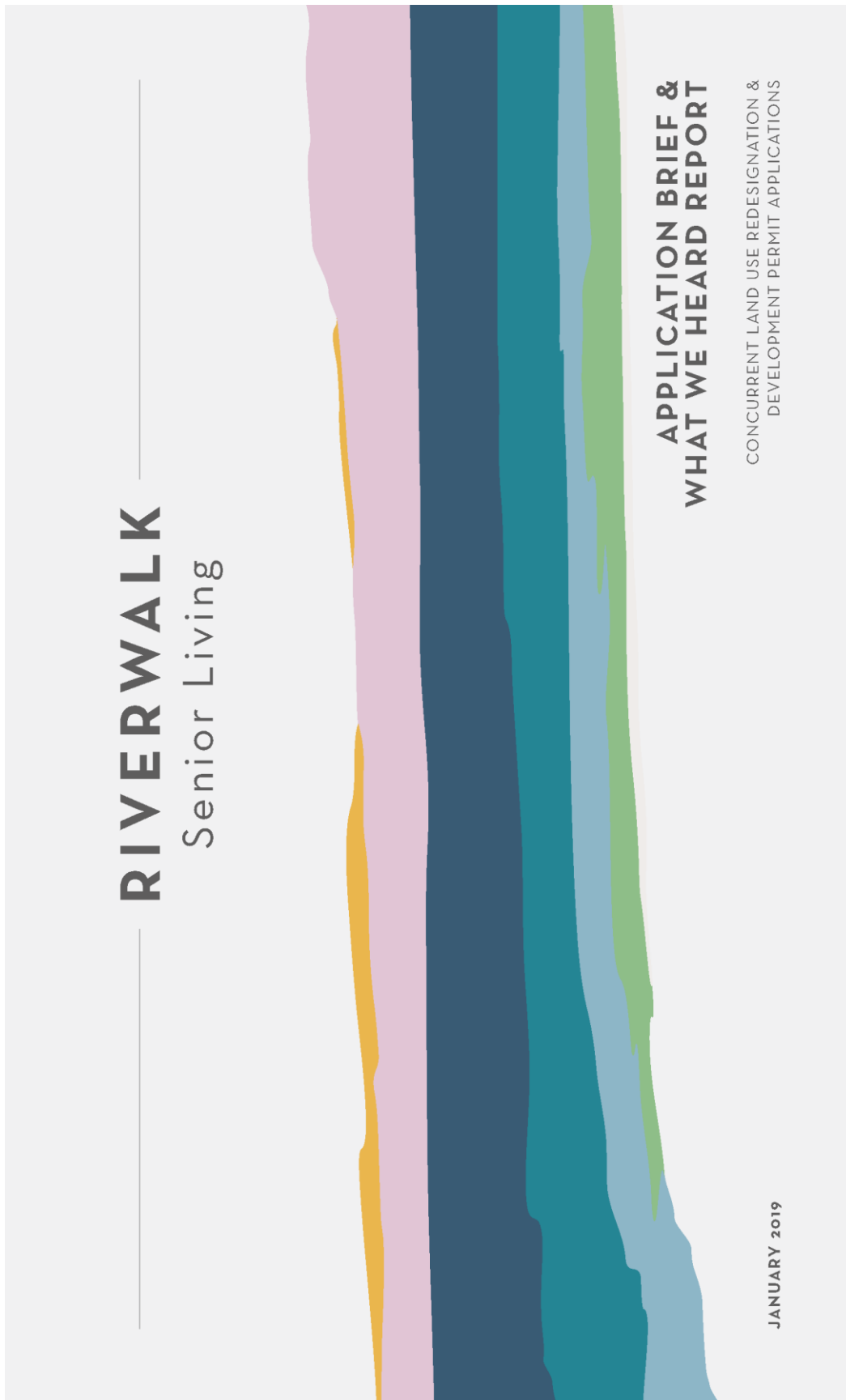


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CAMPION



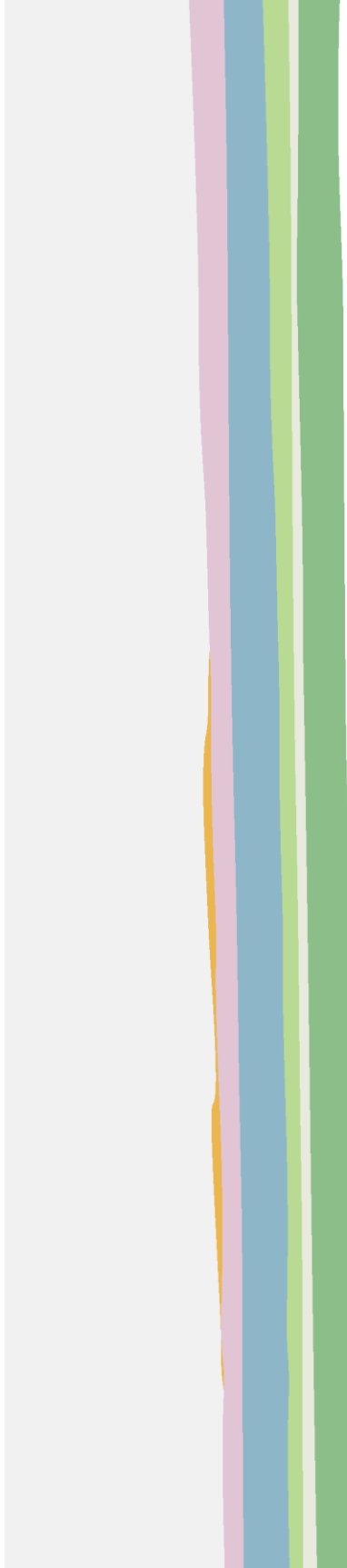
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This document has been prepared by the Riverwalk project team on behalf of Mission Seniors Living Ltd. It outlines the development vision for a unique context within the inner city community of Cliff Bungalow.		
The document provides an overview of the proposed redevelopment concept – its planning and policy context, foundational planning and design rationale, community benefit components, as well as the associated application and public engagement process.		
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Campion + Verve: Partners in Innovative Senior Living

Campion Property Group and Verve Senior Living have struck a collaborative partnership to deliver the next generation of senior living to the heart of Calgary's vibrant inner city. Their projects address a growing need for more community integrated seniors' housing to provide a 'continuum of care' from independent supportive living to assisted living and memory / dementia care.

