

## Killarney/Glengarry Community Association Comments



May 9, 2018

File Manager  
LOC2018-0078  
City of Calgary  
P.O. Box 2100 Station M  
Calgary, Alberta  
T2P 2M5  
Attn: Calvin Chan

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0078, currently under review for a land use amendment at 2639 29 Street SW. The KGCA is looking to ensure that Killarney-Glengarry is developed in a manner that aligns with our core values (safe, vibrant, and inclusive). As such, these items are front of mind when reviewing the proposals of project proponents.

As part of our Terms of Reference, a Land Use Change falls as a Level 3 for commentary. For Level 3 items we considered the following 4 points:

**1. SUGGESTIONS THAT ALIGN TO KGCA VALUES** (safe, vibrant, inclusive)

While presenting earlier this year, Kelvin has provided preliminary development plans for the site showing commercial on the main floor, along with condo units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. We are conceptually supportive of this proposal, because it lends to a more vibrant frontage on a main road and introduces mixed affordability to the community which makes it a more inclusive build. We were also interested in the proponent's creative intention to create roof top gardens in lieu of removing all the greenery at street level as part of the build.

**2. ENGAGEMENT INITIATIVES/EFFORT:**

We had the opportunity to meet with the project proponent earlier this year, in advance of their application to the City and are appreciative of their proactive engagement. We believe that pre-emptive engagement by proponents helps ensure better outcomes for all parties involved, specifically when larger scale changes are being applied for (such as R-C2 to C-N1). We suggested to the proponent that they should do some engagement with nearby property owners to understand any potential concerns they may have with the project and address any issues raised, where reasonable. We have not been made privy to the outcomes of this exercise.

**3. IDENTIFY PARTIES AFFECTED:**

At this time, we are only aware of the developer and home owner. We have not heard from any residents directly on this proposed land use change.

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### 4. SUMMARIZE ISSUES:

The community does have some minor concerns that we would like to see addressed as this process progresses:

- Given the current proposed zoning is C-N1, and the wide array of potential uses for the site if zoned C-N1, we would like to see the potential uses narrowed to those which would allow for the development Kelvin has proposed. Alternatively, we would be supportive of the progression of the Land Use Amendment and Development Permit concurrently to alleviate these concerns. This ensures that economic or market conditions do not lead to the development of a site that does not conceptually align with what was originally proposed.
- In regards to the proposal at hand, the KGCA wonders if the suggestion from the City to apply for a zoning that mirrors the commercially zoned properties on the South side of the intersection reflects the likelihood of changes to 26<sup>th</sup> Ave that may occur as part of the ARP review. In regards to the proposal itself, the KGCA believes that there is interest in, and an opportunity for, the creation of a more unified vision along 26<sup>th</sup> Ave. We believe that mixed use commercial developments could play a role in making the street more cohesive and vibrant than it is currently. Our hope is that this vision can be clarified with a better understanding of the opportunities afforded by mixed use zones, along with feedback from stakeholders as part of the new ARP.
- Our final concern relates to the usage of automated car parking; While the proponent is confident that it will be a workable solution for the building, the KGCA would like a better understanding from the City whether this is an acceptable solution, both logistically, and in regards to potential noise impacts on adjacent residents. This will ensure that a zoning change is not completed on a property that may not be able to meet its parking requirements.

The KGCA is not opposed to increased density in the community, but is sensitive to ensuring developments are contextual and appropriate in scale. We recommend that the developer continues engagement efforts with both residents and the KGCA Development Committee to ensure the character and context of the build are suitable.

Sincerely,

Cale Runions  
Director - Development  
*Killarney-Glengarry Community Association*