

Applicant Outreach Summary

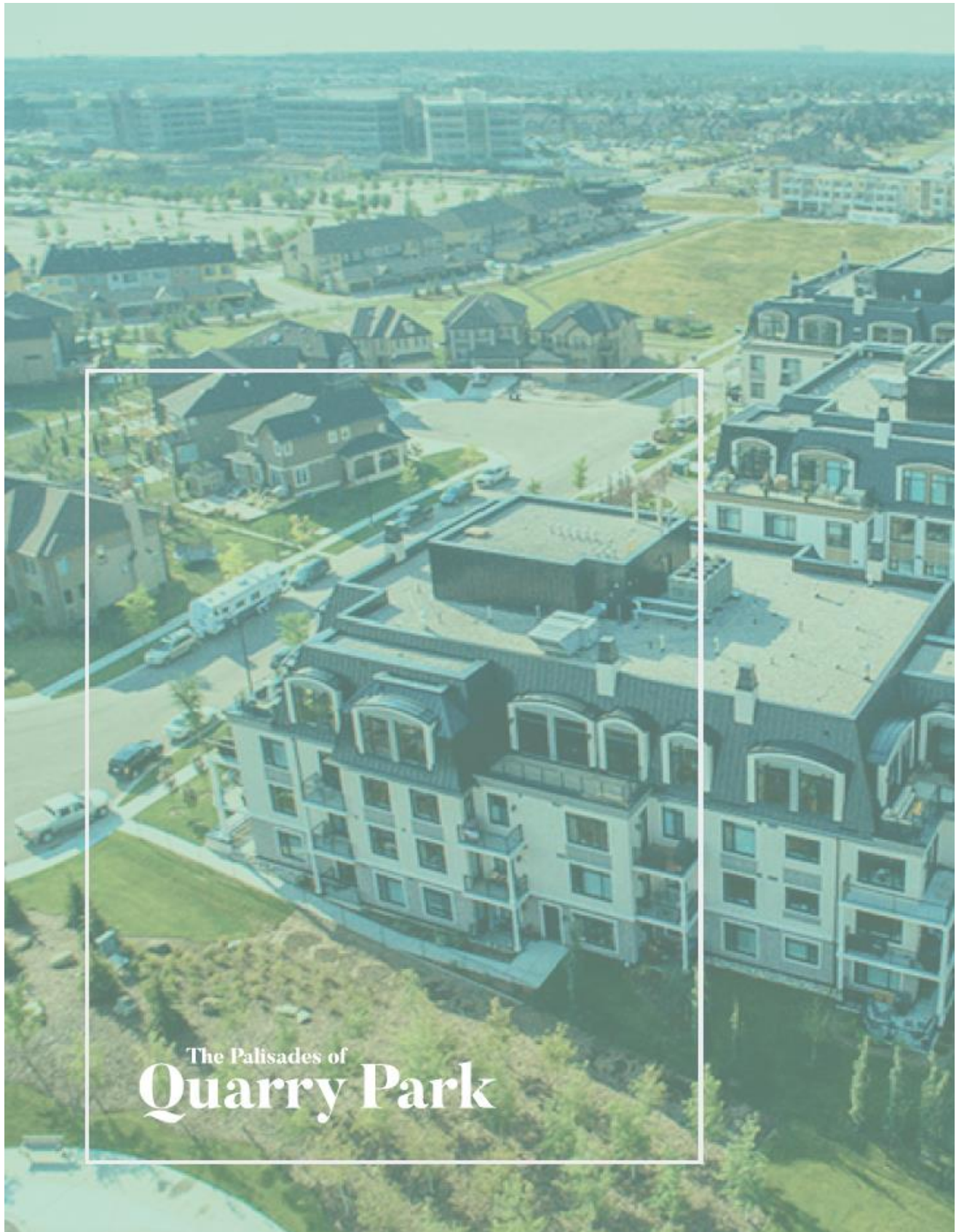


The Palisades of **Quarry Park**

Land Use Redesignation
& Policy Plan Amendment

Engagement Summary







Contents

1.0	INTRODUCTION	01
2.0	ENGAGEMENT OVERVIEW	03
2.1	Virtual Information Session Overview	03
2.2	Project Timeline	04
2.3	Promotions and Advertising	04
3.0	WHAT WE HEARD	05
3.1	Online Feedback Form Results	05
4.0	NEXT STEPS	09
FIGURE 01: The Palisades of Quarry Park Site Location		02
APPENDIX A: QUESTIONS AND ANSWER SHEET		
APPENDIX B: VIRTUAL INFORMATION SESSION VERBATIM COMMENTS		
APPENDIX C: VERBATIM ONLINE FEEDBACK FORM COMMENTS		



Click on each section to navigate directly to that page



1.0 Introduction

Remington Development Corporation is pursuing an application for Land Use Redesignation and Policy Plan Amendment for The Palisades of Quarry Park in the southeast neighbourhood of Riverbend.

The Palisades of Quarry Park plan area is approximately 17 acres (7 hectares) and is bordered by 24 Street SE to the east, 96 Avenue SE to the north, and Quarry Crossing business park to the south (see **Figure 1**). Initially approved for office buildings in 2015, construction commenced on elevator cores and underground parking but was left incomplete. Remington aims to develop the area for multi-family residential development, utilizing existing infrastructure and enhancing housing diversity for Quarry Park and neighbouring communities.

The project team initiated early engagement with area residents and the City of Calgary, and submitted the land use application on November 30, 2023. The public was engaged through a Virtual Information Session on December 4, 2023, at 5:30 pm, and was attended by 21 participants who submitted 52 questions and comments. The online feedback form, active from December 4 to 15, received 12 submissions from community members. This report provides a summary of public feedback.



This aerial map shows the Quarry Crossing Business Park area in Kent, WA. The subject lands are highlighted in green. The map includes labels for 'River Rock Road SE', 'Quarry Park Blvd', 'Quarry Crossing Business Park', 'Quarry Commercial', 'YMCA & Library', 'Ecco Recycling', 'Future Green Line Station', and 'Shepard Industrial'. A legend at the bottom left indicates 'Subject Lands' with a green box. A north arrow is in the top right corner.