Over the course of 50 years of cumulative experience, the partners have delivered and/or operated multi-service retirement residences across Canada, focusing on communities with substantive need but little choice for those looking for supportive housing options. This approach enables their residents to have their evolving daily needs met while remaining in the communities they helped build and ensuring their lifetime of vital neighbourhood connections is maintained.

The partners' success to date has been driven by their commitment to finding desirable and suitable locations for their projects, forming strong partnerships, and working with local leaders and stakeholders to realize more complete and resilient communities. As owner-operators, they are dedicated to the long term and strive to become valued and integral members of the communities in which they build and operate.



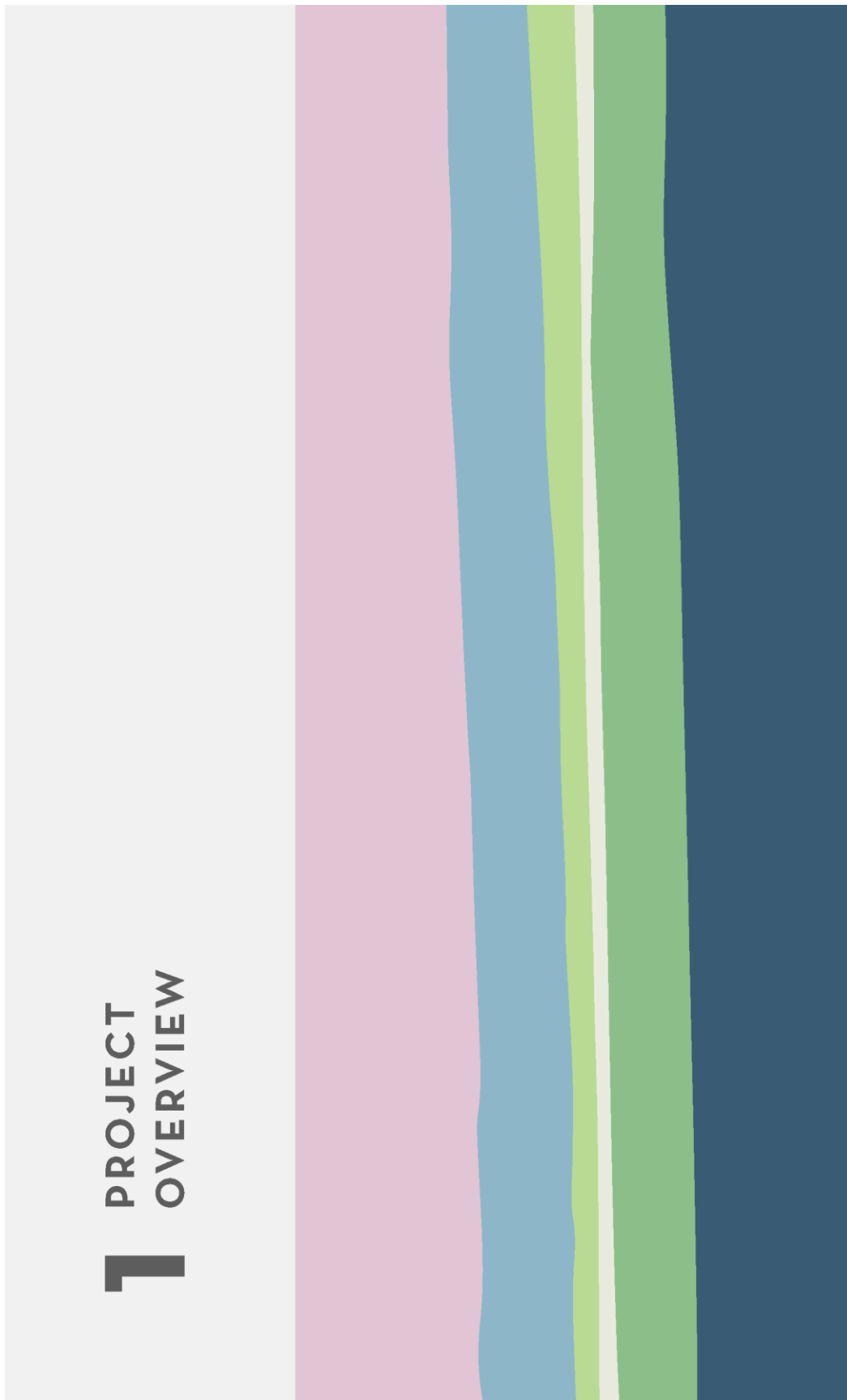
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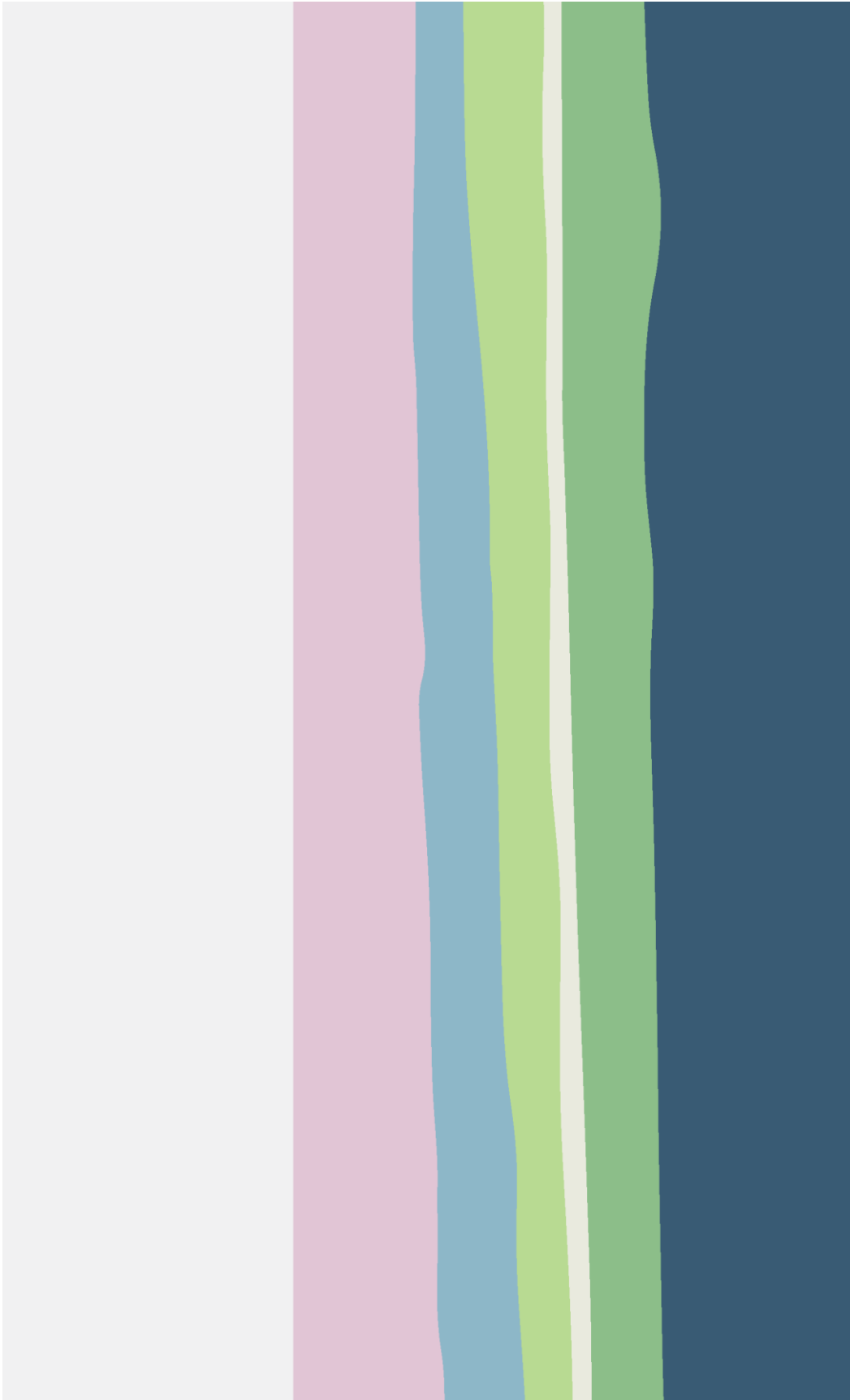
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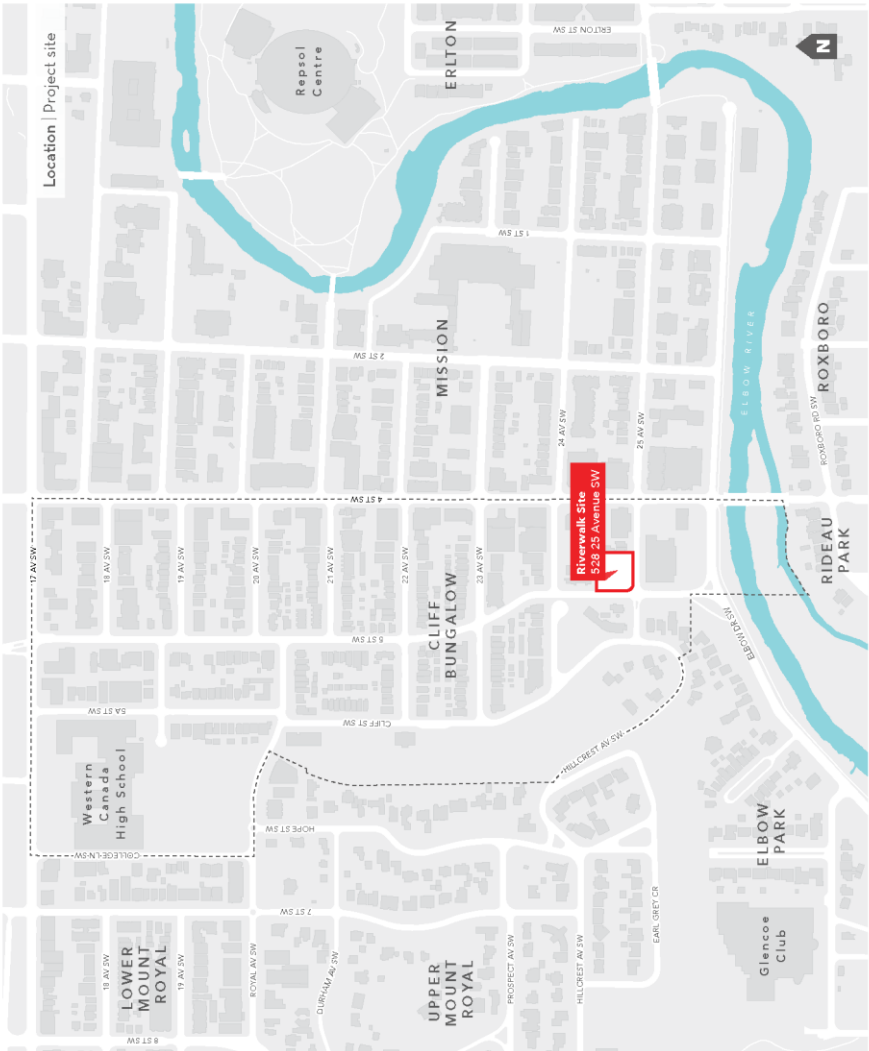
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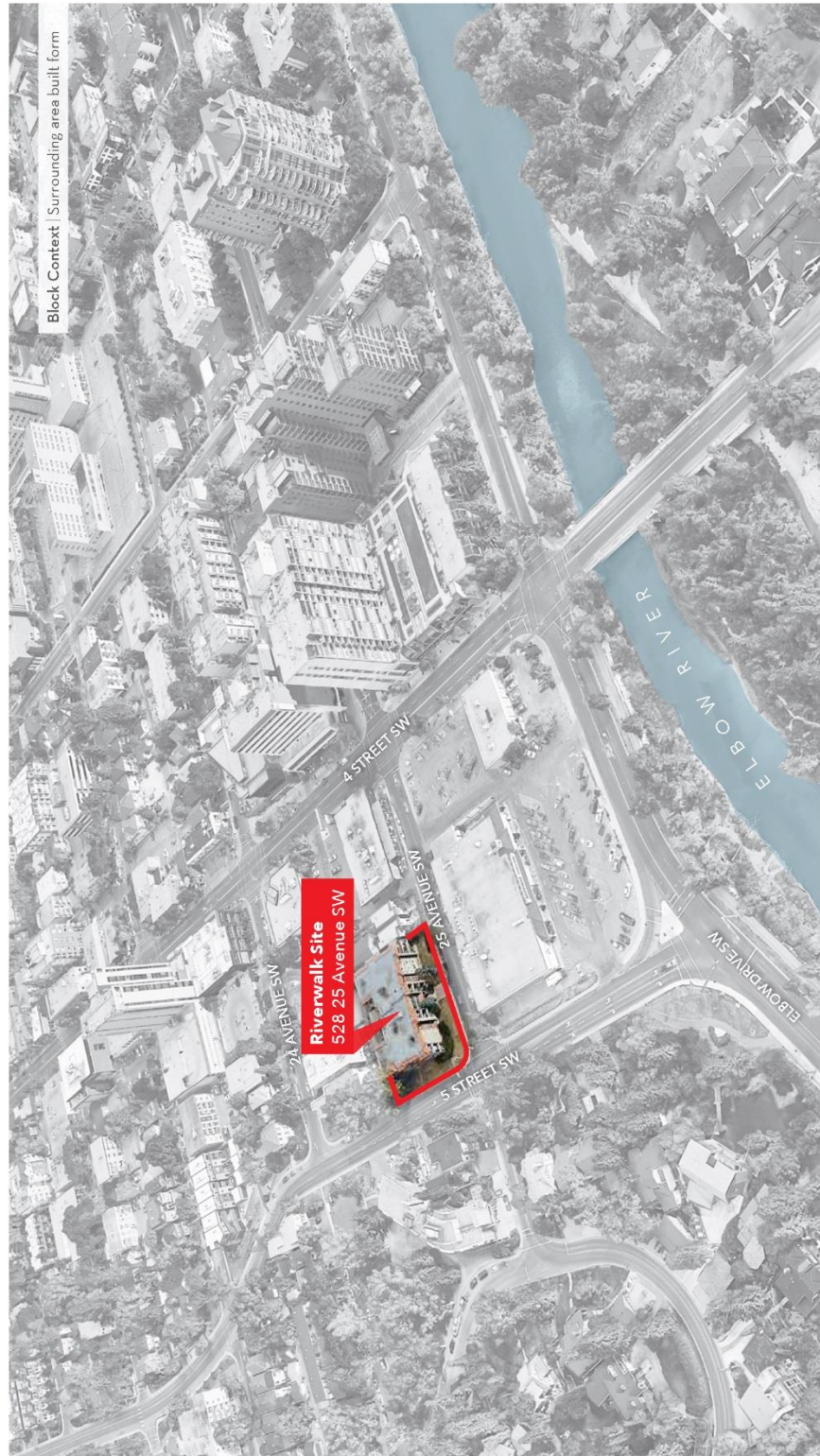


