

Smith, Theresa L.

From: Patrick Bohan [p_bohan@hotmail.com]
Sent: Tuesday, April 28, 2015 9:19 AM
To: Albrecht, Linda
Cc: joestar@knightsbridgehomes.com
Subject: I Support N3Condo - LOC2014-0078

I am offering my support for the development of N3 Condominium in the East Village.

A passionate supporter of responsible intra-urban development, I believe the unique features of this project will demonstrate responsible transportation and energy management and provide much needed residential space for a mixed group of owners, young and old alike.

As part of a utility service group supplying services to a number of buildings in the East Village, I have the opportunity to speak to a variety of developers, constructors, architects, engineers and individuals. Encouraging and approving N3 and projects like it will demonstrate the City's commitment to executing on numerous policy and planning initiatives identified by Imagine Calgary and within the Community GHG Reduction Plan (to name just two).

We are in a unique position to help craft an awesome public realm and N3 is a great example.

Please approve.

Patrick Bohan

Patrick Bohan

Mobile 1-403-689-8720

Inveniam Viam Aut Faciam

Seneca

RECEIVED
2015 APR 28 AM 10:47
THE CITY OF CALGARY
CITY CLERKS

RECEIVED
2015 APR 13 PM 3:08
THE CITY OF CALGARY
CITY CLERKS

April 13, 2015

RE: *Application for Direct Control by Calgary Municipal Land Corporation to allow development of N3 Condominium Development*

Dear Calgary City Council:

Further to the above noted matter, as developer of the **EVOLUTION** project in East Village, we are sending this letter of support for Calgary Municipal Land Corporation in their application of a Direct Control district to 434 -8 Ave SE and portion of parcel 430 - 8 Ave SE, to accommodate a Gen-Y mixed use, multi-residential development called N3. We note that a Development Permit Application made to Calgary Planning Commission on March 12, 2015 by the developer - Knightsbridge Homes – was met with very favorable response and was acknowledged for its creativity and market responsiveness.

Our organization was the first developer to invest in East Village; combined our projects value over \$650 million of mixed-use residential development. The first two phases of our EVOLUION condominium development have sold out and we are preparing to move new home owners into East Village this August.

Our family has built many communities across Canada and the USA; we understand that community health and vitality can only be achieved when a blend of target audiences and ages come together to offer diversity to a neighbourhood.

When CMLC presented their master plan vision, we immediately responded to the forethought and detailed consideration given to the 'urban explorer' future resident of the community. CMLC's market research described the *urban explorer* as having a favourable *attitude* toward and appreciation for downtown living. Urban explorers come in all ages and are united in their desire to see *life on the street day and night*. CMLC's research further described that urban explorers – 11,000 strong in East Village – would seek out a wide selection of residential offerings to meet their living needs. In other words, to be successful, EV must accommodate a variety of purchasers at each phase of their life cycle.

Our projects in East Village will cater to an older demographic, those seeking a generous floor plan design and views of the Bow River. In reference to the N3 development, we believe that the proposed project would be complementary to our residential investment and an asset to CMLC's revitalization efforts for the following reasons:

- The Knightsbridge project will accommodate those buyers who are just entering home ownership and will cater to their design aesthetics and urban living requirements. As new buyers come to live and love the community, they will naturally aspire to stay in the community as their needs grow and change.

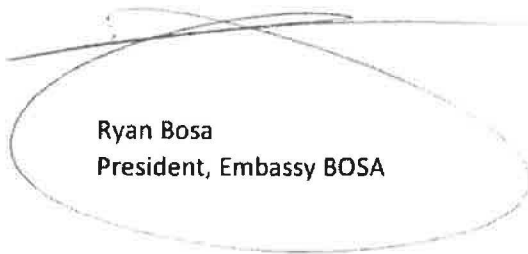


-2-

- As a mixed-use developer with village-scaled retail services in our buildings, having more residents in the community will allow our retail partners to anchor themselves and be successful. More eyes on the street day and night will help the community feel safer.
- Younger owners in East Village will be natural supporters and volunteers for the New Central Library programs and the National Music Center offerings.
- We also understand the build out program being advanced by CMLC and value that as each parcel of land in East Village constructs, more and more parking spaces will avail themselves to visitors to the community.

Thank you for this opportunity to provide you with our opinion.

Kindly,



Ryan Bosa
President, Embassy BOSA

Cc: Calgary Municipal Land Corporation

Albrecht, Linda

From: Cappis, Kevin [Kevin.Cappis@ca.weatherford.com]
Sent: Thursday, April 16, 2015 9:28 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

I fully support this type of development. My daughter is looking at buying a condominium, and since she doesn't own a car this is exactly what she is looking for. Something affordable that works for her situation. She works downtown, and doesn't often have the need to drive. I

I think the city would be passing up a great opportunity by not allowing this. If the city wants to promote inner city growth they need to think outside the box a bit. This is one of those 'outside the box' ideas that really makes sense.

