



July 20, 2020

**ATTN:** The Mayor and City of Calgary Council

**RE:** Support for (Bylaw 84D2020) to be heard at the July 27 Public Hearing of Council

Dear City of Calgary Council and Mayor,

On the behalf of Hungerford Properties, I write to support of RNDSQR's Land Use Re-designation application (LOC2019-0188/Bylaw 84D2020) to be heard at the July 27 Public Hearing of Council.

Hungerford is a team of astute investors, proud builders, and passionate creators of award-winning and legacy-inspired projects across Western Canada. We own several key properties within Inglewood along 9 AV and 17 AV SE.

As Council will recall, in December of 2019 Council approved a Land Use Re-designation allowing a tall building on our site at 907/915 9 AV SE. There are many similar planning merits to our approval and the RNDSQR application: both are community gateway locations (9 AV from the west and 12 ST from the north respectively); both have established a Bylaw framework for preserving and protecting heritage buildings along the 9 AV Main Street; and, both are transit supportive mixed-use developments right-sized with the Max Purple BRT and future Green Line LRT transit infrastructure investments.

Hungerford is supportive of Calgary's Municipal Development Plan, Transit-Oriented Development Strategy and the draft Historic East Calgary Local Area Plan. We are appreciative of the extensive City-led policy development and stakeholder engagement process that informed these outcomes. These policies encourage exactly the kind of investment and development being proposed by RNDSQR and underpin the Council approval outcome for our lands along 9 AV and a similar outcome we are actively seeking for our sites along 17 AV.

We have made investments in Inglewood because this inner-city neighbourhood has excellent proximities to the City Centre and host of amenities. By any measure, the community of Inglewood is low-density and underdeveloped today. There is tremendous growth potential. Industry has shown-up; we are following Council's strategic growth vision. Despite the economic headwinds, private investment is following public investment. Hungerford is excited to be part of the next chapter for Inglewood and helping to build a more complete inner-city community.

Hungerford encourages Council to support RNDSQR's Land Use Re-designation application (LOC2019-0188/Bylaw 84D2020).

Thank you for your consideration.

Sincerely,



Michael Hungerford, Director

**From:** Jeremy Barber <[jeremy.barber@harvest.builders](mailto:jeremy.barber@harvest.builders)>  
**Sent:** Monday, July 20, 2020 11:35 AM  
**To:** [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca) <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Cc:** [Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca) <[Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca)>  
**Subject:** RE: July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188

Office of the City Clerk,

I am writing in support of the Inglewood RNDNSQR Block application for Calgary Council's consideration. After viewing the plans and speaking with RNDNSQR representatives, I feel this project will be a significant step forward in fostering new opportunities for the City and community.

Harvest Builders is a Calgary-based venture builder that works with entrepreneurs to develop and co-build globally competitive companies, with an overall vision of creating an epicentre for innovation and technology across the Canadian Prairies. Being tapped into the emerging creative class of entrepreneurs, creative developments in this type of location are exactly the sort of flexible workspaces the new collaborative economy is looking for: innovative design, that is near desirable residential neighbourhoods and well-connected to the city's urban amenities.

We are confident in the proposed development's ability to attract new ventures and contribute to the growing startup ecosystem in Calgary's centre city. Recognizing the high standards of quality, community and location, we encourage City Council to join us in supporting this project moving forward.

Regards,

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Jeremy Barber  
Co-Founder / Head of Partnerships

(204) 509.6981  
[harvest.builders](http://harvest.builders)



***Mylonas Enterprises Ltd.***

***1039 – 9<sup>th</sup> Avenue SE***

***Calgary, AB T2G 0S8***

July 24, 2020

His Worship Mayor Naheed Nenshi  
Office of the Mayor  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, AB, T2P 2M5

**RE: July 27th Public Hearing: Bylaw 84D2020/LOC2019-0188**

Dear Mayor and Council:

I am writing on behalf of Mylonas Enterprises Ltd. (“MEL”), who has been a landowner of a strip mall in Inglewood, located at: 1039 - 9<sup>th</sup> Avenue SE, for over 30 years. The Mylonas Family are proud Calgarians and business owners and have been part of the Calgary business community, and the Inglewood Community, for many years and have witnessed Calgary grow over the decades to a modern, entrepreneurial, and dynamic City.

