



RNDSQR 2015, 2009, 2003 - 22 ST SW

WHAT WE HEARD REPORT

Applicant Outreach Summary

LOC2021-0082 / DP2021-2908 | JUNE 2021

OUTREACH STRATEGIES

NOTIFICATION & AWARENESS BUILDING



Postcard Mailers

182 postcard mailers were delivered to homes on November 13, 2020. The mailers notified those most closely affected by the proposed change and opportunities for additional information and discussion, via the dedicated project website (www.engagerndsqr.com) and contact form.

At the time of the application update (LOC2021-0082), an additional 182 postcard mailers were delivered to homes on May 28, 2021. The mailers notified those most closely affected by the proposed change of an upcoming June 14th engagement event and opportunities for additional information and discussion, via the dedicated project website and contact form.



Supplementary Applicant On-Site Signage

Applicant signage was placed on the site on November 12, 2020 notifying the surrounding community of the project. The sign presented information about the proposed land use change along with the project website address and phone line, allowing community stakeholders an opportunity to submit feedback and get in touch with the project team.

At the time of the application update (LOC2021-0082), new large format applicant signage was placed on the site on May 28, 2021. The sign presented important information about the proposed land use change and Phase 1 Development Permit (DP2021-2908), including key application details and visualizations of the proposed development. It also directed interested parties to the dedicated project website and phone line, allowing community stakeholders an opportunity to submit feedback and get in touch with the project team. Signage included a link to The City of Calgary Development Map with information on how to learn more and stay up to date on the application status.



City of Calgary Large Format Notice Posting

In accordance with City of Calgary guidelines, a large format notice posting was installed on-site June 2, 2021 (shortly after application LOC2021-0082 was made) to advise citizens of the opportunity to comment on the proposed application. A second large format notice is required after Calgary Planning Commission to advise citizens of the Council Public Hearing.

DIGITAL + DISTANCED MEETINGS



Virtual Meeting

The project team attended a community meeting facilitated by the Richmond Knob Hill Community Association on December 7, 2020. The team provided an overview presentation of the land use submission and responded to planning and design questions related to the site and application.



Digital Information Session

The project team held a pre-registration virtual information session with live Q&A on June 14, 2021. Participants joined a Zoom Webinar to watch a brief presentation from the project team followed by a facilitated question and answer period.

COMMUNICATION CHANNELS



Project Website + Feedback Form

A dedicated web-page was launched on www.engagerndsqr.com November 13, 2020 and remains active.

The website was updated on May 27, 2021 to reflect the change in land use application (LOC2021-0082).

At this time of writing, the site's project page has received 78 views. The website provides an opportunity for interested stakeholders to learn about the development vision and enables convenient 24 hour access to the most up to date project information. The website also allows visitors to contact the project team via a contact form, and includes the City of Calgary File Planner's contact information.



Project Voice-Mail + Email Inbox

Coinciding with the launch of the project website, the voice-mail inbox (587.747.0317) and dedicated email (info@engagerndsqr.com) went live November 13, 2020. This served as a direct line to the project team, whereby stakeholders could leave a message and receive a response back within three (3) business days.

WHAT WE HEARD + TEAM RESPONSE

BALANCING MULTIPLE INTERESTS

An outreach process is more than a compilation of input by the project team. Our role, as the outreach lead, requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions.

The array of interests that influence any development project include, but are not limited to:

CALGARY'S GROWTH & DEVELOPMENT VISION

Planning for the next generations of Calgarians

RNDSQR'S GUIDING PRINCIPLES

Building for the missing middle and bringing more housing options to established communities

LOCAL AREA POLICY

The existing and emerging policy framework that guides development

STAKEHOLDER FEEDBACK

What various stakeholders think and say about an issue

ECONOMIC VIABILITY

The needs of the developer to create a viable project

OVERVIEW

In reviewing feedback collected to date (June 2021), the project team has identified a series of key themes heard from stakeholders. The themes outlined in the following pages are broken into:

- What We Heard
- Team Response

Each team response attempts to address the questions, comments and input received. While we welcome and listen to feedback, the project team cannot integrate everything suggested by our neighbours and the community at-large. Elements of the project where feedback has been incorporated are identified in this report. Where the ideas shared with us could not be integrated, we explain why changes did not occur and why.

An inventory of all written verbatim feedback collected by the project team is provided in the Appendix of this document.



WHAT WE HEARD + TEAM RESPONSE

THEME / WHAT WE HEARD	TEAM RESPONSE
<p>PARKING <i>The number of parking stalls is inappropriate</i></p> <p>Example Verbatim Comments <i>"There's already not enough parking and this will make it worse."</i></p> <p><i>"How is the parking issue going to be resolved?"</i></p> <p><i>"Why are there apparently only eight parking stalls for occupancy likely to easily have 15 to 20 residents with vehicles?"</i></p>	<p>With all projects, RNDSQL makes a considered and conscious choice around the provision of active transportation and parking based on comparable existing development utilization rates. The proposed development responds to shifts in market demand for parking and considers the cost of parking as it relates to affordability and parking costs that would be passed onto tenants.</p> <p>The proposed two phase development would replace the three (3) existing single-detached homes with fourteen (14) townhouse units, each containing a secondary suite. Fourteen (14) dwelling units are proposed to be accommodated with fourteen (14) on-site vehicle parking stalls. No on-site parking for the fourteen (14) secondary suites is proposed.</p> <p>The proposed parking provision is a reflection of the site's proximity to recent capital investments in the MAX Yellow BRT, Primary Transit service along 17 AV SW, the site's cycling distance to the Centre City, and carshare options that service the site area. These amenities promote an active transportation and transit-oriented lifestyle that reduces the overall demand for parking required on the site.</p> <p>No significant changes have been made to the number of proposed on-site vehicle parking stalls. The proposed parking supply for dwelling units is consistent with the R-CG land use bylaw requirements of 1 stall per unit. The secondary suites are to be less than 45 m² (484 ft²) and will be rental. Parking demand is expected to be lower when compared to larger owner occupied units due to demographic differences (age, disposable income, and family type). The site is also located within Residential Parking Permit (RPP) zone O. To limit off-site impacts, we are recommending a Development Permit condition of approval whereby suites under 45 m² are ineligible for the Residential Parking Permits.</p>
<p>PARKING <i>Concern about outdoor parking pads instead of enclosed garages</i></p> <p>Example Verbatim Comments <i>"Why outdoor parking pads instead of covered garages?"</i></p> <p><i>"Why is this open lot parking? No one wants to live next to a parking lot and this will devalue nearby residences. Why not underground parking?"</i></p>	<p>The original development proposal at 2015 - 22 ST SW (Phase 1) included eight (8) stalls in an open-air parking configuration accessed via the rear lane. In response to initial stakeholder concern over open-air stalls, the development concept was changed to enclosed garages. This change also helped address stakeholder concerns regarding the number of waste and recycling bins in the lane, and concern that not enough storage space would be available for future residents. Tidyness concerns have been addressed with a new semi-enclosed consolidated waste storage area. Personal storage concerns have been addressed with a new bike and storage room for future residents.</p> <p>The change to enclosed garages reduced the Phase 1 on-site parking provision to five (5) vehicle stalls.</p>
<p>DENSITY <i>There is too many density proposed for this site</i></p> <p>Example Verbatim Comments <i>"...Richmond is not the area to start building your high-density projects."</i></p> <p><i>"Jumping to an RC-G designation is too big a leap."</i></p>	<p>All growing neighbourhoods must find ways to develop at appropriate, transit and local business-supporting densities without overwhelming the surrounding context. While the right 'fit' is universally subjective, the "missing middle" housing-scale (the middle spectrum between detached single-family homes and mid-rise to high-rise apartment buildings) represents a widely accepted solution to balancing intensification objectives with sensitive transitions to adjacent residential streets.</p> <p>No changes have been made to the proposed density. The R-CG district was specifically designed to be located close or directly adjacent to existing low density development. This redevelopment proposal is in alignment with municipal planning policy, of which moderate densification is a core principle. This site, by virtue of its context, is the type of location the City encourages rowhouse infill development or even greater density.</p>

THEME / WHAT WE HEARD**TEAM RESPONSE****BUILDING HEIGHT**

The proposed height is too much

Example Verbatim Comments

"How will a row house unit of this magnitude not shade the house next door?"

"I am not interested in have 18 neighbours living in an oversized, over-height monstrosity in an R-1 neighbourhood."

The original development proposal at 2015 - 22 ST SW (Phase 1) included a third-storey townhouse form in the rear. In response to initial stakeholder concern over building height/shadowing, the third-storey was removed and is now just a private amenity space with stair access. Sensitive design elements like the integration of 3rd storey rooftop amenity spaces creates a lighter and more dynamic built form.

The R-CG District was specifically designed to be located close or directly adjacent to existing low density development. Proposed heights align with the base R-CG district maximum building height of 11 metres. This is representative of a 1 metre building height increase from the maximum 10 metre building height currently allowed under the existing R-C1 district.

By virtue of the adjacent neighbours joining the application, the site is now a full-block assembly bounded by streets and lanes on all sides that limits shadowing and privacy impacts with adjacent neighbours.

WASTE & RECYCLING

Concern about outdoor parking pads instead of enclosed garages

Example Verbatim Comments

"5 apartments will mean at least 15 blue, green, and black bins (if both upper and lower residences share bins) and up to 30, if they don't share bins. How will the area accommodate this?"

"If blue, green, and black bins are to be in the same area as 8 cars (in back lane, for example) this will undoubtedly be a mess and may not even fit."

The original development proposal at 2015 - 22 ST SW (Phase 1) included an open-air parking configuration and no defined solution for the management of waste, recycling, and compost bins. In response to initial stakeholder concerns, the development concept was changed to enclosed garages. The shift to enclosed garages includes a semi-enclosed consolidated bin storage area.

As per the City's Bylaw, bins should be set out on collection day and removed no later than 7pm on collection day. Bylaw infractions can be reported by calling 311.

NEIGHBOURHOOD FIT

Concern about neighbourhood character

Example Verbatim Comments

"I think changing this property's designation will drastically change the character of this part of our community and sets a precedent for future development."

"It would ruin everything that's great about this neighborhood"

"...Why not save yourself the hassle by just building in areas that are suited to density and development?"

RNDSQR is committed to creating homes that are considerate of their surrounding context, offer a high standard of architectural quality and contribute to the fabric of established neighbourhoods. By design, R-CG forms are low density and intended to integrate into the low density fabric of established Calgary neighbourhoods.

RNDSQR has not considered other designs and has no intention to build single family or duplex housing at this location. RNDSQR's goal is to build what is not already prevalent in the community – providing a greater range of housing diversity and living options for residents. These types of proposals fill a noticeable gap in the housing market, and respond to the increase in demand for new urban housing that can accommodate changing demographics.

'Missing Middle' housing welcomes new people into older communities and provides housing options for people at every stage of life and income level. It addresses a market gap and helps meet the growing demand for walkable urban living close to public transportation, employment, and community amenities. In the case of Richmond, a greater mix of housing options will help meet differing income and generational needs.

THEME / WHAT WE HEARD**TEAM RESPONSE****ADDITIONAL STUDIES**

Interest in what studies are being completed to support the development proposal

Example Verbatim Comments

"Do you not see this as a HUGE change to the neighborhood infrastructure?"

"What is your response to the city or residents who have concerns about infrastructure thresholds, noise from the pumps and the streaming water?"

... "has there been: and if no, when and who is doing each of these assessments?"

As part of the standard City of Calgary application review process, the requirement for supplemental information is evaluated, taking into account measures like development scale and anticipated impacts. At this stage of application review, no requests by City Administration have been made for noise analysis or sun/shade/shadow analysis.

