

From: [stacy_miller](#)
To: [Public Submissions](#)
Cc: [Joshua Wong](#); [Judy Jamieson](#)
Subject: [EXT] Courtyard 33 PROPOSAL - Redesignation
Date: Monday, October 01, 2018 8:34:11 AM
Attachments: [Ben Bailey.pdf](#)

Stacy Miller 2235 32 Ave. S.W.

Joshua Wong 2235 32 Ave. S.W.

Judy Jamieson 2237 32 Ave. S.W.

There's a serious omission in the City of Calgary Land Use Bylaw in not addressing subsurface streams and high water tables in the Application for Development process. It's well known among long-term residents of South Calgary as well as Altadore that there are a number of subsurface streams and high water tables. And there is a subsurface stream that runs directly between the homes at 2235 and 2237 32 Ave. S.W. and directly into the land RND SQ R proposes to develop. And it runs directly under the entrance to their proposed parkade.

An example of one of many municipalities that address this essential consideration is Montreal Borough of Pierrefonds Roxboro. <http://ville.montreal.qc.ca/sel/sypre-consultation/afficherpdf?idDoc=21887&typeDoc=1>

Under 20. INFORMATION AND DOCUMENTS REQUIRED FOR APPROVAL OF AN APPLICATION it reads, "3. The drawings must include the following:... Low-flow (20-100 years) areas, high-flow areas (0-20 years), the natural line of high water and levels and the bank, as well as their respective elevations."

We brought this issue up with RND SQ R as well as the City and the response we received from RND SQ R's representative, Ben Bailey, was, "The Geotech study did note higher water tables, but no subsurface stream. Our geotechnical engineers have indicated to us that excavation and construction can be managed via standard dewatering techniques (nothing outside the norm)." (as attached)

AI Devani from RND SQ R later admitted that they hadn't done a study to build the 2 level parkade they would require but only a 1 level parkade so Bailey was clearly misrepresenting their findings. And now that the study has been completed it does show a High Water Table consistent with an underground stream at 4.5 m.

From the Royal Institute of Chartered Surveyors (RICS) in their online article **Residential: high local water tables and flooding - Causes, effects and solutions (October 14, 2015)**, "The most important aspect is to reduce the amount of additional hard surfaces introduced around a building, e.g. driveways, concrete hardstands and solid patios." https://www.isurv.com/info/390/features/8775/residential_high_local_water_tables_and_flooding

My neighbors and I have years of experience with the underground stream and the sinkhole it's created in the alley. The City frequently fills and repairs this hole. RND SQ R's proposed Courtyard 33 will be surrounded by hard surfaces owned by the City on three sides with the proposed entrance to the parkade directly over the sinkhole. This is an undue risk to taxpayers.

After reading through The City of Calgary's Land Use Bylaw, another issue that jumps out is the City's legal obligation under the Municipal Government Act, "...to provide means whereby plans and related matters may be prepared and adopted...without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest."

And furthermore as follows in the City of Calgary Land Use Bylaw.

"Section 640

(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,

(a) the proposed development would not

1. (i) unduly interfere with the amenities of the neighbourhood, or
2. (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,"

As we've repeatedly expressed to the City the current means for taxpayers to express their concerns are inadequate. You can refer back to our many submissions to the City detailing many examples. These include but are not limited to not answering stakeholder's concerns, holding Open Houses that only allow feedback on decisions that have already been made and not taking Facebook posts that show the true opposition of the community into consideration. The Facebook posts promoted by the City for Community Events are overwhelming against further development in Marda Loop especially due to traffic and density concerns yet these are hidden/censored from the Facebook page once the short-term promotion has ended. The sentiment of the community is in direct conflict with what RNDSQR reports.

Because of the lack of confidence inspired by the above in the City's addressing of real concerns above, we have a lack of confidence in the City's required Traffic Studies that will predict a realistic outcome. It's reasonable to say that a densification of an established neighborhood like Marda Loop has never been undertaken by the City. The 5 Storey LYFE building will be rental properties and thus will undoubtedly have more cars than a building of property owners. The traffic and parking right now is disruptive to say the least and there will be more residents than there are construction workers. How can the City conduct an accurate Traffic Report before the effects of the LYFE residents are known?