2.0 Engagement Overview

2.1 Virtual Information Session Overview

The project team held a Virtual Information Session over Zoom on Monday, December 4, 2023, at 5:30 pm, with a total of 30 registrations and 21 attendees on the evening of the session. The project team shared a presentation during the Virtual Information Session providing an overview of the Land Use Redesignation application, including the current site conditions and approvals, new intentions for the project, the next steps for engagement, and the timeline for the application. The session concluded with a question-and-answer period where the project team responded to 52 questions and comments submitted through the chat function. The project team shared a link to an online feedback form during the event and shared the link with all participants following the event.



To access the Virtual Information Session recording, please use the following link:
<https://www.youtube.com/watch?v=8fLaXMboJqM>

The questions were consolidated and compiled into a Question-and-Answer Sheet (see **Appendix A**), and the verbatim comments are included in **Appendix B**. The key themes of the questions and comments are as follows:



Proposed Building Heights and Housing Product
(Proposed building height, height and grading comparison, housing mix, unit ownership / price point).



Density and Population
(Anticipated increase in population, market research and school capacity).



Transportation Network and Parking
(Traffic improvements, increased traffic volumes, access points, parking and underground parkade).



Amenities, Open Space & Pedestrian Connectivity
(Commercial land use, amenities, landscape buffer, off-leash park and pedestrian connectivity).



Process, Timeline and Engagement
(Future public engagement, project timeline, and other Remington Development Corporation projects).



General Project Questions and Community Feedback
(Adjacent landfill, community name, property taxes and community feedback).



2.2 Project Timeline



2.3 Promotions and Advertising

The Virtual Information Session was promoted through the following range of tools and tactics to ensure interested community members were informed on event details (i.e., project overview, date, time, location):



Community Association Invitations | November 15, 2023

The Riverbend Community Association and DouglasQuarry Community Association were emailed prior to public notice and asked to share the invitation on their public social media platforms.



Project Website | November 17, 2023

The Palisades of Quarry Park project website was launched as a resource for sharing updates and information with the community. Click the link here: palisadesofquarryparkengage.ca



Road Signs | November 20, 2023

Three temporary road signs were installed at the project site as well as high-traffic areas within the community, including in front of the Remington office on 18th St and in front of the market on Quarry Park Park Blvd.



Reminder Email to Registrants | December 4, 2023

A reminder email was sent prior to the Virtual Information Session to remind all registrants how to join the Zoom webinar.



3.0 What We Heard

An online survey form was created to provide an additional opportunity to gather feedback from community members on the project and Virtual Information Session. The form was open to the public from Monday, December 4, to Friday, December 15, 2023. If they did not attend the Virtual Information Session, a presentation recording was made available online. In total, 12 respondents completed an online feedback form. Additional details about the form questions and public responses received are summarized below.

3.1 Online Feedback Form Results



After reviewing the information presented, do you have any comments or questions about The Palisades of Quarry Park project? (11 responses, 1 skipped)

The verbatim comments submitted in this field have been included in Appendix C.

The following key sentiments were identified in the comments received:

- **Building Height:** One participant was surprised at the proposed building height, and one participant advocated for keeping the building at the previously approved four storey height.
- **Traffic and Transportation Network:** Concerns about increased traffic considerations and efforts to alleviate increased traffic volume. One participant noted that they liked the inclusion of a roundabout in the plan.
- **Development Boundary and Landscape Buffer:** One participant commented on the importance of area A and portions of area B remaining a landscape buffer and the importance of respecting the existing boundaries. The respondent also opposed lane access onto the site and suggested ensuring the landscape buffer remains undeveloped.
- **Community Amenities and Services:** Two respondents asked about retail and commercial space amenities on site. One participant suggested daycare services and small shops such as bakeries or coffee shops. One person requested a residents-only small dog area.
- **Densification and Infrastructure:** One comment supported the housing development and densification, especially considering limited housing options and proximity to a future LRT station. One participant raised concerns about the population increase and wanted to ensure adequate school capacity.
- **Timelines and Construction:** One participant wanted to confirm the expected timeline for the development and is concerned about the use of styrofoam in construction.



What do you like about the Proposed Land Use Concept shown during the information session?
(8 responses, 4 skipped)

The verbatim comments submitted in this field have been included in Appendix C.

The following key sentiments were identified in the comments received:

- **Supports Development of Site:** Three respondents noted they look forward to the site being developed and landscaped after years of the land remaining untouched. One participant agreed with the proposal but wants to ensure there are adequate traffic adjustments to support the increased population. One individual noted a positive assessment of the project scale for the neighbourhood.
- **Negative Assessment of Land Use Concept:** Two respondents stated they do not approve of the land use concept.
- **Desire for Additional Commercial or Infrastructure Support:** One participant stated their support of the development depends on the development of another firehall that is built to support the demand and commercial amenities.



What would you change about the Proposed Land Use Concept shown during the information session?
(9 responses, 3 skipped)

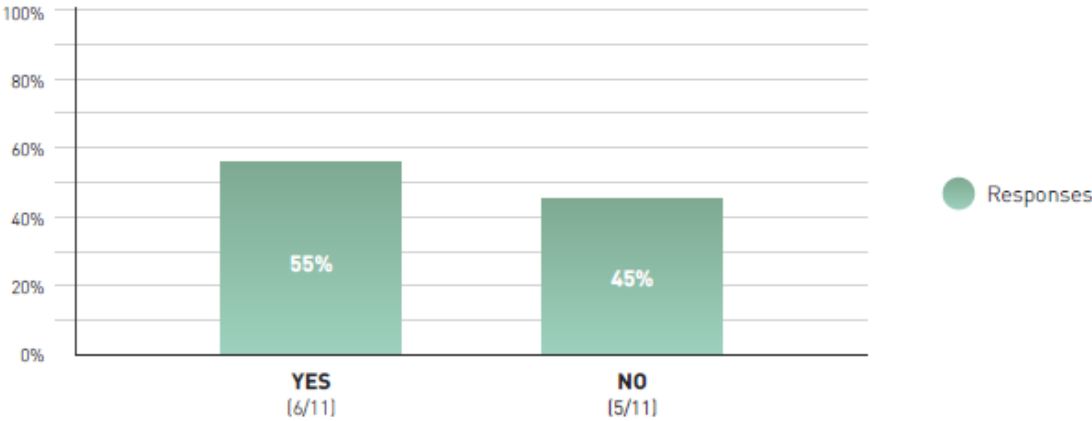
The verbatim comments submitted in this field have been included in Appendix C.