The City of Calgary requires a review and inspection of a Development Site Servicing Plan (DSSP) for all proposed developments where new utility connections (water, sanitary and stormwater) are proposed to the municipal system or where the existing water service, metering, or on-site sewers will be changed. It is also required in situations where the proposed development will increase the stormwater release from site or where there are significant changes to the site grading. The City of Calgary Water Resources department reviews DSSP plans to ensure that any utility (water, wastewater and stormwater) service connections to the municipal system meet standards and requirements, and will not adversely impact the municipal utility systems or public health and safety. If the Development Permit is approved, A DSSP will be submitted by the applicant team for City review as a 'prior to release' condition.

No Transportation Impact assessment has been requested by The City of Calgary at this time. A parking memorandum has been prepared by professional Transportation Planners and Engineers' Bunt & Associates. The memorandum assesses existing City Policy, transit service levels, cycling routes/infrastructure, and pedestrian access to bus stops. Access to frequent bus service on 17th Avenue occurs with no barriers (signal provided to cross 17 AV SW).

OWNERSHIP

Interest in the scope of ownership

Example Verbatim Comments

"Did you say that each of the 28 units would hold its own separate title? Or would each townhouse have a title, with the secondary suites attached to those?"

"Who is renting the secondary suite out - the renter in the townhouse or you?"

"Do you intend to sell or rent each of the primary townhouse units?"

The gap between entitlement processes and construction completion regularly requires developers to adapt to shifting market conditions, moving from sales to rental and vice versa.

Notwithstanding, it is RNDSSQR's current plan to build a purpose-built rental project. RNDSSQR would manage the project and be responsible for leasing of all 14 townhouse units and all 14 secondary basement suites (each less than 485 square feet in size).

RNDSSQR would lease all 14 townhouse units and all 14 secondary basement suites to separate individuals/households, unless a household sought to lease both the townhouse and its associated secondary basement suite (e.g. that household uses the suite as a home office or as a suite for an aging parent).

If the site were ever to be sold as separate dwelling units, only 14 titled townhouse units could be created. Each titled townhouse unit would have an associated secondary basement suite - a townhouse and its associated secondary suite would be sold together to one owner.

GREEN SPACE

Concern over green space

Example Verbatim Comments

"The area cannot sustain this density: lack of parking...and inadequate public green space if residents (and their pets) don't have enough of their own."

"Are you replanting trees etc?"

The R-CG District requires private outdoor amenity space for all types of housing. This reinforces a pattern of usable private backyard space in low density residential neighbourhoods.

Each dwelling unit and secondary suite will have direct access to amenity space that aligns with existing City Bylaw requirements. To encourage the courtyard style amenity space design, the land use proposes additional flexibility in how the required amenity space is provided: as private amenity space, common amenity space, or a combination of both. City of Calgary Bylaw protects all public trees adjacent to a given site, with protection measures put in place at the time of development. No public trees will be lost as a result of the proposed redevelopment.

RNDSSQR will follow all rules and bylaw regulations associated with the planting of new trees.

APPENDIX A

QUESTIONS FOR RNDSQR FROM RKHC

RECEIVED JUNE 14th 2021 at 5:19 PM

QUESTIONS FOR RNDSQL FROM RKHC RE 2015, 2009, 2003 22nd ST. SW

SUBMITTED TO Ben Bailey, June 14, 2021

We note that there is now a new city file manager – Joseph Yun, please have him introduce himself, when you introduce your presenters.

1. APPROVAL PROCESS QUESTIONS:

Please clarify the process for land use approval related to this project. LOC2110-0082 and DP2021-2908 -i.e.: we want to ensure that the community understand the sequence - if this is a 2 step approval process , if land use change is approved, does this come back to the community for further input into step 2 etc – there appears to be some confusion regarding this

2. HAVE YOU APPLIED FOR, INTEND TO APPLY FOR, OR HAVE RECEIVED ANY RELAXATION FROM THE CITY RELATED TO CURRENT CODES/AMENDMENTS TO:

a. Parking

While discussing Parking:

- Parking Stalls to ratio of units ,
- Square footage of Suites

b. Height

While discussing Height:

- Height comparison to existing structures

c. green space

d. street access entrance for all residences

e. suites requiring certain amount of green space

3. INFRASTRUCTURE QUESTIONS: has there been: and if no, when and who is doing each of these assessments?

a. noise analysis

b. sun/shade/shadow analysis

c. water, storm water and sanitary service analysis

d. what about the springs that are under this neighborhood? Water absorption is an issue with decreased green space

e. an INDEPENDENT traffic/transportation impact

f. pedestrian traffic study - the bus stops, especially to 24th Street and 17th Avenue, are cut off by Crowchild Trail,

g. Is Parks involved as this impacts a designated green space and dog park

Has there been a green space analysis – what is the green space inventory in RKH community

h. how are you justifying this to the 400 meter distance to existing bus stops /transit

4. HOUSING EQUALITY AND DIVERSITY = Varied, inclusive and affordable housing questions

a. does this 28 unit have any designated senior living units

b. is the intent for these to be rentals or ownership - what demographic are you targeting for these units

c. what is the price point for these units

- do you anticipate increased costs due to material lack and would this delay, lengthen the timelines for building

d. How much will the estimated price range change if the secondary suites are eliminated?

e. will these units have condo fees – if yes, what does it pay for

How is this contributing to affordable housing and diversity?

5. CONSTRUCTION QUESTIONS/CURRENT COMMUNITY CONTEXT

- a. what is the interface with the zoning in the immediate community
- b. what are the timelines for building – are there “phases” of development – what are they
- c. In a nutshell, What are your Ecofriendly building plans for this development
- d. are you replanting trees etc
- e. how will you mitigate construction impacts – noise, security, debris,

6. Do you currently have support from the Community Association and the Ward Councillor?

7. Given the very strong opposition to your original proposal for 5 row houses on 2015 22 St, why are you now proposing to triple the development?

- Were the community’s wishes ever considered?
- What other designs did you consider for this - ? single family, duplexes, row housing etc
- Would you consider other building models on this land – like duplexes, models that are in the community now

8. What negative aspects do you see about this development you are proposing?

8. Where will these questions and answers be posted for all community members to see them before this goes to council ?

APPENDIX B
APPLICANT RESPONSE TO RKHC QUESTIONS

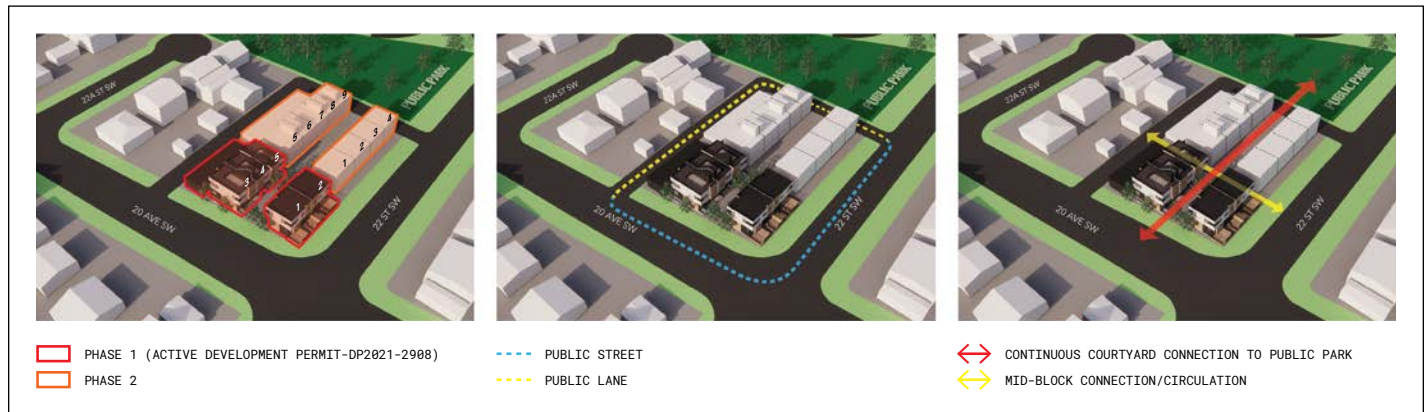
1. APPROVAL PROCESS QUESTIONS:

Please clarify the process for land use approval related to this project. LOC2110-0082 and DP2021-2908 -i.e.: we want to ensure that the community understand the sequence - if this is a 2 step approval process , if land use change is approved, does this come back to the community for further input into step 2 etc - there appears to be some confusion regarding this

PROJECT TEAM RESPONSE

The land use application (LOC2021-0082) at 2015, 2009, 2003 - 22 ST SW is currently under review by City of Calgary Administration and open for public input. There is also an active Development Permit (DP2021-2908) for Phase 1 of the development concept at 2015 22 ST SW under review and open for public input (please see Figure 1.)

FIGURE 1



The project team is anticipating a September Public Hearing for decision on the proposed land use. If the land use proposal were to be approved by Calgary City Council, there would not be further opportunities for public input related to the land use. At the time of a Phase 2 Development Permit application submission, there would be an additional period of public input for that application.

2. HAVE YOU APPLIED FOR, INTEND TO APPLY FOR, OR HAVE RECEIVED ANY RELAXATION FROM THE CITY RELATED TO CURRENT CODES/AMENDMENTS TO:

a. Parking

While discussing Parking:

- Parking Stalls to ratio of units,
- Square footage of Suites

PROJECT TEAM RESPONSE

The proposed parking supply for dwelling units is consistent with the R-CG land use bylaw requirements of 1 stall per unit. Fourteen (14) dwelling units are proposed to be accommodated with fourteen (14) on-site vehicle parking stalls.

No on-site parking for the fourteen (14) secondary suites is proposed. The application is seeking consideration for no secondary suite parking based on the City of Calgary Council adopted *Policy Guide Discretion for Secondary Suites and Backyard Suites*, which considers parking provision for secondary suites or backyard suites based on proximity to the Centre City and to frequent transit service. The Direct Control allows for a reduction to zero parking for suites when: (a) the floor area of the suite is less than 45.0 square metres; and (b) space is provided in a building for the occupant of the suite for storage of mobility alternatives such as bicycles or strollers that is accessed directly from the exterior and has an area of 2.5 square metres for every occupant without a motor vehicle stall.

The site is also located within Residential Parking Permit (RPP) zone 0. To limit off-site impacts, we are recommending a Development Permit condition of approval whereby secondary suites are ineligible for the Residential Parking Permits.

b. Height

While discussing Height:

- Height comparison to existing structures

PROJECT TEAM RESPONSE:

The proposed heights align with the base R-CG district maximum building height of 11 metres. This is representative of a 1 metre building height increase from the maximum 10 metre building height currently allowed under the existing R-C1 district.

c. green space

PROJECT TEAM RESPONSE:

Each dwelling unit and secondary suite will have direct access to amenity space that aligns with existing City Bylaw requirements. To encourage the courtyard style amenity space design, the land use proposes additional flexibility in how the required amenity space is provided: as private amenity space, common amenity space, or a combination of both.

d. street access entrance for all residents

PROJECT TEAM RESPONSE:

The base R-CG district requires that one façade of each dwelling unit faces a public street, which did not allow for the courtyard style unit orientation across the entirety of the land assembly. The proposed land use addresses this key aspect of courtyard facing units by codifying and allowing for its provision into the land use. Each Dwelling Unit and each Secondary Suite will have grade-oriented access.

e. suites requiring certain amount of green space

PROJECT TEAM RESPONSE:

Please see response to question 2(c).

3. INFRASTRUCTURE QUESTIONS: has there been: and if no, when and who is doing each of these assessments?

a. noise analysis

b. sun/shade/shadow analysis

PROJECT TEAM RESPONSE:

As part of the standard City of Calgary application review process, the requirement for supplemental information is evaluated, taking into account measures like development scale and anticipated impacts. The R-CG District was specifically designed to be located close or directly adjacent to existing low density development. At this stage of application review, no requests by City Administration have been made for the above supplemental studies.

c. water, storm water and sanitary service analysis

d. what about the springs that are under this neighbourhood? Water absorption is an issue with decreased green space

PROJECT TEAM RESPONSE:

The City of Calgary requires a review and inspection of a Development Site Servicing Plan (DSSP) for all proposed developments where new utility connections (water, sanitary and stormwater) are proposed to the municipal system or where the existing water service, metering, or on-site sewers will be changed. It is also required in situations where the proposed development will increase the stormwater release from site or where there are significant changes to the site grading.

