

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: **Riverbend TOD**

Did you conduct community outreach on your application?  YES or  NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

RE&DS and its consulting teams held 2 Rounds of Engagement Sessions Prior to Submission and Following DTR1. Dates and details are listed below.

#### Round 1 (Q4, 2022 Prior to Submission)

- Councillor Kourtney Penner and the staff for Ward 11 (July 7, 2022 - virtual)
- The Riverbend Community Association (October 13, 2022 - virtual)
- The Millican-Ogden Community Association (November 15, 2022 – in-person at Millican-Ogden CA Hall)
- Open Houses by Special Invite for Adjacent Residents (November 21, 2022 6.00pm – 7:00pm): Flyers were delivered to adjacent residents, however, no adjacent residents attended the open house during this time slot
- Open House for all Residents (November 21, 2022 7.00pm – 9:00pm): 27 people attended the Open House

#### Round 2 (Q2 & Q3, 2023 Following DTR1 Comments)

- Informal on-site meetings and ongoing communication with most concerned adjacent residents (March 2023 onwards)
- Two On-Site Information Sessions for Affected Residents (August 28 & 29, 2023 In-person): 24 residents attended
- Open House for all Riverbend Residents (September 21, 2023 – in-person at Riverbend CA Hall)
- Councillor Kourtney Penner (October 4, 2023 In-person): 51 residents attended
- Closing the Loop Communication (October 27, 2023)

See **attached *What We Heard Report*** for further information and ***Closing the Loop Communication***.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

For the Meetings and Open Houses, RE&DS and its consulting team reached out to the following Stakeholders:

- Riverstone Road Most-Affected Residents
- Riverbend Community Association
- Millican-Ogden Community Association
- South Hill Mobile Home Park and Calgary Housing Company
- Alberta Cheese Company (Gay-Lea Foods)
- Caravan Mobile Home Park, an attempt was also made to deliver open house flyers but there wasn't an office or drop-off point available
- Councillor Kourtney Penner (Ward 11), Councillor Gian-Carlo Carra (Ward 9), and Councillor Evan Spencer (Ward 12)

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## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

#### Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main issue of concern related to the nature and timing of Riverstone Road connection to 24 ST and the Future Green Line Station. At the November 2022 Open House, in a smaller sample, more residents supported opening Riverstone Road for all modes of Traffic. However, there was a shift in opinion following further engagement. RE&DS team collected final Survey Feedback at the September 21, 2023 Open House. Of those who completed the survey:

- 22 supported a Transit-only opening
- 15 supported opening the road to All Modes of Traffic
- 11 did not support opening the Road in any way
- Three did not offer an opinion

Insufficient Parking, Noise, Traffic and Drop in Property Values for Riverstone residents were common themes expressed by those not in support of opening Riverstone Road vs broader community benefits of Connectivity to the Green Line Station and Access to 24 ST expressed by those in support.

Additional comments at the November 2022 Open House included pedestrian overpass over 24 ST, Integration with Riverbend Community, Consideration for Seniors Housing and Open Space.

See **attached *What We Heard Report*** for further information.

### How did stakeholder input influence decisions?

#### Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Below is a summary of how stakeholder input is integrated in the proposed plan and influenced related decisions:

**Riverstone Road:** Following feedback from Riverstone residents, the broader community and discussions with Calgary Transit and Cllr Penner, RE&DS revised Riverstone Road connection to a Controlled Transit and Emergency Access Only to be opened at a future date deemed appropriate by Calgary Transit. The City will re-engage with the residents prior to the opening of the road.

**Pedestrian Overpass:** RE&DS, in agreement with a number of subject matter experts at the City, is proposing an at grade crossing with Rectangular Rapid Flashing Beacon (RRFB) on the north side of the existing roundabout.

**Integration with Existing Riverbend Community:** The vehicular connection at Rivercrest Crescent, the pedestrian connection at Riverstone Road as well as pathway connections at the south end will make Riverbend TOD area integrate with Riverbend community.