Introduction

Situated in the inner-city community of Cliff Bungalow, Riverwalk is an unique rental residence for seniors proposed for the corner of 5 Street SW and 25 Avenue SW – just steps from 4 Street SW, one of Calgary's vital Main Streets. Riverwalk is proposed as a mid-rise supportive living building designed to provide local seniors with a continuum of care that would accommodate various levels of changing needs and enable them to continue to age-in-place.

The current Land Use Designation does not support the development vision. The application type is Concurrent -- inclusive of both Land Use Redesignation and Development Permit. A Concurrent Application process ensures a comprehensive and thoughtful "bricks and mortar" outcome that directly informs a proposed Land Use (zoning) change decision by The City of Calgary Council.

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Site History & Acquisition

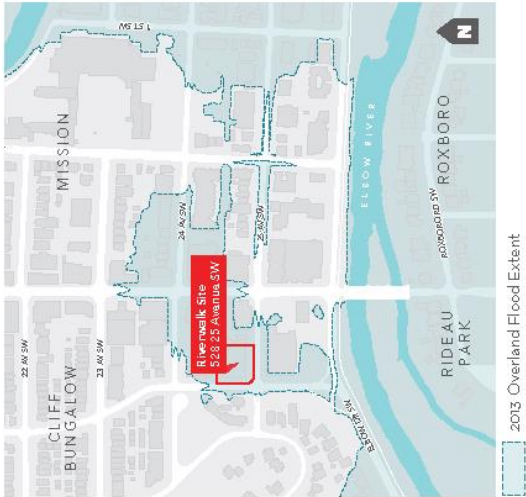
FLOOD DAMAGED BUILDING

In June of 2013, Calgary experienced a catastrophic overland flooding event. Large portions of the inner-city were inundated with flood waters, including areas of Cliff Bungalow / Mission. The Riverwalk site and adjacent lands were inundated, resulting in extensive flood damage to the existing on-site multi-residential condo building.

Today, the extent of the flood damage has compromised the existing Riverwalk condominium building. The necessary repairs present a financial burden for the building's 36 condo owners. All 36 resident owners have since sold their units to Mission Seniors Living Partnership.

WHY THE NAME RIVERWALK?

The project derives its name from the existing 36 unit condo building, Riverwalk Terrace.



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Calgary's Greying Population

Fueled by the aging baby boom generation and people generally living longer and healthier lives, seniors represent the fastest growing segment of the population, accounting for almost 1 in 4 Canadians by 2036. In Calgary, the number of seniors aged 65 years and older is expected to more than double by 2034. As a result of this aging demographic trend, municipalities are faced with both challenges and opportunities as they try to accommodate the shifting needs of their older citizens.

SHIFT IN LIFESTYLE

A rising demand for a more sustainable lifestyle has led seniors away from the challenges of car-dependent suburbs, and into the inner-city where they can continue to participate in their communities and benefit from ease of access to urban conveniences such as walking to the local grocery store or coffee shop and having immediate access to health and wellness services.

COMPLETE, AGE FRIENDLY COMMUNITIES

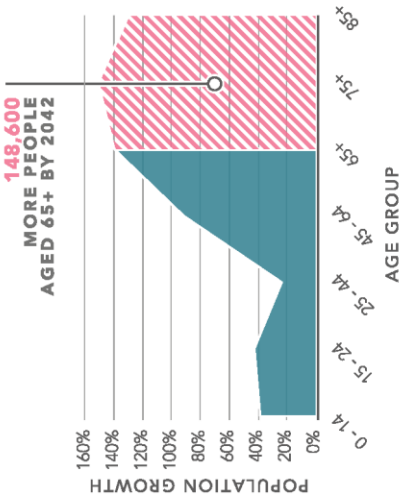
Now more than ever, it is important to craft thoughtful and complete communities that cater to the ability to age-in-place. While a key component includes the need for specific types of in-home services to care for seniors in different phases of their lives, planning for age-friendly communities also requires consideration of more housing choices that satisfy accessibility needs, appropriate and convenient access to amenities and social supports, increased mobility options, and opportunities for improved health and safety.

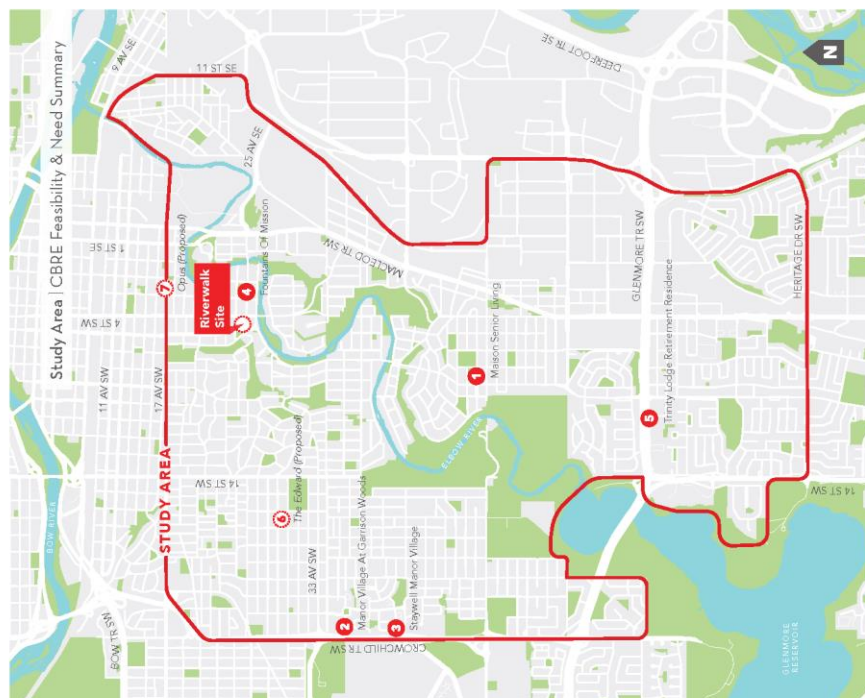
- Generally, a complete community offers:
- A mix of different types of housing that suit all ages
 - A more compact settlement pattern
 - More local jobs, retail, and public spaces in accessible destinations
 - A variety of transportation options

CALGARY SENIORS (CURRENT + PROJECTED)

	2016	2024	2034	2042
Aged 65+	138,400	166,000	226,000	287,000
Aged 75+	57,900	65,000	96,000	124,000

Source: City of Calgary





A Real Need

DEFINING THE NEED

Campion commissioned Feasibility & Need Assessment studies in 2015 and 2018 from CBRE's Seniors Housing Services Group, Canada's leading seniors housing valuation and advisory consultancy. This group focuses exclusively on seniors' housing and long-term care facilities for multiple models of care, including independent living, assisted living and memory / dementia care communities.