We have been made aware of the recent applications by a variety of credible developers to make private investment in the Inglewood community, especially along 9<sup>th</sup> Avenue SE, which seek to create architecturally iconic buildings, while balancing the need to create economically viable projects that would make financial sense to the land owners, city property tax, and would add significant residential base and ripple economic and commercial activities. We have also been following with great concern the unprecedented efforts by a group of home owners, led by the Inglewood Community Association, to oppose working with the City Administration, the development community, and responsible business owners, as they attempt to limit development and economic activity in this area. This is especially puzzling, given that as a local business owner for many years, we have never been approached to be consulted for our views on development. We also note the recent approval by Council of the multi billion dollars ‘Green Line’, which would go through Inglewood, and make a significant contribution to adding the area to a major transportation corridor, by attracting more people who choose to live and work in this beautiful community. Given the City’s current economic state, we are at loss to see such efforts being put forward to block economic growth, entrepreneurial spirit, and innovative visions for redevelopment.

We are deeply concerned that the Inglewood Community Association, through its 'Save Inglewood' campaign, is funded by only one landowner, with his own private views, with desire to impose views on the rest of the community and business district. We do not believe that this opposition is in the long-term interests of the Inglewood community, nor the City of Calgary as a whole. As a business owner, and a property taxpayer, who have been active in this area for the past three decades, MEL believes that our voices and opinions are not being fairly represented by the ICA or by the BIA, and for the record, we have never been approached by the BIA to inquire of our opinions of redevelopment.

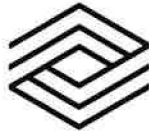
We would like to go on record as supporting quality, responsible, architecturally balanced, and innovative developments, such as the one submitted through LOC2019-0188, and believe that there should not be limits for height and density that hail from city planning that is vintage 1960's. These limitations, which are imposed and advocated by a narrow band of voices, are counter in our believe to the sustainability of this street, and the viability of the economy of Inglewood businesses.

As such, we would like our support for this application and similar applications for redevelopment in Inglewood to be also considered as part of Council's deliberations, and emphasize that as business owners in this area, we would urge council to adopt a brave, bold, and forward looking sustainable vision as it contemplates individual applications for redevelopment in this neighborhood, without artificially limiting height or appropriate density . We trust that Council would not be swayed by voices that are intended to oppose growth and transit-oriented development, and make decisions that realize growth and density in certain strategic locations, in order to see a good return on significant transit and infrastructure investments made by the taxpayer. We believe that great cities strike a fine balance between their historic soul and their need to come into the modern era, and do so in a manner that fosters innovations, and bold vision for supporting development, the environment, strong social fabric, and a vibrant economy.

Sincerely,

*Robert Moskowitz*

Robert Moskowitz, MBA, LL.B.  
Exec. Vice President, Development  
Mylonas Enterprise Ltd.



# COMMUNO

Ryan Gill  
Communo HQ: 1025 10<sup>th</sup> St SE  
Calgary, AB  
T2G 3E1

July 23, 2020

To City of Calgary Council and the Mayor,

As a long-time Inglewood community member and cofounder of progressive agency **Cult Collective**, **The Gathering**, and **Communo**, I write to support RNSQR's development proposal on 9th Avenue SE.

Calgary has a great spirit and great entrepreneurs. That is why despite our immense success and goals to be a global company, we intend on keeping our company proudly Calgarian. Specifically, we are keen to continue to establish ourselves in a locality that includes Inglewood—what we are calling the 'Digital District', an emerging area of the city with a high density of software start-up and digital agencies that are attracting companies and talent from abroad.

Calgary is uniquely positioned to welcome in a new class of technology businesses, but we need the right support and incentives in order to see the sector take off. Communo is a technology platform that brings the marketing and advertising industry together. It fills a gap that's increasingly pronounced as more workers leave the conventional workforce. We believe that technology companies, like Communo, are the city's future. That's why as CEO of Communo, I'm writing this letter in support of RNSQR's development proposal.

RNSQR's design for this corner along Inglewood's main street will reinforce this attraction and draw, helping persuade an emerging wave of enterprising talent drawn to settle in our city. One of the top strategies the city should focus on for attracting and keeping future leaders is the build quality of space. It is imperative we as a city ensure residents are given access to unique aesthetic, cultural and demographic offerings. When presented with a quality vision by a local 'born and bred' builder, like RNSQR, that captures this intent, City council needs to do everything in its power to support it as a progressive step forward in Calgary's future

Sincerely,

**Ryan Gill**  
CEO  
**Communo – Better. Together**  
[www.communo.com](http://www.communo.com)

July 24, 2020

RE: Proposed Development at 1230 and 1234 10 Avenue SE (Bylaw 84D2020/LOC2019-0188)

To City of Calgary Councillors and the Mayor,

We'd like to like to thank and support the RNDSQR team for bringing some creativity and positive intent to their new proposed development in Inglewood. This is an important intersection to the Inglewood neighborhood and a future-focused approach is a welcomed alternative to the empty lots that exist there now.

