowledge of buyer preferences indicates there is demand for additional housing options in Killarney beyond semi-detached and apartment style housing.
- Surrounding area compatibility – This project is contextual with properties to the north as those are zoned as M-C1 and have existing multi-family housing.
- Growth in tax base – The City will receive a three-times multiple in tax base growth without having to provide any additional infrastructure.

### **Community Association Consultation**

Prior to acquiring the property, I engaged the Killarney Community Development Committee (Committee) in person and by email regarding redesignation of the site. The Committee has taken a principled stance against redesignation unless it occurs on the 37 Street corridor. Despite our best efforts, the Committee was unwilling to consider adjacent property owner support, City of Calgary redesignation criteria, or acknowledge the benefits of the proposed project. Instead, the Committee focused on objections that we feel can be dealt with at the development permitting stage, such as issues of community aesthetic and character.

### **Support from Directly Affected Neighbours**

We delivered information to nearby properties during the public review period. This resulted in the property owners located immediately to the south (2005 33<sup>rd</sup> Street SW) and to the east (2004 33<sup>rd</sup> Street SW) submitting letters of support. These neighbours felt that the area had grown and changed enough to justify the land use change, and removal of the existing house would be a net benefit to their properties.

We appreciate City Council considering this redesignation request, and we look forward to the opportunity to develop additional housing options in Killarney.

Sincerely,

A handwritten signature in dark ink, appearing to be 'SK' with a stylized flourish.

Sean Kollee, President  
Integer Homes Inc.

## NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on **Monday, 2016 November 07, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on **2016 October 13**, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 – 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Persons wishing to submit a letter, petition or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions **received** by the City Clerk **not later than 10:00 a.m., THURSDAY, 2016 October 27**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to:

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

***The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agenda of City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.***

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and Bylaw 30M2002 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

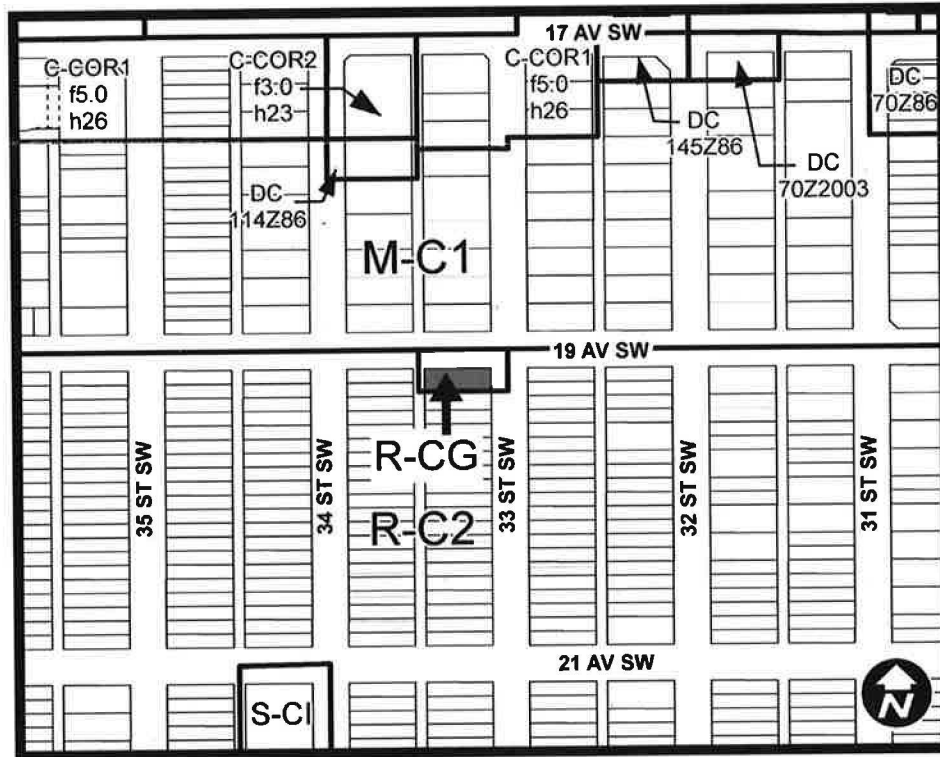
If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Susan Gray, CITY CLERK