Thirty second avenue southwest, 21 St. S.W. and now 22 St. S.W. are one lane roads that only allow cars to pass in one direction ninety percent of the time during the day. There is rarely parking available in front of our house. Our laneway will be turning into a street and will become an alternate route to 33 Ave. as it backs up with unmanageable traffic. We will not have parking in front of our houses and will not be able have reasonable access to our garages. A fact that RNDSQR completely overlooks in their reports. In reference to Section 640 above, we will not only have reduced access to amenities but reduced access to the necessity of having access to our homes from either the front or the back.

Additionally, our properties will definitely be materially affected in value by the removal of these necessities as well as the completely unnecessary building of a proposed 6 storey building over a 4 storey building. A 6 storey building would impose on our properties and block our Sun which obviously interferes with the benefit of the South Facing sun that all of our properties on this side have been designed to enjoy.

Along with the City ignoring the community's real feedback, it's very frustrating that the City would allow RNDSQR to ignore the ARP that we've paid for. To put it into context taxpayers entrust the City to plan for Community Development yet puts the finger on the balance in favour of Developers when making the decision to change zoning. RNDSQR and their representatives are undoubtedly highly paid and well-versed in the Application Process yet here we are as Stakeholders spending many unpaid hours reminding the City of common-sense and widely known concerns. The balance needs to be tipped to a more fair and representative decision-making process.

We remain with all of our previous questions to RNDSQR and the City unanswered. Especially the question of who's liable for any damage created by RNDSQR? Going back to Bailey's comment that they will address "distressed" neighbors and follow-up with them, that has never been the case.

We are all opposed to the Redesignation as well as granting any landline change to RNDSQR.

Signed,

Stacy Miller

Joshua Wong

Judy Jamieson

from: **CAWard8 - Brienne
Biblow** <caward8@calgary.ca>
date: Wed, Mar 7, 2018 at 11:44 AM

My apologies for the delay in responding to you concerning your questions about the water table/stream– I was out of the office for the past two weeks. I received the following email (below) from one of the project managers with the application and it appears that they will be or possibly already have been in touch with you to with further details pertaining to their Geotechnical Analysis and Environmental Site Assessment.

If you have any other questions or concerns please feel free to contact me.

Best,

Brienne Biblow

Senior Creative & Development Advisor
Ward 8 Councillor Evan Woolley | The City of Calgary
T [403-268-2504](tel:403-268-2504) | www.calgary.ca/ward8
Administration Building - 4th Floor, 313 – 7th Avenue SE
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5
Want to keep informed? [Join the Ward 8 mailing list.](#)

From: Ben Bailey [mailto:ben@civicworks.ca] **Sent:** Thursday, February 22, 2018 10:34 AM **To:** CAWard8 - Brienne Biblow <caward8@calgary.ca> **Cc:** Dave White <david@civicworks.ca>; Boris Karn <boris@civicworks.ca> **Subject:** Re: [EXT] Re: Houses behind Courtyard33

Hi Brienne,

Thanks for sharing. To answer your questions, RNDSQR has completed a Geotechnical Analysis and Phase I and Phase Environmental Site Assessment. The Geotech study did note higher water tables, but no subsurface stream. Our geotechnical engineers have indicated to us that excavation and construction can be managed via standard dewatering techniques (nothing outside the norm).

I'll note that this particular stakeholder has contacted us via the www.engagecourtyard33.com email and we have responded to the best of our abilities. We have not been further contacted since our response on February 12th. However, reading this email we do appreciate that this neighbour is significantly distressed, and we are working with our geotech engineers accordingly to provide a plain language response that helps further address the concerns.

While it is a third-party platform outside our formal engagement process, for additional context I do encourage the Ward 8 office to read the email forum thread mentioned in the email (starting on page 5).

