

Palaschuk, Jordan

From: Brady Rokosh <brady@civicworks.ca>
Sent: Monday, July 15, 2019 9:09 AM
To: Public Submissions
Cc: City Clerk
Subject: [EXT] LOC2019-0047 (CPC2019-0690: Public Hearing July 22, 2019)
Attachments: AD_General_Block_Support_Letter.pdf; The Commons Support Letter.pdf; Village Ice Cream Letter of Support.pdf; Letter Phil&Sebastian[1].pdf; Adam Jiwani Public Submission[1].pdf

Please see the attached submissions for the public record that we've received as the applicant for LOC2019-0047 (CPC2019-0690) and the July 22 public hearing.

Thank you,



Brady Rokosh BSc, MPlan
URBAN PLANNER

—
P 403 201 5305 F 403 201 5344

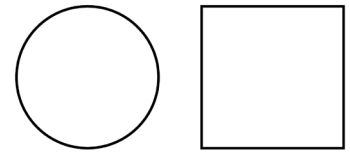
M 403 808 9275 E

brady@civicworks.ca

civicworks.ca

460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

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R N D S Q R

To City of Calgary Councillors and the Mayor,

As a founder of RND SQR, resident of Bridgeland and direct neighbor I am writing to express my support of RND SQR's proposed land use redesignation and development permit proposal we're calling General Block (LOC2019-0047/DP2019-2317).

RND SQR is about much more than homes, as we have always said. It's about building a better city with a stronger cultural fabric and community. It's about finding ways to make people's lives better through sustainable practices and maximizing daily collision points. We feel General Block will be a place where residents of the community can gather, collide, and spontaneously socialize in a way that will bring new life to an area of Murdoch Park that is rarely used. The development will add new local businesses to the community and positively contribute to the overall livability of what is arguably Calgary's most successful example of Transit Oriented Development.

As my personal home is located right next door (61 7A ST NE), I'm in a unique position to be able to genuinely say Yes In My Back Yard!

Thank you for your consideration and hopefully your support,

A handwritten signature in black ink, appearing to read 'Alkarim Devani', with a stylized flourish at the end.

Alkarim Devani

RND SQR

AL@RND SQR.CA
RND SQR.CA
@RND SQR_



May 22, 2019

Village Ice Cream
431 10th Avenue SE
Calgary, AB T2G 0W3

Attention: City of Calgary Councillors and the Mayor

Re: Village Ice Cream's Support for General Block (LOC2019-0047/DP2019-2317)

I wish to express my support for General Block (LOC2019-0047/DP2019-2317) and the intent of Village Ice Cream to partner with RNDSQL as a retail tenant in Bridgeland. Village Ice Cream has signed a **binding Offer to Lease** and anticipates having a **fully executed lease** by the end of June of this year.

We couldn't imagine a better location than next to Murdoch Park in Bridgeland and are extremely excited to help make this project a reality.

We are attracted to RNDSQL's well thought out and considered project; it serves as a unique neighborhood destination and the developer's vision for the project is perfectly aligned with our goals of creating places to connect, gather, share old memories and create new ones. We've been patiently searching for a suitable space in the community for some time now and have every intention to play an integral part in the growth and continued evolution that encompasses Calgary's Bridgeland community.

Kind Regards,

Billy Friley, Founder
Village Ice Cream

To City of Calgary Councillors and the Mayor,

I am writing to express my support for RNDSQL's development at 69 and 65 7A Street NE (LOC2019-0047/DP2019-2317).

I live beside the proposed development at 59 7A Street NE and believe the design is attractive, and fits into the neighbourhood one block away from 1 Avenue. The retail amenities will raise the quality of life in Bridgeland as a whole and it will bring added safety and security to our street and this part of the park which is often isolated. With RNDSQL's strong reputation I'm convinced that the development will be treasured asset in the community and that high-quality buildings like this will lead others to follow.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Adam Jiwani', with a stylized flourish at the end.

Adam Jiwani
59 7a St NE



To City of Calgary Councilors and the Mayor,

I am writing to express my support of RNSQR's General Block development in Bridgeland (LOC2019-0047/DP2019-2317).

The Commons Calgary is keenly interested in becoming an office tenant within RNSQR's General Block. As a locally owned and operated business with a mission to build a community of entrepreneurs we feel that RNSQR and the vision for General Block are well aligned with our values. We wish to expand our offerings to Calgary's entrepreneurs, freelancers, and innovators to join Bridgeland's exceptional and growing vibrant urban community.

The development is well designed, attractive and will appeal to the needs of our diverse work, meet and play collective. We feel confident that this will not only be a new venue for our members to share, create, and achieve but a platform to continue to build community in Bridgeland. We cannot wait to move in!

Best,

Zach Lyster

The Commons Ltd.



To City of Calgary Councillors and the Mayor,

I am writing to express support of the General Block development proposal by RNSQR (LOC2019-0047/DP2019-2317).

Please also consider this as our expression of intent to partner with RNSQR as a long-term commercial tenant in General Block. We're thrilled to be able to find a home in Bridgeland in a space that is so well suited and located for our needs. The project is aesthetically pleasing offering our small locally owned business the opportunity to expand our operations and grow our business in another great Calgary neighbourhood. The location along Murdoch Park will build and reinforce a strong sense of community and contribute to the growing vitality of the area.

Bridgeland and Calgary will benefit from this modest project with the backing of a developer who is committed to supporting local businesses and changing our city for the better.

Regards,

A handwritten signature in black ink, appearing to read "Sebastian Sztabzyb", written over a horizontal line.

Sebastian Sztabzyb
Co-Founder, Phil & Sebastian Coffee Roasters

GENERAL BLOCK

VISION BRIEF +
WHAT WE HEARD

Concurrent
Land Use Redesignation
+ Development Permit
Application

LOC2019-0047

DP2019-2317

MAY 2019

Public submission
July 22 Public
Hearing
Loc 2019-0047



RNDSQR

RNDSQR.ca

GENERAL BLOCK

VISION BRIEF + WHAT WE HEARD

**Concurrent
Land Use Redesignation
+ Development Permit
Application**

MAY 2019

PREPARED BY
CivicWorks

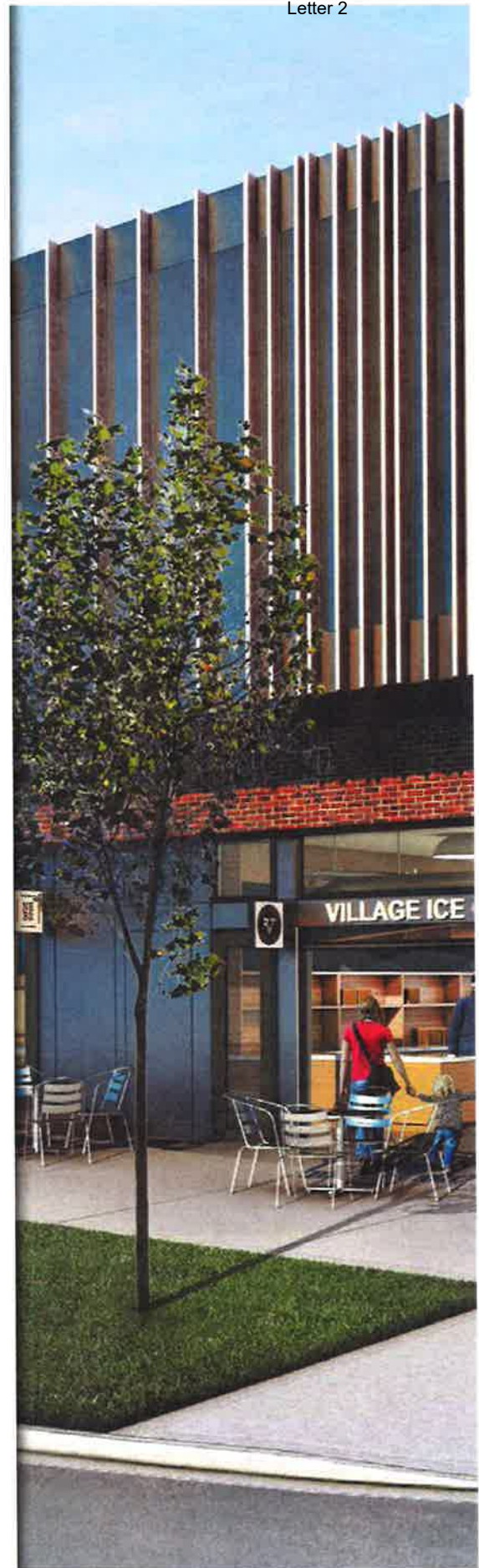
PROJECT TEAM
RNDsQR
CivicWorks
FAAS Architecture