**Consideration for Seniors Housing:** MU-1 sites create opportunities to accommodate Seniors Housing.

**Park Space and Open Space Amenities:** Over 20% of Riverbend TOD area proposed as open space in credit and non-credit MR, will include amenities for the existing Riverbend community and the new residents.

### How did you close the loop with stakeholders?

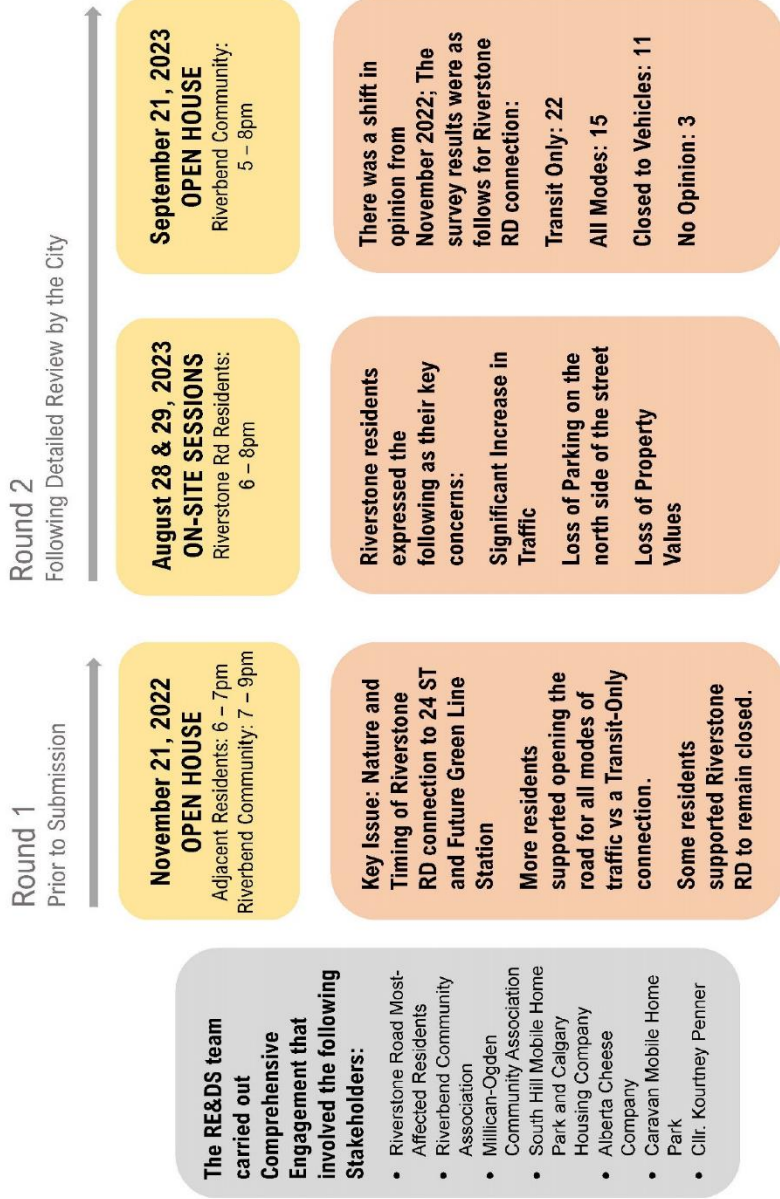
#### Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

On October 27, 2023, RE&DS closed the loop on Engagement with a message to concerned residents of City's decision to revise Riverstone Road connection to a Controlled Transit and Emergency Access Only to be opened at a future date deemed appropriate by Calgary Transit and that the City will re-engage with the residents prior to the opening of the road. RE&DS has received no further feedback from the residents. RE&DS will continue to provide updates through Project websites below:

- a. [riverbendtod@calgary.ca](mailto:riverbendtod@calgary.ca)
- b. <https://www.calgary.ca/realstate/RiverbendTOD.html?UTM-Source=Future-Development>