The City of Calgary Water Resources department reviews DSSP plans to ensure that any utility (water, wastewater and stormwater) service connections to the municipal system meet standards and requirements, and will not adversely impact the municipal utility systems or public health and safety.

If the Development Permit is approved, A DSSP will be submitted by the applicant team for City review as a 'prior to release' condition.

- e. an INDEPENDENT traffic/transportation impact
- f. pedestrian traffic study - the bus stops, especially to 24th Street and 17th Avenue, are cut off by Crowchild Trail,

PROJECT TEAM RESPONSE:

No Transportation Impact assessment has been requested by The City of Calgary at this time. A parking memorandum has been prepared by professional Transportation Planners and Engineers' Bunt & Associates. The memorandum assesses existing City Policy, transit service levels, cycling routes/infrastructure, and pedestrian access to bus stops. Access to frequent bus service on 17th Avenue occurs with no barriers (signal provided to cross 17 AV SW).

- g. Is Parks involved as this impacts a designated green space and dog park

Has there been a green space analysis - what is the green space inventory in RKH community

PROJECT TEAM RESPONSE:

Calgary Parks will review and determine any required analysis as part of the standard City of Calgary Corporate Planning Applications Group review of the Land Use and Development Permit applications. City policy encourages new infill developments like this adjacent to or across from existing or planned parks, creating opportunities:

- for diverse outdoor recreation activities that help attract new residents and help support investment in new and existing infrastructure;
- for social interaction; and,
- adds safety by providing additional overlooking of the park or open space.

- h. How are you justifying this to the 400 metre distance to existing bus stops /transit

PROJECT TEAM RESPONSE:

The site is located within a 400m radius of two Bus Rapid Transit stops (Crowchild Trail - MAX Yellow) and frequent bus stops (17 Avenue SW - Route #2). Access to frequent bus stops on 17 Avenue occurs with no barriers (signal provided to cross 17 Avenue). Access to BRT stops on Crowchild Trail require using the 17 Avenue SW overpass to access the southbound stop.

4. HOUSING EQUALITY AND DIVERSITY = Varied, inclusive and affordable housing options

- a. does this 28 unit have any designated senior living units

PROJECT TEAM RESPONSE:

The proposed fourteen (14) unit townhouse development with secondary suites does not have units explicitly designated and/or catered to seniors.

- b. is the intent for these to be rentals or ownership - what demographic are you targeting for these units.

PROJECT TEAM RESPONSE:

The site-development would be owned by RNDSQR as a purpose-built rental project. RNDSQR would manage the project and be responsible for leasing of all 14 townhouse units and all 14 secondary basement suites (each less than 485 square feet in size). RNDSQR's target demographic is a diverse mix of young families, empty-nesters, single professionals, and hardworking Calgarians looking for homes that fit in the missing middle and are not a typical condo or infill.

- c. what is the price point for these units
 - Do you anticipate increased costs due to material lack and would this delay, lengthen the timelines for building
- d. How much will the estimated price range change if the secondary suites are eliminated?
- e. Will these units have condo fees – if yes, what does it pay for

PROJECT TEAM RESPONSE:

The proposal is for a purpose-built rental project. If approved, the target completion date for construction is fall 2022. Factors regarding RNSQR's financial proforma are not a land use or development planning consideration.

- f. How is this contributing to affordable housing and diversity?

PROJECT TEAM RESPONSE:

'Missing Middle' housing welcomes new people into older communities and provides housing options for people at every stage of life and income level. It addresses a market gap and helps meet the growing demand for walkable urban living close to public transportation, employment, and community amenities. In the case of Richmond, a greater mix of housing options will help meet differing income and generational needs.

5. CONSTRUCTION QUESTIONS/CURRENT COMMUNITY CONTEXT

- a. what is the interface with the zoning in the immediate community

PROJECT TEAM RESPONSE:

The application is a full block assembly of 3 neighbouring lots bordered by public streets and public lanes on all sides. Surrounding area zoning is characterized as low-density R-C1 and R-C2. The proposed Direct Control District (based on the R-CG District) was specifically designed to be located close or directly adjacent to existing low density development like the R-C1 land use.

- b. What are the timelines for building – are there “phases” of development – what are they

PROJECT TEAM RESPONSE:

An active Development Permit (DP2021-2908) for Phase 1 of the development concept is currently under review. An application for a Phase 2 Development Permit is targeted for summer/fall 2021. The target completion date for construction is fall 2022. Construction is planned to proceed first with Phase 1 located at the corner of 20th AV SW and 22 ST SW, with Phase 2 to follow.

- c. In a nutshell, What are your Ecofriendly building plans for this development

PROJECT TEAM RESPONSE:

The proposal contributes to achieving applicable Municipal Development Plan policies that encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, while delivering modest and incremental benefits to climate resilience.

- d. Are you replanting trees etc

PROJECT TEAM RESPONSE:

City of Calgary Bylaw protects all public trees adjacent to a given site, with protection measures put in place at the time of development. No public trees will be lost as a result of the proposed redevelopment.

RNSQR will replant new trees within the property. The R-CG district requires the planting or preservation of a minimum of two trees per unit. RNSQR will follow all rules and bylaw regulations associated with the planting of new trees.

- e. how will you mitigate construction impacts – noise, security, debris,

PROJECT TEAM RESPONSE:

RNDSQR is committed to following construction management best practices that include City Bylaw and provincially legislated site management policies, in addition to new City guidelines for communication with local residents.

6. Do you currently have support from the Community Association and the Ward Councillor?

PROJECT TEAM RESPONSE:

It is our understanding that neither a letter of support or letter of opposition has been formally issued by the Community Association. We encourage all interested stakeholders to contact their Community Association directly for a validated response to this inquiry.

Application information and relevant project updates have been shared with The Ward 8 office. As is the responsibility of all City of Calgary Councillors, any formal position of support or non-support would only be determined at the time of public hearing.

7. Given the very strong opposition to your original proposal for 5 row houses on 2015 22 st, why are you now proposing to triple the development?

- Were the community's wishes ever considered?

PROJECT TEAM RESPONSE:

Balancing Multiple Interests

An outreach process is more than a compilation of input by the project team. Our role, as the outreach lead, requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions.

The array of interests that influence any development project include, but are not limited to:

- **Calgary's Growth & Development Vision**
Planning for the next generation of Calgarians
- **RNDSQR's Guiding Principles**
Building for the missing middle and bringing more housing options to established communities
- **Local Area Policy**
The existing and emerging policy framework that guides development
- **Stakeholder Feedback**
What various stakeholders think and say about an issue
- **Economic Viability**
The needs of the developer to create a viable project

Stakeholder feedback is one of the many interests that must be considered when seeking to integrate new development into an existing community, but it is not the only part. Decisions in city building involve a variety of professional and technical expertise, existing policies, consideration of different time frames (current issues to long-term strategic growth) and other financial, social and environmental considerations. Accordingly, the project team cannot integrate everything suggested by our neighbours and community at large.

The R-CG district was specifically designed to be located close or directly adjacent to existing low density development. This redevelopment proposal is in alignment with municipal planning policy, of which moderate densification is a core principle. This site, by virtue of its context, is the type of location the City encourages rowhouse infill development or even greater density.

Why the Application has Grown

Land/property owners have rights and decide if and when to propose to build something new on their land. Our adjacent neighbours expressed interest in joining the application and it is at that time RNDSQR reconsidered their plans and looked at the sites as a comprehensive development opportunity. The new proposal includes the addition of two

adjacent lots (2009, 2003 – 22 ST SW). We see this as a win-win for both a contextual response (whereby the neighbouring landowners want to join the land assembly) and coherent planning solution that considers the full block bounded by lanes and streets on all sides and forms a direct connection with the adjacent park space.

What *Has* Changed

With the original proposal, key concerns we heard were: the third-storey building height, the proliferation of waste & recycling bins in the lane, a lack of storage areas for future residents, and on-site parking – to be provided as eight (8) open-air stalls.

These key items have been addressed with the new proposal that removes the third-storey, locates on-site parking in enclosed private garages, consolidates waste & recycling in a semi-enclosed area, and new storage provision via the garage and additional bike & storage room.

- What other designs did you consider for this - ? single family, duplexes, row housing etc
- Would you consider other building models on this land – like duplexes, models that are in the community now

PROJECT TEAM RESPONSE:

RNDSQR has not considered other designs and has no intention to build single family or duplex housing at this location. RNDSQR's goal is to build what is not already prevalent in the community – providing a greater range of housing diversity and living options for residents. These types of proposals fill a noticeable gap in the housing market, and respond to the increase in demand for new urban housing that can accommodate changing demographics.

8. What negative aspects do you see about this development you are proposing?

PROJECT TEAM RESPONSE:

Accommodating new growth while maintaining a great community for everyone is a shared goal RNDSQR believes all passionate community members can agree with. We recognize that new development, particularly unfamiliar building forms, could be seen as negatively impacting neighbourhood character or the quality of a living environment.

All growing neighbourhoods must find ways to develop at appropriate, transit and local business-supporting densities without overwhelming the surrounding context. While the right 'fit' is universally subjective, the "missing middle" housing-scale (the middle spectrum between detached single-family homes and mid-rise to high-rise apartment buildings) represents a widely accepted solution to balancing intensification objectives with sensitive transitions to adjacent residential streets.

9. Where will these questions and answers be posted for all community members to see them before this goes to council?

PROJECT TEAM RESPONSE:

The project team response to these questions will be included in a comprehensive Applicant Outreach Summary that will be shared with attendees of the June 14th Digital Information Session and the Richmond Knob Hill Community Association for distribution. In addition, the Applicant Outreach Summary will be posted online at: <https://engagerndsqr.com/2015-22stsw> and form part of the public record for any interested stakeholders.

APPENDIX C
VERBATIM ONLINE CORRESPONDENCE

VERBATIM CORRESPONDENCE

The following is a record of the verbatim correspondence managed via the online feedback form and dedicated project email (info@engagerndsqr.com) monitored November 13, 2020 through May 27, 2021.

Please note: personally identifying information has been removed from participant submissions. No other edits to the feedback have been made, and the verbatim comments are as received.

RESPONDENT #1

Date: November 13, 2020 at 4:39 PM
Subject: 2015 22 St SW

For the proposed development on the above-listed lot, does the change of zoning to R-CG from R-C1 apply only to the lot in question, the entire street, or all of the R-C1 lots in this little pocket of Richmond?



November 16, 2020 at 9:30 AM

Hello -----

The proposed development is an Applicant-led planning application that applies only to the above listed lot (2015 22 ST SW). Thank you for reaching out. If you have any further questions, please let us know.

RNDSQR Project Team

RESPONDENT #2

Date: November 24, 2020 at 1:12 PM
Subject: Project 2215 22nd St SW

I think changing this property's designation will drastically change the character of this part of our community and sets a precedent for future development. I realize its a win-win for the City and the Developer, in terms of an increased tax base and profit, to increase density but what often gets forgotten is how it changes the character of the neighbourhood. There is a reason these residents chose to live in an RC-1 area. Jumping to an RC-G designation is too big a leap. If developers chose an R-2 designation, I feel they would get a much better reception. There is just not enough room for potentially 10 residences (incl. rental suites) on that lot! The area cannot sustain this density: lack of parking, increased traffic on a cul-de-sac, privacy concerns for the immediate neighbours, reduces available sunlight and inadequate public green space if residents (and their pets) don't have enough of their own.



November 26, 2020 at 3:55 PM

Hello -----

Thank you for reaching out. Right now we are welcoming all feedback and will consider it as we move forward with the design and application process. In an effort to address some of your concerns, we'd like to

assure you that the project team has considered the following:

Parking: The R-CG district requires one vehicle stall per rowhome unit. A variety of available transportation options like walking, cycling, transit, UBER, and car sharing services mean households are less likely to own more than one vehicle. Given current trends toward decreased car ownership and the scale of development proposed, the resultant traffic generation and additional parking demand will be minimal and unlikely to have a material detrimental effect on local traffic volumes or the supply of on-street parking in the neighbourhood. The subject site is also located less than 400m from a Max Yellow Bus Rapid Transit Station at 17 AV SW and the Primary Transit Network along Crowchild TR SW and 17 AV SW - providing residents with car-free mobility options.