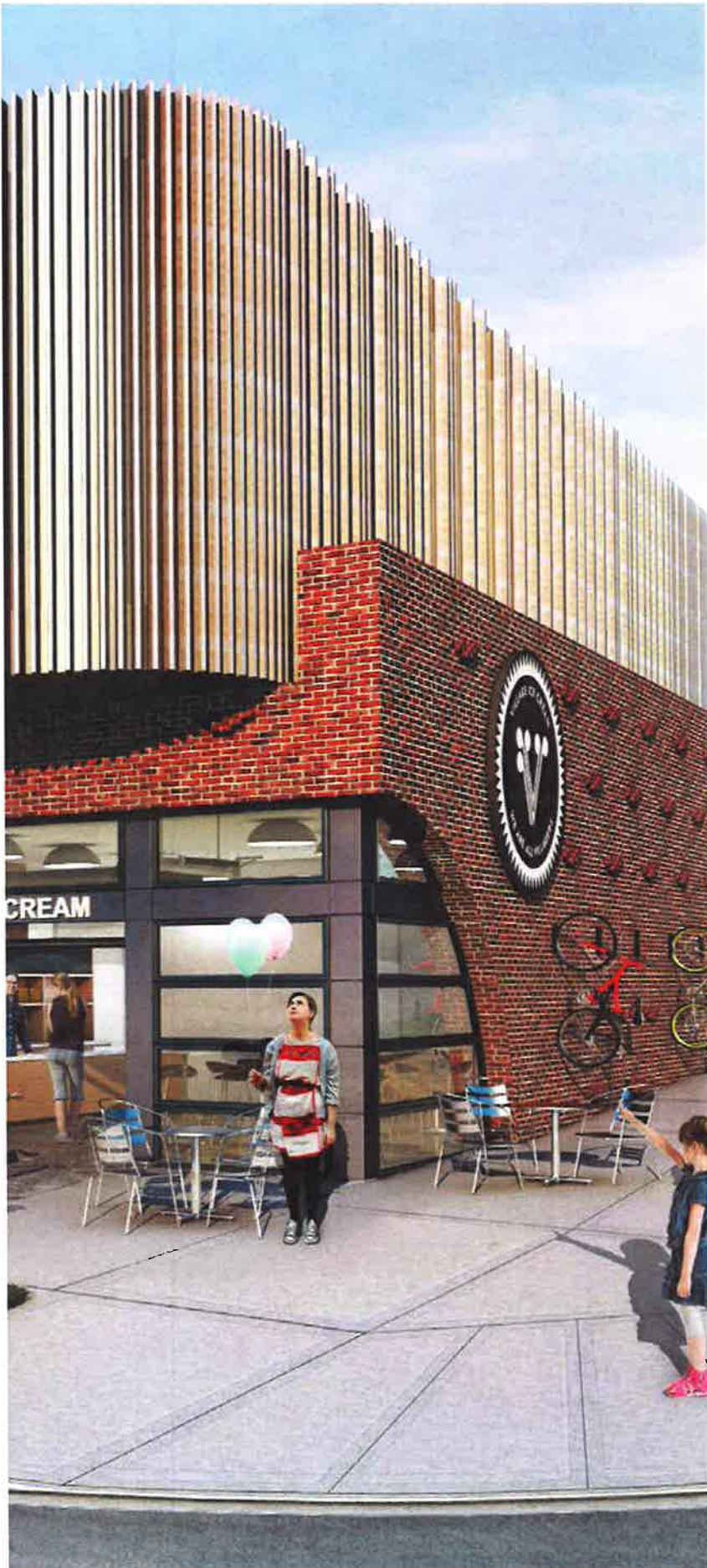
PROJECT CONTACT INFORMATION
David White, Principal
CivicWorks
info@engagerndsqr.com
587.747.0317

PROJECT WEBSITE
www.engageRNDsQR.com



FAAS





ABOUT

This Brief outlines RNDSQL's development vision for a new dynamic and architecturally unique neighbourhood destination in the inner-city community of Bridgeland / Riverside. The Brief provides an overview of the proposed development concept—its planning and policy context, foundational planning and design rationale, as well as the associated City of Calgary applications processes.

PROJECT TEAM



RND SQR

'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 RND SQR, we focus on living, connecting, and creating spaces where people can make it all fit.

We build 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.



FIT WHERE YOU LIVE ●■



CIVICWORKS

CivicWorks is a specialized Calgary-based planning and design consulting firm, with over fifty years of combined team experience. We offer expertise and provide comprehensive advisory services in project planning, design, and management for private-sector land development clients throughout Alberta. Our core professional planning and design expertise is effectively complemented by strategic partnerships with other specialized professional firms. With each project, we build and lead a customized team of land development professionals to successfully deliver each client's unique vision.



FAAS: FORMED ALLIANCE ARCHITECTURE STUDIO

Formed Alliance Architecture Studio (FAAS) is a full service Calgary-based architectural firm that provides complete design, technical and construction services. Our firm has extensive knowledge in a variety of sectors, with special attention paid to infrastructural, residential, and pre-design work. FAAS employs three principle processes into the delivery of their projects: rational analytics, harmonics, and big data. Combining these three processes with regular collaboration, team discussion, and research results in innovative, fresh, and exciting design solutions. A creative design process is tailored for each project that comes through the office, which ensures that every client is delivered the unique and high-quality product that they envisioned.



PROJECT OVERVIEW

INTRODUCTION

This Vision Brief was created by RNDSQL and the project team to outline a redevelopment vision for an 0.116ha (0.286ac) assembly of lands at 65 - 69 7A Street NE. Today, the lands are governed by the rules of the Multi-Residential: Contextual Low Profile (M-C1d110) land use district and are occupied by two single detached dwellings, situated on a significant slope.

DEVELOPMENT VISION

The proposed redevelopment vision will introduce a new, sensitively-scaled neighbourhood commercial destination to the Bridgeland / Riverside neighbourhood. RNDSQL's General Block will be an architecturally iconic, two-storey commercial building designed to prioritize the street-level experience and provide community-focused retail along 7A Street NE. To take advantage of the site's strategic location, we want to realize a new dynamic and architecturally unique neighbourhood destination, with high quality local shops, comfortable people spaces and active connections to Murdoch Park.

SITE CONTEXT: A new community-focused, small-scale commercial destination



PROPOSED CHANGE

CONCURRENT APPLICATION PROCESS

The site's current Land Use District – Multi-Residential – Contextual Low Profile (M-C1d110) – does not support the proposed neighbourhood focused commercial development vision for the General Block. As a result, the project team will be seeking a Land Use Redesignation to transition the subject lands to a Mixed Use – General District, with a maximum height modifier of 11m (MU-1h11).

