

# Applicant Outreach Summary

**Seika** Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

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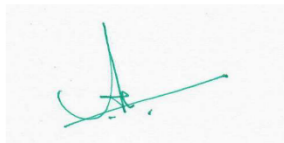
**Written reply for Detailed Team Review comments for Development permit  
Number LOC2019-0169**                      **November 23<sup>rd</sup> 2020**

## **COMMUNITY ENGAGEMENT**

Seika Architecture Ltd setup a website for community engagement. We are committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. Website <https://www.communityengagement-seikaarchitecture.com>.

As part of that commitment, Seika architecture and client work, as a project team, have designed a community engagement process in support of this application and other like it to ensure a clear and transparent application process for all stakeholder. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications

We received the community support letter for the above land use (see attachment 1 & 2) for more information.



Sincerely

**Ajith Karunasena**

Architect AAA, and Urban Designer

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

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## APPENDIX 1 COMMUNITY ENGAGEMENT

**AJITH KARUNASENA**

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**From:** AJITH KARUNASENA  
**Sent:** Tuesday, September 29, 2020 10:51 AM  
**To:** [REDACTED]; 'evan.woolley@calgary.ca'; caward8@calgary.ca  
**Cc:** AJITH KARUNASENA; Jarred.Friedman@calgary.ca  
**Subject:** RE: LOC2019-0169- community presentation- Online

Hello Sean,  
Thanks for the information.  
Sincerely,

**Ajith Karunasena**  
**Architect AAA & Urban Designer**  
B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban),RIBA, AIA,(SL),MRAIC, LEED AP

**Seika Architecture Ltd**  
651 Macewan Drive N.W.  
Calgary, AB, T3K 3R1  
Tele-403-210-5085  
[ajith.karu@seikaarchitecture.com](mailto:ajith.karu@seikaarchitecture.com)  
<http://www.seikaarchitecture.com>

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**From:** [REDACTED]  
**Sent:** Tuesday, September 29, 2020 10:48 AM  
**To:** AJITH KARUNASENA <[ajith.karu@seikaarchitecture.com](mailto:ajith.karu@seikaarchitecture.com)>  
**Subject:** Re: LOC2019-0169- community presentation- Online

Hi, 26th ave development seems to not generate a lot of community angst, particularly since quite a few 4 Plex homes have been built along that stretch.

They've done a reasonable job of making info available and a nice website. I'd suggest the CA provide a feedback to the city stating that the proposal is compatible with the future local area plan and no objections have been noted to date. If there is nearby resident feedback, now is the time for that to be heard and responded to by the applicant.

Sean

On Sep 29, 2020, at 10:39 AM, AJITH KARUNASENA <[ajith.karu@seikaarchitecture.com](mailto:ajith.karu@seikaarchitecture.com)> wrote:

Hello Carolyn [REDACTED]

We need to provide the information about the above land use application to community. Due to COVID situation, we have setup the website. In the website all required project information is included.

Website link -<https://www.communityengagement-seikaarchitecture.com/>

Comments due date is October 16<sup>th</sup> 2020.

Email address is provided on the website for sending the comments.

Sincerely,

**Ajith Karunasena**

**Architect AAA & Urban Designer**

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

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## **APPENDIX 2 COMMUNITY ENGAGEMENT SUBMITTED DETAILS**

## Land Use Re-designation, Land use Application –LOC2019-0169

From R C2 to R-CG: 2804 32<sup>nd</sup> Street SW . Lot 36, Block 9, Plan 732 GN

### Applicant Statement

The subject parcel is located in the community of Killarey/Glengarry and consists of 1,058.85m<sup>2</sup> of privately owned land. We are planning to develop 4 townhouses. One visitor parking stall provided. Access for parking from the lane. The proposed use is well suited for the site, given its surrounding context, lot characteristics and location.

The R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The objective of the R-CG District is to allow for grade-oriented development such as Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. Moreover, it offers integration of various grade-oriented housing through flexible parcel dimensions and building setbacks. Additionally, it accommodates site and building designs that meet the functional requirements evolving households.

### PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Direct Lane Access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted & pedestrian-friendly streetscape along 32<sup>nd</sup> street SW & 26<sup>th</sup> ave SW.

**Proximity to Transit:** The subject site is along 32<sup>nd</sup> Street SW. Site is close to a number of schools, and park spaces.

### CITY-WIDE POLICY ALIGNMENT

This proposed land use re-designation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

## **COMMUNITY ENGAGEMENT**

Throughout the application process, Jag Custom Homes is committed to working with neighbours and the surrounding community members and stakeholders. As part of that commitment, Jag Custom Homes implemented a transparent application process with the community engagement efforts to ensure a clear process for all stakeholders. Important stakeholders such as the Community Association and Ward Councillor's office are actively invited to participate in our process online( created a website for community engagement).

## **Conclusion**

The vision of the proposed land use re-designation is in line with the city-wide goals and policies of the Municipal Development Plan. Moreover, the objective of the development allows Calgarians to reside in new and innovative housing with accessibility to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request the Administration, Calgary Planning Commission and Council to support this application.

### **Ajith Karunasena**

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### **Seika Architecture Ltd**