

**From:** [UPC](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] 2840 35 St. SW  
**Date:** Sunday, September 23, 2018 11:31:49 AM  
**Attachments:** [2840 35 St. SW.odt](#)

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September 28, 2018

Office of the City Clerk  
City of Calgary  
700 Macleod Tr. SE  
P.O. Box 2100 Stn M, Calgary T2P 2M5

BYLAW: 75P2017  
2840 35 St. SW, Calgary  
Conservation/Infill to Low Density Townhousing

Re: Opposition to approval

1. Killarney/Glengarry ARP – does the “City” know what it is? It was complied by the “City”, but do they ever refer to what is contained in this report???

An Area Redevelopment Plan (ARP) is intended to supplement Land Use Bylaw to guide the healthy future development of an individual community within the City. The Killarney/Glengarry ARP should form part of the considerations when deciding the applicability of development proposals which ignore the content of the ARP.

I do not feel this application complies with the Killarney/Glengarry ARP, nor the Infill Housing Guidelines for the area:

To reiterate what is in these guidelines:

**KILLARNEY/GLENGARRY ARP**

It states:

“RESIDENTIAL LAND USE “- “the R-2 designation of the majority of the community is retained” and that “new development compatible architecturally with the existing streetscape”

“GOALS” - “overall goal of the ARP is to IMPROVE the LIVING and working ENVIRONMENT”  
- meet needs of FAMILIES with children, increasing number of senior citizens and their needs.

“OBJECTIVE - . . . PRESERVING the existing low density residential character of the neighbourhood.”.

POLICY 2.1.3.2 “Low Density SINGLE and TWO-FAMILY dwelling policy for development will CONTINUE TO BE APPLIED to the areas PRESENTLY DESIGNATED R-2”

STABILITY “important to maintain the low density policies”. How many of these 4plexes are owner occupied??

LAND USE ISSUES 3.2.1 “Killarney/Glengarry should remain a stable family oriented community with NO NEW DEVELOPMENT AND NO EXTENSION OF THE MULTI-UNIT . . . many objectives were raised to apartment development in the INTERIOR OF THE COMMUNITY”

I do not believe this application meets any of the above mention criteria.

## 2. INFILL HOUSING GUIDELINES

It states:

privacy for neighbouring property (4 doors staring down into neighbouring amenity space)  
amenity/green space  
side yard compliance  
addressing the street (a blank at end of block)  
city services i.e. garbage collection  
parking (in front of neighbouring properties)  
height up against neighbouring property (shadowing)  
compatibility with existing streetscape

How would this application address these guidelines?

There is, in case it was over looked, RM-2, RM-3 districts within the community. This type of development should be built in those areas, and/or on the perimeter of the community, not just on every CORNER LOT!!!! Stupid idea. It appears to me the City is intent on ruining the inner city. Why??

I was involved with land use in Killarney/Glengarry, and also the partial rezoning from R-2 to DCR-2. At the time we had to have a very high percentage (90%+) of home owners agreeing to the change in land use designation. The reason given by the City, at that time, was that the City did not want "spot" rezoning. So, I ask, what is this application - in essence - spot rezoning!!!!

People purchase a property/home on existing land zoning, so where is the fairness in changing the rules partway through. A home is often a person's largest asset. This type of development, just anywhere in the community, sets a very NEGATIVE PRECEDENT. I would even argue it affects property values.

If anybody can rezone, build willy nilly, why, I ask, does the City even have land-use zoning. Make it a free for all!!!! A lot less work for the City – planning and building department wouldn't have much to do! Just let anything go ahead.

The city needs to get out of the pockets of the developers. They do not live in my community, could not care less – it's all about \$\$\$\$\$. I thought elected representatives were to represent their constituents, not the developers.

If this application is approved, then what role does the ARP play for communities? A useless piece of paper???

