

Applicant Response to Calgary Planning Commission

October 7, 2019

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

CPC Requested revisions on July 4TH 2019

(1) Revised phasing

The revised site plan includes the 3 phasing.

(2) Accurate Information on materials

Materials are marked on the drawings

(3) Revised lighting plan

New lighting plan includes the lighting layouts in the parkade area and internal walkways.

(4) Revised West and South interface conditions

The building G south side interface condition improved in the revised design.

(5) Better residential entryways

The building A has been divided into the two buildings. The new residential entrances are located close to each other.

(6) Additional opportunities for benches and street furniture

Additional benches and street furniture added. The new canopy structure added close to the park.

(7) Additional renderings from street level and at night

Additional rendering include the street level. New rendering provided at night.

(8) Explore better park interface.

The building G has been revised. It includes better connection with the south side park.

Added the additional canopy, sitting areas and restaurant (coffee shop) next to the park.

(9) Engagement with the landowner to the West

My client contacted the west side landowner. We invited him for a meeting to review the DP drawings at the client's office. They refused to attend the meeting. He wants to directly connect with the file manager for the project. During the land use period, the time when the city circulated the land use application to them, no response was received from the west side landowner. Community association provided a further letter of support for the proposed development.

651 MacEwan Drive, N.W. Calgary, Alberta, T3K 3R1

Tel- 403 210 5085

Fax- 403 210 5085

Applicant Response to Calgary Planning Commission

(10) Explore options to break up building A

Building A divided in to two buildings. Between the buildings, we have added an urban space that includes furniture and artwork. The urban space provides the opportunity to connect with the west side with a strong pedestrian connection. The 3m setback provided on the west side is according to the land use bylaw requirement. The west side land is in the Neighborhood activity center. In the future, it will be rezoned in to multi residential zoning. The additional vehicular connection from the proposed development to the west side property will provide more development options for the West side land to accommodate building forms related to the NAC.

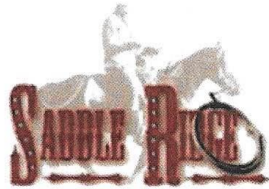
(11) See attached pdf letter of support from the surrounding landowners.

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

Applicant Response to Calgary Planning Commission



#27, 7555 Falconridge Blvd.NE
Calgary Ab
T3J 0C9
August 14, 2019

RE: DP2018-0750, an application for a proposed mixed use development at 8607 and 8825 52 St NE Calgary.

The Saddle Ridge Community Association Supports this application without reservation. This is the first mixed use development in Saddle Ridge, and as such we believe it is very important for the developer to “to get it right”. We met with Mr Singh of Creation Communities, and Mr Karunesena of Seika Architecture, and left feeling that this development will be a great asset to our community. Our discussions covered a wide range of topics, from traffic access to the site, to parking, exterior finishes, park spaces, how the commercial spaces may be used and much more. From our perspective, they have definitely “got it right”. We feel that , should we have any further questions during constructions we will have no problems getting answers.

We look forward to this project proceeding, and becoming an integral part of our community.

Respectfully submitted
Judy Brown
Chairman
Saddle Ridge Land Use Committee

Applicant Response to Calgary Planning Commission



Project: Saddleridge Crossing Inc

Address: 4720 84 Ave NE, 4820 84 Ave NE

Date: Aug 22,2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,


(Gurvinder Singh Gill)

Phone: 403-629-1932


(Sarbjit Singh Bassi)

Phone: 403-805-1822

Applicant Response to Calgary Planning Commission

SHERGILL CONSULTING LTD.
1638 – 10th Avenue S.W.
Calgary, Alberta T3C 0J5

Tel: (403) 210-3334
Cell: (403) 710-0153
Fax: (403) 210-2226

To: Whom it may concern

Re: **Saddle Ridge Crossing Inc. Project**
Address: **8607 and 8825 – 52nd Street N.E.**
Dated: **August 13, 2019**

Please note that I am Project Manager for the Guru Nanak Project consisting of eight (8) Blocks, (BLK 2, 3, 4, 5, 12, 13, 14 & 15). On behalf of all the owners I have chosen to give our endorsement to "Saddle Ridge Crossing Inc." In our opinion the Project contributes to both the local and regional goals of creating mixed use sustainable development and new housing, retail commercial, office commercial and transit friendly area. Both the saddle Town LRT Transit Hub and future Savana Transit Hub are only minutes away from the subject site. The Project also provides an outdoor meeting area with street furniture and many other amenities.