Green Space: The R-CG District requires private outdoor amenity space for all types of housing. This reinforces a pattern of usable private backyard space in low density residential neighbourhoods. Amenity space rules are complementary to the building depth rules and parcel coverage rules of the R-CG District.

Privacy: R-CG District rules dictate that outdoor amenity spaces and the windows of all units must be designed, sized and oriented to minimize potential overlooking and privacy concerns. Additional strategies can include the provision of frosted windows in key locations to further mitigate privacy or overlooking concerns.

Character: We are committed to creating homes that are considerate of their surrounding context, offer a high standard of architectural quality and contribute to the fabric of established neighbourhoods. By design, R-CG forms are low density and intended to integrate into the low density fabric of established Calgary neighbourhoods. If you're curious about how our rowhome projects typically look and integrate into established inner-city communities, please check out our FAQ (<https://engagerndsqr.com/faq/>).

Thank you again for your interest and please let us know if you have any additional questions or comments.

Kind regards,

RNDSQR Project Team

RESPONDENT #3

Date: November 30, 2020 at 4:31 PM
Subject: land use change

Re; 2015 22nd St. S.W. I am opposed to your application. I am not interested in have 18 neighbours living in an oversized, over-height monstrosity in an R-1 neighbourhood.



December 1, 2020 at 8:51 AM

Hello -----

Thank you for reaching out. Right now we are welcoming all feedback, which will be recorded and considered as we move forward with the design and application process.

Thank you again for your interest and please let us know if you have any additional questions or comments.

Kind regards,

RNDSQR Project Team

**RESPONDENT #4**

Date: November 30, 2020 at 11:42 PM
Subject: 2015 22 St SW Zoning Change

I live very close by. This zoning change and the proposed development is a horrible idea. There's already not enough parking and this will make it worse. You're trying to cram too many people into too small a space. It would ruin everything that's great about this neighborhood. I am very much against it.



December 2, 2020 at 10:14 AM

Hello _____,

Thank you for reaching out.

Right now we are welcoming all feedback and will consider it as we move forward with the design and application process. In an effort to address some of your concerns, we'd like to assure you that the project team has considered the following:

Parking: The R-CG district requires one vehicle stall per rowhome unit. A variety of available transportation options like walking, cycling, transit, UBER, and car sharing services mean households are less likely to own more than one vehicle. Given current trends toward decreased car ownership and the scale of development proposed, the resultant traffic generation and additional parking demand will be minimal and unlikely to have a material detrimental effect on local traffic volumes or the supply of on-street parking in the neighbourhood. The subject site is also located less than 400m from a Max Yellow Bus Rapid Transit Station at 17 AV SW and the Primary Transit Network along Crowchild TR SW and 17 AV SW – providing residents with car-free mobility options.

We are committed to creating homes that are considerate of their surrounding context, offer a high standard of architectural quality and contribute to the fabric of established neighbourhoods. By design, R-CG forms are low density and intended to integrate into the low density fabric of established Calgary neighbourhoods. If you're curious about how our rowhome projects typically look and integrate into established inner-city communities, please check out our FAQ (<https://engagerndsqr.com/faq/>).

Thank you again for your interest and please let us know if you have any additional questions.

Kind regards,

RNDSQR Project Team

**RESPONDENT #4**

Date: December 2, 2020 at 10:18 AM
Subject: RE: 2015 22 St SW Zoning Change

I'm sorry, but I don't believe you.

VERBATIM CORRESPONDENCE

The following is a record of the verbatim correspondence managed via the online feedback form, dedicated project email (info@engagerndsqr.com), and project team member's emails May 28, 2021 through June 28, 2021.

Please note: No edits to the feedback have been made, and the verbatim comments are as received.


RESPONDENT #1

Date: May 31, 2021 at 8:46 PM
Subject: Some questions

Am I correct in assuming that with fourteen townhouse units each containing a secondary suite, if fully occupied, would result a total of 28 family residences?

Does the proposed plan include dedicated parking spaces? if so, how many parking spaces per residence?

Thank you.

 **June 1, 2021 at 11:46 AM**

Hello -----,

Thank you for reaching out. I hope to provide you with information that answers your question and addresses some of your concerns regarding parking provision.

The proposed two phase development would replace the three (3) existing single-detached homes with fourteen (14) townhouse units, each containing a secondary suite. The development responds to a shift in market demand for parking and proposes a total of fourteen (14) on-site parking stalls.

The secondary suites are to be less than 45 m² (484 ft²) and will be rental. Parking demand is expected to be lower when compared to larger owner occupied units due to demographic differences (age, disposable income, and family type). The site is located within Residential Parking Permit (RPP) zone 0. To limit off-site impacts, we are recommending a Development Permit condition of approval whereby suites under 45 m² are ineligible for the Residential Parking Permits.

The contemplated number of on-site parking stalls is also a reflection of the site's proximity to recent capital investments in the MAX Yellow BRT and frequent bus service along 17 AV SW. These amenities promote an active transportation and transit-oriented lifestyle that reduces the overall demand for parking required on the site. Ultimately, the parking supply based on the proposed uses, is being considered as part of The City of Calgary's application review process and is subject to technical review and approval.

Thank you for your interest and please don't hesitate to reach out if you have any further questions or enquiries.

RNDSQR Project Team

RESPONDENT #1

Date: June 1, 2021 at 6:45 PM
Subject: RE: Some questions

Thank you for the information you have provided.

I gather that each townhouse unit would be eligible for two parking permits?

Sent from my iPad

 **June 2, 2021 at 1:24 PM**

Hello -----,

You are correct. Per City of Calgary Parking Policy, ground-oriented units are eligible for two Residential Parking Permits issued at no cost. For reference, the subject application (inclusive of 2015, 2009, 2003 - 22 ST SW) street frontage provides space for up to 12 on-street stalls. While not typical, there is the possibility to also limit Residential Parking Permit eligibility of the primary townhouse units in addition to secondary suites through a condition of development permit approval.

I hope that helps. If you have any other questions, please let us know.


RNDSQR Project Team

RESPONDENT #2

Date: June 3, 2021 at 12:16 PM
Subject: 28 Units?

Am I reading this right? You're planning on building 28 units on the corner of our quiet street? Where will everyone park????

I know you're in the business of making a profit, and your projects always look nicer than most - but Richmond is not the area to start building your high-density projects. This is a quiet, unique, historic neighbourhood where we value being able to have green space and trees and our kids playing in the street - your project is not welcome here. There are a lot of neighbours planning to fight this. Why not save yourself the hassle by just building in areas that are suited to density and development?

 **June 4, 2021 at 12:49 PM**

Hello -----,


Right now we are welcoming all feedback, which will be recorded and considered as we proceed with the formal decision-making stages for the application.

To answer your question, the application at 2015, 2009, 2003 - 22 ST SW proposes to redevelop three single detached properties into a 14-unit Townhouse development with secondary suites. The secondary suites are to be less than 45 m² (484 ft²). The development responds to a shift in market demand for parking and proposes a total of fourteen (14) on-site parking stalls.

We encourage you to participate at our Digital Information Session and live Q&A on June 14th from 7:00pm-8:00pm. Participants will be able to

join a Zoom meeting and watch a brief presentation from the project team followed by a facilitated question and answer period.

To register for this session please visit Eventbrite at:
<https://22street.eventbrite.ca>

 **RESPONDENT #3**

Date: June 3, 2021 at 10:55 PM
Subject: DP2021-2908

Can you tell me where I can read more about this project? I am interested in knowing how parking will be accommodated. Thank you

 **June 4, 2021 at 1:00 PM**

Hello -----,


Thank you for reaching out. I hope to provide you with information that answers some of your questions. We also encourage you to participate at our Digital Information Session and live Q&A on June 14th from 7:00pm-8:00pm. Participants will be able to join a Zoom meeting and watch a brief presentation from the project team followed by a facilitated question and answer period.

To register for this session please visit Eventbrite at:
<https://22street.eventbrite.ca>

The proposed two phase development at 2015, 2009, 2003 - 22 ST SW would replace the three (3) existing single-detached homes with fourteen (14) townhouse units, each containing a secondary suite. DP2021-2908 (Phase 1) is for five (5) townhouse units and five (5) on-site parking stalls located in garages off the lane. The site is located within Residential Parking Permit (RPP) zone O. To limit off-site impacts, we are recommending a Development Permit condition of approval whereby secondary suites are ineligible for the Residential Parking Permits.


Thank you for your interest and please don't hesitate to reach out if you have any further questions or enquiries.

RNDSQR Project Team

 **RESPONDENT #3**

Date: June 5, 2021 at 12:06 AM
Subject: RE: DP2021-2908

Thank you

 **RESPONDENT #4**

Date: June 14, 2021 at 5:19 PM
Subject: : Questions for tonight's meeting with RNDSQR - from Richmond Knob Hill Community

Hello Ben,

Re: Information and Q&A Session with RNDSQR this evening

On the behalf of the community, I am sending you a list of questions that have come in for the Q&A - this will facilitate the tight time

frame, decrease the issues of redundancy and provide a documented list of known community questions.


We trust this will be helpful and enhance the efficiency of the meeting time.

We also anticipate that there may be some questions from the audience, however, would ask that these questions are addressed at the beginning of the Q&A as they represent the majority of questions that have been sent in.

An additional comment for clarification - we note that Civic Works is the consultant for RNDSQR. We also note that you are a City of Calgary Urban Design Review Panel Member. Can you confirm that you recuse yourself from any discussion and decision making as a City of Calgary Urban Design Review Member related to this file?

Thank you, attached, please find the PDF with the questions , we look forward to the meeting,


Please acknowledge receipt of this email and let me know the format of this evening's meeting in terms of the Q&A session.

 **RESPONDENT #4**

Date: June 14, 2021 at 8:20 PM
Subject: Question list

Ben, we want confirmation that all questions that we sent you will be included with replies on the summary. Please confirm that. Thank you.

Sent from my iPad

 **June 15, 2021 at 10:08 AM**

Hello -----,

Thank you for joining our digital information session last evening.

I have cc'd Gary Sarohia, as he has been the primary Community Association contact to date and I am a little unclear in your role with the CA.

I am confirming receipt of the list of questions (attached) sent yesterday (June 14, 5:19pm), a little under two hours before the session was set to begin. We will ensure each question is addressed in the course of time. Being respectful of those who took time out of their schedules to attend the meeting we did want to give the opportunity to share the floor. We apologize for not being able to address each item on the comprehensive list you had provided.

We recognize your effort in collating these questions and community concerns. Thank you, this is very helpful. Each question will be given due consideration and we will properly document our responses in an outreach summary to be shared with the CA and made readily available as part of the public record. Given the Land Use application is currently under review by The City of Calgary and comments are still being accepted, please allow us time to connect with our File Manager for a full list of documented comments. This will allow us to comprehensively respond to all key themes and questions being shared.

Thank you again for your time and interest on this proposal.

Ben Bailey, BA, MPLAN, RPP, MCIP
URBAN PLANNER



RESPONDENT #4

Date: June 15, 2021 at 11:18 AM
Subject: RE: Question list

Thank you- let me clarify my role for you.

I am a concerned community member with extensive experience in stakeholder involvement, consultation, project design and implementation.

I am working with a group of directly involved community members in various ways and carrying out tasks that have been requested to be attended to - we obviously work closely with Gary and he is aware of all of the community activities/responses/concerns/questions/comments related to this development. If your communication mandate is to only respond to and communicate with Gary, please inform us of that.

To be very clear for you , one task was:

i.e. - a collated list of questions from concerned community members, collected from community members who received our flyer in the extended community as well as questions from known community members on our distribution list.