**The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw) except those for the DC District which are available from the Planning, Development & Assessment Department. Please direct questions with regard to the matters mentioned herein to 403-268-6774.**

**KILLARNEY/GLENGARRY  
BYLAW 280D2016**

To redesignate the land located at 2001 – 33 Street SW (Plan 7610270, Block 8F, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



**Smith, Theresa L.**

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**From:** Doug Koroluk [korolukd@telus.net]  
**Sent:** Wednesday, October 26, 2016 9:34 PM  
**To:** City Clerk  
**Cc:** landuse@killarneyglengarry.com; 'khoulgate'; Woolley, Evan V.; Commn. & Community Liaison - Ward 8  
**Subject:** Re: Killarney - Land Use Bylaw Amendment - Bylaw #280D2016 - Opposed to Amendment  
**Attachments:** 2001 33 Street SW - Resident Response - Rev 0.pdf

Attached ("*2001 33 Street SW - Resident Response - Rev 0.pdf*") please find my written representation against the Land Use Bylaw Amendment (#280D2016) proposed for 2001 33<sup>rd</sup> Street SW.

I plan – if my schedule allows (I am currently a graduate student at the University of Calgary) – to attend the Council meeting discussing this matter on Monday, November 7.

Please let me know if there are any questions or concerns about this matter.

Regards,  
Doug Koroluk  
[korolukd@telus.net](mailto:korolukd@telus.net)

RECEIVED  
2016 OCT 27 AM 8:16  
THE CITY OF CALGARY  
CITY CLERK'S

# Proposed Land Use Bylaw Amendment

2001 33 Street SW

Bylaw: #280D2016

From: RC-2

Proposed to: R-CG

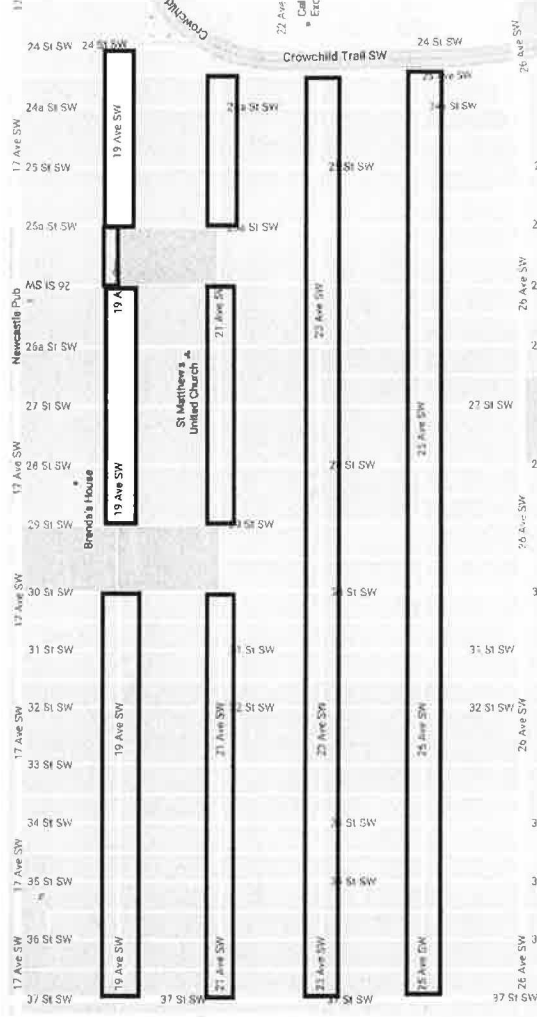
October 27, 2016 / Council Meeting – November 7, 2016





## Why this amendment should not be approved

- This proposal is counter to a comprehensive planning policy.
- This is an example of scattered rezoning
- Creates a precedent that could create 'valleys' of taller row type housing on every avenue within Killarney.



Black rectangles show the 'extent' of valleys of row housing that could arise

Proposed rezoning for 2001 33 Street SW

## Why this amendment should not be approved

- This proposal for rezoning at 2001 33 Street SW is counter to a comprehensive planning policy.
  - Is counter to the Killarney / Glengarry Area Redevelopment Plan
    - Specifically, section 2.1.2 – *The residential land use policies for Killarney/Glengarry maintain the original low density detached and semi-detached home type of development prevalent throughout the community.*
- Recognize that this ARP is an older document – the Killarney Glengarry Community Association is discussing ideas and ways to update it.