<https://skyrisecities.com/forum/threads/calgary-courtyard-33-22m-6s-rndsqr-5468796-architecture.27671/page-5>

Thanks again for notifying the team and we will work towards resolving this through the appropriate channels.

BEN BAILEY, BA, MPlan
PLANNER

CIVICWORKS
PLANNING + DESIGN

From: [stacy miller](#)
To: [Public Submissions](#)
Cc: [Lisette Perreault](#); [Judy Jamieson](#); [Joshua Wong](#)
Subject: [EXT] Fwd: Courtyard 33 PROPOSAL - Redesignation
Date: Monday, October 01, 2018 8:53:25 AM
Attachments: [Ben Bailey.pdf](#)

Lisette Perreault & Garth Babcock from 3304 22 St SW would also like to be included in this submission.

Sent from my iPhone

Begin forwarded message:

From: stacy miller <moonshadowmacrame@gmail.com>
Date: October 1, 2018 at 8:29:19 AM MDT
To: PublicSubmissions@calgary.ca
Cc: Joshua Wong <joshwongjosh@gmail.com>, Judy Jamieson <jamieson.judy@gmail.com>
Subject: **Courtyard 33 PROPOSAL - Redesignation**

Stacy Miller 2235 32 Ave. S.W.

Joshua Wong 2235 32 Ave. S.W.

Judy Jamieson 2237 32 Ave. S.W.

There's a serious omission in the City of Calgary Land Use Bylaw in not addressing subsurface streams and high water tables in the Application for Development process. It's well known among long-term residents of South Calgary as well as Altadore that there are a number of subsurface streams and high water tables. And there is a subsurface stream that runs directly between the homes at 2235 and 2237 32 Ave. S.W. and directly into the land RNDQR proposes to develop. And it runs directly under the entrance to their proposed parkade.

An example of one of many municipalities that address this essential consideration is Montreal Borough of Pierrefonds Roxboro. <http://ville.montreal.qc.ca/sel/sypre-consultation/afficherpdf?idDoc=21887&typeDoc=1>

Under 20. INFORMATION AND DOCUMENTS REQUIRED FOR APPROVAL OF AN APPLICATION it reads, "3. The drawings must include the following:... Low-flow (20-100 years) areas, high-flow areas (0-20 years), the natural line of high water and levels and the bank, as well as their respective elevations."

We brought this issue up with RNDQR as well as the City and the response we received from RNDQR's representative, Ben Bailey, was, "The Geotech study did note higher water tables, but no subsurface stream. Our geotechnical engineers have indicated to us that excavation and construction can be managed via standard dewatering techniques (nothing outside the norm)." (as attached)

Al Devani from RNDQR later admitted that they hadn't done a study to build the 2 level parkade they would require but only a 1 level parkade so Bailey was clearly misrepresenting their findings. And now that the study has been completed it does show a High Water Table consistent with an underground stream at 4.5 m.

From the Royal Institute of Chartered Surveyors (RICS) in their online article **Residential: high local water tables and flooding - Causes, effects and solutions (October 14, 2015)**, "The most important aspect is to reduce the amount of additional hard surfaces introduced around a building, e.g. driveways, concrete hardstands and solid patios."
https://www.isurv.com/info/390/features/8775/residential_high_local_water_tables_and_flooding

My neighbors and I have years of experience with the underground stream and the sinkhole it's created in the alley. The City frequently fills and repairs this hole. RNDSQR's proposed Courtyard 33 will be surrounded by hard surfaces owned by the City on three sides with the proposed entrance to the parkade directly over the sinkhole. This is an undue risk to taxpayers.

After reading through The City of Calgary's Land Use Bylaw, another issue that jumps out is the City's legal obligation under the Municipal Government Act, "...to provide means whereby plans and related matters may be prepared and adopted...without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest."

And furthermore as follows in the City of Calgary Land Use Bylaw.