Many people were unable to attend the RNDSSQR scheduled session and I am sure that you appreciate that there are still people who do not, will not or are unable to use technology as their modality to communicate.

To further clarify for you, I am not getting paid for my time or expertise.

The 30+ people who sent in their questions for answers will look forward to your replies - In all consultations I have been involved with, the presenters have made sure that there was time for all questions, have appreciated the fact that multiple questions were collated in advance to avoid redundancy and ensure an efficient process and of course, absolutely provided time for spontaneous questions from the audience on line, who as you note, took their valuable time to attend.

It was disappointing to not have had you run through this list quickly prior to closing the meeting. You may be interested to know that I have received 11 emails this am from individuals who were unable to attend , asking for the answer list. I will inform them that the replies are forthcoming.

We will look forward to your comprehensive reply,

Thank you, -----



June 15, 2021 at 1:39 PM

Hi -----,

Thanks for clarifying. No, that is not our mandate. You mentioned over the phone that you worked with the CA, but I wasn't clear in what capacity. I had included Gary in this email to ensure clear and consistent lines of communication with Community Association representation.

We'll be sure to have all comments addressed.

Thanks,

*Ben Bailey, BA, MPLAN, RPP, MCIP
URBAN PLANNER*



RESPONDENT #4

Date: June 15, 2021 at 1:47 PM
Subject: RE: Question list



Sent from my iPhone



RESPONDENT #4

Date: June 17, 2021 at 5:59 PM
Subject: What is the scope of ownership and title for the 28 units being proposed on 22nd Street SW.

Hello,

Please send me, **What is the scope of ownership and title for the 28 units being proposed on 22nd Street SW?**

I note that one of your replies has been that the 14 townhouses would have a title and that the 14 secondary suites would be tied to each primary dwelling - how does this work as each of the 14 townhouses are rentals from RNDSSQR ?

Who is renting the secondary suite out - the renter in the townhouse or you? - at the information meeting, we were told that RNDSSQR would be renting each unit - the townhouse and the secondary suites as 28 separate units.

what zoning change does this fit under ? A renter renting the secondary suite that they do not own ? Please elaborate on this for us so that we are able to make thoughtful and knowledgeable comments .

Who would be our contact at RNDSSQR for further clarification if necessary?

thank you, -----



RESPONDENT #4

Date: June 17, 2021 at 6:03 PM
Subject: FW: What is the scope of ownership and title for the 28 units being proposed on 22nd Street SW.

I have sent this to RNDSSQR, however, it appears to be answered by Civic Works - as I received an out of office reply from Ben Bailey, directing this to you .



RESPONDENT #4

Date: June 18, 2021 at 5:32 PM
Subject: RE: What is the scope of ownership and title for the 28 units being proposed on 22nd Street SW.

Disappointed to not have a response from you today , will contact you and RNDSSQR again on Monday am - I have also tried the phone but it is impossible to reach anyone at RNDSSQR via telephone,



June 21, 2021 at 9:29 AM

Good morning -----,

To clarify and to answer one of your questions below, CivicWorks supports RNSQR on all matters related to the Land Use Redesignation for this application. We do this as their Urban Planning team across all of their applications and we facilitate communications with stakeholders on their behalf. We meet regularly with RNSQR to seek clarification and direction as required. Any inquiries you make regarding this project will be facilitated by CivicWorks. We do our best to reply to any stakeholder inquiries within 2 business days.

You ask several questions below and so I'll answer each individually:

Question 1: What is the scope of ownership and title for the 28 units being proposed on 22nd Street SW?

Answer 1: The site-development would be owned by RNSQR as a purpose-built rental project. RNSQR would manage the project and be responsible for leasing of all 14 townhouse units and all 14 secondary basement suites (each less than 485 square feet in size).

Question 2: I note that one of your replies to a similar question has been that the 14 townhouses would have a title and that the 14 secondary suites would be tied to each primary dwelling - how does this work as each of the 14 townhouses are rentals from RNSQR ?

Answer 2: If the site were ever to be sold as separate dwelling units, only 14 titled townhouse units could be created. Each titled townhouse unit would have an associated secondary basement suite - a townhouse and its associated secondary suite would be sold together to one owner.

Question 3: Who is renting the secondary suite out - the renter in the townhouse or you? - at the information meeting, we were told that RNSQR would be renting each unit - the townhouse and the secondary suites as 28 separate units.

Answer 3: RNSQR would lease all 14 townhouse units and all 14 secondary basement suites to separate individuals/households, unless a household sought to lease both the townhouse and its associated secondary basement suite (e.g. that household uses the suite as a home office or as a suite for an aging parent).

Question 4: What zoning change does this fit under ?

Answer 4: We are applying for a Land Use Redesignation under a Low Density Residential District within the Bylaw. Specifically, the Residential - Grade-Oriented Infill (R-CG) District. This District allows for Rowhouse (or townhouse) Dwelling Units and Secondary Suites. Note we are applying for a site-specific Direct Control variation on the R-CG District to allow for the courtyard clustered style of Rowhouses on this site and are otherwise following all the standard R-CG District rules.

Question 5: A renter renting the secondary suite that they do not own ? Please elaborate on this for us so that we are able to make thoughtful and knowledgeable comments.

Answer 5: RNSQR will be the property owner, manager and lessor of all townhouses and basement secondary suites. There will be no sub-leasing.

Question 6: Who would be our contact at RNSQR for further clarification if necessary?

Answer: See above introduction to email.

Thank you,

David

David White, BA, MScPl, RPP, MCIP
PRINCIPAL



RESPONDENT #4

Date: June 21, 2021 at 9:49 AM

Subject: RE: What is the scope of ownership and title for the 28 units being proposed on 22nd Street SW.

thank you, when can we expect the transcript of the Q&A, including the questions sent into the session that were not answered ?



RESPONDENT #4

Date: June 21, 2021 at 10:45 AM

Subject: RE: RNSQR Digital Information Session: June 14 Presentation Slides

Thank you for the schematics, attached are the frequently asked questions that were sent into the community that we took the time to collate and put into an easy format for your to reply.

We cut out the redundancy and bullet pointed the questions in categorical themes for your convenience - most of these are not addressed in your Q&A session and are not addressed here -

please reply to these questions, thank you - or perhaps you are sending out an actual transcript of the actual questions asked and answered at the meeting and if that is the case, you could attach these to that.

Please confirm when we can receive these replies -

From: RNSQR Team [mailto:info@engagerndsqr.com]

Sent: June-21-21 10:34 AM

Subject: RNSQR Digital Information Session: June 14 Presentation Slides

Good morning,

Thank you for attending RNSQR's June 14th Digital Information Session. Please see attached for a copy of the presentation slides.

Thank you again for your interest and please don't hesitate to reach out if you have any questions.

RNSQR Project Team



June 21, 2021 at 11:09 AM

Hello -----,

We are sharing the June 14th presentation slides in response to an attendee request. The pdf slides are not meant to be representative of a comprehensive response to stakeholder questions and concerns.

Per a previous email correspondence I am confirming receipt of this list of questions shared with us. We will ensure each question is addressed in the course of time. Given the Land Use application is currently under review by The City of Calgary and comments are still being accepted, please allow us time to connect with our File Manager for a full list of documented comments. This will allow us to comprehensively respond to all key themes and questions being shared.

As I believe you are aware, the City of Calgary File Manager is out of

the office until tomorrow (June 22). We will do our best to connect with Jarred through this week and aim for an Applicant Stakeholder Outreach Summary by next week.

Thank you for your patience and for taking the time to compile and document these questions.


RNDSQR Project Team

 **RESPONDENT #4**

Date: June 21, 2021 at 11:20 AM
Subject: RE: RNDSQR Digital Information Session: June 14 Presentation Slides

hello Civic Works - so to clarify, the last email from you - Re: RNDSQR Digital Information Session: June 14 Presentation Slides **did not** go out to the attendees of the presentation? - it came to me as a blind copy and I made the assumption that this was your transcript to all the attendees - this is important because I can assure you that I will receive many emails telling me this did not represent the meeting Q&A and that the community questions that were sent in were not responded to - and I want to be able to respond fairly correctly on your behalf ,

thank you

 **June 21, 2021 at 11:39 AM**

The presentation slides were sent to attendees of the June 14th Information session in response to a attendee/stakeholder request. The slides were prepared in advance of the presentation and are the digital content that was shared during the information session.

The pdf slides are not meant to be representative of a comprehensive response to stakeholder questions and concerns, nor are they meant to be a summary of the meeting's live question and answer period.

RNDSQR Project Team

 **RESPONDENT #4**

Date: June 21, 2021 at 12:02 PM
Subject: RE: RNDSQR Digital Information Session: June 14 Presentation Slides

I strongly suggest that you send another group email out , - and that you clarify that the "real" transcript of the meeting, including everyone's Q&A and the community Q&A is forthcoming and the timeframe in which to expect it - I will make the comment that the questions sent to you are not rocket science and not difficult to answer and it is not difficult to transcribe the questions and answers asked at the meeting as they were in written format to you - The community needs to respond thoughtfully and with clarity with their comments for the June 25 deadline - you are not helping this process by not having this information available.

You know, communication, collaboration and cooperation are the pillars of transition and change and quite frankly, there has been far too little of this with RNDSQR. The community is incensed that they were never informed in any communication modality that this is a 24 unit rental building - this type of omission of information is not helpful and does not build trust or cooperation - it is very disappointing.

 **RESPONDENT #5**

Date: June 14, 2021 at 5:42 PM
Subject: Digital Information Session Access

Hi,

can you please share a link to the information session this evening.

 **RESPONDENT #6**

Date: June 17, 2021 at 11:06 AM
Subject: Land Use Application 2015, 2009, 2003 - 22nd St SW


I attended the digital session for the above project on June 14 and would just like clarification on a couple of the issues discussed.

1) Did you say that each of the 28 units would hold its own separate title? Or would each townhouse have a title, with the secondary suites attached to those?

2) Would the renters in the secondary suites be allowed to purchase their own street parking passes? If so, how many?

3) How does the land use designation of DC differ from the land use designation of R-CG. Why did you change this from your first application for this property? What does it allow that the other doesn't?

Thanks,

 **June 17, 2021 at 3:40 PM**

Hello -----,

Thanks for reaching out and attending the digital information session. Please see responses to your questions below:

1. **Did you say that each of the 28 units would hold its own separate title? Or would each townhouse have a title, with the secondary suites attached to those?**

The 14 townhouse units would each have a title. The suites would be secondary and tied to each primary dwelling (townhouse unit) title.

2. **Would the renters in the secondary suites be allowed to purchase their own street parking passes? If so, how many?**

The site is located within Residential Parking Permit (RPP) zone 0. To limit off-site impacts, we are recommending a Development Permit condition of approval whereby secondary suites are ineligible for the Residential Parking Permits.

3. **How does the land use designation of DC differ from the land use designation of R-CG. Why did you change this from your first application for this property? What does it allow that the other doesn't?**

Since first sharing our proposal for 2015 22 ST SW with the community, our adjacent neighbours expressed interest in joining the application. It was at this time we reconsidered our plans and looked at the site as a comprehensive development opportunity. Through the course of application

review with City Administration, it was determined that a Direct Control land use was needed in order to allow for a more flexible building layout that supports the vision for units grouped around a central landscaped open space with direct connections to the public park. The standard R-CG district requires that one façade of each dwelling unit faces a public street, which did not allow for this unit orientation across the entirety of the land assembly. The proposed Direct Control land use designation is based on the R-CG district, following the same building height and density requirements, but addresses this key aspect of courtyard facing units by codifying its provision into the land use.

Thank you for your interest and please don't hesitate to reach out if you have any further questions or enquiries.

RNDSQR Project Team

RESPONDENT #6

Date: June 18, 2021 at 2:44 PM

Subject: Further Questions re: Land Use Application 2015, 2009, 2003 - 22nd St SW

Thank you for your response to my questions of yesterday. I have a few more things I'd like to ask.