Ursul Pauls  
3003 29 St. SW



**From:** [Kesagamoorthy, Ketheeswaran](#)  
**To:** [Council Clerk](#)  
**Subject:** FW: [EXT] LOC2018-0134, letter for hearing on Oct 9  
**Date:** Tuesday, October 02, 2018 8:47:48 AM  
**Attachments:** [LOC2018-0134 - 2840 35 St SW - KGCA Comments \(Oct 1, 2018\).pdf](#)

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FYI

**From:** Friedman, Jarred B.  
**Sent:** Tuesday, October 02, 2018 6:27 AM  
**To:** 'pres@killarneyglengarry.com'  
**Cc:** City Clerk  
**Subject:** FW: [EXT] LOC2018-0134, letter for hearing on Oct 9  
Thank you for your comments,  
I have copied the City Clerk's Office who will forward them to Council.  
Regards,

**Jarred Friedman**, RPP, MCIP  
Planner - Centre West Team  
Community Planning  
Planning & Development  
The City of Calgary  
Floor 5, The Municipal Building, 800 Macleod Tr. S.E.  
P.O. Box 2100, Station "M" (#8075)  
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[Jarred.Friedman@Calgary.ca](mailto:Jarred.Friedman@Calgary.ca)

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**From:** President KGCA [<mailto:pres@killarneyglengarry.com>]  
**Sent:** October 1, 2018 8:36 PM  
**To:** Friedman, Jarred B. <[Jarred.Friedman@calgary.ca](mailto:Jarred.Friedman@calgary.ca)>  
**Cc:** Dir.Development KGCA <[landuse@killarneyglengarry.com](mailto:landuse@killarneyglengarry.com)>  
**Subject:** [EXT] LOC2018-0134, letter for hearing on Oct 9

Jared,  
Thank you for accepting the following submission for the October 9th hearing package. It pertains to LOC2018-0134.

Should you have any questions please do not hesitate to contact Cale Runions or myself.

Regards,  
Carolyn Johnson

President, Killarney Glengarry Community Association  
2828 28th Ave SW, Calgary AB T3E 2J3

[pres@killarneyglengarry.com](mailto:pres@killarneyglengarry.com)

403-604-8709

*"Vision: Together let's help to build a safe, vibrant, and inclusive community"*



October 1, 2018

City of Calgary  
PO Box 2100 Station M  
Calgary Alberta  
T2P 2M5

Attn: Jarred Friedman  
Ref: **LOC2018-0134**

Dear City Council,

I am writing on behalf of the Development and Planning sub-committee for the Killarney-Glengarry Community Association regarding LOC2018-0134 currently slated for the hearing on October 9, 2018.

Since our original submission of comments on July 20, 2018, we have been made aware of additional resident commentary and City Engagement planning changes we would like to address:

- **Lack of a coherent vision for development in Killarney.** The City of Calgary Mainstreet project recently engaged the Killarney residents on the upgraded densification of 37<sup>th</sup> and 36<sup>th</sup> street to support the 37<sup>th</sup> Streetscape master plan. At that time, there was no foreseen requirement from The City to upgrade 35<sup>th</sup> street and no desire from residents for its' inclusion. This application for rezoning is at odds with the community master plan; While allowing redesignation of isolated units throughout the community may address the City's densification goals for the inner city, it is at a detriment to the opportunity of implementing community goals and a character map while our Standardized Local Area plan (ARP) has been put on hold by The City. Further, it removes the opportunity for residents to participate in a holistic discussion of the type of neighborhood they would like to live in. In addition to the KGCA concerns on this front, we are aware of a resident petition being signed to oppose this on the same grounds.
- **Insufficient corridor review to support this densification.** In the absence of a current ARP or active ARP project for the area, we would like to see a corridor land-use study done on 28<sup>th</sup> avenue to show a regional context for how to best utilize and develop along this main connector in Killarney and determine whether densification to RCG is best suited at this site. This corridor supports 2 schools, 1 community recreation center, and 1 City tennis and sport recreation site so we would like to see engagement with the Residents, Community and the related School Boards to ensure the character of the street encourages safety and walkability. Without such a study, or active ARP project we find it difficult to support any further landuse changes to this corridor.

Sincerely,

Carolyn Johnson  
President  
*Killarney-Glengarry Community Association*  
403-604-8709