

## Community Association Letter



May 18, 2018

File Manager  
LOC2018-0084  
City of Calgary  
P.O. Box 2100 Station M  
Calgary, Alberta  
T2P 2M5  
Attn: Madeleine Krizan

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0084, currently under review for land use redesignation at 2715 28 Ave 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 have considered the following 4 points:

**1. Suggestions That Align to KGCA Values (safe, vibrant, inclusive)**

**Safe:** The KGCA believes that having 'eyes on the street' helps make for a safer neighborhood. The addition of housing units across from one of Killarney-Glengarry's parks provides the opportunity to apply this concept in proximity to a site where safety paramount. We hope that during the design phase the developer ensures to include windows facing the greenspace with unobstructed views in order to ensure this concept is appropriately applied.

**Vibrant:** While the KGCA believes that new developments are a component of increasing the vibrancy of a neighborhood, simple or repetitive designs, or those that disregard the character of the community can significantly mute this opportunity. We hope that RNDsQR will be able to balance innovation with the existing character of Killarney-Glengarry, while utilizing intriguing landscaping to create an appealing streetscape.

**Inclusive:** The KGCA believes that a range of housing diversity will help create an inclusive neighborhood. While the typical rowhouse offers a lower price point than the typical detached/semi-detached residence, the cost can still be unattainable for many individuals. We believe an opportunity exists in the R-CG space to create units of varying sizes, thereby offering a range of housing products. This may allow the developer to capture roughly the same revenue for the development as a whole, while offering the smaller residences for a price

## Community Association Letter



lower than traditional rowhouses. We hope that RNDSQR will consider doing so at 2715 28<sup>th</sup> Ave SW, and other developments in the future.

### 2. Engagement Initiatives/Effort

The KGCA believes the proponent's engagement strategy which included hand delivered post cards to approximately 100 surrounding area neighbors, coupled with additional signage on the property both leading to a project specific website, is appropriate given the scope and scale of the proposal. We hope that RNDSQR will outline in their submission the volume and types of comments, both positive and negative, they received. The KGCA also would like to see, where possible, RNDSQR identify how they will attempt to mitigate any concerns residents may have with this project. RNDSQR has been receptive to meeting and working with the KGCA on the vision for their portfolio of developments in the community.

### 3. Identify Parties Affected

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

### 4. Summarize Issues

We recommend that the developer continue engagement efforts with both residents and the KGCA Development Committee to ensure the character and context of the build are suitable. We would also appreciate RNDSQR's serious consideration of the suggestions under item 1 of this letter.

Sincerely,

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