

# Community Association Response

## **Drobot, Dwayne**

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**From:** planning@rrroca.org  
**Sent:** Thursday, July 8, 2021 11:31 AM  
**To:** Auld, Coleen J.  
**Subject:** [EXT] 10310 EAMON RD NW - DP2021-4158 - Comment from Development Map - Thu 7/8/2021 11:31:9 AM

Application: DP2021-4158

Submitted by: David Spencer, Planning and Development RRROCA

### Contact Information

Address: PO Box 91009, RPO Royal Oak Calgary, Alberta, T3G 5W6

Phone: 8259943352

Email: planning@rrroca.org

### Feedback:

This has been a busy couple of months, we have not had much time for reviewing this DP application. Our comments: The proposal is good in general, and we appreciate the amount of detail that has gone into the design. Outdoor lighting appears to take into account light pollution reduction using hi cut-off fixtures and down-light bollards. Our comments on things that may be an issue or could be improved:

1. As City Planning and Development is aware, parking around the LRT has been a big issue in this area of our community. Any reduction in the number of parking stalls could make the situation worse.
2. The exterior architectural design is rather bland and there is a considerable amount of exposed concrete. The south facing elevation has been articulated with some charcoal or black standing seam metal and black trim however there is still the expanse of concrete, at least until the landscape matures. This is a very visible greeting when arriving at the station, and we feel it could be improved beyond what is being proposed, and perhaps a more cheerful colour palette. If the elevations did not have balconies, we would mistake the building as commercial or office.
3. The aerial rendering shows a bare rooftop, which is probably not the reality. Elevator over-run, mechanical equipment, antennas or other equipment should be shown as well as any screening that would help in the sight lines from higher viewpoints.
4. Landscape: visitor parking at the entrance on the west side has some deciduous trees, lower shrub plantings to screen vehicles should be added.

end of comments