



Dear Members of Council,

Due to a previously scheduled engagement, I'm not able to attend the July 29th Public Hearing. With this in mind, I wanted to share the careful market thought and consideration that we've taken to bring our concurrent LOC/DP application proposal to you:

Market Compatibility

RNDSQR is an active and experienced inner-city builder/developer with multiple holdings and emerging applications in many of Calgary's inner-city communities. We are committed to implementing and building on the success of the City's new R-CG District by delivering high-quality, innovative housing options for Calgarians looking for the 'missing middle' - affordable and flexible inner-city homes that lie somewhere between a traditional condominium and a single-family home or duplex.

Our experience in Calgary's emerging rowhome market points to a distinct gap in the mid-block product category - a category that our proposed DC District is aimed at addressing. To date, the City has only seen 2 Development Permit applications for mid-block R-CG sites, with one having been cancelled and other still unbuilt. We are confident that there is a market demand for a broader range of 'missing middle' housing options in established inner city communities like Capitol Hill. By finding new and innovative ways to achieve R-CG densities on mid-block sites, we can diversify the unit types that we can bring to market, with associated savings for those looking to own in the inner-city.

Affordability

The front / rear unit configuration proposed by our development vision creates a wider range of unit types and prices for those looking for 'missing-middle' housing options. Furthermore, achieving R-CG District densities on mid-block sites also allows us to offer units at a more affordable price point. Units in the proposed project will range from \$499K to \$539K, as compared to the \$599K+ price point that more traditional corner lot rowhomes typically sell for.

Livability

The proposed development vision creates two distinct types of units, each with their own unique characteristics and advantages. While the rear units lack a traditional at-grade private amenity space, they do take advantage of southern exposure and a large private balcony amenity space at the second storey. The front units benefit from both front and rear amenity spaces, as well as street frontage. The front and rear buildings have been separated by a 7m interior courtyard that is large enough to allow for sunlight penetration for both front and rear units.

This interior courtyard is a feature that both the R-CG District and Calgary's built form as whole continue to lack. As many City-initiated R-CG redesignations have occurred in higher traffic areas, we believe the integration of an interior courtyard provides a safe, and well-surveilled environment for families and children to enjoy, all while fostering a more neighbourly sense of place.

Thank you very much for your consideration of this application. We respectfully ask for your support in making this innovative project a reality.

Kind regards,

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