"Section 640

(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,

(a) the proposed development would not

1. (i) unduly interfere with the amenities of the neighbourhood, or
2. (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,"

As we've repeatedly expressed to the City the current means for taxpayers to express their concerns are inadequate. You can refer back to our many submissions to the City detailing many examples. These include but are not limited to not answering stakeholder's concerns, holding Open Houses that only allow feedback on decisions that have already been made and not taking Facebook posts that show the true opposition of the community into consideration. The Facebook posts promoted by the City for Community Events are overwhelming against further development in Marda Loop especially due to traffic and density concerns yet these are hidden/censored from the Facebook page once the short-term promotion has ended. The sentiment of the community is in direct conflict with what RNDSQR reports.

Because of the lack of confidence inspired by the above in the City's addressing of real concerns above, we have a lack of confidence in the City's required Traffic Studies that will predict a realistic outcome. It's reasonable to say that a densification of an established neighborhood like Marda Loop has never been undertaken by the City. The 5 Storey LYFE building will be rental properties and thus will undoubtedly have more cars than a building of property owners. The traffic and parking right now is disruptive to say the least and there will be more residents than there are construction workers. How can the City conduct an accurate Traffic Report before the effects of the LYFE residents are known?

Thirty second avenue southwest, 21 St. S.W. and now 22 St. S.W. are one lane roads that only allow cars to pass in one direction ninety percent of the time during the day. There is rarely parking available in front of our house. Our laneway will be turning into a street and will become an alternate route to 33 Ave. as it backs up with unmanageable traffic. We will not have parking in front of our houses and will not be able have reasonable access to our garages. A fact that RNDSQR completely overlooks in their reports. In reference to Section 640 above, we will not only have reduced access to amenities but reduced access to the necessity of having access to our homes from either the front or the back.

Additionally, our properties will definitely be materially affected in value by the removal of these necessities as well as the completely unnecessary building of a proposed 6 storey building over a 4 storey building. A 6 storey building would impose on our properties and block our Sun which obviously interferes with the benefit of the South Facing sun that all of our properties on this side have been designed to enjoy.

Along with the City ignoring the community's real feedback, it's very frustrating that the City would allow RNDSQR to ignore the ARP that we've paid for. To put it into context

taxpayers entrust the City to plan for Community Development yet puts the finger on the balance in favour of Developers when making the decision to change zoning. RNDSQR and their representatives are undoubtedly highly paid and well-versed in the Application Process yet here we are as Stakeholders spending many unpaid hours reminding the City of common-sense and widely known concerns. The balance needs to be tipped to a more fair and representative decision-making process.

We remain with all of our previous questions to RNDSQR and the City unanswered. Especially the question of who's liable for any damage created by RNDSQR? Going back to Bailey's comment that they will address "distressed" neighbors and follow-up with them, that has never been the case.

We are all opposed to the Redesignation as well as granting any landline change to RNDSQR.

Signed,

Stacy Miller

Joshua Wong

Judy Jamieson

from: **CAWard8 - Brienne
Biblow** <caward8@calgary.ca>

date: Wed, Mar 7, 2018 at 11:44 AM

My apologies for the delay in responding to you concerning your questions about the water table/stream– I was out of the office for the past two weeks. I received the following email (below) from one of the project managers with the application and it appears that they will be or possibly already have been in touch with you to with further details pertaining to their Geotechnical Analysis and Environmental Site Assessment.

If you have any other questions or concerns please feel free to contact me.

Best,

Brienne Biblow

Senior Creative & Development Advisor

Ward 8 Councillor Evan Woolley | The City of Calgary

T [403-268-2504](tel:403-268-2504) | www.calgary.ca/ward8

Administration Building - 4th Floor, 313 – 7th Avenue SE

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

Want to keep informed? [Join the Ward 8 mailing list.](#)

From: Ben Bailey [mailto:ben@civicworks.ca] **Sent:** Thursday, February 22, 2018 10:34 AM **To:** CAWard8 - Brienne Biblow <caward8@calgary.ca> **Cc:** Dave White <david@civicworks.ca>; Boris Karn <boris@civicworks.ca> **Subject:** Re: [EXT] Re: Houses behind Courtyard33

Hi Brienne,

Thanks for sharing. To answer your questions, RNDSQR has completed a Geotechnical Analysis and Phase I and Phase Environmental Site Assessment. The Geotech study did note higher water tables, but no subsurface stream. Our geotechnical engineers have indicated to us that excavation and construction can be managed via standard dewatering techniques (nothing outside the norm).