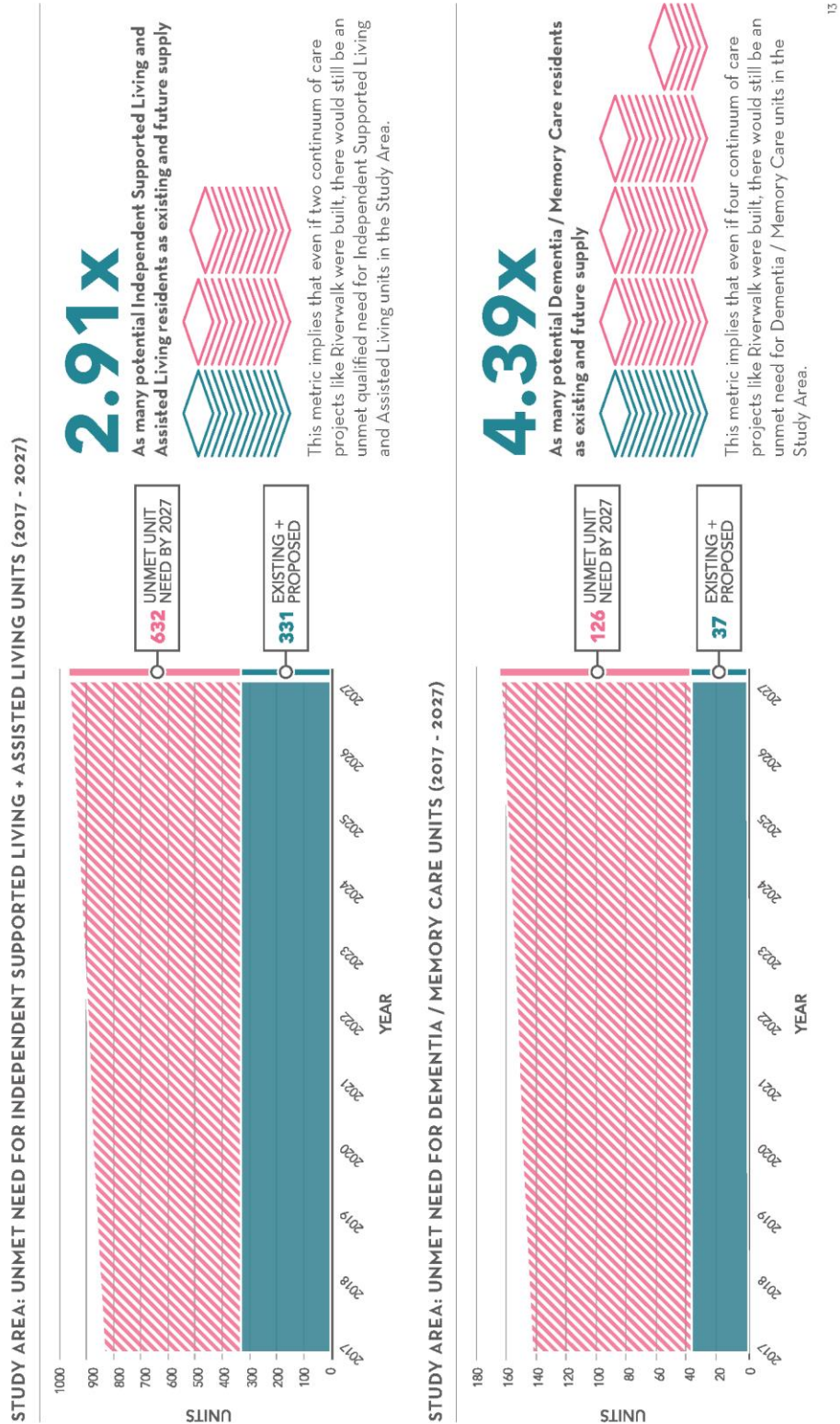
The Study Area (see right) defines where the majority of future Riverwalk residents are likely to currently reside. Both CBRE studies found that there is a real and ever-growing need for continuum of care seniors' housing today. In each case, the conclusions of the analyses found that there are many seniors and families in the Study Area who would directly benefit from a continuum of care facility like Riverwalk.

SUPPLY AND NEED

The CBRE studies used demographic data to indicate the number of seniors within the study area who could benefit from the broad range of service and amenity offered by a continuum of care residence located along the Riverwalk. This was then compared to the existing and proposed senior facilities in the Study Area, weighted against comparable rental rates, service offering, unit sizes, unit mix, facility age and condition. The 2018 study identified five existing and two proposed facilities that offer similar, but not necessarily directly comparable levels of service and amenity to residents.

A key indicator produced by the analysis is a demand-need ratio – or the ratio of age/age/need/qualified seniors to total comparable existing and proposed supply. The following page summarizes some of the key findings of the 2018 Feasibility & Need Summary.