The following key sentiments were identified in the comments received:

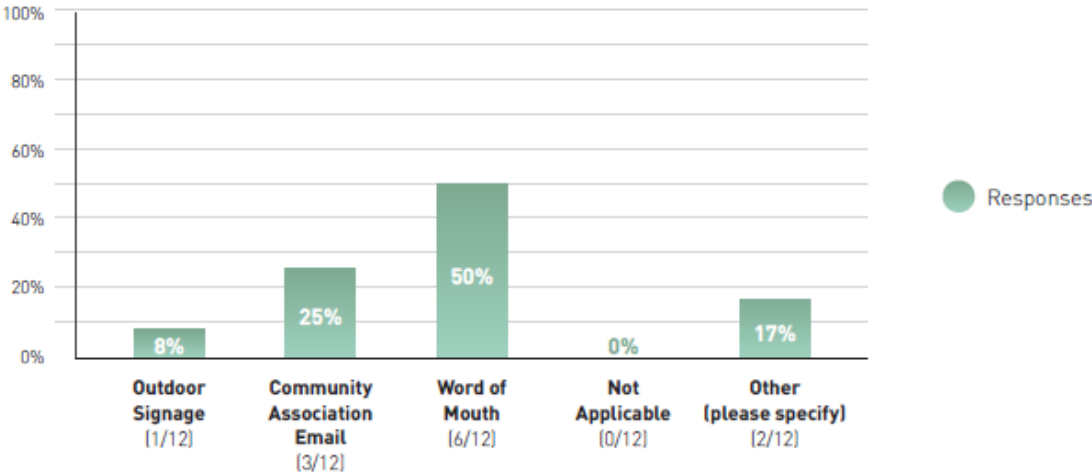
- **Building Orientation, Height and Density:** One stakeholder suggested for larger residential apartments to be oriented towards the north and south for reduced building mass and increased privacy and questioning the placement of the highest tower, proposing it to border 24 St SE for better setbacks from River Rock Place. Two participants disapproved of the height of buildings; one stakeholder specifically advocated for reducing 13-story towers to 8 stories and the 8-story building on the south border to 4 stories. The other stakeholder emphasized the impact on privacy and the reason for moving to the suburbs. One stakeholder advocated for less residential multifamily development.
- **Landscape Buffer:** One respondent recommended enhancing the landscaping buffer with more trees for improved screening. Another participant requested clarification on buffer areas, particularly when adjacent to residential properties.
- **Traffic Management:** One response requested an express lane on the eastern side of 24 Street parallel to the C Train, suggesting it could help maintain local traffic use on 24 and 18 Street SE.
- **General Feedback of Proposed Concept Plan:** One participant stated general approval for the concept plan, one comment requested a return to the original plan and another participant expressed dissatisfaction with the concept.



Did you attend the December 4 Virtual Information Session?
(11 responses - 1 skipped)



How did you hear about the information session? (Select all that apply)
(11 responses - 1 skipped. *One participant selected two answers)

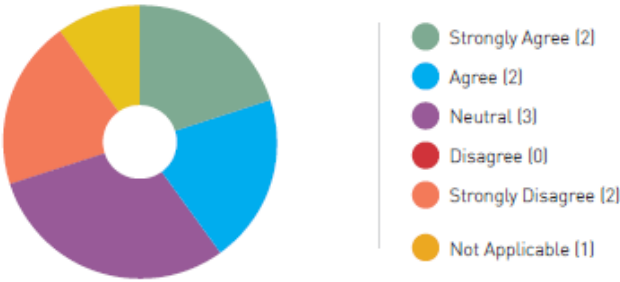




Q The information provided during the information session was clear.
(10 responses, 2 skipped)



Q The project team was able to answer my questions.
(10 responses, 2 skipped):



Q I am leaving the event feeling more informed about the project.
(10 responses, 2 skipped):