1) Is there a transcript of the digital meeting of June 14 that I can refer to? There were a lot of things in there, and I'd like to make sure I understood them correctly.

2) There were questions sent in prior to the meeting by Cathy Good which you were going to follow up with her on (I was among the neighbours who were involved with compiling that list of questions). Have those answers been sent?

3) You shared some drawings during that meeting. Are those available anywhere?

Thanks.



June 21, 2021 at 12:03 PM

Hello _____,

Please see our responses below:

1. **Is there a transcript of the digital meeting of June 14 that I can refer to? There were a lot of things in there, and I'd like to make sure I understood them correctly.**

There is no transcript of the digital meeting, however we do have all questions shared with us documented. All questions will be codified and addressed in a comprehensive stakeholder outreach response report that will be shared with all attendees and be readily available as part of the public record. We are targeting the completion of this outreach report for next week.

2. **There were questions sent in prior to the meeting by Cathy Good which you were going to follow up with her on (I was among the neighbours who were involved with compiling that list of questions). Have those answers been sent?**

Thank you for your time and effort in compiling this list of questions. We want to ensure we are properly documenting our responses and also provide a comprehensive response to all key themes and questions being shared by community stakeholders. The questions list you refer to will be addressed in the stakeholder outreach response described above.

3. **You shared some drawings during that meeting. Are those available anywhere?**

The presentation slides shown during the meeting have now been shared with all attendees.

Please don't hesitate to reach out if you have any further questions and we'll do our best to help answer.

RNDSQR Project Team

RESPONDENT #7

Date: June 18, 2021 at 1:39 PM

Subject: Proposed re-zoning and development of 2015 22 Street SW and adjacent two lots (LOC-2021-0082; DP2021-2908)

Hi; I have two questions regarding your proposed development located on the west side of 22nd Street SW, north of 20th Avenue, in a current RC-1 zone. In your e-mail reply to _____ (copied below for your reference), you indicate that the 14 town suites would each have a title and that the "suites would be secondary and tied to each primary (townhouse unit) title".

1. Do you intend to sell or rent each of the primary townhouse units?
2. Will the OCCUPANTS of the primary townhouse units (via renting or ownership) have sole discretion over the use of the secondary suite that is tied to their respective title?

I look forward to you timely answers.



June 21, 2021 at 10:11 AM

Hello _____,

Thank you for your interest in RNDSQR's development proposal at 2015, 2009, 2003 - 22 ST SW. Please see our responses to your questions below:

1. **Do you intend to sell or rent each of the primary townhouse units?**

The site-development would be owned by RNDSQR as a purpose-built rental project.

2. **Will the OCCUPANTS of the primary townhouse units (via renting or ownership) have sole discretion over the use of the secondary suite that is tied to their respective title?**

RNDSQR will be the property owner, manager and lessor of all townhouses and basement secondary suites. RNDSQR would lease all 14 townhouse units and all 14 secondary basement suites to separate individuals/households, unless a household sought to lease both the townhouse and its associated secondary basement suite (e.g. that household uses the suite as a home office or as a suite for an aging parent).

RNDSQR Project Team

RESPONDENT #8

Date: June 21, 2021 at 3:37 PM

Subject: Re: RNDSQR Digital Information Session: June 14 Presentation Slides

Thanks for the copy of the Presentation, However I am looking for the layout that shows the street parking and it's detail -colour coded that was shown at the meeting.

Please forward.

From: RNSQR Team [mailto:info@engagerndsqr.com]

Sent: June-21-21 10:34 AM

Subject: RNSQR Digital Information Session: June 14 Presentation Slides

Good morning,

Thank you for attending RNSQR's June 14th Digital Information Session. Please see attached for a copy of the presentation slides.

Thank you again for your interest and please don't hesitate to reach out if you have any questions.

RNSQR Project Team



June 22, 2021 at 12:21 PM

Hello -----

Certainly. I have attached the parking restrictions map to this email.

I have also included a link to the City of Calgary Residential Parking Zones map here: <https://maps.calgary.ca/CalgaryParking/>

Thank you for your interest and please let us know if you have any further questions.

RNSQR Project Team



RESPONDENT #9

Date: June 21, 2021 at 4:06 PM
Subject: LOC 2021-0082

Please provide me with a copy of the proposed DC bylaw and your explanation as to why a DC land use district is required in this case, rather than simply using a stock R-CG land use district such as R-CG. Thank you.



June 22, 2021 at 1:17 PM

Hello -----

The DC bylaw is currently in draft form, and as part of the standard review process is still subject to modification and change by City Administration. As soon as we have a thoroughly vetted DC, we'd be happy to share and make it readily available for interested parties.

To answer your question on the reason for the DC land use district and not simply using a stock R-CG land use district, this relates to an inflexible definition for rowhomes within the stock district. Through the course of application review with City Administration, it was determined that a Direct Control land use was needed in order to allow for a more flexible building layout that supports the vision for units grouped around a central landscaped open space with direct connections to the public park to the north. The standard R-CG district requires that one façade of each dwelling unit faces a public street, which did not allow for this unit orientation across the entirety of the land assembly (2015, 2009, 2003 - 22 ST SW). The proposed Direct Control aligns with the stock R-CG building height and density requirements (11m and 75 uph), but addresses this key aspect of courtyard facing units by codifying its provision into the land use. There are no relaxations for amenity space being requested. Each dwelling unit and secondary suite will have

direct access to amenity space that aligns with existing City Bylaw requirements. To encourage the courtyard style amenity space design, the land use proposes additional flexibility in how the required amenity space is provided: as private amenity space, common amenity space, or a combination of both.

A secondary component of the DC district is related to parking. The R-CG district requires a minimum of one (1) motor vehicle parking stall per Dwelling Unit and one (1) motor vehicle parking stall per Secondary Suite. The proposed parking supply for dwelling units is consistent with the R-CG ratio of 1 stall per unit, but is seeking a relaxation for secondary suite parking. The City of Calgary adopted the Policy to Guide Discretion for Secondary Suites and Backyard Suites, providing policy guidance on when the Development Authority may consider a parking relaxation based on the proximity of the suite to the Centre City and to frequent transit service.

The DC incorporates these relaxation considerations for parking (400m of a Bus Rapid Transit stop / 400m of frequent bus service) and allows for a reduction to zero when: (a) the floor area of the suite is less than 45.0 square metres; and (b) space is provided in a building for the occupant of the suite for storage of mobility alternatives such as bicycles or strollers that is accessed directly from the exterior and has an area of 2.5 square metres for every occupant without a motor vehicle stall.

You may be aware that the site is located within Residential Parking Permit (RPP) zone 0. To limit off-site impacts, we are recommending a Development Permit condition of approval whereby secondary suites are ineligible for the Residential Parking Permits.

-----, I hope I have been able to answer your question adequately in the absence of a finalized DC district to be shared at this time. Please feel free to reach out if you have any further questions.

RNSQR Project Team



RESPONDENT #9

Date: June 22, 2021 at 3:07 PM
Subject: RE: LOC 2021-0082

Thank you very much for the additional information.



RESPONDENT #10

Date: June 21, 2021 at 6:13 PM
Subject: RE: LOC 2021-0082

There has been a lack of truthful information about this project.

We as residents should have had the information about the development being developed with 28 rental units in mind.

We do not want this in our neighbourhood. There are plenty of R2 areas where Roundsquare could develop the rental units that they are seeking permission for.

Transparency is an issue here and our questions should have been answered truthfully.



June 22, 2021 at 1:47 PM

Hello -----

Thank you for reaching out. We will do our best to address concerns of transparency and answer any questions that you may have.

Pertaining to this project being a purpose-built rental, this was a question asked at the June 14th Digital Information Session with RNDSQL's intention being openly shared. I do not see you on the attendee list, so perhaps you did not have this information. For a bit of context, the gap between entitlement processes and construction completion regularly requires developers to adapt to shifting market conditions, moving from sales to rental and vice versa. This is one of the reasons the scope of conversation for land use outreach processes tends to focus on the use and not the user. Notwithstanding, it is RNDSQL's current plan to manage the project and be responsible for leasing of all 14 townhouse units and all 14 secondary basement suites (each less than 485 square feet in size).

Thank you for your interest. Your feedback on the proposal will be recorded and considered as we proceed with the formal decision-making stages for the application.

RNDSQL Project Team



RESPONDENT #11

Date: June 22, 2021 at 11:50 AM

Subject: Re: RNDSQL Digital Information Session: June 14 Presentation Slides

Hello,

This did not include the questions and answers that were raised on the call or the collated questions sent in from the community. It lacks transparency and defeats the purpose of the meeting.

Regards,



June 22, 2021 at 2:24 PM

Hello -----,

Thank you for attending the June 14th Digital Information Session. I hope to provide you with some clarification that addresses your concerns.

The presentation slides were shared in response to an attendee/ stakeholder request. These slides were prepared in advance of the meeting and are not meant to be representative of a comprehensive response to stakeholder questions and concerns. They are also not meant to be a summary or transcript of the meeting's live question and answer period.

All questions shared with us at the meeting have been documented. We also received the collated list of questions from the community. We apologize for not being able to address each item on the comprehensive list at the meeting, as they numbered close to three dozen and we did want to be respectful of those who took time out of their schedules to attend the meeting and share the floor. You may recall we confirmed that those questions that did not get answered would be given due consideration and addressed with a follow-up response within 1-2 weeks time. Please appreciate that some responses require a confirmation with the City File Planner and we are actively working on providing a thoughtful response to the questions that were raised.

All questions will be addressed in a comprehensive stakeholder outreach response report that will be shared with all attendees and be readily available as part of the public record. We are targeting the completion of this outreach report for next week.

RNDSQL Project Team

APPENDIX D

**RICHMOND KNOB HILL COMMUNITY ASSOCIATION
CORRESPONDENCE**

VERBATIM CORRESPONDENCE

The following is a record of the verbatim correspondence between the applicant team and Richmond Knob Hill Community Association between November 13, 2020 through June 28, 2021.

From: ben@civicworks.ca
Date: November 6, 2020 at 2:48 PM
To: developmentrkhca@gmail.com
Subject: CivicWorks R-CG Application: 2015 22 ST SW

Hello,

I am reaching out to the Planning and Development Committee and other members of the Richmond Knob Hill Community Association to share information regarding RNDSQL's latest development proposal located at 2015 22 ST SW. Please find attached a project memo to assist in the CA's review. Large on-site signage and hand-delivered neighbour postcards to surrounding blocks will be delivered next week.

Please don't hesitate to reach out with any questions or comments.

Regards,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: ben@civicworks.ca
Date: December 2, 2020 at 3:39 PM
To: gsarohia@gmail.com **Cc:** jarred.friedman@calgary.ca; caward0@calgary.ca
Subject: Re: [EXT] LOC2020-0169 Request for Community E-Meeting

Hi Gary,

By way of introduction from Jarred and the Ward 8 Office, I am RNDSQL's planning representative on the 2015 22 ST SW land use proposal.

If the 7:00-7:30pm window of your meeting works for our participation, I can confirm the availability of our team. Please send the Teams invite to:

ben@civicworks.ca
david@civicworks.ca
kalika@civicworks.ca

I do have some follow up questions for you--I'll reach out separately. Likewise if you have any inquiries about the project, you can direct them to my personal email or reference our engagement portal that includes answers to frequently asked questions. We strongly encourage all CAs to take advantage of this information/engagement infrastructure and direct inquiring residents to this resource.

<https://engagerndsqr.com/>

Best Regards,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: gsarohia@gmail.com
Date: December 5, 2020 at 11:03 PM
Cc: jarred.friedman@calgary.ca; caward0@calgary.ca; gsarohia@spagholdings.onmicrosoft.com; ben@civicworks.ca; david@civicworks.ca; kalika@civicworks.ca; (full Cc list has not been included for brevity)
Subject: Important - Community Meeting - Re: LOC2020-0169

Hi All,

Please see attached Guidelines for the Online Community Forum.