Regards, Kevin

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete it. If you are not the intended recipient, do not read, copy, disclose or otherwise use this message. The sender disclaims any liability for such unauthorized use. PLEASE NOTE that all incoming e-mails sent to Weatherford e-mail accounts will be archived and may be scanned by us and/or by external service providers to detect and prevent threats to our systems, investigate illegal or inappropriate behavior, and/or eliminate unsolicited promotional e-mails (spam). This process could result in deletion of a legitimate e-mail before it is read by its intended recipient at our organization. Moreover, based on the scanning results, the full text of e-mails and attachments may be made available to Weatherford security and other personnel for review and appropriate action. If you have any concerns about this process, please contact us at dataprivacy@weatherford.com.

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2015 APR 16 AM 9:26
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Kahyun Chung [hyunka67@gmail.com]
Sent: Tuesday, April 28, 2015 10:21 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

I fully support N3Condo. Residential building like this will positively affect the city by providing affordable living units and promoting eco friendly, healthy and trendy life style. It will attract and keep more young professionals in the city which will make the city more lively. I was considering leaving the city because of horrible transit system and car oriented environment. It was quite difficult for me to get around anywhere in Calgary without a car.

I am very happy that this condo is being built and planning to buy it. By living in the condo without having a car, I will support Calgary's public transit oriented and pedestrian oriented development. I disapprove development outer area of the city which often encourage more and more people to rely on having a car. Having a car is convenient in Calgary because that has been what the city and developers have encouraged. However I believe this has to be changed. Pedestrian friendly and well connected community will lead Calgarians to have healthy and eco friendly life style.

Regards,

Ka Hyun Irene Chung

RECEIVED
2015 APR 29 AM 7:45
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: James Costello [james@citruscapital.ca]
Sent: Thursday, April 16, 2015 12:29 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Dear City of Calgary,

I heavily support the N3 condos concept. This is not a model that will work for every building, but extremely central, simple towers that focus on Urban living is not only a great idea, but CRITICAL to move Calgary's downtown closer to becoming a global city. Cycle tracks and Car2go will ensure a building like this thrives and is desired.

Also by removing the underground parking, the building can be built much cheaper and can provide for much more affordable housing in the core.

I personally intend on purchasing a unit, so please approve it.

Kindest regards,

James L Costello. CA
Associate
Citrus Capital Partners
Phone: 403-616-1208
Email: james@citruscapital.ca



• ca.linkedin.com/in/jlcostello

<http://about.me/james.costello>

RECEIVED
2015 APR 16 PM 1:07
THE CITY OF CALGARY
CITY CLERK'S



RECEIVED

2015 APR 27 PM 1:53

THE CITY OF CALGARY
CITY CLERK'S

April 13, 2015

City of Calgary
Calgary Municipal Building
800 MacLeod Trail SE
Calgary, AB

T2P 2M5

Dear Calgary City Council:

RE: *Application for Direct Control by Calgary Municipal Land Corporation to allow development of N3 Condominium Development* - Reference: Number LOC2014-0078

Further to the above noted matter, as developer of the **East Village shopping centre**, we are sending this letter of support for the Calgary Municipal Land Corporation in their application of a Direct Control district to 434 -8 Ave SE and 430 - 8 Ave SE, to accommodate a Gen-Y mixed use, multi-residential development called N3. Our development is two blocks to the north of the proposed N3 development.

Our organization chose to invest in East Village for many reasons: the strength of the EV master plan vision; the opportunity to service the emerging retail needs of East Village; the opportunity to service the existing needs of Calgary's downtown communities which are currently under-serviced in many retail categories; and, finally, the access from East Village to the LRT line. Our total retail program will be approximately 200,000 SF and will include a Loblaws City Market grocery store. In addition to our retail program we have partnered with Embassy Bosa to develop 600,000 SF of new residential space above our retail podium.

The East Village community is quickly becoming one of Calgary's most sought after real estate addresses. Its design favors the pedestrian experience, and CMLC has invested significantly to bring retail to the doorsteps of the community residents, by building wider sidewalks, pedestrian bridges and a dedicated pedestrian mews system. Our shopping centre project also pays homage to the pedestrian experience by addressing the street condition at grade to ensure it is welcoming, safe and inviting.