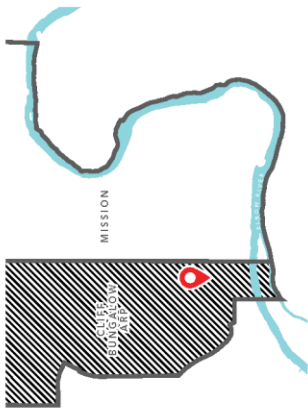
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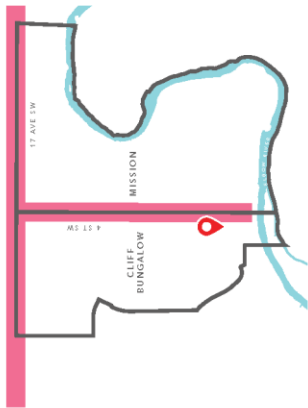
Policy Context



CLIFF BUNGALOW
AREA REDEVELOPMENT PLAN (ARP)

The Riverwalk project site is located within the Cliff Bungalow Area Redevelopment Plan (ARP), approved by Council 25 years ago, with a stated planning horizon of 15 years. As this Plan no longer aligns with current city-wide objectives, the project team has looked to higher order policy documents including the Municipal Development Plan (2009), the Developed Area Guidebook (2017) and the Calgary Transportation Plan (2009).

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MUNICIPAL DEVELOPMENT PLAN (MDP) +
VYC MAIN STREETS

The Riverwalk project site is steps from 4 Street SW, a Municipal Development Plan (MDP) identified Neighbourhood Main Street. Calgary's Main Streets are active corridors that attract Calgarians to socialize, work, live, shop, dine, and celebrate. These streets also act as important transportation routes for those who walk, cycle, drive or use transit. City policy encourages population and job growth around these key corridors.



CALGARY TRANSPORTATION PLAN (CTP) +
PRIMARY TRANSIT NETWORK

The Riverwalk project site is situated along the Primary Transit Network. A Key Direction of the Calgary Transportation Plan is to link land use decisions to transit. Compact, mixed-use development and pedestrian-friendly designs are required along the existing and future Primary Transit Network. This will be supported by timely investment in new transit lines and improved transit service levels to support land use intensification.

Calgary's Main Streets

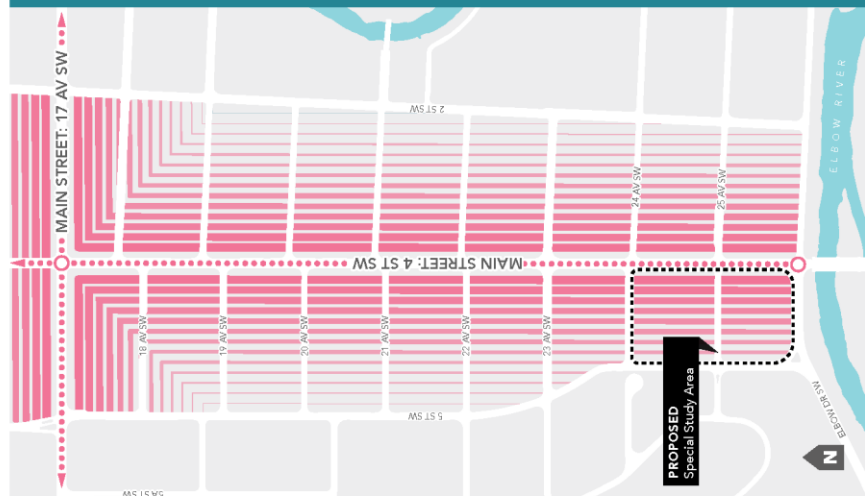
In 2014, the City of Calgary began its 'VYC Main Streets' initiative, identifying 4 Street SW and surrounding area blocks as one of twenty-four Main Street corridors. The process involved extensive engagement with Calgarians, main street users, businesses, residents and development experts to understand key issues, opportunities and desired outcomes along the corridor.

As a result of these efforts, the Municipal Development Plan has been recently amended to include supporting policy for the newly identified Main Street areas, all of which are well-suited for long term growth.

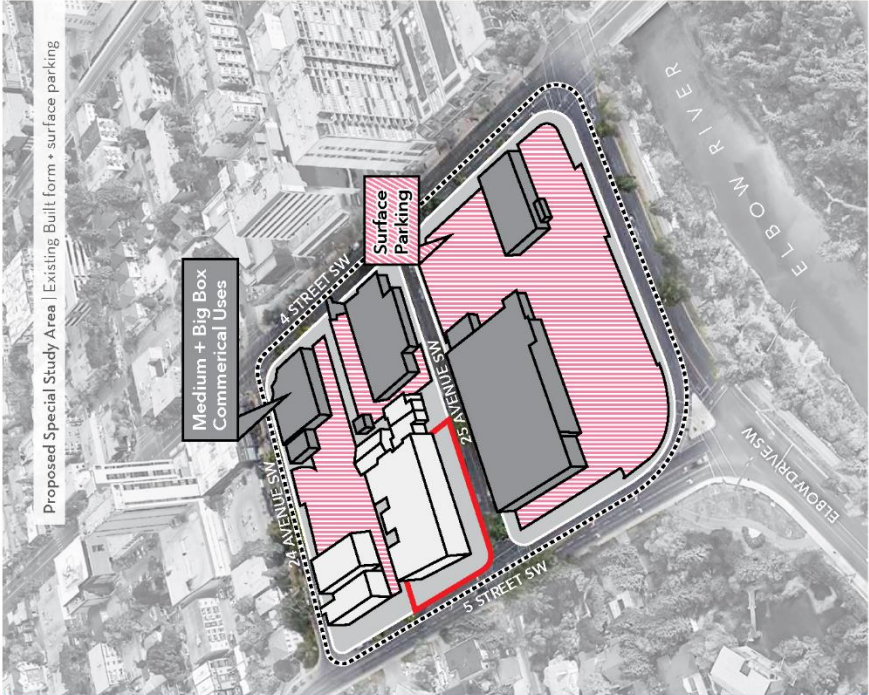
Although every Main Street is unique, they share a fundamental principle of concentrating height and intensity along a mixed-use corridor and creating a graduated transition to neighbouring communities (see left). The principle of transition allows new growth to be supported in areas with existing infrastructure, transit, retail and community services, while protecting the character and stability of adjacent neighbourhoods.