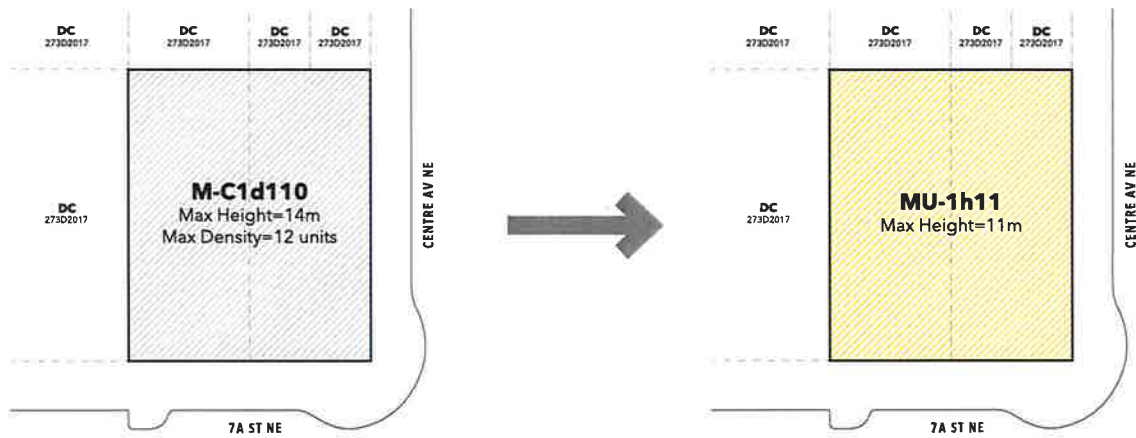
To provide additional certainty to stakeholders and ensure a high-quality bricks-and-mortar outcome that is directly aligned with the proposed land use change, the project team will submit a Development Permit application concurrently. Submitting the Land Use Redesignation and Development Permit applications together allows both the land use change and the detailed architectural design of General Block to be reviewed together by City of Calgary Administration and stakeholders.

LOCAL AREA PLAN AMENDMENT

The project site is located within the Non-Family Oriented Development policy area of the *Bridgeland / Riverside Area Redevelopment Plan (ARP)*. In order to facilitate the proposed land use change and development vision, a supporting minor Local Area Plan Amendment to the ARP will also be required. The minor amendment will transition the subject lands from the existing Non-Family Oriented Development policy area to the *Developed Areas Guidebook*-aligned Neighbourhood Limited policy area. This change is consistent with surrounding area built form, land use and policy context.

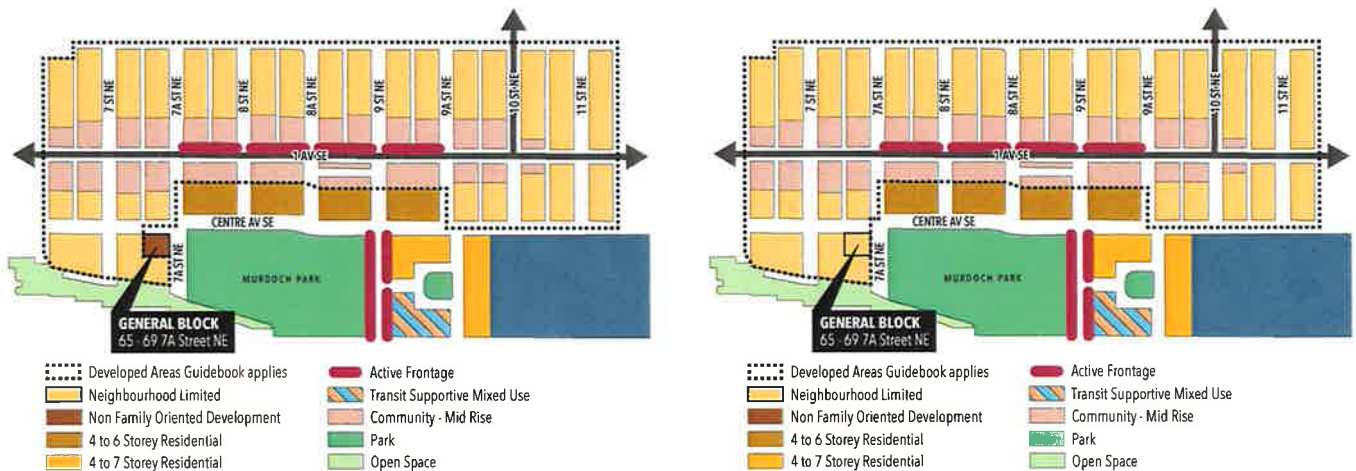
The *Developed Areas Guidebook (DAG)* notes that the Neighbourhood Limited Building Block is made up of predominantly low density residential uses and ground oriented dwellings, while also facilitating support community uses like parks, schools, places of worship and small scale commercial to serve local residents. The DAG also states that small-scale, local commercial development that are intended to serve the day-to-day needs of residents and are compatible with residential uses can be considered within primarily residential areas.

PROPOSED: Land Use Redesignation



EXISTING: Bridgeland / Riverside ARP Policy

PROPOSED: Bridgeland / Riverside ARP Amendment



BUILDING ENVELOPE: M-C1 vs. MU-1h11 District Maximum Building Height

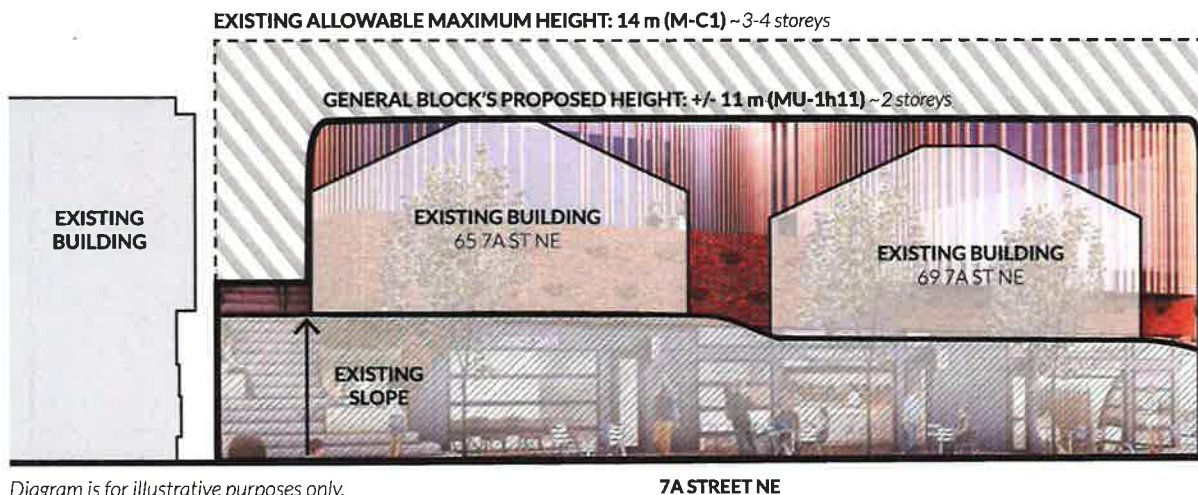


Diagram is for illustrative purposes only.

DESIGN PRINCIPLES



HUMAN SCALE DESIGN

General Block embodies a human-scaled approach to architecture and urban design – reinforcing the intimate and eclectic scale of the Bridgeland neighbourhood. The building form, commercial frontage and streetscape interface are all scaled to maximize opportunities for community residents, business owners and visitors to connect with one another on a daily basis,



NEIGHBOURHOOD RETAIL

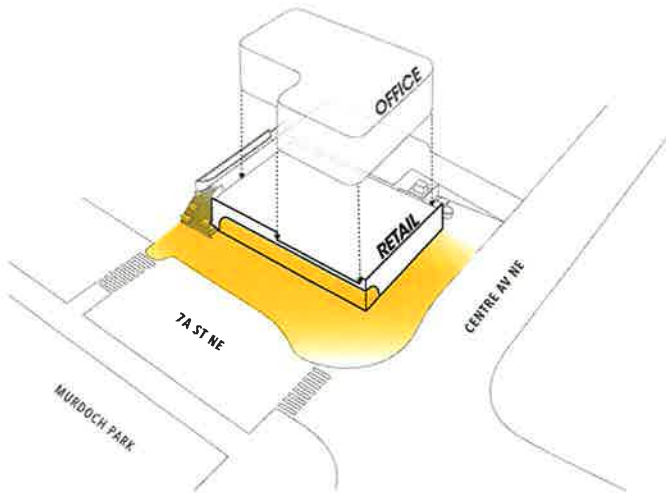
General Block provides a unique architectural expression that will be home to a collection of small, high-quality local shops that serve local residents and visitors alike. A second floor office space creates opportunities for business to locate closer to the heart of Bridgeland and add even more diversity to this vibrant urban community.



