

## Applicant Response Letters

### Response Letter to Community Comments

23 August 2018

Re: Detailed Team Review Response (DP2018-2545) – 3404 Richmond Road SW – Community Comments  
To: Ben Ang

Dear Ben,

Please find Sarina Homes' response to the submitted Community Comments within the Detailed Team Review.

Firstly, we would like to state our appreciation of the time and efforts undertaken by our neighbours to attend engagement sessions and provide comments to the CPAG team. Through this collaboration with a key stakeholder group, we are able to ensure a safe, vibrant and inclusive future for Killarney-Glengarry, through smart growth.

We would also like to note the comments received pertain to the previously submitted DP2018-1194 – after engaging with our neighbours and receiving such comments, Sarina has undertaken extensive redesign to address many of the Community's concerns, leading to cancellation of DP2018-1194 and submission of DP2018-2545.

To address received comments, please see the following responses:

- The proposal has significantly changed from previous submissions as shown in amended plans.
- The rezoning of the subject site allows for a modest increase of density, at a level providing a buffer against high density development.
- We have applied to the City for a Local Improvement Petition package for paving of the laneway, #18-00801326, and will continue to liaise with the City on this issue.
- Refer to Sheet A-1. The required corner cut is provided, shown on the SE corner of the Site.
- Sufficient parking, compliant with bylaw standards is provided in the plans.
- Refer to Sheet A-1. Typical laneway waste and recycling treatment is provided for and storage location is shown. We are also in the process of addressing the power pole and guy wires conflict with ENMAX, with the intent to remove the guy wires.
- Enhanced landscaping is provided as shown on amended plans.
- The area surrounding the subject site is served by Calgary Transit primary transit network bus service with stops located within 400 walking distance, providing service to Westbrook and

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# sarinahomes

Heritage LRT stations. On-street parking adjacent to the site is not subject to any specific regulation. A Transportation Impact Assessment was not required as part of this application.

- We have shared our design implementations of DTR comments directly with the KGCA and our neighbours.

Yours Sincerely,



Max Parish  
Project Manager, Sarina Homes  
[max.parish@sarinahomes.ca](mailto:max.parish@sarinahomes.ca)

## Applicant Response Letters

### Response Letter to Community Association

23 August 2018

Re: Detailed Team Review Response (DP2018-2545) – 3404 Richmond Road SW – KGCA  
Comments  
To: Ben Ang

Dear Ben,

Please find Sarina Homes' response to the letter submitted by Cale Runions, Director-Development, Killarney-Glengarry Community Association, dated 10 July, 2018.

Firstly, we would like to acknowledge our appreciation of the voluntary commitment and collaboration of the KGCA throughout the planning of our proposed development. Through this partnership with a key stakeholder group, we are able to ensure a safe, vibrant and inclusive future for Killarney-Glengarry, through smart growth.

To address received comments, please see the following responses:

- The number and size of windows facing both 33<sup>rd</sup> St and Richmond Road have been maximized within bylaw standards, providing 'eyes on the street'.
- We appreciate the recognition of the pivoting of the design from previous submissions, which addresses concerns regarding treatment of waste, recycling and composting, which now has typical laneway treatment.
- We have applied to the City for a Local Improvement Petition package for paving of the laneway, #18-00801326, and will continue to liaise with the City on this issue.
- The proposal has significantly changed from previous submissions as shown in amended plans. We have undertaken significant re-design efforts for the site from previous applications, and are happy to see this recognition of design vibrancy from the KGCA.
- We see the value and responsibility in engaging closely with all stakeholders for the proposed development, and will continue to engage through the life cycle of the project. Included in this vein is our separate letter to you Ben, addressing comments received from our neighbours.
- We have shared our design implementations of DTR comments directly with the KGCA and our neighbours.

Yours Sincerely,



Max Parish  
Project Manager, Sarina Homes  
[max.parish@sarinahomes.ca](mailto:max.parish@sarinahomes.ca)