

Community Association Response

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KINGSLAND
COMMUNITY ASSOCIATION

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City of Calgary
Circulation Control
Planning and Development
PO Box 2100 Station M
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Sent via email: cpag.circ@calgary.ca
Quadri.Adebayo@calgary.ca – DP and LOC File Manager

Re: Proposed Land Use Amendment and Development Permit 8224 Elbow Dr. SW – LOC2023-0247 / DP2023-06073

Kingsland Community Association (KCA) and the Kingsland Planning Committee would like to note that we have received concerns related to the above land use amendment and development permit applications. Having said that, KCA understands that the proposed land use and development permit aligns with the recently approved Heritage Local Area Plan. We have met with the applicant's consulting team and are pleased with the overall design of the building, including that three bedroom units are proposed, which are more suitable for welcoming families to Kingsland. KCA is support of the land use amendment and development permit with the following conditions:

- i. High quality building materials to be used
- ii. Permeable landscaping materials to be incorporated where possible
- iii. Rear building windows to incorporate frosted glass to prevent overlooking into adjacent yards
- iv. Quality side yard fencing to be installed with no to little financial impact to adjacent landowners
- v. Side yard fencing to extend forward into front yard to reduce pedestrian short cutting on adjacent properties (and must meet LUB rules)
- vi. Preserve existing trees where possible / no landscaping reductions will be supported
- vii. KCA would support landscaping in the boulevard/City owned land if the applicant requests
- viii. Storm, sewer and sanitary lines, and utility impacts to be studied and upgraded as required/levies to be provided

Thank you for the opportunity to submit comments regarding this application. If there are any questions please contact the undersigned.

Regards,

Brandy MacInnis
KCA Planning Director
403-617-0976

Cc. Charlotte Quickel, KCA President