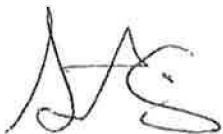
In reference to the Knightsbridge Homes, N3 development, we strongly believe that the proposed project would be an asset to the East Village and would further diversify the community. We see many benefits of having this development neighbour our own, including:

- The future condominium owner within N3 will support the retailers of our **East Village shopping centre**;
- The project promotes Transit Oriented Development (TOD), located within 200 metres of the City Hall LRT station and 290 metres of the future 4 street setway LRT station. Developments within these areas should promote active modes (walking and cycling) as forms of transportation .

- As a commercial developer, we understand the cost implications of providing parking. We also understand the build-out program being advanced by CMLC and understand that as each parcel of land in East Village constructs, more and more parking spaces will avail themselves to visitors in the community.

Thank you for this opportunity to provide our comments on this project.

Sincerely,



Stuart Craig
RioCan Management Inc.
Vice President of Planning and Development

Cc: Calgary Municipal Land Corporation

REMOVE FROM CORPORATE RECORD, Moved by Councillor Farrell, Seconded by Councillor Woolley, that with respect to Attachment 2 contained in Report CPC2015-066, that Letter 7 be removed from the Corporate Record, at the request of The Widewaters Group, Inc.

CARRIED UNANIMOUSLY



APR 20 2015

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on **Monday, 2015 May 11, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on **2015 April 16**, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 – 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Persons wishing to submit a letter, petition or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions **received** by the City Clerk **not later than 10:00 a.m., THURSDAY, 2015 April 30**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to:

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

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca

*The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. **The submission may be included in the public meeting agenda** of City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, Development & Building Approvals Business Unit, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and Bylaw 30M2002 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

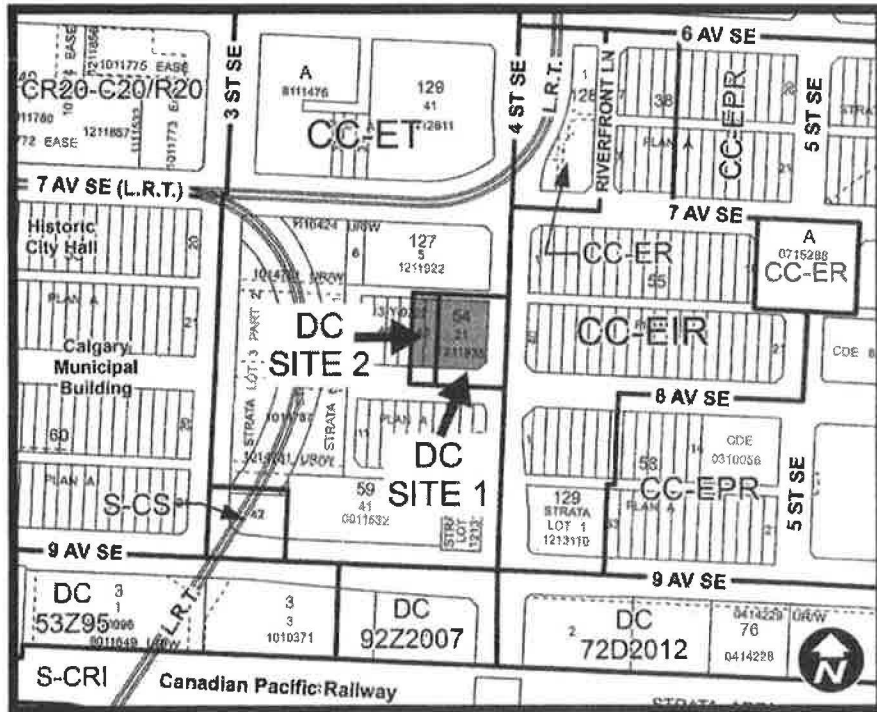
If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Susan Gray, CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007, except those for the DC District which are available from Development and Building Approvals. Please direct questions with regard to the matters mentioned herein to at 403-268-6774.

**DOWNTOWN EAST VILLAGE
BYLAW 69D2015**

To redesignate the land located at 430 and 434 – 8 Avenue SE (Plan 1412692, Block 54, Lot 43; Plan 1211935, Block 54, Lot 41) from City Centre – East Village Transition District (CC-ET) to DC Direct Control District to accommodate the transfer of residential Floor Area Ratio through a heritage density transfer, and site specific residential parking rules.



Smith, Theresa L.

From: tao deng [dengct@hotmail.com]
Sent: Tuesday, April 28, 2015 9:56 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Dear City Council,

I would like to support N3 condo project's unique car-free lifestyle in and around the city especially in core of downtown Calgary. The design promises less driving, less traffic, less energy consumption and more space for transit, for biking and for healthier living.