Also, if you have any questions for;

- Ben Bailey from CivicWorks, representing the developer
- Jarred Friedman, File Manager, City of Calgary
- Zev Klymochko, Communications & Development Advisor Ward 8 Councillor Evan Woolley

Please email them to me as soon as possible.

Cheers,

Gary Sarohia
 Director of Development
 Richmond Knob Hill Community Association

From: gsarohia@gmail.com
Date: December 5, 2020 at 11:17 PM
To: ben@civicworks.ca; david@civicworks.ca; kalika@civicworks.ca
Subject: Questions for Monday

Hi Ben,

The following questions have been sent to me for Monday. I just cut and pasted them in from the emails I received so they may be redundant etc..

Cheers,

Gary Sarohia
 Director of Development
 Richmond Knob Hill Community Association

Have you made any applications for R-CG designations in Mount Royal?

Has anyone else?

Did Calgary Council refuse to approve in Mount Royal?

1. **History: how long in biz, principals, number of employees, major investors(+10%), any bankruptcies corporate or personal in past?**
2. **Estimated financial return on proposed project at 2015 22 st - dollars.**
3. **Past personal or corporate donations to political campaigns of Woolley, Nenshi, all other council members?**
4. **If yes to Q 3, should these councillors recuse themselves from voting on your proposed redesignation?**
5. **Will basement of adjacent property flood if 2015 22 street developed?**

If this is rezoned to R-CG, what are you building ? What is the smallest and what is the biggest - what will be your choice?

Do you not see this as a HUGE change to the neighborhood infrastructure?

Show us a landscape plan that includes green space, trees ?

How will a row house unit of this magnitude not shade the house next door?

What else have you developed in this community - did the development need a zoning change ?

1. **Will the parking be in the back or the side of the development? (ie: back lane or 22 Ave?)**
2. **Will you be planting 2 trees per residence on the new site per current by-laws?**
3. **Will the units require water pumps to remove ground water as a result of having to dig further down to accommodate full-size basement suites? What is your response to the city or residents who have concerns about infrastructure thresholds, noise from the pumps and the streaming water?**
4. **What is the measure of lawn that will be left once the units are built?**
5. **Why outdoor parking pads instead of covered garages?**
6. **How many bedrooms per upper residence and how many bedrooms per lower residence?**
7. **What is the total capacity of people you expect will live in each unit (unit = 2 residences)**
8. **5 apartments will mean at least 15 blue, green, and black bins (if both upper and lower residences share bins) and up to 30, if they don't share bins. How will the area accommodate this?**
9. **If blue, green, and black bins are to be in the same area as 8 cars (in back lane, for example) this will undoubtedly be a mess and may not even fit What is your response to this concern?**
10. **If bins are shared, it could lead to overflowing bins in cases where there are a number of people in each residence. What is your response to this concern?**
11. **What is the proposed selling price for each unit?**
12. **Is this complex sold as strata? If so, what are the proposed monthly condo fees?**
13. **Explain how the condo board will work for this complex if applicable. Concern: what happens if owners are not proficient at or don't have interest in being active in the condo board? How is maintenance and upkeep managed in this case?**

From: gsarohia@gmail.com
Date: December 6, 2020 at 8:02 PM
To: caward8@calgary.ca; ben@civicworks.ca; jarred.friedman@calgary.ca
Subject: [EXT]: Questions for tomorrow

The following questions were all over the place so I am sending them to all 3 of you.

Thank you again,

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

Who is behind this push to the rezoning, and further more who is behind this push for developing a concentration of dwellings such as 4 to 5 units on a lot where there is presently only one house, and if this goes through where else next?

1. **Has the water issue been studied?**
2. **How is the parking issue going to be resolved?**
3. **Why is it so hard to contact City Officials and City employees on such issues? There is a sense that citizens are not encouraged to contact The City? ... And most don't know what is at risk in their neighborhood until it is too late.**
4. **Why is it that our councilor has not contacted us prior to this blowing up?**
5. **As far as the developer is concerned, if the inner city is such a passion as they seem to make it sound like, why are their design so ugly, totally lacking appeal, not even trying to fit in the neighborhood?**

Have fire issues been studied? The development built by this builder are it seems nothing but match boxes. How can The City approve such buildings and put people's life at risk?

- **What is the set back from the sidewalk?**
- **Where is the height (please confirm 11 metres) of the building to be measured from relative to the front sidewalk and why is an extra metre required?**
- **Why are there apparently only eight parking stalls for occupancy likely to easily have 15 to 20 residents with vehicles?**
- **Why is this open lot parking? No one wants to live next to a parking lot and this will devalue nearby residences. Why not underground parking?**
- **What is being done to preserve existing trees?**
- **What effect is anticipated as to additional strain and wear on the water and sewer systems in the area? This apparently has been an issue with some residents post past densification/large developments.**
- **Can we please have a detailed site plan of the proposed development, to scale?**
- **Is the formal application of the developer to the City available for viewing?**
- **What is the average anticipated sales value of a unit?**
- **What is the specific nature of the amendment required to the ARP?**

From: ben@civicworks.ca
Date: December 7, 2020 at 9:25 AM
To: gsarohia@gmail.com **Cc:** ryan.hall@calgary.ca; caward8@calgary.ca; caward8@calgary.ca; jarred.friedman@calgary.ca
Subject: Re: [EXT]: Questions for tomorrow

Good morning Gary,

Thanks for sharing these questions in advance. We'll do our best to address the planning and design questions related to this site and application - the same types of questions that will be considered by Administration and Council to ultimately inform a recommendation/decision. Many of the detailed questions are directly related to a future Development Permit and not the Land Use Redesignation application submitted. RNSQR has volunteered to have their architect consultant participate in this meeting as well, and we'll do our best to share what we anticipate on the evolving site design. On other questions shared -- we'll not be entertaining speculative questions that are unrelated to specifics of the application or site.

See you tonight,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: gsarohia@gmail.com
Date: December 7, 2020 at 1:08 PM
To: jarred.friedman@calgary.ca; ben@civicworks.ca
Subject: FWD: Meeting Questions

Hi Jarred/ Ben

Some more questions came in this morning

Hi Gary

I would request that you ask the following questions this evening:

Who is responsible for providing this fundamental information to the Community Association so that we may make informed decisions?

1. **Where are the existing City of Calgary 22 St water/ sewer systems in their reasonable life cycle expectancy. (70 Plus years and counting)?**
2. **Policy requires that the utility capacity of 22 St. be able to service a minimum of triple existing capacity (8 existing residences plus 8 secondary suites plus 10 new on the application) to be confirmed prior to approval. Has this been done?**

From: gsarohia@gmail.com
Date: December 7, 2020 at 1:47 PM
To: ben@civicworks.ca **Cc:** ryan.hall@calgary.ca; caward8@calgary.ca; jarred.friedman@calgary.ca
Subject: Re: [EXT]: Questions for tomorrow

Hi Ben,

Not a concern from my side. I didn't look through the questions, I just forwarded them along. I just wanted you to have the questions in advance to see what people's questions / concerns are etc.

I am interested in what the plans are for the site after rezoning.

Thank you for your participation tonight.

Gary

Sent from my iPhone

From: gsarohia@gmail.com
Date: December 7, 2020 at 10:05 PM
To: david@civicworks.ca; ben@civicworks.ca; michael@faasarch.com; kalika@civicworks.ca
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Hi Everyone,

Thank you for participating in the discussion today. Very much appreciated.

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

From: gsarohia@gmail.com
Date: December 11, 2020 at 2:30 AM
To: david@civicworks.ca
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Hi Dave,

Is the development you are proposing for the site going to have enclosed garages or just parking spots as presented?

Cheers,

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

From: david@civicworks.ca
Date: December 12, 2020 at 10:19 AM
To: gsarohia@gmail.com **Cc:** ben@civicworks.ca; michael@faasarch.com;
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Hi Gary,

The conceptual design is utilizing an open to air parking configuration at this point. We'll be sure to share the development permit concept when ready at initial submission and we're happy to meet again (small or large group) to discuss the details of the DP.

Thanks again for your time on this application and for connecting and facilitating.

Question: We've heard from a few direct/immediate neighbours, and hope to connect with more to answer questions and get input. Do you have a sense or any contact detail for those from the CA's bigger e-list/meeting participants who might be that type of neighbour (in same block or similar)? We're always keen to ensure we've had a conversation with those immediate neighbours, if they're willing to chat.

Thanks,

Dave

David White BA, MScPI, RPP, MCIP
PRINCIPAL

From: gsarohia@gmail.com
Date: December 18, 2020 at 11:47 PM
To: david@civicworks.ca **Cc:** ben@civicworks.ca; michael@faasarch.com;
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Hi Dave,

Sorry for the late reply – the group is actual broken up into two large subgroups that know each other and then like 4-5 randoms.

Look forward to further discussion.

Thank you again for your participation.

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

From: ben@civicworks.ca
Date: January 29, 2021 at 11:51 AM
To: gsarohia@gmail.com **Cc:** jarred.friedman@calgary.ca; david@civicworks.ca; michael@faasarch.com;
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Hello Gary,

I'm reaching out with an application update, as things have been relatively quiet since the December community meeting. Our project team is working on a Development Permit (DP) submission, which is currently targeted for a 6-8 week timeframe. We understand there are fundamental concerns related to the R-CG designation, however to ease any uncertainty the land use will not advance until the time of a DP submission, allowing the community to see the brick and mortar detail of the application including some changes that are being made. We are committed to meeting again to share the more fulsome development vision.

We'll be in touch as things progress on our end and are nearing a submission date to arrange a time to meet. Thanks for your help facilitating and sharing community information and insights .

Best Regards,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: gsarohia@gmail.com
Date: January 31, 2021 at 12:15 AM
To: ben@civicworks.ca **Cc:** jarred.friedman@calgary.ca; david@civicworks.ca; michael@faasarch.com;
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Hi Ben,

Will you be presenting the DP to the community before submission? Or are you submitting the DP/Land use Amendment together and then presenting?

Let me know how you will be proceeding and we can set up a community forum for your team to present

Thank you in advance,Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

From: ben@civicworks.ca
Date: February 1, 2021 at 9:16 AM
To: gsarohia@gmail.com **Cc:** jarred.friedman@calgary.ca; david@civicworks.ca; michael@faasarch.com;
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Good morning Gary,

We'll be reaching out again with stakeholder to share an update at the same time that we've submitted the DP and amended the LOC application to suit. This will create the basis for Community Planning and CPAG to have a public record of our intent and begin their review.

We're happy to have your assistance spreading awareness, and will be in touch later once we have the details of the meeting sorted out.

Best regards,Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: gsarohia@gmail.com
Date: February 2, 2021 at 6:00 PM
To: ben@civicworks.ca **Cc:** jarred.friedman@calgary.ca; david@civicworks.ca; michael@faasarch.com;
Subject: Re: Important - Community Meeting - Re: LOC2020-0169

Hi Ben,

Thank you for the update.

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

From: ben@civicworks.ca
Date: May 27, 2021 at 11:29 AM
To: gsarohia@gmail.com
Subject: Re: LOC2020-0169

Hello Gary,

I'm reaching out with a project update regarding application LOC2020-0169 at 2015 22 ST SW.

Following several months of design development/refinement and considering initial stakeholder feedback, the project team has formally resubmitted the land use application. This resubmission includes the addition of two adjacent lots (2009 22 ST SW & 2003 22 ST SW). We see this as a win-win for both a contextual response (whereby the neighbouring landowners want to join the land assembly) and coherent planning solution that considers the full block bounded by lanes and streets on all sides and forms a direct connection with the adjacent park space.

The new land application reference is **LOC2021-0082**. The proposed land use is Direct Control based on R-CG. The DC is being sought to allow for a more flexible built form arrangement that codifies the central amenity courtyard space while maintaining stock R-CG maximum building height and density. RNDSQLR's vision is to develop in two phases, starting at the corner (2015 22 ST SW) and the second phase covering the balance of the lands (2009, 2003 - 22 ST SW). A Development Permit (DP2021-2908) has been filed for this first phase, demonstrating the brick and mortar detail of the application including some changes that have been made in response to stakeholder feedback.