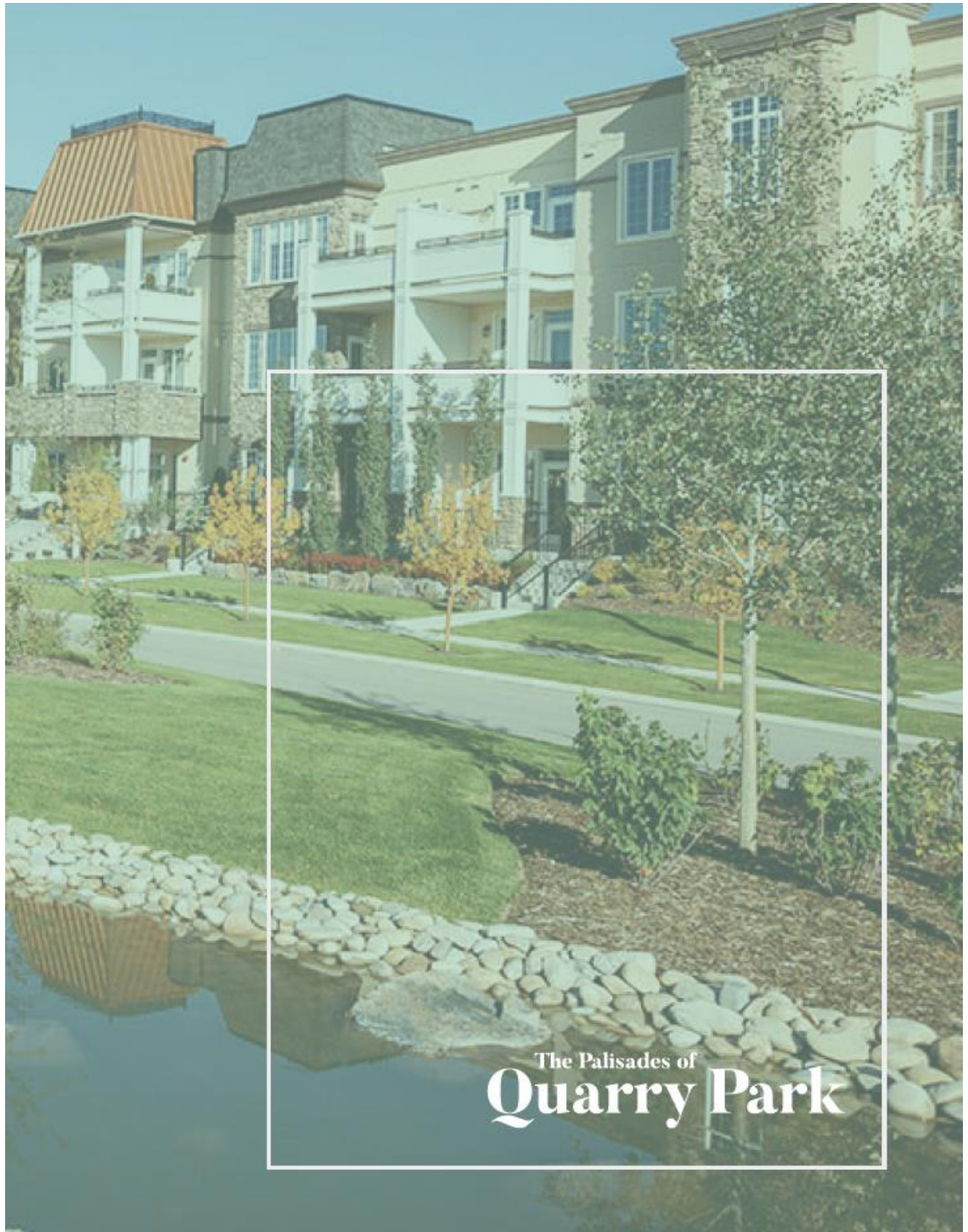
4.0 Next Steps

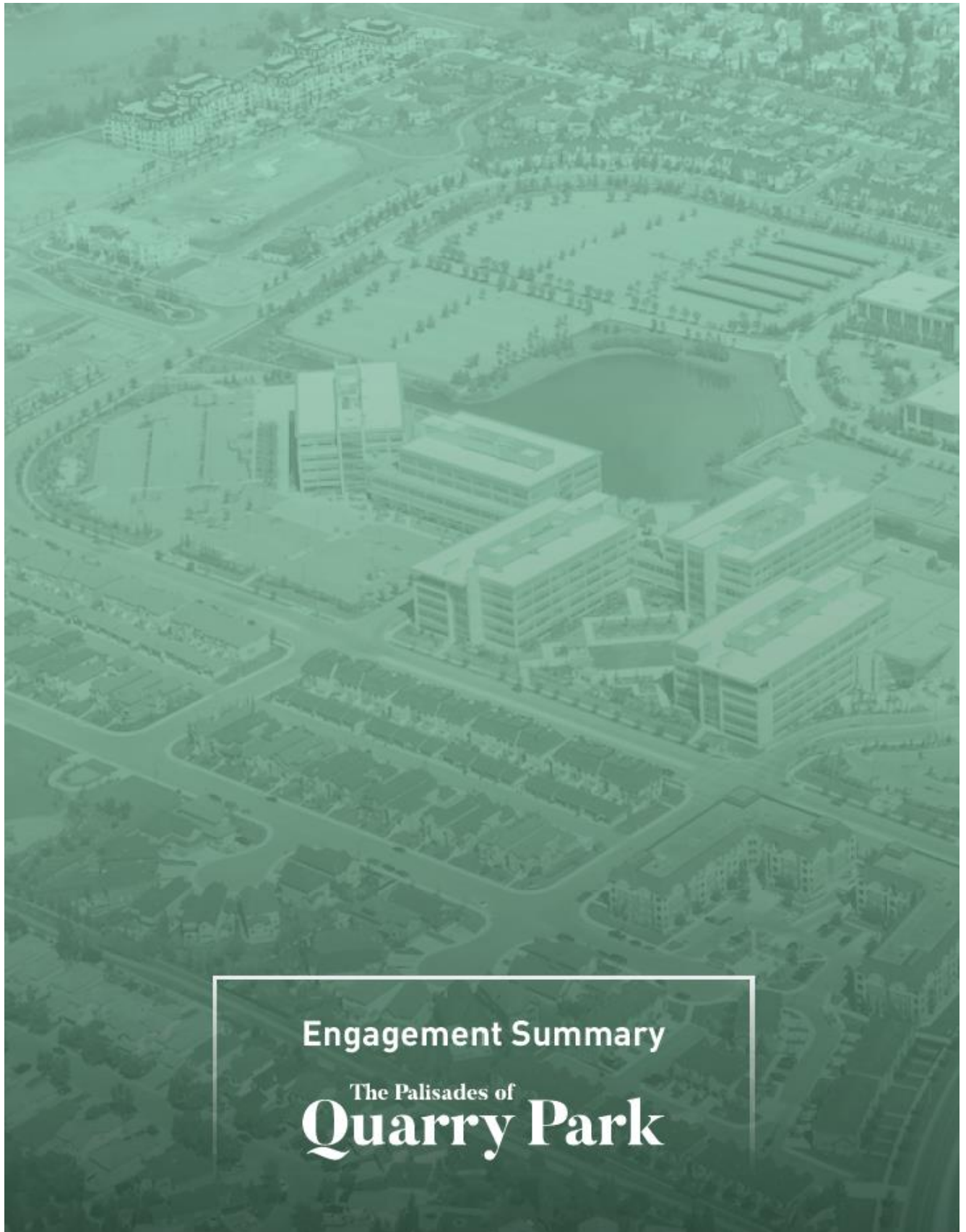
Remington appreciates the feedback received during the first phase of public engagement. Please continue to visit the project website for project updates or to contact the project team. We will continue to document and respond to all questions and comments. Thank you for your participation in the process.