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# ENGAGEMENT SUMMARY



**Round 1**  
Prior to Submission

**Round 2**  
Following Detailed Review by the City

**The RE&DS team carried out Comprehensive Engagement that involved the following Stakeholders:**

- Riverstone Road Most-Affected Residents
- Riverbend Community Association
- Millican-Ogden Community Association
- South Hill Mobile Home Park and Calgary Housing Company
- Alberta Cheese Company
- Caravan Mobile Home Park
- Cllr: Kourtney Penner

**November 21, 2022 OPEN HOUSE**  
Adjacent Residents: 6 – 7pm  
Riverbend Community: 7 – 9pm

**Key Issue: Nature and Timing of Riverstone RD connection to 24 ST and Future Green Line Station**

**More residents supported opening the road for all modes of traffic vs a Transit-Only connection.**

**Some residents supported Riverstone RD to remain closed.**

**August 28 & 29, 2023 ON-SITE SESSIONS**  
Riverstone Rd Residents: 6 – 8pm

**Riverstone residents expressed the following as their key concerns:**

- Significant Increase in Traffic
- Loss of Parking on the north side of the street
- Loss of Property Values

**September 21, 2023 OPEN HOUSE**  
Riverbend Community: 5 – 8pm

**There was a shift in opinion from November 2022; The survey results were as follows for Riverstone RD connection:**

- Transit Only: 22
- All Modes: 15
- Closed to Vehicles: 11
- No Opinion: 3

**CLOSING THE LOOP**

On October 27, 2023, RE&DS closed the loop on Engagement by advising the residents that Riverbend TOD plan will be revised to show a Transit and Emergency Only connection at this time to be opened at a future date deemed appropriate by Transit.

The connection allows for All Modes, should the City and Community decide that in the future.

RE&DS will continue to provide updates through Project websites below:  
a. [riverbendtod@calgary.ca](mailto:riverbendtod@calgary.ca)  
b. <https://www.calgary.ca/realstate/RiverbendTOD.html>



## Riverbend Transit Oriented Development (TOD) What We Heard Report

December 8, 2022

Revised: September 26, 2023

Prepared by Britt Radius

### Executive Summary

Real Estate & Development Services (RE&DS) is proposing a Transit Oriented Development (TOD project) on approximately 14 acres located south of Glenmore Trail, west of 24 Street SE and adjacent to the community of Riverbend.

RE&DS did two rounds of public engagement for this project.

**We completed the first round in the fall of 2022** before RE&DS applied to Planning and Development. We engaged with residents, neighbours, community organizations and public officials with ties to the Riverbend TOD. Engagement included:

- Meeting with two community associations
- Ward 11 Councillor Kourtney Penner.
- Holding a well-publicized open house on Monday, November 21, 2022
- Developing a project email and project website.

**We completed the second round in the fall of 2023** while the City of Calgary's Development Applications Review Team (DART) reviewed RE&DS' application.

RE&DS continued one-on-one engagement with residents adjacent to the proposed development via email and phone. In late August, it also held two on-site information sessions for most affected residents at the east end of Riverstone Road SE. In late September, it had another well-publicized open house on Thursday, September 21, 2023.

### What We Heard: Round 1

The November 2022 open house attracted limited attendance.

Twenty-seven participants shared the most feedback about traffic, vehicular access, and road connectivity between Riverbend and the proposed development. There was an open debate among participants about whether Riverstone Road and Rivercrest Crescent should be open for traffic to and from the proposed development.

We heard far less about the proposed development's potential height or density. Only two open-house participants expressed concerns on comment cards about the height of the buildings, the proposed density, shadowing and sightlines. There were no concerns about the amount of proposed public realm space.

## What We Heard: Round 2

RE&DS held follow-up sessions in August and September of 2023. They included two on-site information sessions for nearby residents and a community meeting. All sessions saw much better attendance thanks to increased awareness in the community.

In its application, RE&DS proposed removing street parking on the north side of Riverstone Road SE so that transit and all other modes of transportation can travel between Riverbend and the station.

The opening is a critical topic, and with limited participation in the first round, RE&DS opted to seek further feedback about traffic, vehicular access, and road connectivity between Riverbend and the development.