Chuntao Deng

237 Panamount Road NW Calgary, AB, T3K 0H9

RECEIVED
2015 APR 29 AM 7:46
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Peter Dormaar [peterdormaar3@gmail.com]
Sent: Thursday, April 16, 2015 2:47 PM
To: Albrecht, Linda
Subject: LOC2014-0078

To whom this may concern:

On May 11th the N3 condo project is slated to go to council for approval. I am writing to the city to voice my support of this project for three reasons:

1. The city of Calgary is changing demographically and ideologically. There is a market for apartments for those who don't drive into work, but instead take transit, Car to Go, or ride bikes. I personally don't own a car, and go about my daily activities on two wheels. This building is just following free market principles and giving middle class people a choice to not have to live out in the suburbs.
2. This kind of apartment reduces traffic. The more people capable of commuting downtown by means other than cars means more space for other motorists in the area, more parking spaces and less wear and tear on municipal infrastructure.
3. This building lessens Calgary's carbon footprint. A study by the UN places Calgary within the top 5 cities in terms of carbon burning per capita. In order to work towards getting off of at least the top 5 list, we need to start approving projects like this, that allow Calgarians to live with a smaller carbon footprint.

For these reasons I urge you to approve the N3 condo development.

Best regards,

--Peter

RECEIVED
2015 APR 16 PM 3:02
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Philippe Dufour [pdufour@ucalgary.ca]
Sent: Tuesday, April 28, 2015 8:42 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

To whom it may concern,

I am sending this message to support N3 and the 'car-free lifestyle' it will help promote to TOD sites around the city.

If you have any questions – don't hesitate to contact me.

Regards,

Philippe

Philippe Dufour, MSc.
Research Analyst, Westman Centre for Real Estate Studies
Haskayne School of Business
University of Calgary
T. 587.437.4716
E. jphilippedufour@gmail.com
in. ca.linkedin.com/pub/philippe-dufour/65/409/556/

RECEIVED
2015 APR 28 AM 8:51
THE CITY OF CALGARY
CITY CLERK'S



RECEIVED
2015 APR 14 AM 9:46
THE CITY OF CALGARY
CITY CLERKS

April 13, 2015

City of Calgary
800 MacLeod Trail S.E.
Calgary, AB
Attn: City Clerk

RE: *Application for Direct Control by Calgary Municipal Land Corporation to allow development of N3 Condominium Development*

Reference: LOC2014-0078

Dear Calgary City Council:

Further to the above noted matter, as developer of the **East Village Hilton**, we are sending this letter of support for Calgary Municipal Land Corporation in their application of a Direct Control district to 434 -8 Ave SE and portion of parcel 430 - 8 Ave SE, to accommodate a Gen-Y mixed use, multi-residential development called N3 (LOC2014-0078). Our development borders these lands to the immediate north. Additionally, we understand that a Development Permit Application made to Calgary Planning Commission on March 12, 2015 by the developer - Knightsbridge Homes – was met with very favorable response and was acknowledged for its creativity and market responsiveness.

Our organization chose to invest in East Village based on its visionary master plan. That 20-year plan imagines an inclusive community of 11,000 residents living side-by-side; it calls for a wide selection of residential offerings to accommodate a variety of purchasers at each phase of the real estate buying continuum. The Knightsbridge project will accommodate those buyers who are just entering home ownership and will cater to their design aesthetics and urban living requirements.

The EV master plan further describes commercial and cultural amenities (like: hotel development, restaurant development, the National Music Centre and the New Central Library) and we believe our hotel project will not only add to CMLC's vision for the community but will also be benefited by that vision.

In reference to the Knightsbridge Homes, N3 development, we strongly believe that the proposed project would also be an asset to the East Village and would further diversify the community, in turn will benefit all residents and all business operators within the community.

We see many benefits of having this development neighbor our own, including:

- The design is well integrated and supports our hotel operations. It reinforces and supports the reduction of vehicular traffic in the lane way between our sites, which complements hotel passenger loading/unloading needs and reduces congestion.
- The future condominium owner within N3 will bring vibrancy and 'eyes on the street' for our business operations as well as support to the New Central Library and National Music Centre programs. Similarly, our hotel guests will be benefited by the retail uses in the podium of the N3 development along the pedestrian-only mews, referred to as 'restaurant alley'.



Page 2 of 2

- As a commercial developer, we understand the cost implications of providing parking. We also understand the build out program being advanced by CMLC and value that as each parcel of land in East Village constructs, more and more parking spaces will avail themselves to visitors to the community.

Thank you for this opportunity to provide you with our opinion.

Kindly,

Edward G. Shagen
Vice President of Hotel Development Western Region
The Widewaters Group

Cc: Calgary Municipal Land Corporation

Smith, Theresa L.