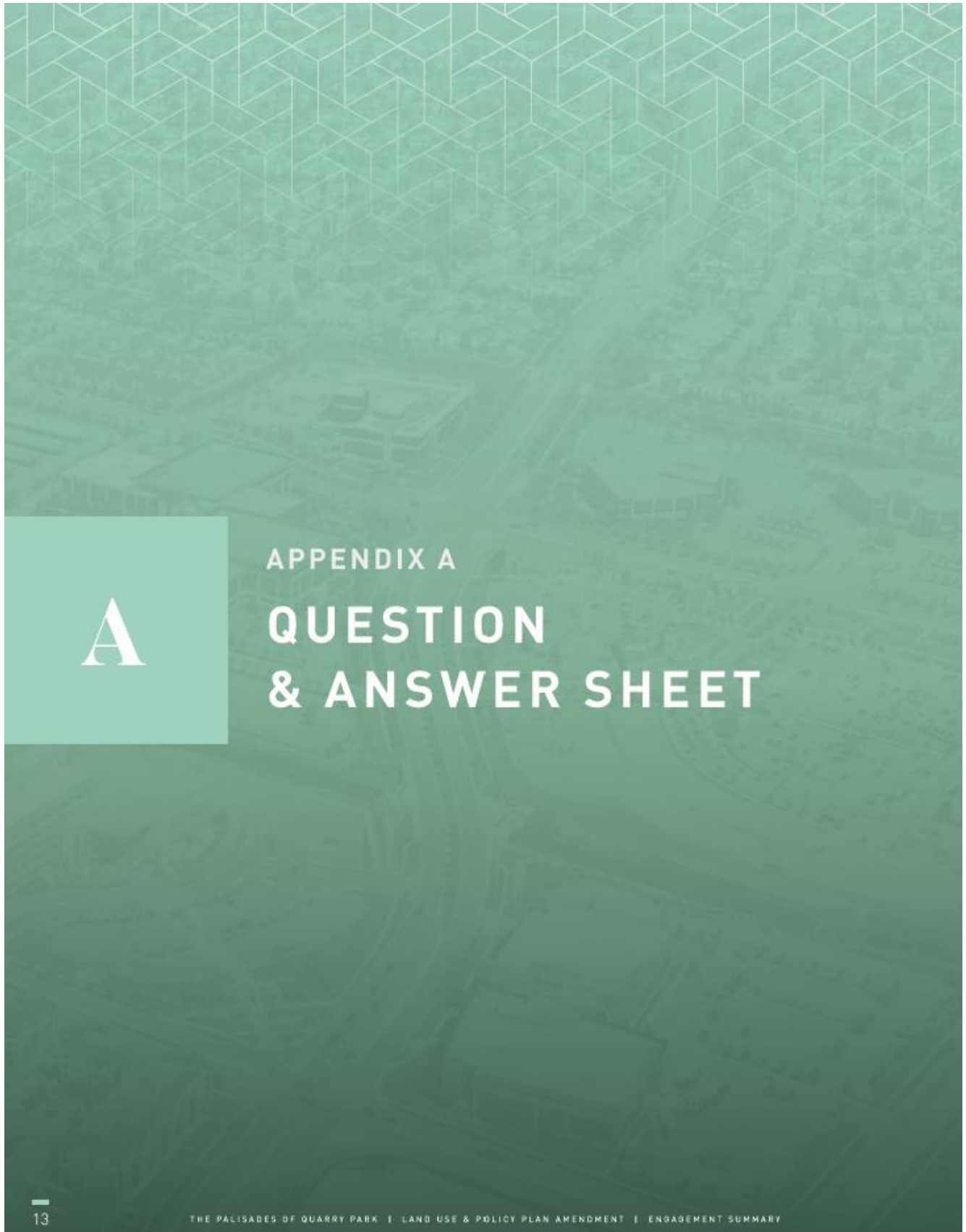
For more information, please visit palisadesofquarryparkengage.ca 



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Virtual Information Session QUESTIONS & ANSWERS

The Palisades of Quarry Park

A Virtual Information Session was held on Monday, December 4, 2023, from 5:30-7:30 pm to provide information and answer questions about The Palisades of Quarry Park land use redesignation application. The opportunity was provided to the public to submit questions live during the event through the 'chat' function and submit questions following the event via the online feedback form. Following the event, a recording of the Virtual Information Session and presentation slides were posted to the project website at palisadesofquarryparkengage.ca. The following question and answer sheet has been prepared to respond to all questions received.



52 Questions and comments were submitted during the information session through the chat function.



10 Questions were submitted following the information session through the online feedback form and email.

The questions have been grouped by topic, with consolidated responses provided.

PROPOSED BUILDING HEIGHTS & HOUSING PRODUCT		
TOPIC	QUESTION(S)	ANSWER(S)
Building Height	What is the proposed height of the tallest building?	The proposed height of the tallest building is 13 storeys (42 meters). The height gradient increases from west to east, aligning with past Direct Control Land Use Regulations, acknowledging the site's adjacency to single-family homes to the west.
	Why are the tallest buildings specifically 13 floors and situated in the middle of the site?	The two 13-storey point towers are proposed to be in the middle of the plan area due to the location of the existing parkade structure and elevator cores currently located on the site. The reasoning for this is that the majority of the units need to be on top of or adjacent to the existing parkade to make the redevelopment of the lands viable.
Grading Comparison	What is the grade difference between the project site and the three towers near the Co-op?	The Palisades of Quarry Park building site is approximately 5 m higher than the building grade of the referenced towers.




TOPIC	QUESTION(S)	ANSWER(S)
Construction and Existing Conditions	Is there significant work involved in transitioning the site design from office to residential use?	The existing parkade structure and elevator cores will remain the same as we intend to make use of the existing concrete structures. The floor-to-floor height will need to change from the original office design to accommodate residential use.
Housing Mix	What kind of units are being proposed? Will a variety of units be available with various sizes, and bedrooms, especially for families?	We plan for a variety of units that will vary between the 4, 8 and 13-storey buildings proposed. The exact variety of units has not been confirmed at this stage in the project process, but we will keep the community updated as we move through the process with the City.
Ownership	Will the units be privately owned, rented, or both?	We have not confirmed the ownership of the proposed units at this stage. We will confirm with the public later in the project process.
Price Point	Planning affordable, mid or high-end units?	The pricing for the units has not been determined at this stage in the planning process.