By end of week we will have installed large-format site-signage (see attached) and an area maildrop notifying community stakeholders of this change. We are also **hosting a Digital Information June 14th 7:00pm - 8:00pm**. Registration information will be shared via the postcard maildrop. For convenience I have included the link here: <https://22street.eventbrite.ca>

We welcome your participation at this event, your insights, and any assistance you can provide in helping share information regarding the proposal and opportunities to participate in the outreach process.

If you have any questions regarding the land use application or development permit, please don't hesitate to reach out.

Best regards,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: gsarohia@gmail.com
Date: June 8, 2021 at 4:50 PM
To: ben@civicworks.ca
Subject: Re: LOC2020-0169

Hi Ben,

Thank you for your email. I apologize for my delayed response. I will be attending the event. Let me know if there is anything you need from my end for the event.

Cheers,

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

From: ben@civicworks.ca
Date: June 9, 2021 at 9:52 AM
To: gsarohia@gmail.com
Subject: Re: LOC2020-0169

Hi Gary,

Thanks for confirming receipt of my email, and glad to hear you will be attending the Information Session on June 14th.

The project team has a pretty good grasp of the key community concerns, so we are not asking for any support at this time. However, if you do have any community members reach out directly with questions regarding the application, please do encourage them to attend the event.

Do you have any questions yourself, Gary?

Best Regards,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: gsarohia@gmail.com
Date: June 13, 2021 at 1:11 PM
To: ben@civicworks.ca
Subject: Re: LOC2020-0169

Hi Ben,

No don't have any questions.

Looking forward to the presentation.

Cheers,

Gary

From: ben@civicworks.ca
Date: June 17, 2021 at 10:26 AM
To: joseph.yun@calgary.ca **Cc:** gsarohia@gmail.com; jarred.friedman@calgary.ca; student@faasarch.com; michael@faasarch.com; david@civicworks.ca;
Subject: RE: LOC2021-0082/DP2021-2908

Hello Joseph,

I'm reaching out as the applicant of LOC2021-0082 and working with FAAS Architecture on the related DP2021-2908 file.

Gary Sarohia has reached out and requested that we extend the Development Permit comment period until July 25th (to align with LOC2021-0082 deadline). As applicants we support this request and kindly ask that you accommodate the extension.

One additional note is there has been a report that the DP City signage has disappeared from the site. I cannot verify this, but perhaps this could be looked into. Please see attached proof of posing dated ~~June~~ **May 28th**.

Please let me know if there are any concerns or questions.

Thank you,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: ben@civicworks.ca
Date: June 17, 2021 at 10:36 AM
To: gsarohia@gmail.com
Subject: LOC2021-0082/DP2021-2908: Phase 1 DP Site Plan

Hello Gary,

As discussed over the phone, please see the attached digital copy of the Development Permit DP2021-2908 Site Plan. I have also included a digital copy of the site signage that includes site diagrams and a Phase 1 visualization for ease of sharing.

All application related inquiries can be directed to info@engagerndsqr.com

Best regards,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: ben@civicworks.ca
Date: June 17, 2021 at 10:36 AM
To: gsarohia@gmail.com **Cc:** joseph.yun@calgary.ca; jarred.friedman@calgary.ca; sara.kassa@calgary.ca; student@faasarch.com; michael@faasarch.com; david@civicworks.ca;
Subject: RE: LOC2021-0082/DP2021-2908

Hi Gary,

I just spoke with Joseph over the phone (cc'd here). The city will extend the comment period to July 25th as requested. A notice posting for the Development Permit will also be reissued.

To note, I understand the standard City circulation process to not include direct mail notification to adjacent neighbours for Development Permits. Only on-site signage notification is provided. This differs from Land Use applications, which do trigger the direct mail notification to neighbours. The applicant team has supplemented standard City posting/notification requirements with our own site signage that includes relevant project details including project visualizations and diagrams to convey the development vision intent. Given I've recently shared with you the Development Permit digital drawings, I trust you have the appropriate level of detail being sought by interested community stakeholders.

If you have any follow up questions please don't hesitate to reach out.

Best regards,

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: ben@civicworks.ca
Date: June 17, 2021 at 5:22 PM
To: gsarohia@gmail.com **Cc:** joseph.yun@calgary.ca; jarred.friedman@calgary.ca; sara.kassa@calgary.ca; student@faasarch.com; michael@faasarch.com; david@civicworks.ca;
Subject: RE: LOC2021-0082/DP2021-2908

My apologies Gary and all. I have made error. The DP will be extended to June 25th to align with the comments deadline for Land Use. I'm sure that meaning was understood, but I did have to clarify.

Sorry about the misunderstanding.

Ben Bailey BA, MPlan, RPP, MCIP
URBAN PLANNER

From: gsarohia@gmail.com
Date: June 20, 2021 at 12:18 PM
To: ben@civicworks.ca **Cc:** joseph.yun@calgary.ca; gsarohia@gmail.com; jarred.friedman@calgary.ca; sara.kassa@calgary.ca; student@faasarch.com; michael@faasarch.com; david@civicworks.ca;
Subject: RE: LOC2021-0082/DP2021-2908

Hi Ben,

Thank you.

Cheers,

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

APPENDIX E
OUTREACH MATERIALS

ON-SITE SIGNAGE

PROPOSED LAND USE CHANGE


Hello neighbour!

We are proposing a land use change at this address: **2015 22 ST SW | R-C1 to R-CG**

The R-CG (Residential - Grade-Oriented Infill) District is a residential land use district that allows for a range of housing where each house has its own entry at ground level ("G" for ground-oriented) facing the street. The district is primarily for rowhouses, but also allows for single detached, side-by-side and duplex homes—all of which may include secondary suites.

The site's current R-C1 (Contextual One Dwelling) District allows for single detached dwellings. Like R-C1, the R-CG District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks.


Want to know more of let us know what you think? Visit www.engagerndsqr.com or call **587.747.0317**



INSTALLED: NOVEMBER 12, 2020 | SIZE: 24" X 36"

HEY NEIGHBOUR!

Something exciting is happening here.



SUBJECT PROPERTIES
2015, 2009, 2003 - 22 ST SW

EXISTING LAND USE
R-C1 (Contextual One Dwelling) District

PROPOSED LAND USE
DC (DIRECT CONTROL) District


PROPOSED MAXIMUM BUILDING HEIGHT
11.0 metres

PROPOSED MAXIMUM DENSITY
75 units / per hectare

DEVELOPMENT VISION
RNDsQR's comprehensive development vision is for fourteen (14) high-quality street-oriented townhomes with secondary suites arranged around a central courtyard space.


Phase 1 of development is for five (5) units, and is proposed to start at the corner of 20 AV SW and 22 ST SW. Phase 2 is for nine (9) units, and includes the balance of the lands at 2009, 2003 - 22 ST SW.

This application is currently under review by The City of Calgary. Visit <https://dmap.calgary.ca> and navigate to LOC2021-0062 to learn more and stay up to date on the application status.



■ PHASE 1 (ACTIVE DEVELOPMENT PERMIT-09201-2000)
 ■ PUBLIC STREET
 — CONTINGENT CURBWAY CONNECTION TO PUBLIC PARK
■ PHASE 2
 ■ PUBLIC LANE
 — MID-BLOCK CONNECTION/CONVEYANCE

FOR MORE INFO AND TO SHARE YOUR FEEDBACK WWW.ENGAGERNDSQR.COM OR CALL 587.747.0317



INSTALLED: MAY 28, 2021 | SIZE: 40" X 60"

POSTCARD MAILER #1



an exciting change is happening near you!

Hey Neighbour!
We are proposing a land use change at:
2015 22 ST SW | R-C1 to R-CG

The R-CG (Residential - Grade-Oriented Infill) District is a residential land use district that allows for a range of housing where each house has its own entry at ground level ("G" for Grade-Oriented) facing the street. The district is primarily for rowhouses, but also allows for single detached, side-by-side and duplex homes—all of which may include secondary suites.

The site's current R-C1 (Contextual One Dwelling) District, allows for single detached dwellings. Like R-C1, the R-CG District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

Want to know more or let us know what you think?
visit www.engagerndsqr.com



fit where you live.

The inner-city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you.

We craft inspired, affordable, modern spaces for people who want to spend less time commuting and more time living. We believe you should love where you live, and we are passionate about the details that make each project unique.

Interested in the possibilities for your inner-city property? Get in touch: hello@rndsqr.ca or **403-444-9900**



DELIVERED: NOVEMBER 13, 2020

POSTCARD MAILER #1



Our Land Use Application has been updated
2015, 2009, 2003 - 22 ST SW | R-C1 to DC

We have updated our Land Use Application at 2015 22 ST SW to include two (2) neighbouring properties: 2009 & 2003 - 22 ST SW.

Our Land Use Application proposes a change from R-C1 (Contextual One Dwelling) District to a Direct Control (DC) District, which means that any development on this site will be required to follow site-specific policies that are similar to the Residential - Grade-Oriented Infill (R-CG) District policies.

These site-specific policies will allow the proposed development to have a more flexible building layout and support our development vision of fourteen dwelling units with secondary suites, grouped around a central landscaped open space.

Want to know more or share your thoughts?
visit www.engagerndsqr.com



Please join us for a Digital Information Session and Live Q&A
June 14, 2021 7:00pm - 8:00pm

Register for this session on Eventbrite at: <https://22street.eventbrite.ca>

DELIVERED: MAY 28, 2021

PROJECT WEBSITE + ONLINE FEEDBACK FORM



FIT WHERE YOU LIVE

'Fit where you live' is about finding balance. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating that sometimes less is more – a philosophy that embodies conscious and sustainable living. At RNSQR, we focus on living, connecting, and creating spaces where people can make it all fit.

We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who love the vibrant mix of the inner-city. We also value quality craftsmanship, and believe we can fit that in too.



engageRNSQR

In all we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision.

Find out more about our projects and share your thoughts below.

ONGOING PROJECTS



Flyover Block



Mosaic Village

2015, 2009, 2003 - 22 ST SW

APPROVED PROJECTS



RNSQR Block



RNSQR Life



General Block

PROJECT WEBSITE + ONLINE FEEDBACK FORM



2015, 2009, 2003 - 22 ST SW



COMMUNITY: Richmond

CURRENT LAND USE: R-C1: Residential - Contextual One Dwelling.

R-C1 is a residential designation seen in developed areas that is primarily intended to accommodate single detached homes.

PROPOSED LAND USE: DC: Direct Control

The proposed Direct Control land use follows site-specific policies that are similar to the Residential - Grade-Oriented Infill (R-CG) district, and will allow for a maximum building height of 11.0 metres and a maximum density of 75 units per hectare.

PROPOSED PROJECT: Fourteen (14) townhouse units and fourteen (14) secondary suites in four primary residential buildings grouped around a central landscaped open space. The development is proposed in two phases.

PROJECT VISION: We want to give more Calgarians the opportunity to live mere steps from local parks and cherished community destinations along the 17th Avenue SW Main Street. The proposed project seeks to add fourteen new and unique townhouse units in the established inner city neighbourhood of Richmond.

CITY POLICY ALIGNMENT: The proposed development is supported by the city-wide policy goals of Calgary's Municipal Development Plan. The Plan encourages the addition of new housing options in established communities, better and more efficient use of existing infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

APPLICANT OUTREACH SUMMARY

PROJECT WEBSITE + ONLINE FEEDBACK FORM

APPLICATION CONTACT:

Application Reference:

LOC2021-0082

City of Calgary File Manager:

Jarred Friedman, Planner
jarred.friedman@calgary.ca
(403) 268-5344



Contact Us

Do you have questions or comments about this project?

Get in touch with us via the Contact Form.

Name *

First Name

Last Name

Email Address *

Subject *

Message *

SUBMIT

PREPARED BY

CIVICWORKS

PROJECT TEAM

CIVICWORKS
FAAS ARCHITECTURE
BUNT & ASSOCIATES

