

Community Association Letter

September 7, 2018

File Manager
LOC2018-0181
City of Calgary
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5
Attn: Jennifer Duff

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0181, currently under review for a land use amendment at 3235 Kinsale Road 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, if this land use amendment application were to be approved, Sinclair Signature Homes (Sinclair) would ensure to have units facing both Kinsale Road and Richmond Road in order to maximize this opportunity.

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, if this application were to be approved by City Council, Sinclair 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 want to see the developer ensure that an interesting and engaging façade and landscaping is applied to the development facing both Kinsale Road and Richmond Road.

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

Community Association Letter

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 this is a concept Sinclair would consider doing at 3235 Kinsale Road SW, if this application were to be approved.

2. Engagement Initiatives/Effort

To our knowledge, there have been no attempts made by the project proponent to engage with the KGCA to discuss this project. As such, the KGCA has no visibility as to the efforts that Sinclair has taken to engage with nearby residents.

As a developer that is largely unknown to the KGCA Development Committee (at least in the current incarnation of our group), it is disappointing to have Sinclair not reach out to discuss a project that includes a zoning change. The KGCA believes that dialogue between residents and developers helps to better meet the needs, and align with the visions, of both parties. As such, the KGCA is not able to provide support of this application until further engagement has occurred with the KGCA and nearby residents.

3. Identify Parties Affected

At this time, we have not heard from any residents directly on this proposed land use change.

4. Summarize Issues

As stated in item 2, the KGCA has concerns about the level of engagement that has occurred in regards to this project. Prior to this application progressing, we recommend that the applicant make reasonable attempts to engage with potentially impacted parties, including the KGCA, to discuss their vision for the site. This will provide the opportunity for Sinclair to address any concerns and, where reasonable, determine how these concerns can be remedied.

Speaking more broadly, the KGCA also has concerns with the current volume and pace at which applications for land use amendments are being submitted within the community, given the ongoing (although now stalled) ARP process. We are concerned that the densification options being proposed by project proponents may not align with the new vision 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, especially in key corridors such as Richmond Road. These decisions could have the impact of influencing the outcome of the ARP, or impeding the ability of adjacent sites to be

Community Association Letter

developed to their highest and best use (should their zoning change). This impact is magnified when corner units are developed, as they are an integral piece of larger initiatives.

As such, the KGCA does not support this land use application and would like to know who we can connect with in the City of Calgary Planning Department to facilitate neighborhood wide planning that will ensure ad-hoc development does not impact the opportunity for greater initiatives in the future.

Sincerely,

Cale Runions
Director - Development
Killarney-Glengarry Community Association