DENSITY & POPULATION		
TOPIC	QUESTION(S)	ANSWER(S)
Population	What is the anticipated total population for this entire development? How many people do you expect to house in this project?	The estimated population for the development is 1100 units, considering that 1 to 2 people will be living in each unit, which is 1600 – 2000 residents. The total number of units is subject to change during the approval process with the City of Calgary.
Market Research	Does your market research support this additional residential with the already proposed residential to the north & south on 24 Street SE? Can you share additional details to support this?	The shortage of housing supply in Calgary has been a contributing factor that solidified Remington's intent to reimagine these lands in a way that supports the community and the City as a whole. Remington sees this site as an opportunity to support the City in providing diverse housing that will help house new Calgarians as we have seen record-breaking migration over the last year, and that will support affordability efforts by increasing supply.
School Capacity	Can the schools handle this level of density?	During the approval process with the City, the application will be circulated to the school boards for the area, who will complete reviews and confirm adequate capacity. At this time, nothing has been indicated to our team about school sites regarding this application. To provide comments or ask questions surrounding school capacity in your community, we recommend reaching out to your local school board.



TRANSPORTATION NETWORK & PARKING		
TOPIC	QUESTION(S)	ANSWER(S)
Traffic Improvements 24 Street SE	Are traffic lights planned for residents to access from northbound 24 Street SE?	Traffic lights will be installed at that location in the future as needed.
Increased Traffic Volumes	How is Remington addressing the increase in traffic in Quarry Park as a whole? How many vehicles a day total can 24 Street and 18 Street SE handle currently and how much will traffic increase?	A Transportation Impact (TIA) was completed by Stantec in 2013 in support of the Quarry Crossing development, and a memorandum was prepared in May 2023 to review the potential impacts of the proposed concept and land use to the previously approved TIA. The assessment concluded that the proposed change in land use for multi-family development will not have a material impact on the roadway system and that the change has resulted in an overall decrease in trips during both morning and evening peak hours.
Access Points	Is the plan to use the abutting residential lane, which is currently accessed solely by residents on River Rock Place, as a new access point?	We are not considering an additional vehicular connection through the adjacent road network in Riverbend. There may be pedestrian connectivity, as our intention is a well-connected pedestrian network within the subject lands into open space areas.
Parking	How many units are proposed and how many parking stalls on site are being provided?	We are proposing approximately 1100 units, and all buildings are intended to have access to underground parking with some surface stalls, but a significant reduction to the surface parking was previously approved for office use. We do not have a confirmed number of parking stalls at this stage, but the parking will align with bylaws, with the vast majority of parking underground.
	How far is the parking area from adjacent homes on River Rock Place? Will it be fenced or screened from the existing dwellings?	The parking area will be approximately 50 to 60 meters from the homes on River Rock Place. We intend to maintain the existing fence and enhance the existing green buffer area.
Parking Lot Light Pollution	The lighting of the parking areas should be appropriate but also sensitive to the adjacent residences. Will a lighting plan be shared with the community?	The lighting fixtures will shine down only and will not provide any glare into adjacent residential homes. It is similar to the existing Quarry Park interface with office buildings with lit parking lots adjacent to Riverbend residents. Remington will ensure that lighting throughout the plan area is in alignment with City bylaws concerning appropriate lighting that is sensitive to neighbouring residences and stays within the boundary of the plan area.

TOPIC	QUESTION(S)	ANSWER(S)
Underground Parkade	Is there an overlay or map available to show where the parkade is?	<p>The parkade structure is located at the centre of the plan area, see below:</p> 

AMENITIES, OPEN SPACE & PEDESTRIAN CONNECTIVITY		
TOPIC	QUESTION(S)	ANSWER(S)
Amenities/ Commercial Land Use	Will there be any small commercial or retail spaces? Such as childcare services, a coffee shop or bakery?	The Palisades of Quarry Park site is currently being proposed for residential land uses only.
	What is planned for the beige area directly north on 24 Street SE?	Remington owns the lands directly north of 96 Avenue between 23 Street and 24 Street SE and intends to develop these lands as a commercial centre supporting the proposed and existing residential development.
Amenities/ Outdoor Features	Will there be more fountains?	Following the resolution of the land use amendment stage, Remington will apply for a development permit, at which time details such as landscaping features will be addressed. There are expected to be multiple publicly accessible spaces which may be programmed with features like fountains.



TOPIC	QUESTION(S)	ANSWER(S)
Landscape Buffer	Will permanent landscape buffers be incorporated into the plan along the west property line to mitigate the impact of the new development on the adjacent neighbours?	We plan to provide more landscaping to the buffer between the plan area and the existing community, and there is no intention to remove any of the current buffer, only add to it.
Off-Leash Park	Will there be any off-leash areas?	We appreciate this suggestion and have noted an interest in an off-leash area from the community.
Pedestrian Connectivity	What does the pedestrian connectivity with the Green Line station and the Town Centre (Co-op) mall across the street look like?	Pedestrian connectivity from the plan area to the Green Line Station would be through the existing pathways south through 24 Street. Similarly, the Quarry Market would be accessible through the existing pathway network.
Pedestrian Connectivity & Fencing	What will happen to the fence that runs along the East side of Riverbend? You speak of accessibility for pedestrians on the pathway within the development, but will they have additional access points into Riverbend to connect them to Riverbend?	We intend to maintain the existing fence that runs along the East side of Riverbend. The approved development plan determined that Remington would provide a landscape edge directly adjacent to the existing community. We desire to maintain the walking path and vegetation planted along the edge in the current proposal.
	Will the line of fencing between the existing community and the site be maintained and or improved?	We may consider additional pedestrian connections into Riverbend and intend to work with the community to determine connections.