We held the on-site information session for residents immediately adjacent to the end of Riverstone Road SE. They were very vocal and sometimes emotional in opposing opening the road. Many expressed concerns about losing access to street parking in front of their homes and the effects of more traffic, including noise and safety issues.

We held a public open house for the entire community, and we asked participants to complete feedback cards with a survey indicating their preferences for the future of Riverstone Road. The results were different from what we heard from nearby residents.

- 22 supported a Transit-only opening on Riverstone Road
- 15 supported opening Riverstone Road to all modes
- 11 did not support opening Riverstone Road in any way
- Three did not offer an opinion

Like round 1 engagement, there were fewer concerns about the height or the density of the proposed development, and there were no specific concerns about the amount of proposed public realm space.

Further details are included later in this report. Remarks in *italics* indicate verbatim feedback.

## Professional Services

RE&DS used the stakeholder engagement firm Britt Radius for both rounds of engagement in 2022 and 2023. Britt conducted a series of public engagement sessions with public officials, community organizations and the public.

Britt's team includes professionals with formal training and experience in public engagement.

## Access

RE&DS selected Riverbend Community Centre for community meetings because of its central location, convenient parking and handicap access for those requiring it. All events started at the end of the workday and went into the early evening.

## Round 1 Engagement Activities

For the first round of engagement in 2022, RE&DS started the engagement process by meeting with public officials and community organizations to discuss the proposed development. We met with

- Councillor Kourtney Penner and the staff for Ward 11 (07/21/2022)
- The Riverbend Community Association (10/13/2022)
- The Millican Ogden Community Association (11/15/2022).

Britt also briefed Darren Garlough, the Communications Liaison for Ward 12, about the proposal.

## Round 1 Open Houses - November 2022

On Monday, November 21, 2022, RE&DS held two open houses at the Riverbend Community Centre. The engagement team invited residents adjacent to the proposed development to a 60-minute meeting to share concerns as the potentially most affected parties. The public was invited to participate in an open house from 7:00 p.m. to 9:00 p.m.

With the assistance of the Riverbend Community Association, RE&DS extended public invitations to the open house via social media and the community's website. Bold signs were also posted around Riverbend, Millican-Ogden and South Hill, and the engagement team delivered print invitations to households immediately adjacent to the parcel and along Riverstone Road.

The engagement team distributed open house flyers at the Riverbend and Millican-Ogden community centres, the South Hill Mobile Home Park, and the Alberta Cheese Company (Gay-Lea Foods) building. An attempt was also made to deliver open house flyers to the Caravan Mobile Home Park, but no office or drop-off point was available. They also sent an email invitation to Gus Listas, Property Manager, Calgary Housing Company, and open house invitations to Councillor Kourtney Penner (Ward 11), Councillor Gian-Carlo Carra (Ward 9), and Councillor Evan Spencer (Ward 12).

Britt Radius collaborated with RE&DS and the prime consultant Situated to create a simple 25-minute presentation and a set of 11 presentation boards about the proposed development. The team delivered this presentation at the open house and sought to ensure that participants received ample time for questions and feedback.

The open house hosts also asked residents to complete a brief survey about their preferences for opening Riverstone Road and Rivercrest Crescent to vehicular traffic.

## Round 1 Open House Participation

Despite having delivered invitations door-to-door, no residents adjacent to the parcel attended the open house expressly set up for them. Of the 27 people who participated at the 7:00 p.m. open house, 25 were residents of Riverbend, one was a resident of Quarry Park, and another was a resident of South Hill.

## Round 1 Open House - What We Heard

### Traffic, vehicle access and vehicular activity

Traffic, vehicle access, and vehicular connections between Riverbend and the proposed development were the most controversial topics.

**Opposing views:** The most vocal participants said they did not want vehicle access between Riverbend and the proposed development on Riverstone Road. A couple suggested that Riverstone Road and Rivercrest Crescent should remain entirely gated for Transit. The main concerns were increased traffic, safety and the limited street widths.

