

Community Association's Submission



July 20, 2018

File Manager
LOC2018-0134
City of Calgary
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5
Attn: Jarred Friedman

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0134, currently under review for a land use redesignation at 2840 35 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 have considered the following 4 points:

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

Safe: The KGCA wants to ensure that the neighborhood is developed in a manner that creates a safe and walkable environment. The KGCA believes that having 'eyes on the street' helps make for a safer neighborhood and so hopes that RNDSQR will ensure to have units facing both 35th Street and 28th Ave in order to maximize this opportunity.

As this site is in close proximity to Holy Name School, in review of this application we hope that the City will look to identify any potential traffic or parking issues that may arise as result of increased densification in the pick-up zone. If material, the KGCA would like to see how these can be mitigated.

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. We would also like to see the developer ensure that an interesting and engaging façade and landscaping are applied to the development facing both 35th Street and 28th Ave.

Community Association's Submission



Additionally, while our information is anecdotal, the KGCA is of the understanding that the demographics of R-CG purchasers typically skews to singles and couples either with no children in the home. Given the proximity to Holy Name School, we believe this project presents an opportunity to increase housing stock in an area that promotes walkability for young children. As such, we would be interested to hear how RNDSQR believes this project can be developed and/or marketed to encourage more uptake by young families.

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 lower than traditional rowhouses. We hope that RNDSQR will consider doing so at 2840 35 Street SW, and other developments in the future.

2. Engagement Initiatives/Effort

The project proponent met with the KGCA to discuss the proposed development. Civicworks outlined their engagement strategy on behalf of RNDSQR, which included hand delivered post cards to surrounding neighbors, coupled with additional signage on the property both leading to a project specific website. The KGCA believes that this level of engagement 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

Mrs. Claire Agnew, owner of 2836 35 Street SW (the adjacent property to the North), has succinctly identified her concerns with the proposed development in her e-mail to the City. We understand that development of rowhomes to the South of Mrs. Agnew's property may create some shading issues on her backyard and impact the garden/foliage that currently exists there.

In our discussions with Civicworks, they have indicated that the developer is attempting to minimize impacts on the adjacent owner by limiting the development to two stories, and utilizing design techniques that will minimize

Community Association's Submission



shading. The KGCA has two recommendations to continue to address this problem:

- 1) The City and Developer consider relaxations to the current setbacks on the property. This would allow the building to be adjusted to a position that could further limit shading impacts on the backyard of Mrs. Agnew's property.
- 2) If dialogue has not already occurred, the Developer engage with Mrs. Agnew to better understand her concerns and discuss how, where reasonable, they could potentially be remedied.

4. Summarize Issues

The KGCA has concerns with the current volume and pace at which applications for land use redesignations are being submitted within the community, given the ongoing review of the ARP. We are concerned that the densification options being proposed by project proponents may not align with the new plan for Killarney. We would like to see a holistic vision for densification leading development, as opposed to decisions being made in a semi-isolated fashion, which in turn could ultimately influence the outcome of the ARP. As such, we would be interested in seeing how the City of Calgary planning department believes this risk can be mitigated, while still managing the needs of developers.

We would also recommend that the developer continue engagement efforts with residents to notify them of the proposed development and document concerns. Moving forward, should the land use redesignation be approved, the KGCA Development Committee would like to ensure the character and context of the build are suitable for the area of the neighborhood RND5QR is looking to construct. As this portion of the neighborhood has seen less redevelopment, with bungalows making up a predominant portion of nearby residences, if approved we would hope to see RND5QR take initiatives to ensure the development does not appear drastically out of context.

Sincerely,

Cale Runions
Director - Development
Killarney-Glengarry Community Association