From: Marco Fok [marcofok@gmail.com]
Sent: Thursday, April 30, 2015 9:39 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

To City Clerk:

Car-Free Lifestyle is an important initiative in Calgary especially with the excess of urban sprawl. Inner city developments should be focused on reduction of traffic, encouragement of healthy life style via walking and biking and a drive towards affordability. I believe this will add considerable value to the quality of life in downtown Calgary. Please make the right decision and support N3.

Sincerely,

Marco Fok

RECEIVED
2015 APR 30 AM 9:40
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Warren Gaul [warren.gaul@gmail.com]
Sent: Thursday, April 30, 2015 9:24 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Sent from my iPad - Warren

RECEIVED
2015 APR 30 AM 9:38
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Linda Hartley [hartlaz@telus.net]
Sent: Tuesday, April 21, 2015 7:42 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Hey this is a great new chapter for Calgary to start something new try something different be the first for a new adventure why not try this. I think it's a great idea. Cheers

Thank you Linda H
Sent from my iPhone

RECEIVED
2015 APR 21 AM 8:01
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Lili Han [lilihan@gmail.com]
Sent: Tuesday, April 28, 2015 1:36 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

I support N3 Condo as we need an environmental, affordable and convenient living in downtown calgary.

Lili Han
NW, Calgary

RECEIVED
2015 APR 28 PM 1:36
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Joseph Inquiries [inquiries@knightsbridgehomes.com]
Sent: Thursday, April 30, 2015 9:56 AM
To: Albrecht, Linda
Subject: LOC 2014-0078. Fwd: I Support N3!

----- Forwarded message -----

From: **Jacob, Susan** <susan.jacob@fortisalberta.com>
Date: Thursday, April 16, 2015
Subject: I Support N3!
To: "info@n3condo.ca" <info@n3condo.ca>

Hi: I support N3 Condo to reduce gas fumes emissions and great for the environment.

Regards

Susan

RECEIVED
2015 APR 30 AM 9:57
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Jacob, Susan [susan.jacob@fortisalberta.com]
Sent: Thursday, April 16, 2015 8:58 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Hi: I support N3 Condo to reduce gas fumes emissions and good for the environment.

Regards
Susan

RECEIVED
2015 APR 16 AM 8:53
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Chad Koski [chadrkoski@gmail.com]
Sent: Thursday, April 16, 2015 9:28 PM
To: Albrecht, Linda
Subject: LOC2014-0078

I am in full support of N3 because people should have the ability to choose if they want to pay an extra \$30 000 for a parking stall in a condo. If we want East Village to be the masterpiece of urban livability that we hope it will be, we have to have people from all walks of life living there.

Let it happen!

Chad Koski - resident of Mount Pleasant, Calgary

RECEIVED
2015 APR 17 AM 7:30
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Logan Knoll [logan.knoll@altusgroup.com]
Sent: Thursday, April 16, 2015 1:40 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

To whom it might concern,

Just wanted to voice my support for the N3 condo project – I live and work downtown and do not have a car or plan to buy one anytime soon which makes this project especially attractive to me. Please approve this !!!!

Best regards,

Logan Knoll, B.Comm
Consultant, Altus Group Limited
Energy & Industrial Property Tax Consulting

D: 403.410.3154 T: 403.508.7770 ext 1621 M: 403.614.9319 F: 403.228.1020
2020 - 4th Street SW, Suite 310, Calgary , Alberta, T2S 1W3 Canada

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2015 APR 16 PM 2:09
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CITY CLERK'S

Smith, Theresa L.

From: Joseph Inquiries [inquiries@knightsbridgehomes.com]
Sent: Thursday, April 30, 2015 9:53 AM
To: Albrecht, Linda
Subject: LOC 2014-0078. Fwd: I Support N3!

RECEIVED
2015 APR 30 AM 9:56
THE CITY OF CALGARY
CITY CLERKS

----- Forwarded message -----

From: Kiefer MacKenzie <kiefermack@gmail.com>
Date: Tuesday, April 28, 2015
Subject: I Support N3!
To: info@n3condo.ca

Hello,

I currently live in an apartment in downtown Calgary near 6 Ave SW and 7 St SW. I will be purchasing a condo at N3 if the development is approved.

I strongly support the development of N3Condo and pedestrian/transit oriented development.

1) Affordability. N3 has a reduced selling price compared to other condos in similar locations because it doesn't contain a deep parkade. This provides affordable alternatives to young professionals and young families who do not wish to become car dependant living on the edge of Calgary's suburban sprawl. N3 contributes to the following more effectively than a traditional downtown condo because of its Affordability.

2) Downtown Revitalization. Providing affordable downtown residential options will encourage people to live, work, and play downtown, helping to revitalize a downtown core that currently can feel dead and neglected outside of working hours.