- *More traffic concerns – safety within the entire community with traffic*

**Supporting views:** Others at the open house said they preferred to see Riverstone Road and Rivercrest Crescent open. They desire easy access to services, amenities, and transit options at the new South Hill LRT station. They also wanted new residents to have easy access to schools in Riverbend to ensure they remain open.

- *Riverbenders need to access the Greenline by car – Kiss & Ride*

### Survey Results

- Eleven respondents wanted Riverstone Road open to all traffic.
- Three said Riverstone Road should be open to transit, pedestrians and bikes only
- Three want the status quo - locked gates with access for emergency vehicles only.

One was “undecided,” and another was “open to other options.” The remaining participants did not submit survey cards.

**Other issues:** Two participants raised concerns about controlling and coordinating increased traffic on 24 Street SE.

### Pedestrian Overpass on 24 Street SE

The provision of a pedestrian overpass on 24 Street SE was a popular topic of discussion among open-house participants. Some felt that a pedestrian bridge is a required infrastructure that should be funded by the developer or through development levies.

- *A pedestrian overpass is a must.*
- *Pedestrian access across 24th needs to be fully funded by the developers!*
- *Need to have a pedestrian bridge/bike access to the new LRT station.*

A pedestrian overpass was a high priority among participants because Riverbend residents want safe, convenient pedestrian access to South Hill Station.

### Additional Comments

Participants shared a variety of other feedback after the open house presentation.

- *Riverstone residents put a high value on park space.*
- *Be clear on the vision – is this part of Riverbend or not?*
- *Connect with CBE - where will designated schools be?*
- *Consider seniors' housing - difficult for seniors to retire in homes with multiple stairs.*
- *Lights at 24th Street and Glenmore SE are an issue. Please do a timing study.*
- *Participants "hope the conversation will continue."*

Participants shared other feedback on comment cards, including

- *Concerned about beautiful pathways, consider fishing ponds and wooden bridges.*
- *Riverbend community should have a sign entering the community as compensation for the project.*
- *It is very important to have a clear vision for how this new development will be integrated with school districts, community associations, roads, etc. If the vision is for it to be part of Riverbend, the access need is critical.*
- *Concerned about the height of the multi-unit buildings behind Riverstone Close. Smaller units were considered for behind Riverstone Rd. because of existing houses.*
- *I am highly in favour of high-density housing, access to LRT on foot and car access in and out. I also think this should be added into the community of Riverbend.*
- *Concern about loss of mature trees in the area. Riverbend has boring tree diversity, so please plan for new species.*
- *Please connect with school district early. Schools are on low-number watch lists.*
- *Interested in seniors housing for aging population*
- *I think the current plan for bike path is limited and should extend down Riverstone Road.*
- *We have concerns regarding shadows on our backyards due to the multistory development—additional concerns about the loss of our unobstructed views. The park at the south along 24th could also be a source of safety concerns so a "safe" design should be paramount. Since the local CPS community station closed, I am concerned with response times with added density. Southern MU-1 Designation should be at most half height of other MU-1 zones for shadow/view.*

## **Round 2 Engagement Activities**

As news of the proposal spread in Riverbend, RE&DS started receiving questions and comments from residents near the development.

Michael Carnegie, Project Manager, Real Estate & Development Services, met with the most concerned and affected residents to explore options for opening Riverstone Road SE while minimizing the impact. At RE&DS' request, Britt organized

- Two on-site information sessions for affected residents
- One public open house for residents of Riverbend



### **On-site Information Sessions - August 2023**

On Tuesday, August 29 and Wednesday, August 30, 2023, RE&DS held the two evening on-site information sessions. The purpose of on-site information sessions was to share information about the RE&DS proposal and to collect any concerns from adjacent residents.