ACTIVE PUBLIC REALM

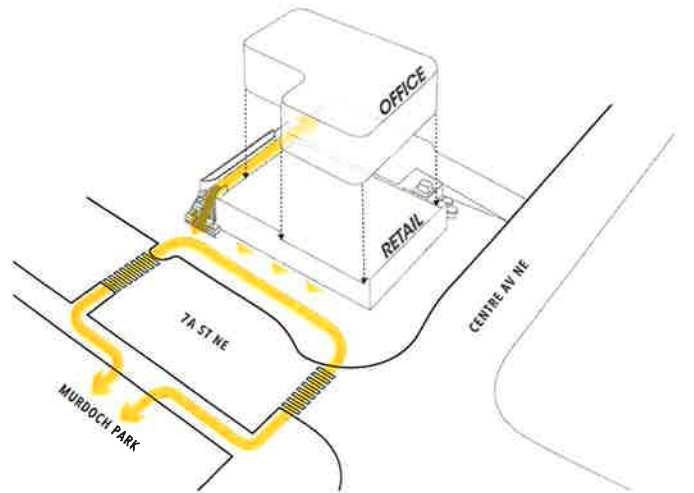
General Block extends and seamlessly connects the building's active commercial frontage to a high quality public realm and the adjacent Murdoch Park. The transition to the General Block's second level — a set of wide steps and nearby cafe seating—are designed to create a unified public realm that's easy and inviting, with places to sit, linger and enjoy the theatre of the street. Meanwhile, dedicated pedestrian crossings encourage public life to spill out into Murdoch Park.

DESIGN PROCESS



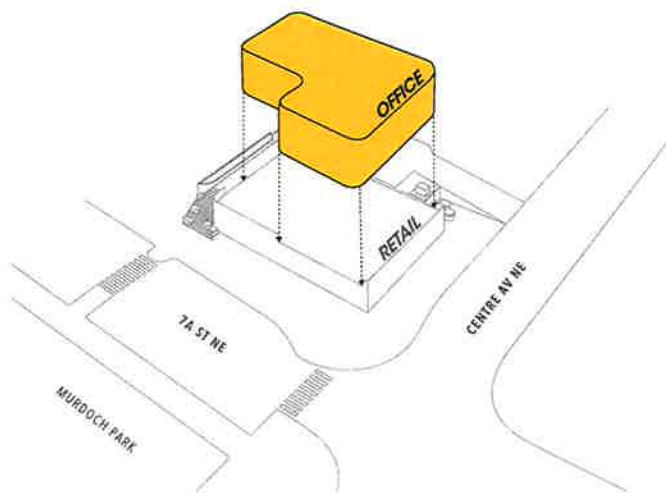
ACTIVATE

Activate the public realm with pedestrian activity and fine grained retail destinations.



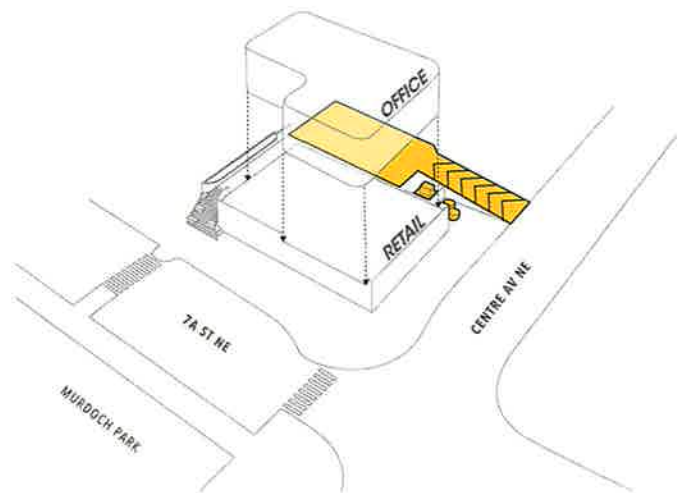
CONNECT

Create thoughtful connections to Murdoch Park and second floor amenity spaces.



DIVERSIFY

Facilitate a diversity of users by integrating small scale office space on the second floor.



INNOVATE

Take advantage of site size and topography by integrating innovative solutions for parking, loading, waste and recycling.

PROJECT AT-A-GLANCE



2
Storeys 11m height



±880m²
Commercial/Retail Space

±1,116m²
Site Area (±12,012ft²)

±980.5m²
Gross Floor Area (±10,554ft²)

±0.88
Floor Area Ratio (FAR)

±472m²
Main Floor Retail Area (±5,079ft²)

±408m²
Second Floor Office Area (±4,390ft²)