3) Keeping young professionals in Calgary. A vibrant and mixed-use downtown is essential for attracting, but more importantly retaining, young professionals in Calgary. The economic advantage that Calgary has been experiencing over other areas of the country will not last forever. The City needs to provide more than just jobs to retain today's young people. A large number of young people today value lifestyle and a connection to community that can only be experienced in a dense urban core. Statistics show that an increasing number of young people are choosing not to own automobiles.

4) It's efficient. By helping to reduce suburban sprawl and car dependence N3 is helping to reduce the City's future maintenance and operating costs.

Personally, I have strongly been considering a move to Vancouver due to its vibrant mixed-use urban neighbourhoods, significant transit service and availability, and access to recreational amenities (without a car). In my opinion East Village is the first neighbourhood in Calgary that would meet my needs for a community I would love to live in long term. N3 will make a valuable addition to this community, and I hope it is the first of many such developments.

Best Regards,

Kiefer MacKenzie
t. 587 215 5145
e. kiefermack@gmail.com

Smith, Theresa L.

From: Kiefer MacKenzie [kiefermack@gmail.com]
Sent: Tuesday, April 28, 2015 10:49 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Hello,

I currently live in an apartment in downtown Calgary near 6 Ave SW and 7 St SW. I will be purchasing a condo at N3 if the development is approved.

I strongly support the development of N3Condo and pedestrian/transit oriented development.

1) Affordability. N3 has a reduced selling price compared to other condos in similar locations because it doesn't contain a deep parkade. This provides affordable alternatives to young professionals and young families who do not wish to become car dependant living on the edge of Calgary's suburban sprawl. N3 contributes to the following more effectively than a traditional downtown condo because of its Affordability.

2) Downtown Revitalization. Providing affordable downtown residential options will encourage people to live, work, and play downtown, helping to revitalize a downtown core that currently can feel dead and neglected outside of working hours.

3) Keeping young professionals in Calgary. A vibrant and mixed-use downtown is essential for attracting, but more importantly retaining, young professionals in Calgary. The economic advantage that Calgary has been experiencing over other areas of the country will not last forever. The City needs to provide more than just jobs to retain today's young people. A large number of young people today value lifestyle and a connection to community that can only be experienced in a dense urban core. Statistics show that an increasing number of young people are choosing not to own automobiles.

4) It's efficient. By helping to reduce suburban sprawl and car dependence N3 is helping to reduce the City's future maintenance and operating costs.

Personally, I have strongly been considering a move to Vancouver due to its vibrant mixed-use urban neighbourhoods, significant transit service and availability, and access to recreational amenities (without a car). In my opinion East Village is the first neighbourhood in Calgary that would meet my needs for a community I would love to live in long term. N3 will make a valuable addition to this community, and I hope it is the first of many such developments.

Best Regards,

Kiefer MacKenzie
t. 587 215 5145
e. kiefermack@gmail.com

RECEIVED
2015 APR 29 AM 7:45
THE CITY OF CALGARY
THE CITY CLERKS

Albrecht, Linda

From: Terry MacKenzie [tmacken@telus.net]
Sent: Thursday, April 16, 2015 9:48 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

April 16, 2015

I will be moving into the revitalized East Village neighbourhood in a matter of months. Please share with City Council that I applaud the foresight of Knightsbridge and the N3 development. As this area grows out over the next dozen years, the vision of a diverse community will become very real, with the provision of varying housing and living styles being a significant part of that success.

The focus of the planning has been on how people will live in an urban environment. Providing housing for purchase, without an automatic fee to buy a parking stall with it, will enfranchise many more downtown residents over the coming years. This is one small step in the right direction and does not mean that it is preferred option for every person or neighbourhood.

Bravo to the flexible thinking and creativeness of all concerned.

Terry MacKenzie
tmacken@telus.net
403-245-4887

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2015 APR 16 AM 9:55
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Smith, Theresa L.

From: Greg McCarthy [gfmccart@gmail.com]
Sent: Friday, April 17, 2015 10:25 AM
To: Albrecht, Linda
Cc: info@N3condo.ca
Subject: LOC2014-0078

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2015 APR 17 AM 10:36
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To City of Calgary Council,

This letter is in reference to the N3 Condominiums and the proposed policy changes to make the parking-free development possible. I am in strong support of this development and the policy changes proposed.

My support is centred on three factors: affordability, accessibility and diversity.

Parking minimums that are common in developments in the centre city are backwards and a burden to development. The substantial cost of adding parking increases the cost per unit, reducing affordability. The parking minimum policy should be reviewed in general, as more and more Calgarians are interested in a car-reduced or a car-free lifestyle. This is especially prevalent in the younger generation, a voice that typically does not get represented in city policy and discussions. If Calgary wants to compete for this generation's talent, we need to offer options that support their lifestyles. Young people already leave this city everyday to others that support their lifestyle. We need to compete by offering these choices.