Before these evenings, RE&DS dropped letters to residents on the affected parts of Riverstone Road SE. The letters

- Explained the proposed application and its potential impact on Riverstone Road SE
- Invited residents to two three-hour walk-up sessions at the road's eastern end
- Explained the purpose of the walk-up sessions

Britt Radius collaborated with RE&DS on a set of presentation boards about the proposed development and changes to Riverstone Road SE. RE&DS also arranged for an extended team to meet with residents, answer questions and collect feedback. On hand were

- The project's external consulting team, coordinated by Situated
- Members of the City of Calgary's DART team
- RE&DS communications staff
- Representatives from the Ward 11 Councillor's office

### **Participation - On-site Information Sessions**

Despite having delivered invitations door-to-door, some residents complained that they did not receive notice of the on-site information sessions. Regardless, we collected contact information from 24 residents. We also collected 19 pieces of written feedback.

A few residents expressed opposition to the project aggressively and were reminded to share their feedback respectfully.

## **Round 2 - On-site for Residents - What We Heard**

### **Traffic, vehicle access and vehicular activity**

As in round 1, traffic, vehicle access, and vehicular connections between Riverbend and the proposed development were, by far, the most controversial topics.

Of the 19 feedback forms received, all opposed opening Riverstone Road to all modes of traffic. The main concerns were parking, increased traffic, noise, and safety.

- *I don't believe that Riverstone Rd is an acceptable transit corridor. (Why is it?)*
- *Parking on the street since it will be removed must have some kind of parking lot for local residents as a replacement.*
- *Noise/Traffic – I appreciate the expansion idea but I'm sad that my quiet street may become a bus route.*
- *Please do not open the road to general public. Kids and animals are already in danger with a blind corner.*

- *As we will no longer have access to our parking spaces (on the northern side of Riverstone RD) we would like for other designated parking spaces such as a nearby public lot.*

Some suggested that traffic should use Glenmore or other routes

- *There is also a corridor just south of here between 18th Street and 24th Street by the baseball diamond. Was this overlooked? It's much wider and more centrally located for all Riverbend residents to access and would also be a much cheaper option as well as safer.*

### **For and against a Transit-only connection**

Five feedback forms suggested that Riverstone Road could be gated for Transit only.

- *I would like for the road opened to transit only, not to the public.*
- *I'm ok with the transit route through but the traffic on the street will be too much*

### **Disruption of services**

Several participants were concerned that changes would disrupt neighbourhood services.

- *I am almost sure that we can't have garbage collection and parking for cars only on the south side of street, especially during winter.*
- *On garbage days we are required to push the bins past parked vehicles for ease of pick up, narrowing the street further.*

### **Property Values**

Several participants felt that opening the road would devalue their properties due to traffic and noise. Some asked whether they would be compensated for changes.

- *My main issue with this plan is devalue of my property because of noise and traffic and losing peacefulness of my living place.*
- *What is the City's plan/Developer's plan to compensate homeowners for the inevitable decrease in property value?*
- *Property value compensation or buy out.*

### **Form and size of development**

Two written remarks shared concerns about the form and density of the development.

- *Our primary issue is in regard to the massive complexes that will be going up next to houses that were built in 1993, thus eliminating our community's "small town" feel. We've been informed that new residents of the complex will receive only one underground stall per unit.*
- *Adding over 500 units to such a small area drastically changes the dynamics of the community. This is a quiet single-family neighbourhood that you are disrupting with this plan.*

## Round 2 Open House - September 2022

On Thursday, September 21, 2022, RE&DS held a final community meeting at the Riverbend Community Centre.

RE&DS extended public invitations to the open house via social media. The Riverbend Community Association also helped promote the event through social media channels. Bold signs were also posted around Riverbend, and RE&DS delivered print door hangers to households immediately adjacent to the parcel and along Riverstone Road. We extended open house invitations to the office of Councillor Kourtney Penner (Ward 11).

Britt Radius revised the round 1 open house presentation and brought presentation boards from on-site meetings in August.

There was some community controversy in social media about opening the road, and the team was concerned about open conflicts between residents. The event was conducted as an open house rather than a town hall. Some participants were anticipating an opportunity to express their opposition to the opening publicly, and they expressed their disappointment with the evening's format.

The Riverbend Community Association also declined to comment on the proposal, citing a desire to respect differing opinions among its board and membership. We await further correspondence from the community association but note their continued advocacy for quality of life in Riverbend, with particular attention to safety and beautification.