PROJECT PROCESS, TIMELINE & ENGAGEMENT		
TOPIC	QUESTION(S)	ANSWER(S)
Engagement	Will there be further engagement sessions as the development progresses?	We are committed to keeping the community informed on the project as we move through the process with the City of Calgary and will notify the community of future public engagement events.
	What is the anticipated project timeline to completion?	<p>The land use application was submitted to the City on November 30, 2023, and is currently in circulation for comments and review. Following circulation and review by the City, our team will receive comments and have the opportunity to address those comments prior to Calgary Planning Commission and Public Hearing of Council.</p> <p>A Public Hearing date will be set, and the public will have an opportunity to voice any outstanding concerns or comments at that time. Following approval of the land use redesignation subsequent applications for development permits will follow.</p> <p>We estimate that the approval process will take between 7 to 12 months. This process is subject to change, as circulation varies depending on the comments we receive from the City. Construction is estimated to begin before the end of 2024.</p>
Timeline	Do you estimate the development will be ready before the Green Line's estimated completion in 2030?	The project timeline is subject to change, therefore, we cannot guarantee the exact timeline at this time. However, we anticipate that construction will be completed prior to the Green Line's estimated completion in 2030.
	Any comment on the other parcels Remington owns by the river? Would those be developed last in the community?	Remington's focus at this time is The Palisades of Quarry Park project. Therefore we cannot comment on the status of this project at this time. Please stay tuned to www.remingtoncorp.com for future project updates.
Other Projects	Does Remington have any idea on timelines regarding their other parcel further south slated for rezoning?	Remington plans to submit Development Permits for first buildings sometime this year.
	Is there a fourth tower going in at the Co-op?	Yes, Remington has a development permit and building permit in place for the fourth tower at the Co-op.



GENERAL PROJECT QUESTIONS AND COMMUNITY FEEDBACK		
TOPIC	QUESTION(S)	ANSWER(S)
Adjacent Landfill	Do you know the long-term plan for the construction landfill area east of 24 Street SE? People might not want to live by this.	The long-term impacts of the landfill on the project site will be addressed in the application at the development permit stage.
	Can you comment on the proximity of this residential development to the landfills across the street? My understanding is within the existing setback of the landfill.	The project site falls within the setback for one closed and one operational landfill located east of 24 Street SE. We will propose a variance to the landfill setback as part of the application process.
Community Name	Why is the development called the Palisades?	The Palisades of Quarry Park was named to emulate the interaction of multiple linear structures working together to support a shared purpose. A palisade is characterized by rows of closely placed high vertical wooden stakes used as a fence or wall. Similarly the buildings of this development will be individual pieces of a comprehensive design intended to support each-other and the community.
Property Taxes	What will this do to our property taxes?	Implications to property taxes are outside our project team's realm of expertise.
Feedback	As a homeowner right along the proposed site, we really have no option?	<p>Thank you for this comment. The existing state of the site represents underutilized land in a key location, and the proposal presents an opportunity for these lands to contribute to the vibrancy of this community. The City's direction for transit-oriented development and shortage of housing supply has solidified Remington's intent to reimagine these lands in a way that supports the community and the City as a whole. The proposal has managed to utilize the existing infrastructure, making for a more sustainable development practice.</p> <p>We would appreciate you providing your feedback on the session today and the plan itself by filling out our online feedback form, also available in the chat. The feedback form will also be uploaded to the website. palisadesofquarryparkengage.ca</p> <p>We will continue to update palisadesofquarryparkengage.ca as project milestones are achieved, please reach out to mmcclure@bastudios.ca if you have any questions.</p>



B

APPENDIX B

VIRTUAL INFORMATION SESSION VERBATIM COMMENTS

Verbatim comments include all comments submitted through the chat function during the December 4, 2023 virtual information session. No edits have been made except in cases where personal information or offensive language was present; in such instances, they were expunged, and a note indicating this action was taken.

THEME	COMMENTS
Commercial Space	Will there be space for retail or childcare services? Something to consider as there is a significant need for childcare in the area.
	Any small commercial spaces getting added to the development? Like a Coffee shop or bakery?
Density & Population	How many people do you expect to house in this project?
	Hi! What would total estimated population be?
Engagement	Great presentation so far!
	Thanks! Appreciate the information.
	Thank you!
	Thanks for that insight on floor heights.
	Thank you for the presentation.
	Thanks for sharing!
Existing Conditions	Do you know what is the long term plan for the construction landfill area east of 24 St? People might not want to live by this...
Fencing	Will the line of fencing between the existing community and the site be maintained and or improved?
Housing product	Are you planning affordable, mid or high end units? (cost wise)
	Sorry, I have some noise here. Can you circle back to the variety of units available - we need various sizes/ bedrooms, especially for families?
Land Use Concept	Why 13 floors? Doesn't that seem unlucky?
	What is the grade difference between this site and the 3 towers best co-op
	No... what is the grade difference ?
	The same height as the 3 at Quarry park near the co-op?

THEME	COMMENTS
Land Use Concept	Can you confirm height of tallest structure? I thought I heard 13 storeys, but cross-section says 12.
	The original sites were designed for office buildings. Will there be a lot of work to change them over to residential?
	Will there be more fountains?
	Great you are planning for "program" space.
	What is planned for the beige area directly north on 24 St SE?
Open Space/Green Space	Yes, off leash please
	Will there be any off leash areas in the new greenspaces?
	Any off leash dog spaces?
Other	As a home owner right along the proposed site, we really have no option?
Ownership	Are these units going to be owner units or rental only?
	Will the residences be condos or rentals?
	Will these be rentals or privately owned or both?
	Will the proposed residential buildings be rentals, owned or a mixture of both?
Parking	How far is the parking area from the single detached dwellings on River Rock Place and will it be fenced or screened from the existing dwellings.
	Is there an overlay available for map to show where the parkade is?
Pedestrian network	What does the pedestrian connectivity with the green line station and to the town centre (COOP) mall across the street look like?
	What will happen to the fence that runs along the East side of Riverbend? You speak of accessibility for pedestrians on the pathway within the development (which is great), but will they have additional access points into Riverbend to connect them to Riverbend?
Process	Will there be further engagement sessions as the development progresses ?
	what is the expected timeline?