By shedding the burden of building parking infrastructure - infrastructure that is not in demand for the target market for this development anyways - substantial savings can be passed on to residents. This makes the inner city more accessible and affordable to a wider segment of Calgarians that are too often priced out of the market. The proposed site would be hard to make more attractive to car-free residents, the best access to rapid-transit in the city, river pathways, downtown activity centres and all services are within close walking distance.

The area is already zoned for parking which will not change. While most residents won't have cars, there is little risk of spill-over traffic due to existing restrictions in the area. This is downtown after all, not the far-flung suburbs with no parking regulations.

As one of many inner city residents without a car, this type of development is exactly what this city needs more of, particularly in the inner city where services, transit and active transportation options are already more attractive. I hope this project leads to many others in the Beltline and elsewhere, where car-free or car-reduced lifestyle is already common. This is despite burdening residents with expensive housing through parking minimum policies, light-signal timing to favour car-commuters over pedestrians and failure by the city to invest in sidewalks and pedestrian improvements to support this lifestyle.

Please set the example with this development and support it.

Regards,

Greg McCarthy

Albrecht, Linda

From: Gord McNeil [gordandlori@shaw.ca]
Sent: Monday, April 20, 2015 1:27 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

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2015 APR 20 PM 2:04

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Tim Neis [timothyneis@gmail.com]
Sent: Thursday, April 16, 2015 11:32 AM
To: Albrecht, Linda
Subject: Re LOC2014-0078

To whom it may concern,

I support the N3 condo project as my partner and I want to live inner city and lower our ecological footprint. We want a car-free bike or walk commuter lifestyle. I believe that Calgary is ready to embrace this lifestyle option. Please give the go ahead to this great project and keep 2 more cars off the road in Calgary.

Tim Neis
403-607-3044

Sent from my iPhone

RECEIVED
2015 APR 16 AM 11:28
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Albrecht, Linda

From: Jack Olson [jackallanolson@gmail.com]
Sent: Thursday, April 16, 2015 10:06 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Greetings,

I am emailing you to voice my support for the N3 project in East Village. This project both perfectly suited for the new urban lifestyle young people desire in Calgarys inner city but also is representative of a milestone in the transformation of our city from a car oriented city to a people oriented city.

With Calgarys booming Car2go market, it is clear that there is both a demand and a need for a car free lifestyle.

New developments throughout the inner city are already offering homes without parking and they have shown to be highly successful. Not only for investors but also first time buyers. The significant savings reflected in the Zero parking condo, opens up the inner city to a level of affordability not seen in years. With the average one bedroom including parking Ina new building costing well into the 300k range, first time buyers have been priced out of the market.

If there are no alternatives that are offered in e downtown market that are affordable, this increasingly unaffordable downtown market could become stagnant. If stagnation of the downtown communities occur, this could be both detrimental to the success of the Cities vision of intensifying the inner city but would also reflect poorly on Calgary as a global city.

I am a 23 year old, born and raised Calgarian, who hole heartedly supports this development. I would without a doubt purchase in this project and I feel that it would be a complete mistake to miss this opportunity to support a ground breaking project.

Sincerely,
Jack Olson

Sent from my iPhone

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Albrecht, Linda

From: Veronica Pepin [veronicepepin@yahoo.com]
Sent: Thursday, April 16, 2015 9:40 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Peter Dorey and Veronica Pepin support N3 Condos by Knightsbridge Developments.

Should you have any questions or concerns please contact us at veronicepepin@yahoo.com or 403 210 2711

Thanks,

Peter and Veronica

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Smith, Theresa L.

From: Kate Reeves [katereeves@icloud.com]
Sent: Tuesday, April 28, 2015 4:18 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Another segment of our population that could call East Village "Home"!

Kate

--

Kate Reeves

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2015 APR 28 PM 4:26
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CITY CLERK'S

Albrecht, Linda

From: Patrick Rowe [pcrowe5361@gmail.com]
Sent: Friday, April 17, 2015 4:36 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

It's hard to believe that anyone would be opposed to this concept. There are so many people concerned with the enviromental impact of auto usage. This is the way to go to not only cut back on using natural resources but to utilize public transportation which we all pay for!! Hopefully there are a few visionaries on the council who will speed the acceptance of this unique and necessary concept.

Thanks....Pat and Cheryl Rowe

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Smith, Theresa L.

From: Joseph Inquiries [inquiries@knightsbridgehomes.com]
Sent: Thursday, April 30, 2015 9:54 AM
To: Albrecht, Linda
Subject: LOC 2014-0078. Fwd: I Support N3!