We know Inglewood well. For the last eight years we have both either lived in Inglewood or have run businesses here. We've had the pleasure of building and being a part of two inspiring communities in The Commons and Work Nicer Coworking. We have a good grasp of what contemporary entrepreneurs want in their working environments, in their neighborhoods, and in their communities. Our teams work exceptionally hard at creating a local creative culture. One aspect of impactful community building is physical space. A good location, high quality shared spaces, and desirable amenities help us perform our duties as catalysts of community.

The Commons, in collaboration with RNDSQR, has already created a cowork environment in the proposed development location. In doing so, The Commons has seen the commitment and passion RNDSQR has to connecting communities and bringing excitement back to getting to know your neighbour. Zach was first introduced to Alkarim by accident through a mutual friend while standing in line at a restaurant. Unknowingly, Alrakrim was nearby and could overhear the conversation. After hearing Zach's praises of RNDSQR's non-traditional, forward-thinking, and high-quality builds; the rest, they say, is history. This kickstarted the No Island collaboration and there is no other Calgary developer that this would have been possible with. The post COVID world needs more business owners and developers to take unconventional ideas and cutting edge concepts to elevate Calgary into a new world with exciting opportunities and vibrant community connection points.

This location at centre ice in the neighbourhood is the perfect place for a development that changes the landscape, modernizes a corner, while honouring what Inglewood has been, is today, and will be in the future. RNDSQR is a developer well suited to make this happen. While we believe the design finalization should be accomplished alongside area stakeholders and that consideration should be given to the impact the height will have on the area, we believe the public space currently proposed along with the thoughtful adaptive re-use of the heritage building are wonderful. This, combined with the modern approach to design will add to the attractiveness of Inglewood for entrepreneurs, small businesses, innovators, and community

builders. We need more high-caliber development that recognizes the distinctive needs of a burgeoning entrepreneurial community.

It takes courage and vision to think a century into the future. That conversation is not always an easy one, but it's important. RNDSQR is a developer we welcome to the neighborhood in continuing to develop Inglewood's lasting legacy and we're excited to build community with them.

Sincerely,

Zach Lyster and Alex Putici



ESME BEAUTY BOUTIQUE  
beautifully located at 2010 11 ST SE

July 20, 2020

RE: Proposed Development at 1230 and 1234 10 Avenue SE (Bylaw 84D2020/LOC2019-0188)

To City of Calgary Councillors and the Mayor,

I am writing this letter to support and thank RNDSQR and their team for bringing some creativity and intent to their new proposed development in Inglewood.

As the business owner of Esme Beauty Boutique in Inglewood, I have a good grasp of what our clientele want in our neighbourhood. Our business works hard at creating a welcoming and modern, beautiful space and some of the ways to nurture this effect is through location, high quality shared spaces, and desirable amenities.

We know Inglewood well, and this location at centre ice in the neighbourhood is the perfect place for a development like RNDSQR Block. The public spaces and thoughtful adaptive re-use of the heritage building are amazing and will not only create a desirable building but will add to the attractiveness of Inglewood for entrepreneurs, small businesses and innovators. We need more high-caliber development just like this that recognizes the distinctive needs of a burgeoning entrepreneurial community.

In closing, I just want to acknowledge RNDSQR's courage and vision as it shows they are thinking deeply about what creates a desirable neighbourhood and lasting legacy. This is more than I can say for some recent approved and constructed buildings that have become eyesores and detractors for Inglewood. This project is bringing much needed creativity, urban culture and population to a neighbourhood that has not yet seen its full potential.

Sincerely,

Angela O'Donoghue



Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O Box 2100, Postal Station 'M'  
Calgary, Alberta  
T2P 2M5

July 20, 2020

**Support for Bylaw 84D2020/LOC2019-0188**

This letter is to support the Block proposal on 9 Avenue SE. As a local resident that lives a block away, I believe this project will bring a lot of benefit to the neighbourhood and city as a whole.

Inglewood is a desirable neighbourhood but let's face it--we need more people and more visitors to support our struggling local businesses. What the developer has proposed is a stunning building that will bring more people and add greater attraction to Inglewood.

I'm aware the community association is campaigning against this project and others like it that are currently proposed. I for one do not agree with their position that the neighbourhood should be frozen in time. We desperately need greater housing options, new commercial destinations and increased density to add to the neighborhood's vibrancy and to support local businesses.

Please support this development!

Sincerely,



Andrew & Meghan MacKinnon  
1037 8th Ave SE  
Calgary, AB