Local Business Partners
Community Destinations

Village Ice Cream
Food Service - Commercial Tenant

Phil & Sebastian Coffee
Food Service - Commercial Tenant

The Commons
Office - Commercial Tenant

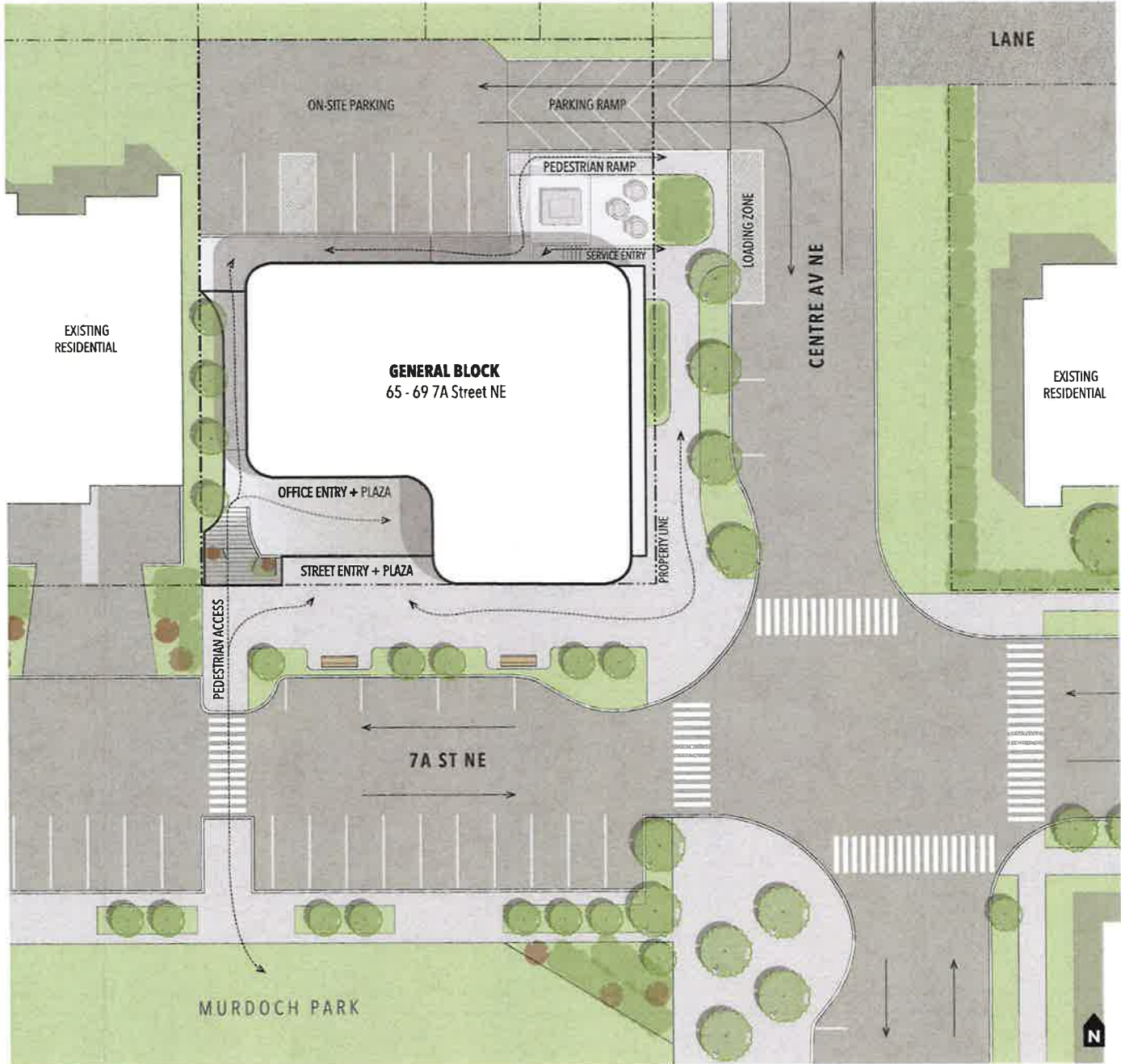


12
Parking Stalls

7
On-site Stalls

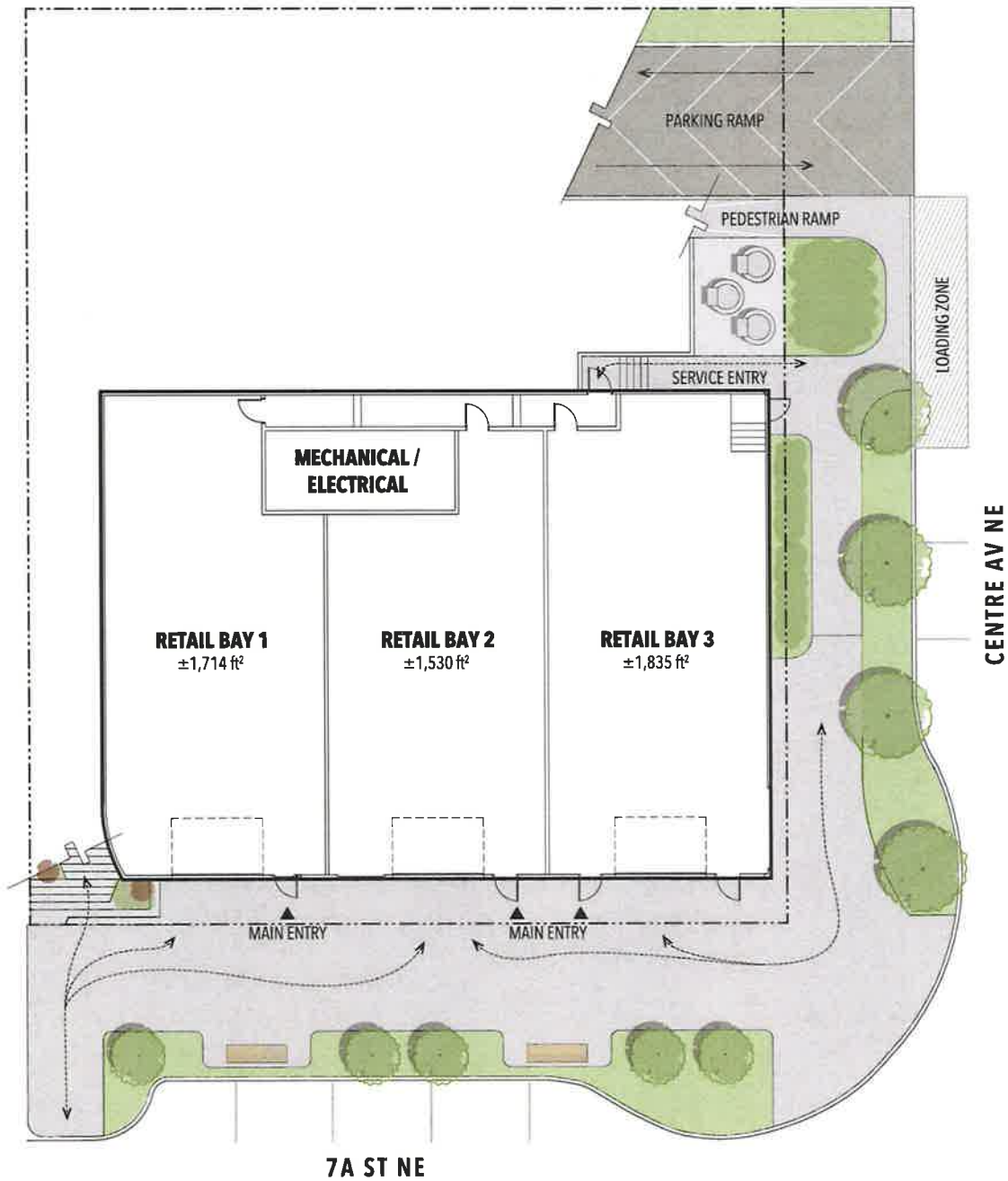
5
On-street Stalls

ACCESS + CIRCULATION



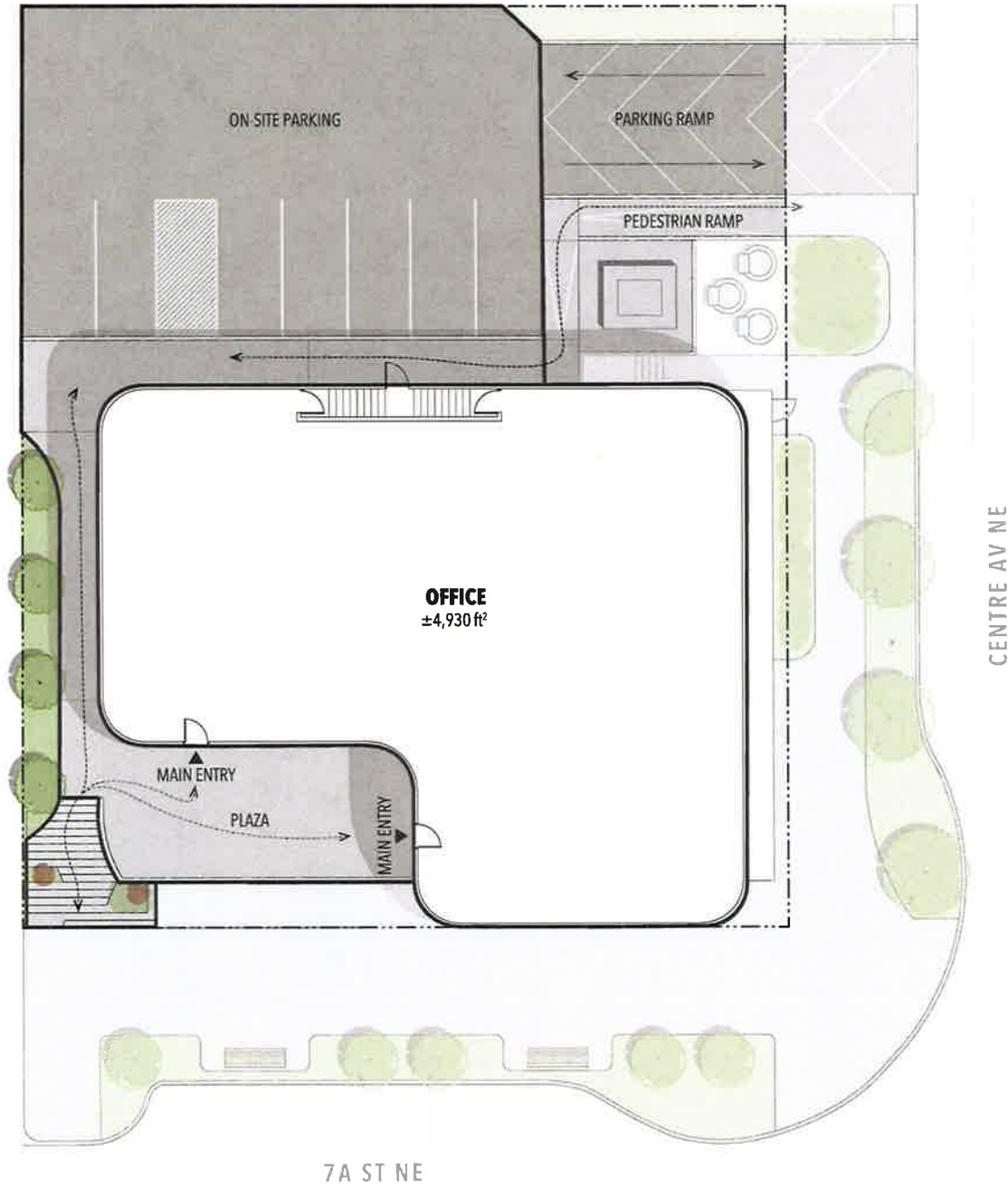
FLOOR PLAN

Level 1



FLOOR PLAN

Level 2



**DEVELOPMENT
VISION**



**DEVELOPMENT
VISION**



STAKEHOLDER ENGAGEMENT



APPROACH

The RNDSQL project team is committed to being good neighbours and engaging with the communities where we build. The project team's community engagement process is designed to provide opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation. Through our different engagement channels, RNDSQL and the project team would like to invite community members to share their ideas.