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2015 APR 30 AM 9:57
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CITY CLERKS

----- Forwarded message -----

From: **Patrick Rowe** <pcrowe5361@gmail.com>
Date: Friday, April 17, 2015
Subject: I Support N3!
To: info@n3condo.ca

Love this concept. We feel that it's time the city changed the attitude it has towards automobile usage. Hopefully there are enough councillors with the vision to see that less auto's addresses enviromental issues and encourages public transportation usage which we all pay for. Calgary has a great pathway network and is a very pedestrian friendly city. Let's utilize these resources and focus on a healthier and happier lifestyle. Thanks so much for this opportunity for a more logical future when it comes to people friendly developments. Sincerely....Pat and Cheryl Rowe

Albrecht, Linda

From: Ben Samaroo [samaroo@gmail.com]
Sent: Thursday, April 16, 2015 6:08 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Great concept and would love to see it in Calgary.

Ben

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Smith, Theresa L.

From: Jenny Schlauch [libraryjenny@gmail.com]
Sent: Thursday, April 30, 2015 9:41 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

fantastic idea! I support n3!

Sent from my iPhone

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2015 APR 30 AM 9:40
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Smith, Theresa L.

From: Joseph Inquiries [inquiries@knightsbridgehomes.com]
Sent: Thursday, April 30, 2015 9:50 AM
To: Albrecht, Linda
Subject: LOC 2014-0078. Fwd: I Support N3!

----- Forwarded message -----

From: **Jenny Schlauch** <libraryjenny@gmail.com>
Date: Thursday, April 30, 2015
Subject: I Support N3!
To: "info@n3condo.ca" <info@n3condo.ca>

I support N3 and a car-free lifestyle!

Jenny Schlauch.
Sent from my iPhone

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CITY CLERKS

Smith, Theresa L.

CPC2015-066
ATTACHMENT 2
LETTER 34

From: Stone, David R [DRSTONE@cbe.ab.ca]
Sent: Friday, April 17, 2015 3:59 PM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Hi,

Let the market decide. I think this is a fantastic idea in a great location.

Thanks,

David Stone

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Smith, Theresa L.

From: IKE SULEMAN [sulemaniq@yahoo.com]
Sent: Wednesday, April 29, 2015 1:42 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

Sent from Yahoo Mail on Android

RECEIVED
2015 APR 29 AM 7:45
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Joseph Inquiries [inquiries@knightsbridgehomes.com]
Sent: Thursday, April 30, 2015 9:51 AM
To: Albrecht, Linda
Subject: LOC 2014-0078. Fwd: I Support N3!

----- Forwarded message -----

From: **Michael Wing** <Michael.Wing@altagas.ca>
Date: Thursday, April 30, 2015
Subject: I Support N3!
To: "info@n3condo.ca" <info@n3condo.ca>

Hi,

Just want to express my support for this project and it's attempt to provide a car-free, lower cost living option to the East Village. It would be a great addition to the area!

Thanks,

Michael

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2015 APR 30 AM 9:59
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THE CITY CLERKS

Albrecht, Linda

From: Zee Zebian [zee@busmarketing.ca]
Sent: Friday, April 17, 2015 8:04 AM
To: Albrecht, Linda
Subject: I Support N3Condo - LOC2014-0078

I support this project as its made me realize that people who want to live downtown now have a more affordable choice as well as an alternative choice to live among like-minded individuals.

People who buy and live here will have more leftover cash to spend into the local economy, rather than just on gas, insurance and car payments.

It has inspired me to want to live downtown even more.
Thank you.

--
Zee Zebian
BUSS MARKETING

210, 701 - 14th Street NW
Calgary, Alberta T2N 2A4

Direct: 403-561-6383
Fax: 403-254-0882

zee@busmarketing.ca
www.busmarketing.ca

RECEIVED
2015 APR 17 AM 8:00
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Dorothy Karin Wong [dkarinwong@gmail.com]
Sent: Monday, April 27, 2015 9:57 AM
To: Albrecht, Linda
Subject: LOC2014-0078

Hi there:

I'm writing to express my support for the car-free lifestyle and the N3 condo project. I believe N3 will foster and grow an important housing alternative that has too long been neglected by a development industry focused on the economics of the suburb.

We all know that Calgary is a sprawling city and, for many, that is how they like it. For far too long, market disincentives led to a lack of options for those of us who prefer the advantages that density and a thriving centralized community offer. A new model is welcome! As a taxpayer, I also welcome the reduced capital investment and maintenance costs.

I am an East Village resident and believe that with programs like Car to Go and the ever improving pathway system, there will be an eager market for the more affordable, car-free condo.

Regards,
Dorothy Wong
318-535 8 Avenue SE
Calgary, AB T2G 5S9

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