I'll note that this particular stakeholder has contacted us via the www.engagecourtyard33.com email and we have responded to the best of our abilities. We have not been further contacted since our response on February 12th. However, reading this email we do appreciate that this neighbour is significantly distressed, and we are working with our geotech engineers accordingly to provide a plain language response that helps further address the concerns.

While it is a third-party platform outside our formal engagement process, for additional context I do encourage the Ward 8 office to read the email forum thread mentioned in the email (starting on page 5).

<https://skyrisecities.com/forum/threads/calgary-courtyard-33-22m-6s-rndsqr-5468796-architecture.27671/page-5>

Thanks again for notifying the team and we will work towards resolving this through the appropriate channels.

BEN BAILEY, BA, MPlan
PLANNER

CIVICWORKS
PLANNING + DESIGN

From: [propertymanagement](#)
To: [Public Submissions](#)
Subject: [EXT] October 9, 2018 Public Hearing Item LOC2017-0391 CPC2018-0812
Date: Monday, October 01, 2018 1:51:20 AM

Shyfam Holdings Ltd.
2226 33 Ave SW Suite 12
Calgary AB T2T 1Z8
September 25, 2018
Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary AB T2P 2M5

Dear Office of the City Clerk,

RE: October 9, 2018 Public Hearing Item LOC2017-0391 CPC2018-0812

Please inform the City of Calgary Mayor and the Councillors that as the owner of the property immediately adjacent to the subject site we are in favor of this project and support the application presented before you today.

Regards,

John Shykula

Shyfam Holdings Ltd.

propertymanagement@shaw.ca

_____ ESET Internet Security _____

This email was scanned, no threats were found.

Detection engine version: 18139 (20181001)

<http://www.eset.com>

From: [Brett McDermott](#)
To: [Public Submissions](#)
Cc: info@engagecourtyard33.com; [Emily Ferguson](#)
Subject: [EXT] RE: October 9 Public Hearing: LOC2017-0391
Date: Monday, October 01, 2018 12:00:01 PM

Hello,

This letter is to support the Courtyard 33 application (LOC2017-0391) taking place in Marda Loop. As a small, local business owner (Neighbour Coffee, Our Daily Brett Market + Cafe, Salon Fine Catering + Events) I believe this project holds benefits for the both the community and the city. With features of large windows, inviting retail spaces, an architectural design that is both visually interesting and inviting to neighbours I feel this project will support positive, well thought out future growth in Marda Loop.

Courtyard 33 will help see Calgary and this community continue to grow, creating greater diversity of housing options and in achieving the objective of inner-city density, as laid out by the City of Calgary.

Our Daily Brett is moving to Marda Loop as well. We are expanding on our brand 4 blocks from our current location as we strongly believe in Marda Loop as a community. With this move, I am excited to see thoughtful projects like this come to life and bring much needed density to the inner city.

Thanks for your time.

Best,

Brett McDermott
403.973.7780
Good.Honest.Food
www.ourdailybrett.com

From: [Sebastian Sztabyb](#)
To: [Public Submissions](#)
Cc: info@engagecourtyard33.com
Subject: [EXT] October 9 Public Hearing: LOC2017-0391
Date: Monday, October 01, 2018 8:55:09 AM
Attachments: [rndsqr.pdf](#)

To City of Calgary Councillors and the Mayor,

Please see my attached letter of support for the Courtyard 33 application (LOC2017-0391).