ENGAGEMENT STRATEGIES



Project Web Portal www.engageRNDSQL.com



Project Email Inbox info@engagerndsql.com



Project Phone Line + Inbox 587.747.0317



Neighbour Postcards ~100 Hand Delivered



On-Site Signage Project + Team Contact Info



Face-To-Face Stakeholder Meetings

APPLICATION PROCESS

2019

APR

MAY

JUN

JUL

Application Process

Application Review by City of Calgary Administration

DEVELOPMENT PERMIT
Application submission

LAND USE REDESIGNATION
Application submission

**CALGARY PLANNING
COMMISSION**
Approval / Refusal
recommendation to
Council

**PUBLIC
HEARING**
Approval / Refusal
of Land Use
Redesignation

Stakeholder & Community Engagement

Ongoing Stakeholder Communications / Meetings

Engagement Web Portal (www.engageRNDsQR.com)

Engagement Email Address (info@engagerndsqr.com)

Project Phone Line & Voicemail Inbox (587.747.0317)

NEIGHBOUR POSTCARDS

Hand delivered to ~100 surrounding area residents

ON-SITE SIGNAGE

Notice board installed on-site

VISION BRIEF 1.0

Released via Engagement Web Portal

WHAT WE HEARD

WHAT WE HEARD

As a result of the engagement process the project team received feedback via email, phone, and in-person meetings; and received comments from the Bridgeland-Riverside Community Association Development Committee including interested neighbourhood residents at an in-person meeting and through a letter submission on the public record. The project team has categorized this stakeholder feedback according to key themes and includes our project teams' responses.

KEY THEMES

Applicant Engagement

Application Type/High Quality Design and Proposed Uses

Commercial Outside of Main Street

Certainty of Tenants/Limitation of Use Types

Parking, Traffic and Safety

Building Height

APPLICANT ENGAGEMENT

What We Heard

The Community Association expressed appreciation for project teams' early, broad and "gold standard" approach.

Project Team Response:

The project team appreciates the Community Association's recognition of our engagement/outreach process and will continue to fulfill those high standards as these concurrent applications mature through the process.

APPLICATION TYPE / HIGH QUALITY DESIGN AND PROPOSED USES

What We Heard

In general, the residents were supportive of the proposal in terms of the quality of the design, and the specific types of uses proposed. Some area residents expressed concerns of uncertainty and legal obligations related to whether or not the high-quality design outcome that was presented would in fact be built.

Project Team Response:

The application type is concurrent as defined by the City of Calgary - inclusive of both Land Use Redesignation and Development Permit (Please refer to LOC2019-0047/DP2019-2317). The concurrent application process has been utilized to ensure that the land use is directly informed by a comprehensive development permit level design that provides clarity to stakeholders on the intended outcome. The project team appreciates that there was a relatively recent approval for a residential development but market conditions have changed to a point where the previous approval is no longer economically feasible. The owner has demonstrated commitment to a high quality neighbourhood -serving commercial development through significant time and financial investment in concurrent applications not typically seen on development proposals of a similar scale.

COMMERCIAL OUTSIDE OF MAIN STREET

What We Heard

There was support for commercial uses adjacent to Murdoch Park by some while others expressed concern that commercial uses in any other areas off of 1 AV NE would “weaken” the retail environment along the Main Street.

Project Team Response:

The project team considers this location to be unique in terms of context and therefore appropriate for commercial development one block away from the Main Street. While many other residential areas may not be suitable for commercial development, the proposal is aligned with the highest order City Policies within the *Developed Areas Guidebook (DAG)*. The DAG supports commercial developments on a corner, near local community facilities or amenities like Murdoch Park and near established commercial areas. The draft *Bridgeland-Riverside Area Redevelopment Plan* also supports small scale commercial to serve local residents at this location through the application of the Neighbourhood - Limited Building Block.

Through discussions with local businesses and future tenants the project team and owners have heard repeatedly that Bridgeland is a very desirable retail location but business owners have struggled to find existing/available spaces that are suitable for their needs. The concurrent applications have been designed with the expressed purpose of securing specific local businesses in spaces that are customized to their needs.

CERTAINTY OF TENANTS / LIMITATION OF USE TYPES

What We Heard

While residents expressed support for the types of uses presented, there were concerns about future “undesirable” use types and requests to limit those uses through land use.

Project Team Response:

The MU-1 District was selected in part for its relatively limited list of permitted and discretionary uses when compared to the MU-2 District. A Direct Control District (DC) would be required to limit the “undesirable” permitted and discretionary uses that some residents have mentioned (i.e. Cannabis Store, Medical Clinic etc.). The project team does not intend to pursue a change of land use to a DC. The use of a DC in this situation would conflict with the Land Use Bylaw 1p2007, where it states that a DC must not be used in substitution of a stock land use district that can achieve the same result with or without relaxations.

The developer and future owner-operator RNDSQR is committed to providing small-scale, neighbourhood serving commercial businesses that activate Murdoch Park, are compatible with residential uses and are intended to serve the day-to-day needs of neighbourhood residents. RNDSQR is in the process of securing commercial tenants with a very selective approach that meets the intent of the applications as presented to the community.

We are aligned with the Community Association with respect to the types of businesses that are desired in this location. We are confident that the right tenants can be secured through both the commitment of the long term owner-operator (with continued curation of the tenant mix through the life of the development) and the discretion of the City of Calgary to refuse use types that are deemed inappropriate for the context of the site. (Please see Letters of Intent enclosed).

PARKING, TRAFFIC AND SAFETY

What We Heard

Some area residents expressed concerns about parking supply, deliveries, plus traffic and safety implications of a commercial use.

Project Team Response:

As the long-term owner-operator of the building, RNDSQL will play a daily role in site management to ensure successful operations that work to minimize neighbourhood impacts. The Molok waste management solution has been proposed (Please refer to DP2019-2317) to reduce the impact of commercial operations through decreased emptying traffic, quiet emptying, lockable containers, and minimized odors.

The project team commissioned a Parking Study by Bunt & Associates to be reviewed with the concurrent Development Permit (Please refer to DP2019-2137) to ensure parking provided on-site will be to the satisfaction of The City of Calgary and in consideration of existing and future local on-street public parking management measures (Please see Parking Study Summary enclosed).

BUILDING HEIGHT

What We Heard

Residents expressed support for the proposed maximum building height of 11m although some concerns were expressed around the eventual heights of ancillary rooftop structures like mechanical equipment.

Project Team Response:

It's important to note that the proposed building height has been reduced from the existing, approved maximum building height of 14m. The proposal maintains longstanding relationships to built form and open space with Murdoch Park enclosed on three sides leaving the fourth open to views of the Downtown and Bow River valley.

The details related to rooftop mechanical requirements will be refined as part of the concurrent Development Permit application (Please refer to DP2019-2137). Rooftop mechanical equipment will be incorporated into the building design or hidden from public view to the greatest extent possible. Mechanical equipment will be screened if views from adjacent streets, sidewalks, or public spaces cannot be avoided.