## Why this amendment should not be approved

- Recognize that the City of Calgary has issued "Location Criteria for Multi-Residential Infill" (PUD2016-0405)
  - These criteria are broad enough that they apply to almost all of the avenues in Killarney (the "valley" of row houses discussed earlier) – means that the proposed location, 2001 33 Street SW is not "unique"
  - Extensive rezoning to Multi-Residential Infill does NOT support an objective of PUD2016-0405, namely, "Respect the existing character of low-density residential areas" (which references MDP 2.3.2)
- Future zoning in Killarney:
  - What programs are being considered to plan effectively?
  - How can random rezoning that appears to be counter to overall community plans be avoided?

Proposed rezoning for 2001 33 Street SW

## Why this amendment should not be approved

- What is the purpose of this rezoning request:
  - to make Killarney more dense?
  - up-zone the property for sale?
- In this instance the advertisement for the sale of the property touted how desirable a development opportunity / investment this property was

Detached 2001 33 ST SW



Detached		Sold		List Price: \$499,000	
Area: Killarney/Glangarry 027		Sold Date: 08/17/2016		Sold Price: \$470,000	
Community: Killarney/Glangarry 027		MLS#: C4053539		Postal Code: T3E 2S7	
Type: Detached		Zone: Zone CC		Year Built: 1949	
Style: Bungalow		Condo Type: Not a Condo		Lot: 1	
Legal Plan: 7610270		Blk: 8F		DOM: 159	
Line #: 0018009241		Fee Simple		Conform: New Min Old Lc:	
List Date: 03/11/2016		Private			
Title to Land: Fee Simple		No			
Ownership: Private		SRR: No			
Exclusion: No		Disc: No			
Restrictions: None Known					
Warranty: None					
Possession: 60/Negotiable					

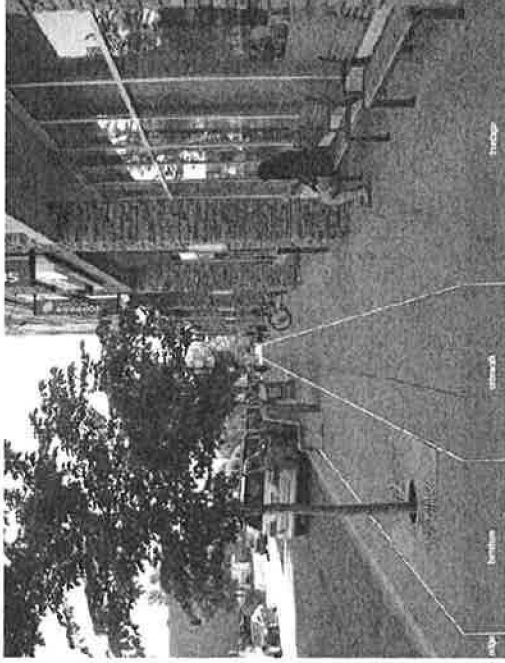
INVESTOR - BUILDER ALERT!! Great 42x118 RC-2 CORNER lot in desirable Killarney-Glangarry. This bungalow features a huge back yard with double detached, heated and insulated garage. 2 bedrooms up, a 4pc bath, kitchen, living room, and dining area. The basement has a separate entrance, with two additional bedrooms, bathroom, laundry, living room and kitchen area. Great for developing or renting. Property does need TLC.

Proposed rezoning for 2001 33 Street SW

## Why this amendment should not be approved

- 17<sup>th</sup> Avenue SW and 37<sup>th</sup> Streets are more suitable locations for increased density – broader streetscapes with means of incorporating desired pedestrian features of the Main Streets initiative – not possible at the proposed rezoning location (2001 33 Street SW)

Figure 3.2-2: Public realm zones – Main Loop area, 33rd Avenue S.W.



- Why, as Main Streets initiative rolls out which includes plans for 17<sup>th</sup> Avenue SW and 37<sup>th</sup> Street SW is Council entertaining random rezoning requests in the same area?  
Proposed rezoning for 2001 33 Street SW