

## Community Association Letter



505 78<sup>th</sup> Avenue SW  
Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email:  
[admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

April 7, 2018

Breanne Harder - File Manager  
Planning, Development and Assessment #8201  
The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE  
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5  
Phone: (403) 268-5729

Re: LOC2018-0045 7710 - 4A St SW C-Cor3 to DC MH1 - Market Redevelopment

Dear Ms. Harder,

Kingsland Community Association (KCA) response, to the application is that we are not opposed. Kingsland will benefit from quality seniors and rental residences and we appreciate the proactive engagement and thoughtful planning and design approach.

KCA engaged with the most affected residents, applicants and architects. There is broad support for the development but a few residents prefer more unit ownership, and the condo building to the south will need to have privacy considerations at the DP stage.

City of Calgary should develop a plan for better pedestrian access to Heritage LRT and to better activate the dog park to the south at the DP stage. KCA was pleased that the City encouraged a larger and more functional park space. KCA would be pleased to participate in similar broader community upgrade discussions.

Traffic and pedestrian studies may be required to improve flow patterns in the area. Construction plans should be developed early to mitigate impacts for residents during construction, as the project progresses.

KCA requests the file manager to notify me when the CPC meeting and public hearing dates are scheduled. We thank you for the opportunity to provide feedback on this application.

Regards,

*Darren MacDonald*

Darren MacDonald, KCA Planning Director

Page 1 of 1