Regards,
Sebastian Sztabyb

Sebastian Sztabyb // Co-founder
Phil & Sebastian Coffee Roasters
618 Confluence Way SE, Calgary, AB T2G 0G1
o.403.261.1885
m.403.612.2266
philsebastian.com
@philandseb

PHIL & SEBASTIAN COFFEE ROASTERS
618 CONFLUENCE WAY SE
CALGARY, AB T2G 0G1
T 403.261.1885
WWW.PHILSEBASTIAN.COM



To City of Calgary Councillors and the Mayor,

I am writing in support of the Courtyard 33 application (LOC2017-0391). After viewing the plans and renderings I feel this project will add to the growing vitality of the Marda Loop area. With no current multifamily projects on 33 Avenue which engage the public, Courtyard will reinforce the strong sense of community already present through it's large open courtyard and communal spaces, retail shops, and various dwelling units. The quality of the architectural design is uncommon in our city and will be a talking point for many visitors, and a unique welcome home for residents. It will aid in furthering growth, turning 33rd Avenue into a main street and a thriving pedestrian realm.

Phil & Sebastian was one of the first coffee shops in Marda Loop, prior to establishment, and has seen first-hand the evolution of this area. As a resident of the area and a neighbouring business, I am thrilled to see a project like this in the plans and hope that you will approve its application. Marda Loop and Calgary will benefit from a well thought out project that serves the people and additional businesses, backed by a developer looking to change our city for the better.

Regards,

A handwritten signature in black ink, appearing to read 'Sebastian Sztabyb'.

Sebastian Sztabyb
Co-Founder, Phil & Sebastian Coffee Roasters

From: [Sebastian Sztabyb](#)
To: [Public Submissions](#)
Cc: info@engagecourtyard33.com
Subject: [EXT] October 9 Public Hearing: LOC2017-0391
Date: Monday, September 24, 2018 12:10:57 PM

To City of Calgary Councillors and the Mayor,

I am writing in support of the Courtyard 33 application (LOC2017-0391). I have seen the plans and rendering and feel this project will add to the growing vitality of the Marda Loop area.

As a business neighbour and a resident of the area, I am thrilled to see a project like this in the plans and hope that you will approve its application.

Regards,
Sebastian Sztabyb

Sebastian Sztabyb // Co-founder
Phil & Sebastian Coffee Roasters
618 Confluence Way SE, Calgary, AB T2G 0G1
o. 403.261.1885
m. 403.612.2266
philsebastian.com
@philandseb

From: [Mike Ward](#)
To: [Public Submissions](#)
Cc: info@engagecourtyard33.com
Subject: [EXT] RE: October 9 Public Hearing: LOC2017-039
Date: Thursday, September 27, 2018 4:57:31 PM
Attachments: [LOC2017-0391 Letter of Support \(3\).pdf](#)

To City of Calgary Councilors and the Mayor,

Please see attached for my letter supporting the Courtyard 33 application (LOC2017-0391) scheduled for the October 9th public hearing.

Thanks,

Mike Ward

Co-founder

The Brewer's Apprentice Inc.

Residence and mailing address:

2104 52nd Ave SW

T3E 1K3

Calgary



The Brewer's Apprentice Inc.
448 3th Ave SE
Calgary, AB
403-804-4924

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

VIA PublicSubmissions@calgary.ca

September 27, 2018

RE: October 9 Public Hearing: LOC2017-0391

To City of Calgary Councillors and the Mayor,

I am writing in support of the Courtyard 33 application (LOC2017-0391).

About us

The Brewer's Apprentice is a retail merchant of specialty beers in Calgary. Our mission is to simplify the craft beer experience by providing the best beers in the city and connecting the people of Calgary to our many great craft breweries - giving the breweries a chance to share their beer and their stories. With 48 brews on tap, we pride ourselves on creating incredible experiences for all craft beer lovers, from the long-time enthusiast to the new beer explorer. We're passionate about our industry and in an effort to share that appreciation, we offer a variety of educational events, including specialty tastings and brewery visits.

Courtyard 33 + The Brewer's Apprentice

As an owner of The Brewer's Apprentice, and a neighbouring community member, I am excited about the vision of Courtyard 33 - particularly its architectural design and community-inspired, mixed-use courtyard concept. At our East Village location, we have found success in what may be considered an unassuming alleyway. The alley's design offers a unique, visually appealing pedestrian pathway that contributes to the customer and community experience. I believe the courtyard, a hopeful second home, will create a similarly vibrant retail experience for Marda Loop patrons.