The open house hosts also asked residents to complete another brief survey about their preferences for opening Riverstone Road to vehicular traffic.

## Round 2 Open House - What We Heard

**Survey results:** We collected feedback from this event on comment cards that included a survey concerning Riverstone Road. Of those who completed the survey

- 22 supported a Transit-only opening
- 15 supported opening the road to all modes
- 11 did not support opening the street in any way
- Three did not offer an opinion

Not opening the road wasn't a survey option, so participants wrote in their preferences. A few asked why it was not offered as an option.

### Traffic, vehicle access and vehicular activity

Traffic, vehicle access, and vehicular connections between Riverbend and the proposed development were the most controversial topics.

**Transit-only opening:** Most at the open house were willing to consider opening Riverstone Road to Transit. Some felt it was important for accessibility to the new Green Line station.

- *I like the accessibility to the green line (3 access points).*
- *This parking problem will only get worse if we don't remove barriers to transit.*
- *Opening Riverbend to the Green Line and welcoming increased density housing into the community is great.*

However, some still had concerns.

- *Opening only to transit is the much-preferred option, but even that will greatly impact the houses on that street.*
- *If the street is opened to transit only, I would highly suggest it is opened as a one-way only.*
- *That road was not intended to handle the increase in traffic, and it would be very unfair to the residents there. A transit-only option would certainly be the lesser of two evils.*

**Opening to all modes:** Fewer supported opening the road to all modes. They said

- *We value the addition of higher-density development in the neighbourhood. We would want residents to be connected and a part of the community.*
- *I think opening the road will benefit the community.*
- *Main benefit – reduce congestion and choke points along 24/18 Street. Provide alternative access in/out of the community.*

**Keeping Riverstone Road closed:** The most vocal participants at the open house wanted Riverstone Road to remain closed, but this was the least popular option in written feedback. This may have been because it was not offered as a survey option.

Written feedback was extensive and followed several themes. There were concerns about

- No longer having access to street parking in front of their homes
- Having insufficient space to park their vehicles on their property
- Having to park cars on side streets further away from their homes
- The volume of traffic, more noise and safety issues as a result of opening
- The capability of the road to handle more traffic, given the limited width

Examples of specific comments about parking, traffic and access included

- *Removing parking on Riverstone Road is not a viable option for residents, especially without alley access.*
- *The City of Calgary did a study years ago and concluded they would not open Riverstone Road as it would be used as a shortcut. The road was not suitable for the increase in traffic. I suggest you find that study and read the details. Simply eliminating parking on one side will not be sufficient.*
- *How can you take away street parking in a residential area? This will affect their property. How are they to be compensated for the decrease in property value?*
- *Bus to go down Rivercrest Drive to station and Ring and 18 Street back – This will not affect any homes.*

There were several follow-on concerns, including

- Impact on property values if street parking was removed
- A need for permit parking
- An increase in crime if Transit were to open a route along Riverstone Road
- Impact on the natural setting and wildlife

Feedback about house values were as follows.

- *Houses are less attractive for resale on busy streets or transit routes as opposed to cul de sac communities.*
- *As the neighborhood realtor, opening to all traffic will be a huge detriment to the community.*

A couple of comments suggested that the City should compensate residents for removing street parking and the perceived impact on house values.

- *I would propose that if the City insists on opening the road that they should purchase all of the houses on one side to the street and open it up for the correct width required and remove those houses all together. This would solve part of the parking issue and give enough space for the City to design the road with applicable parking and capacity*
- *Why are there no proposed alternatives other than the disruption of members of the community without any proposed compensation?*

Some comments were in favour and opposed to permit parking.

- *Parking in residential areas may lead to permit parking, costs \$\$*
- *Also plans for permit parking in the immediate area should be considered.*

Others raised concerns about crime.

- *More crime with greater access to our neighborhood*
- *There have already been numerous thefts and property damage incidents*
- *The neighborhood will already be victims to an increase of crime once the Green Line Station opens.*

A couple introduced concerns about the natural environment and wildlife.