COMMUNITY ASSOCIATION LETTER



Planning Committee
817 Centre Avenue NE Calgary AB T2E0G6
broccalgary.org

17 April 2018

Circulation Control
Planning, Development & Assessment #8201
The City of Calgary
PO Box 2100 Station M
Calgary AB T2P2M5

Attn: CPAG.Circ@calgary.ca
cc: Breanna Harder, File Manager (breanna.harder@calgary.ca)
Ali McMillan, BRCA Planning Director (planning@broccalgary.org)

To Whom It May Concern:

RE: LOC2018-0047 (85 TA & NE)

Thank you for the opportunity to comment with respect to this application. We have been working on various applications for these parcels of land since 2016.

This Land Use Application was most recently discussed pre-application at a meeting of our Planning Committee convened April 1, 2018. Notice of that meeting was given to neighbours adjacent to the subject parcel through emails that we had collected from previously concerned residents on prior applications we had for this parcel – and we also asked these residents to share with their neighbours. Approximately 6 neighbors attended, as did 3 regular Planning Committee members. The applicant attended the meeting along with Civic Works and did a presentation overview. Further, our Planning Director and the City Councillor had a pre-application meeting with this applicant.

At present the application is being submitted alongside a set of DP plans, proposed to follow in conjunction with this proposed change in land use, but this is not a true "tied to plans" application. The applicant's use of the word "concurrent" during the pre-application meeting had caused confusion for several attendees, and the applicant was encouraged to be precise about the lack of legal connection between the two distinct applications. Some at the meeting expressed issue with the uncertainty created by this lack of legal connection (many liked the high-quality design but no guarantees this is what will be built). Indeed, it was this same applicant who sought and obtained a prior land use amendment for the same site alongside a development proposal that the community was assured would be built, only to have that proposal not be built and this fresh land-use application be made instead. BRCA had opposed that earlier application for a land-use amendment, at a time when (among other

things) ARP discussions affecting the community had not even begun. Bygones are bygones, but the point is simply that we have been here before, in terms of looking at assurances of what will be built at the time of a bare land-use application.

Some adjacent residents raised concerns about the land use change to commercial in this residential area. Concerns about the implication of onset of commercial uses happening to the west into the low-scale quiet area of the community were raised. In the ARP work there has been discussion about the community wanting to use 7th St as a transition zone to the lower scale residential to the west of this street. Many felt that commercial uses should be concentrated on the "Main Street" of 1st Ave which is only one block away and that it would be undesirable to allow such uses along another street which is NOT similarly consider a "Main Street". Many mentioned that the existing "Main Street" shopping area along 1st Avenue is under-utilized already, and establishing additional commercial away from this area may further weaken the retail environment there.

Others (or, in some cases, the same people) conversely expressed the view that creating a low scale neighborhood commercial opportunity that interfaces with Murdoch Park could work well, provided that the uses align to activate the park and provided also that the eventual DP design addresses the public realm adequately. Several specific uses were presented to the community which to our understanding are in no way guaranteed i.e. Village Ice Cream, a coffee shop, and a juice bar. These uses are all very appealing to many residents in the area but there is definitely a concern that these uses are not solidified or could change to undesirable uses in the future (i.e. businesses don't survive over time). There were requests to restrict certain types of commercial uses. The community would prefer to limit certain uses in this location due to its sensitive location and different implications of various commercial uses – is this possible through the land use (i.e. no cannabis, no medical, etc)? The reality of this site facing Murdoch Park should be considered a key factor in respect of the land use application. It is easy to imagine a whole variety of commercial uses that might contradict, rather than enhance, enjoyment of the public park as a key community amenity.

Additionally, residents had typical concerns often expressed in this context about parking ratios, delivery trucks, and the traffic implications of a commercial use. With the proximity to Langwin School and the high traffic surges at school pick-up and drop-off times that adjacent neighbours already endure, they further expressed safety concerns about increased volumes and parking concerns that come with commercial uses. By way of example, one attendee at the meeting mentioned a worry about idling delivery trucks with refrigeration units.

Tied to this were concerns about adjacent parking along the park area being predictably converted to paid parking to manage congestion, which some expressed could become a detriment for community residents who go to the park with sports equipment, toboggans, or strollers; perhaps time-limited parking options could alleviate this.

Many were happy with the 11m height modifier to make the building fit into the surrounding context better, although some concerns were added here about what type of "mechanical hat", if any, beyond that base height might be added.

COMMUNITY ASSOCIATION LETTER

The applicant's early and broad engagement is very much appreciated. Aesthetically and operationally, the design-and-use presentation offered in support of the land use application has been generally well received. Large signage on site including renderings and broad posterboard drops are the gold standard for engagement and we strongly support this approach. Online information accessible to the community has been shared on social media. We appreciate this in-depth information being accessible to the community 24-7 and the ability for individuals to send feedback easily with all the applicable information at hand. In general, even from those who have expressed the concerns noted above, there has been positive feedback about the suggested development in architectural / aesthetic terms, and about the proposed specific uses.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors
Planning Committee

LETTER OF INTENT



May 22, 2019

Village Ice Cream
431 10th Avenue SE
Calgary, AB T2G 0W3

Attention: City of Calgary Councillors and the Mayor

Re: Village Ice Cream's Support for General Block (LOC2019-0047/DP2019-2317)

I wish to express my support for General Block (LOC2019-0047/DP2019-2317) and the intent of Village Ice Cream to partner with RNSQR as a retail tenant in Bridgeland. Village Ice Cream has signed a **binding Offer to Lease** and anticipates having a **fully executed lease** by the end of June of this year.

We couldn't imagine a better location than next to Murdoch Park in Bridgeland and are extremely excited to help make this project a reality.

We are attracted to RNSQR's well thought out and considered project; it serves as a unique neighborhood destination and the developer's vision for the project is perfectly aligned with our goals of creating places to connect, gather, share old memories and create new ones. We've been patiently searching for a suitable space in the community for some time now and have every intention to play an integral part in the growth and continued evolution that encompasses Calgary's Bridgeland community.

Kind Regards,

Billy Friley, Founder
Village Ice Cream

LETTER OF INTENT



To City of Calgary Councilors and the Mayor,

I am writing to express my support of RNDSQL's General Block development in Bridgeland (LOC2019-0047/DP2019-2317).

The Commons Calgary is keenly interested in becoming an office tenant within RNDSQL's General Block. As a locally owned and operated business with a mission to build a community of entrepreneurs we feel that RNDSQL and the vision for General Block are well aligned with our values. We wish to expand our offerings to Calgary's entrepreneurs, freelancers, and innovators to join Bridgeland's exceptional and growing vibrant urban community.

The development is well designed, attractive and will appeal to the needs of our diverse work, meet and play collective. We feel confident that this will not only be a new venue for our members to share, create, and achieve but a platform to continue to build community in Bridgeland. We cannot wait to move in!

Best,

Zach Lyster

The Commons Ltd.

hello@thecommonscalgary.com | www.thecommonscalgary.com | 403.452.7938
The Commons Ltd. | 1206 20 Ave SE | Calgary, Alberta | T2G 1N8

LETTER OF INTENT



To City of Calgary Councillors and the Mayor,

I am writing to express support of the General Block development proposal by RNSQR (LOC2019-0047/DP2019-2317).

Please also consider this as our expression of intent to partner with RNSQR as a long-term commercial tenant in General Block. We're thrilled to be able to find a home in Bridgeland in a space that is so well suited and located for our needs. The project is aesthetically pleasing offering our small locally owned business the opportunity to expand our operations and grow our business in another great Calgary neighbourhood. The location along Murdoch Park will build and reinforce a strong sense of community and contribute to the growing vitality of the area.

Bridgeland and Calgary will benefit from this modest project with the backing of a developer who is committed to supporting local businesses and changing our city for the better.

Regards,

Sebastian Sztabzyb
Co-Founder, Phil & Sebastian Coffee Roasters

VERBATIM COMMENTS

VERBATIM COMMENTS

As a result of the engagement process the project team received feedback via email, phone, and in-person. The following verbatim comments capture those submissions made directly to the project team in writing and are redacted for privacy.