THEME	COMMENTS
Process	Does Remington have any idea on timelines regarding this parcel and their other parcel further south slated for rezoning?
	What is the proposed timeline for the residential to come online?
	What is the project timeline to completion?
Property Tax	what will this do to our property taxes?
Proximity to landfill	Comment on the proximity of this residential development to the l andfills across the street? My understanding is within the existing setback of the landfill.
Remington	Any comment on the other parcels Remington owns by the river? would those be developed last in the community?
Site Name	Why is it called the Palisades?
Supply/Need for development	Does your market research support this additional residential with the already proposed residential to the north & south on 24th Street? Can you share additional details to support this?
Support	This is a great idea and residential is a much better use of this land than the current concrete wasteland. Good luck!
Transportation Network/Traffic	Are traffic lights planned for residents to access from northbound 24th? Perhaps that was planned for the original site.
	It seems like there is a very large amount of additional residential planned in the next few years with no change to vehicular infrastructure to an already high traffic area (24th and 18th) - how do you plan to address this?
	Can you talk about Quarry Park as a whole in terms of additional traffic?
	How many vehicles/day total can 24th and 18th handle vs. what is planned to come in with this development and others? Is Remington doing anything to address this?
	Yes, The towers by Co-op have overwhelmed the road leading to YMCA with vehicles parking on road, and posing safety hazards.
Other	Question is probably alluding to development North, around the traffic circle.
	Is there a fourth tower going in at the Coop?



Verbatim comments include all responses received through the online feedback form from December 4 to 15, 2023. No edits have been made except in cases where personal information or offensive language was present; in such instances, they were expunged, and a note indicating this action was taken.

Online Feedback Form Questions #1, #2 & #3



After reviewing the information presented, do you have any comments or questions about The Palisades of Quarry Park project? (11 responses, 1 skipped)

- Please ensure area A and portions of area B remain as a landscape buffer from the abutting single detached dwellings to the west. There is also an established no access from the lane onto your site. Please respect this and keep your development self contained. This is critical to respect the boundaries between the site and the established residences. It would help to ensure the DC does not allow lane access and that landscape buffer is a non development area
- Would love to see mixed use (daycare or small shops like a bakery or coffee shop). A small dog area for residents only. Please prioritize access to the green line station and the COOP to minimize traffic. Love the use of round-about here.
- Things not talked about this development is 1600-2000 people in this plan. What about if the other projects in the works Quarry Rise another tower at DeVille and the plan at 24th and Glenmore. That's a lot of people and traffic. Can the schools handle it all.
- I'm a resident of the neighbourhood living on [removed for privacy]. Generally I am in favour of the housing development including the densification. It makes a lot of sense given limited housing options in the City and the proximity to a future LRT station. With the Palisades development and what ever remaining development is to occur on the western boundary of QP (next to the Bow River pathway) there will be a significant increase in residents. In many ways I look forward to a bustling busy neighbourhood! I'd like to know the expected increase in residents if the Palisades was approved, including planned development on the western boundary? And what would be an estimated timeline? Like I said, I like to idea of a bustling neighbourhood, and I have some concerns about what the retail space would look like. It appears that the "mall" is the only location for retail and although it seems far from fully utilized, what plans does Remington envision.
- Please keep the 4 level building, as previously approved by the city. An 8 or 12 level building will have too great an impact on adjacent neighborhoods (which I live in).
- I am happy to see that the cement towers and area will be developed, I am all for infrastructure and development, however, I don't think that the traffic considerations were adequately answered. I understand that the City is responsible for the roads, however, I think that 24th and especially 18th Street are over-capacity now with the amount of traffic cutting through to get from Glenmore to Douglasglan Deerfoot exit. I expect that with the Palisades development, this traffic volume will greatly increase and put more pressure on these two streets. What planning are you aware of by the City to try to alleviate this?

- I hope they don't use Styrofoam like they did at gate stone and we're still paying a hefty price for all the wood Peckers damage in our town houses
- Not a good plan.
- The site should be utilized for a residential development. I am shocked at the height of the buildings!
- There is a 10metre height max along the west property line in the proposed DC that is currently landscaped. This is an effective buffer for the adjacent residents. Will the DC provide for a permanent buffer in this area to mitigate the impact of this massive development on the adjacent residents? The green line looks to be finished by 2030 so do you anticipate the development to be done before or after 2030? The abutting residential lane is accessed only by residents on River Rock Place. Do you intend to use this as a new access point? We would prefer you do not.



What do you like about the Proposed Land Use Concept shown during the information session?
(8 responses, 4 skipped)

- The stone hinge abutting us is rather unsightly and it's open ground and dirt areas are not landscaped often resulting in excessive dust so the possibility that site will be cleaned up and developed is encouraging.
- Don't like.
- Scale works for the neighbourhood.
- Using the abandoned lot.
- I am in agreement but please read question 1.
- Nothing. Unless you are building more commercial or another fire hall to support the demand.
- Nothing.
- I like that the site will finally be completed.



What would you change about the Proposed Land Use Concept shown during the information session?
(9 responses, 3 skipped)

- It would be nice to orientate some of the larger residential apartments frontages more in a north/south manner to reduce the building mass, glass exposure, lighting and balcony balcony viewing area away from the residents but this is also a retro fit which limits your design options. Please beef up the landscaping buffer with more coniferous trees. The existing trees are maturing and will only improve screening so any additional landscaping will help.
- Go back to original plan.
- Nothing.
- No high rise. Live two streets from this and the proposed 8 and 12 story will change our privacy on our property. We moved to suburbs away from the core to not live by high rise apartment building.
- An express lane on the eastern side of 24th paralleling the C train from Glenmore to Deerfoot to keep 24th St (and hopefully 18th St) as local traffic use only. Yes, one likes to dream!
- Less residential multi family.
- I would change the whole fact this is a thing.
- The height of the buildings is too high. I'd like to see the 13 storey towers reduced to 8 storeys. And I'd like to see the building on the south border reduced from 8 storeys to 4 storeys. We live in the SE corner of River Rock Place and that 8 storey building will be directly in our view.
- Clarify buffer areas, especially if they abut residents. Curious why the highest proposed tower is not abutting 24 street to keep it better setback from River Rock Place.