We are supportive of this venture and wish to express our interest in partnering with the project as a long-term retail tenant. For those who have not visited our East Village location, I have included some images of our space - indicative of the high-quality engaging atmosphere and specialty beer experience we aim to re-create in Marda Loop.

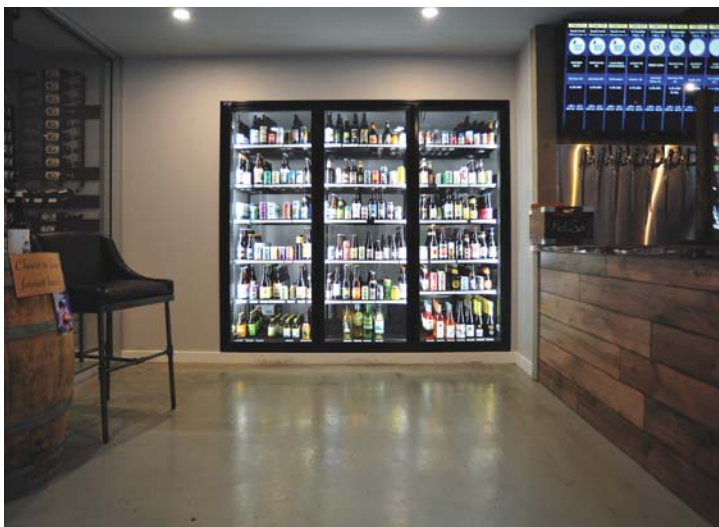
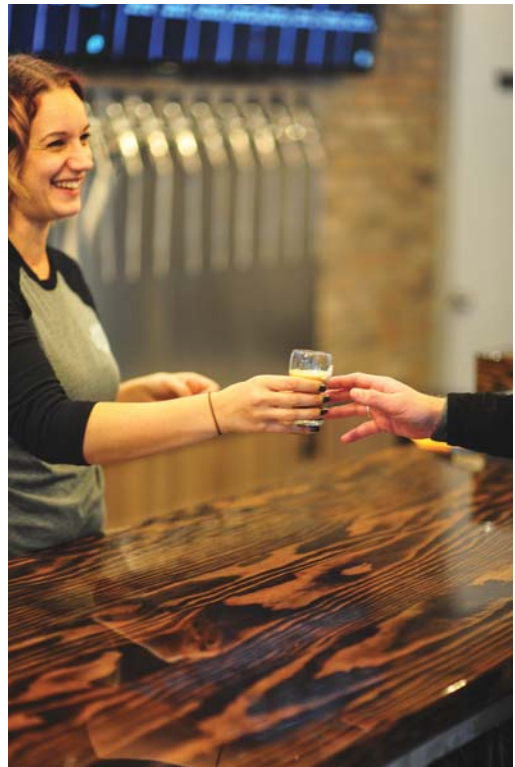
Sincerely,
The Brewer's Apprentice Inc.

A handwritten signature in black ink, appearing to read "Mike Ward".

Mike Ward
Co-founder



The Brewer's Apprentice Inc.
448 3th Ave SE
Calgary, AB
403-804-4924



From: celiarmeunier@gmail.com
To: [Public Submissions](#)
Subject: October 9, <web submission> LOC2017-0391
Date: Friday, September 28, 2018 2:10:12 PM

September 28, 2018

Application: LOC2017-0391

Submitted by: Celia Meunier

Contact Information

Address: 2620 25 Street SW

Phone:

Email: celiarmeunier@gmail.com

Feedback:

I am concerned regarding the height as well as the deficiency regarding the parking for this building. The have planned 63 units and 65 tenant parking stalls which includes visitor parking. The plan is for mixed commercial use. The neighbourhood is significantly lacking in adequate parking and often the employees and the patrons of a building of this magnitude are forced to park on the street. The on street parking is in high competition for the neighbouring high density units. The builders need to be forced to accommodate for the full building usage. The planned 2 levels of parking is meager and a bare minimum! If the developer cannot or is unwilling to prevent issues with the current neighbouring tenants the height or number of units must be decreased. Density can be an amazing thing for a neighbourhood as long as the usable (dwelling and commercial) encourages the new tenants to put down roots. The current buildings and developments are lacking the foresight for long term habitation. As soon as there is a life change whether it is the addition of a partner or family member the dwelling and parking space becomes limiting and the family unit leaves. The developers need to be forced to provide for the ease of use for the whole life of the building. The majority of households have 2 vehicles. Their current plan would force half of those vehicles on the street. If someone has a special event, there would be no more parking available. The flow of traffic in the area is significantly hindered due to the poor planning and foresight of the builders and developers. Since the proposal is on a corner lot they have to consider the flow of traffic of both streets impacted. Since the neighbouring LYFE building will be completed soon and there is no current solid traffic access for that building from NB 22 Ave SW (It is a one way street in the south bound direction) those tenants would be forced to head N on 21ST SW. Has there been consideration regarding how vital this intersection will become for both the 63 units of the current proposal as well as the residents of the LYFE building? The flow of traffic in this neighbourhood has been ignored by the development companies repeatedly over the last 6-8 years. This issue of maximum density without forethought is causing the current neighbouring residents a major amount of contention. The builders need to be held accountable for their creation long after they are gone and have been paid. The neighbourhood is attractive and dynamic because of the people who

live there. They are of the area and spend their time and effort to culture the space. If the developers are continuously allowed to maximize building size while minimizing thought for life in the future the tenants will change every few years. If they do not build for the dynamic people who live in the area and want to stay and spend time there. The culture and attractiveness of the area will wither and die. Density can be amazing as long as it is done in such a way to build connections with neighbours and encourage people to build a home and a neighbourhood instead of causing rifts and forcing people to leave because of a solvable issue created by a developer unwilling to think of the bigger picture. Thank you for your time regarding this matter,

From: [Chris Stevenson](#)
To: [Public Submissions](#)
Cc: info@engagecourtyard33.com
Subject: [EXT] RE: October 9 Public Hearing: LOC2017-0391
Date: Wednesday, September 26, 2018 1:03:05 PM
Attachments: [CRTYRD Letter.pdf](#)

To City of Calgary Councillors and the Mayor,

I am writing in support of the Courtyard 33 application (LOC2017-0391). Please see attached for my letter of support.

Thanks!

Chris Stevenson

--

403 701 0175

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

September 13, 2018

RE: Proposed Development @ 2240, 2236, 2232 - 33 Avenue SW (LOC2017-0391)

To City of Calgary Councillors and the Mayor,

The reason I'm writing this letter is to support and thank RNDSQR and their team for bringing some creativity and "intent" to Multi Family/Condo living in the Marda Loop area. I don't want to criticize previous projects but there are NO multifamily buildings on 33rd Ave that engage (welcome?) the public or incorporate a sense of community.

As a multifamily building owner/manager I have a good grasp of the effect that community has on a building. I worked hard at creating community in my buildings and when I got it right, the results were positive and long lasting. Less turn over, less confrontations, happier tenants and a waiting list to get into the building. One of the ways to nurture this effect was to provide communal areas. The communal area in Courtyard 33 is amazing and will not only create a desirable building but will add to the "attractions" of Marda Loop. Heck, visitors will show up in Marda Loop just to see the interesting architecture and lets face it, interesting architecture is hard to come by in this neck of the woods.

I'm sure the Community Association will be concerned with traffic but I welcome more traffic as this is the only way we will get traffic slowing measures on 21st and 22nd Street. (The request for speed-bumps on 21st Street was declined by the City as there was not "enough" traffic to warrant them).

In closing, I just want to acknowledge RNDSQR's courage and vision as it shows they are thinking further ahead than just how much profit per square foot it can produce. This project is bringing much needed creativity, urban culture and population to a grossly under-utilized section of 33rd Ave.

Sincerely,



Chris Stevenson
2203 30 Avenue SW
Calgary, Alberta
T2T 1R8