"Hi, Interesting project and design....I love the idea of Village Ice Cream in the community, as long as the other commercial spaces are for vendors that are a bit more year round. Since we already have a few coffee shops, I have two potential suggestions for the commercial space....1) I might suggest approaching JUSU the juice bar on Edmonton Trail to see if they would be interested in one of the commercial spaces given being park side might increase their business sales with a better location; 2) I might suggest approaching a baked good shop such as Patisserie du Soleil (they have one store in the deep Deep South of Calgary and one downtown and I feel that Bridgeland might be an interesting opportunity for them as there is not anything like them in the community so far."

"Good afternoon ,

I own a small business at REDACTED in Bridgeland and am interested in getting more specific info about this project. I've checked the website - but there's nothing on timeline or development. Can you pls send? Thank you."

"As a resident of the area where your proposed commercial development is planned (7a st. NE Bridgeland, Calgary) I am responding to your invitation to engage. I was wondering if you could share with me the address(es) if any similar/comparable commercial projects which you/your team (and/or prior related business ventures) have fully completed. I ask this as I would like to see how a finished project of this nature would possibly integrate into a (currently) residential zoned area. Thank you in advance for your assistance with this matter."

"hi there, is NHBR coffee already confirmed for this building?"

PARKING STUDY

PARKING STUDY

The Parking Study completed by Bunt & Associates confirms the proposed relaxation is supportable and will not adversely impact on-street parking conditions in the area. The proposed mix of tenants reduces the off-site impact of the bylaw variance due to the shared parking considerations of their differing peak periods.

SCOPE

The Parking Study conducted by Bunt & Associates Transportation Planners and Engineers includes the following topic areas:

Bylaw Parking

- Calculate the bylaw parking requirement for the proposed development.

On-Street Parking

- Identify existing on-street parking restrictions in the area.
- Observe existing parking demand within a two-block radius of the site on a weekday and Sunday.

Relaxation Impacts

- Confirm the off-site impacts of the proposed development.
- Identify public realm improvements associated with the development.
- Review appropriateness of the bylaw relaxation based on City policies.

Active Modes

- Review connectivity and adequacy of pedestrian and cycling facilities near the site.
- Review transit service levels and connectivity to transit stops near the site.

KEY FINDINGS

Bylaw Review: The bylaw variance ranges from 1 to 23 stalls depending on ground floor tenants/uses. The draft Bridgeland-Riverside ARP proposes removing ground floor commercial parking requirements. If this ARP is approved by Council, the site will have a bylaw surplus.

Shared Parking: Shared parking demand results in an off-site parking demand of up to 10-11 stalls. This site peak occurs later than the street peak and as such could take advantage of the residual capacity.

On-Street Parking: The peak observed public on-street demand in a 2-block radius is 140 stalls (77%) resulting in a minimum of 41 available stalls. This exceeds the expected off-site parking demand for this project.

Relaxation Impacts: The development could reduce the available public parking supply in the area on weekdays (from 41 to 32 stalls) and Sunday (from 43 to 38 stalls). The proposal is consistent with the draft ARP guidelines for both parking supply and public realm improvements.

Pedestrians/Cyclists/Transit: The plan addresses a sidewalk missing along the site frontages on 7A St. The plan proposes new crosswalks on Centre Avenue NE at 7A Street NE. Nearby cycling routes include the Edmonton Trail Cycle Tracks and 1 Ave NE on-street bikeway. The site is within 500m of the Bridgeland-Memorial CTrain Station and 150m from bus stops for Route #90.

PARKING BY THE NUMBERS

PROVIDED PARKING

The bylaw parking check confirms that the development may require a bylaw relaxation of up to a maximum of 23 vehicle stalls (assuming only restaurant uses).



7
**ON-SITE PARKING
STALLS PROVIDED**

SHARED PARKING ANALYSIS

Shared parking analysis identifies an expected total site parking demand of up to 17 stalls on weekdays and 18 stalls on weekends. Given the on-site proposed supply of 7 stalls, this results in a residual off-site demand of 10 to 11 stalls.



11
**OFF-SITE PARKING
STALL DEMAND**

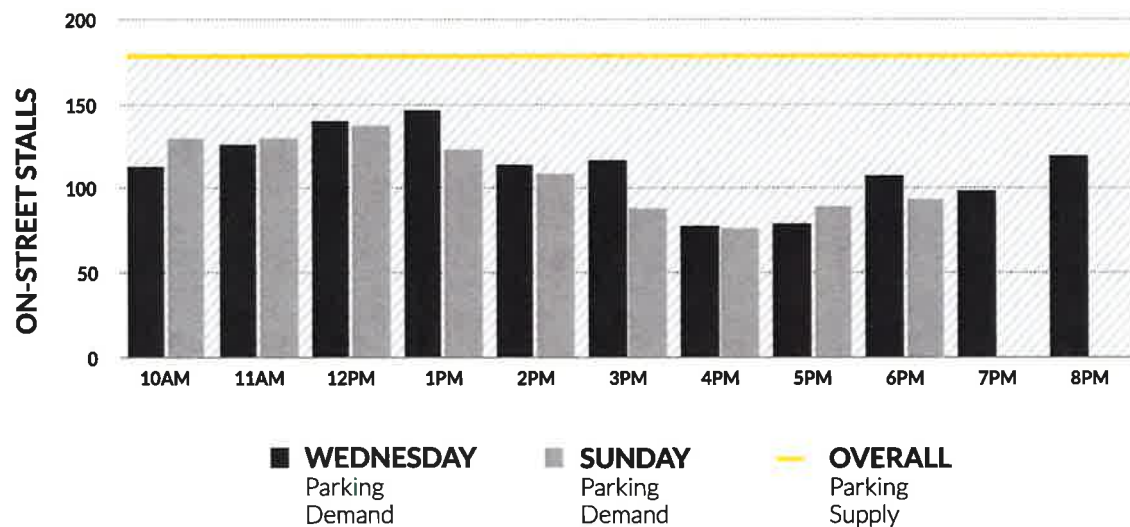
PEAK PARKING SURPLUS

The peak public on-street demand of 140/181 stalls within a 2 block radius occurred on Wednesday at 12PM resulting in a minimum unused supply of 41 stalls.



41
**OFF-SITE PARKING
STALL SURPLUS**

ON-STREET PUBLIC PARKING DEMAND (TOTAL)





Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Monday, July 15, 2019 1:54 PM
To: Public Submissions
Cc: Harder, Breanne
Subject: FW: [EXT] LOC2019-0047 bylaw 147D2019

Good afternoon Public Submissions,

Please see the below citizen concern: comments for LOC2019-0047 referring to bylaw 147D2019

Thank you in advance

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

One City, One Voice



ISC: Protected

From: Harder, Breanne
Sent: Monday, July 15, 2019 12:00 PM
To: City Clerk
Cc: tom@tomkitta.com
Subject: RE: [EXT] LOC2019-0047 bylaw 147D2019

Please see attached email re: LOC2019-0047.

(Tom, I've forwarded over to Clerks for inclusion in the agenda).

Breanne Harder, MPlan, RPP, MCIP
Senior Planner | Community Planning
Planning & Development
The City of Calgary | Mail Code: #8073
T. 403.268.5729 | calgary.ca
Municipal Building, 800 Macleod Trail SE
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

From: Tom Kitta <tom@tomkitta.com>
Sent: Monday, July 15, 2019 11:13 AM
To: Harder, Breanne <Breanne.Harder@calgary.ca>
Subject: [EXT] LOC2019-0047 bylaw 147D2019

Hello,

These are comments for LOC2019-0047 referring to bylaw 147D2019.

As I already stated in my previous written comments the project doesn't satisfy parking requirements for such development. Namely it feels like the developer wants to use city provided parking for tenants and users of the development. That city provided parking, right across the street from the development is for off leash dog park. It feels like the developer wants to make money from his project with the help of city paid parking spaces. Moreover heavy pressure on the off leash parking will make the park only accessible to locals & off leash parks are spaced in the city in such a way that a lot of people utilizing these drive from other parts of the city - i.e. its not your average park for just local use - this necessitates parking spaces.

I suggest the project be re-designed with appropriate considerations for parking in such a way city parking for nearby off leash park is not used.

Thank you for including these comments,

Have a great day,

Tom Kitta