Sincerely,



Jeet K.S. Shergill P.Eng.

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddleridge Crossing Inc

Address: 8607, 8825 - 52 St NE

Date: 17/08/2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,



Name: SONIA RAMSON

Address: 457 Saddlecreek Way N.E.

Contact Number: 403-590-4268

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddleridge Crossing Inc

Address: 8607, 8825 - 52ND ST NE.

Date: 25/08/2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely, 

Name: Balder Smit

Address: 132 SAVANA CLOSE NE.

Contact Number: 587-969-7373

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddle Ridge Crossing Inc

Address: 8607, 8825 - 52ND ST NE

Date: 28/08/2019

To Whom it May Concern:

Upon review of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,



Name: Hammad S Brak

Address: 144 SAVANNA GAZE NE

Contact Number: 403-972-87285

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddle Ridge Crossing Inc


Address: 8607, 8825-52ND ST NE

Date: 17/08/2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,


Name: HIMANSHU Acharya

Address: 9019, 52ST NE,

Contact Number: 587-582-5802

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddleridge Crossing Inc

Address: 8607, 8825 - 52nd St NW

Date: 17/08/2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,

Name: Pawonjat

Address: 9023, 52 street n.e.

Contact Number: ~~403-293-3315~~ - 403-293-3315-

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddle Ridge Crossing Inc

Address: 8607 8825-52 St NE.

Date: 17/08/2019

To Whom it May Concern:

Upon review of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,

Name: *Himel Singh Sandhu*

Address: *9227-52 St Savanna*

Contact Number: *403 402 6150*

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddle Ridge Crossing Inc

Address: 8607-8825-52nd St N.E.

Date: 17/08/2019

To Whom it May Concern:

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Sincerely, Samra Mohsin

Name: Samra Mohsin.

Address: 9020 52 street N.E. SAWANA -

Contact Number: 403-613-6772

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddlebridge Crossing Inc

Address: 8607, 8825 - 52ND ST NE

Date: 17/08/2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,

Name:

Address:

Contact Number:

[Signature] 587 500-0754

[Signature]

47 Savana Parkway
N.E. Cal

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddleridge Crossing Inc

Address: 8607, 8825 - 52nd St NE

Date: 17-08-2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,

Name: 

Address: 148 Saranna Gessou NE

Contact Number: 587-718-4501

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddleridge Crossing Inc

Address: 8607, 8825-52ND ST NE

Date: 17-08-2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,



Name: ACHAL SHUKLA

Address: 3 Saddletree Drive NE

Contact Number: 403 612 0337

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddleridge Crossing Inc

Address: 9607, 9825 - 52ND ST NE

Date: 18/08/2019

To Whom it May Concern:

Upon review of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,

Karar Singh Sidhu

Name: KARAR SINGH SIDHU

Address: 135 SAVANNA GROVE NE

Contact Number: 408. 457. 1107

Applicant Response to Calgary Planning Commission

Letter Of Support

Project: Saddleridge Crossing Inc

Address: 8607, 885-52ND SE NE

Date: 18/08/2019

To Whom it May Concern:

Upon reviewal of the proposed project, I/we have chosen to give my endorsement to "Saddle Ridge Crossing Inc." The Project contributes to both the local and regional goals of creating mixed use sustainable development with new housing, retail commercial, office commercial in a transit friendly area. Both the Saddle Towne LRT Transit Hub and the future Savana Transit Hub are only minutes away from the subject site/s. The site also provides an outdoor meeting area with Street Furniture and many other amenities.

Sincerely,



Name: Rajdip Dhalwal

Address: 107 Savanna Grove N.E.

Contact Number: 403-613-6994