- *Animals living in green space will be endangered*
- *Birds of prey protected by Wildlife Act.*
- *You would also be destroying nature by taking out the trees. I have seen deer, rabbits and coyotes run through there.*

### **Additional Comments**

Participants shared other feedback on comment cards, including the following topics.

- *We need a pedestrian corridor on the north side (east/west). We need to connect Rivercrest Crescent to 24 Street.*

- *This route needs to be open during construction as quite a few people walk this route including myself in order to get to work.*

There was specific feedback about changes to Transit and parking at South Hill Station.

- *We support the development: But do not think the road needs to be opened prior to the station being built and then, only buses*
- *Why not put the bus road through the green space off 21 Street by the baseball diamond?*
- *Needs Park and Ride*
- *No parking at C-train Station? – How realistic is this. People are still going to drive then park in the residential area and take away more parking from residents. There needs to be a parking lot at the station.*
- *The idea that there will not be a park n ride at the LRT station needs to be shared with the public and residents.*

Three comments were about the density, design and construction of the new development.

- *Please consider implementing measures that protect the walkable pathways along 24 Street; Add a full sound barrier, similar to what is in place further down 24 Street. Ensure adequate lighting is in place along 24 Street. Timed signals would be helpful. Main benefit – reduce congestion and choke points along 24/18 Street. Provide alternative access in/out of the community.*
- *I would rather have all the MU-1 parcels be zones MU-2*
- *Multi-unit (re-zoning) so that our residential areas too multi-unit and encroaching on our nice single-family houses.*

## CLOSING THE LOOP COMMUNICATION

**From:** City of Calgary - Real Estate & Development Services <[realestate@newsletters.calgary.ca](mailto:realestate@newsletters.calgary.ca)>  
**Sent:** Friday, October 27, 2023 10:35 AM  
**To:** Carnegie, Michael <[Michael.Carnegie@calgary.ca](mailto:Michael.Carnegie@calgary.ca)>  
**Subject:** Application update: Proposed Riverbend redevelopment



Hello, and we hope this message finds you well.

Thanks to the valuable input shared through open houses, pop-up events and correspondence, **we have revised our Riverbend Transit-Oriented Development application to propose a transit-only route** for Riverstone Rd SE, with cycling, walking and wheeling to be permitted as well.

With respect to this, please be aware that:

- There is no immediate timeline for the use of Riverstone RD SE by buses. Meanwhile, the road will remain unchanged.
- When the time comes to remove parking and open Riverstone RD SE for transit we will re-engage with residents. There is currently no timeline for this.
- We anticipate the future access for buses and emergency vehicles to be via an electronic gate.
- Some of you had questions about how parking zone policy might help mitigate future impacts. To learn more about the Residential Parking Permit (RPP) program, how to apply and the associated costs, please visit [calgaryparking.com](http://calgaryparking.com).

This brings to a conclusion the applicant-led engagement as summarized in the [What We Heard](#) report included with the application.

Remaining steps in the process are as follows:

1. Application review: If you have any concerns with the information provided in the [What We Heard](#) report, you are invited to also submit comments directly with the application review team, [here](#). Comments are being accepted until November 27, 2023.
2. Calgary Planning Commission (December 2023 at earliest): A CPC meeting will be scheduled once the review team is ready to present its recommendation (approve/refuse) to Planning Commission. Once this meeting is scheduled, we will inform you of the meeting date, time, location, agenda, reports, attachments and video links.
3. Public Hearing (early 2024): A Public Hearing will be scheduled once CPC is ready to make its recommendation (approve/refuse) to Council. Again, we will share details of Public Hearing once it has been scheduled.

Thanks again for your continued interest and engagement in this project.

Mike Carnegie, project manager

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[W calgary.ca/riverbendTOD](http://calgary.ca/riverbendTOD)

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### About us

The City works to develop, sell and lease City-owned land and property to create vibrant communities, attract diverse and quality employers, support the development of affordable housing and fund the purchase of land needed for future infrastructure. To view all sales and leasing listings, visit [calgary.ca/realestate](http://calgary.ca/realestate).