Certain sites in and around Calgary's Main Streets present unique opportunities for comprehensive planning and redevelopment. Due to their location, size, scale, development potential and ownership structure, these sites may be considered for higher levels of intensity and height than contemplated by Local Area Plans. These areas require thoughtful and coordinated planning to address crucial elements like proposed densities, building height and placement, shadow, development phasing, and appropriate transitions to adjacent development.

Due to the unique characteristics that define the two blocks outlined in the diagram on the left, the application of a Special Study Area may be warranted:



Application Brief and What We Heard Report



Redevelopment Potential

The Riverwalk site is situated within a rare node of two under-developed blocks at the southerly end of the neighbourhood's Main Street - 4 Street SW. These blocks are distinctly different and largely removed from the established and more stable character residential areas of Cliff Bungalow.

The immediate and surrounding blocks are primarily comprised of single-storey buildings, which house medium to big box retail and large-format restaurant uses. Interspersed among these buildings and adjacent blocks are supporting surface or above-grade parking facilities. Of the two blocks shown, 40% of the area is dedicated to surface parking.

There are a few pockets of residential use buildings (primarily low-rise multi-residential) to the northwest. A complementary health-care use - the Avanta Addiction Treatment for Women Centre - lies to the west.

To the immediate north along 4 Street SW is a land use and built context that allows high-density medium-rise buildings. To the immediate east (within the Mission community), are several blocks of existing high-density, medium to high-rise buildings. Together, the blocks outlined here present an unique opportunity to create a gateway to the neighbourhood and a vibrant mixed-use anchor with potential for a new urban format grocery store.

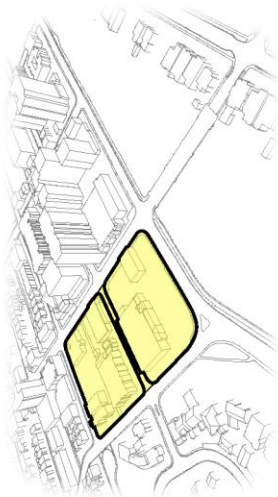
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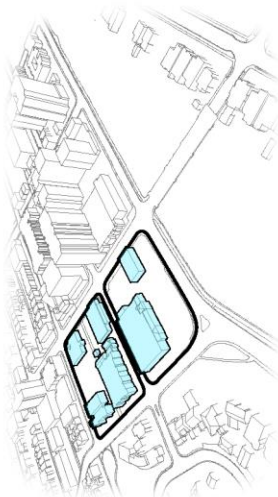
Proposed Special Study Area



SITE SIZE

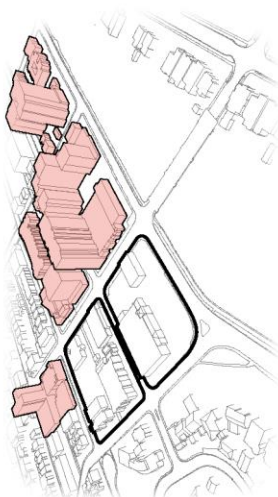
The proposed Special Study Area represents roughly 2ha (5ac) of developable land, controlled by a relatively small group of landowners. To ensure a successful redevelopment outcome, sites of this scale require thoughtful and coordinated planning to address crucial elements like proposed densities, building height and placement, redevelopment phasing, and appropriate transitions to adjacent communities.

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ON-SITE USES + BUILT FORM

The two blocks that make up the proposed Special Study Area represents a significant under-utilization of development and intensity potential. These blocks are dominated by a number of low intensity, single-storey buildings, housing medium to big box retail and large-format restaurant uses, along with supporting surface parking facilities that together represent over 40% of the total site area.



SURROUNDING USES + BUILT FORM

The immediately surrounding uses and built form context of the proposed Special Study Area point to a much higher potential intensity on site than exists today. The mid-to-high-rise residential buildings directly east of the site are indicative of the likely scale of residential redevelopment that can be expected in the Special Study Area, driven by the proximity to popular local destinations and amenities.

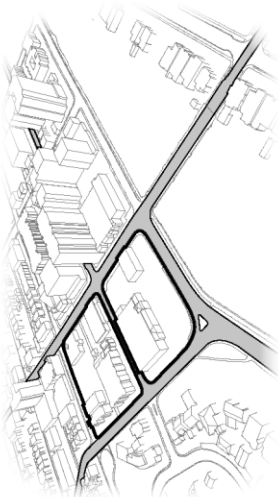
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Proposed Special Study Area



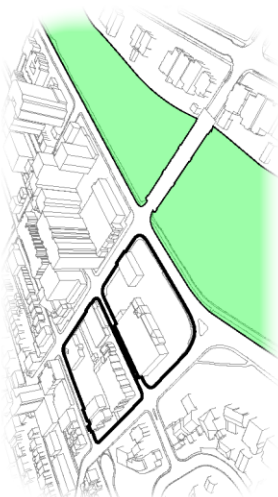
GATEWAY LOCATION

The proposed Special Study Area is located at the natural southern gateway to Cliff Bungalow / Mission's bustling Main Street - 4 Street SW. This strategic location provides an unique opportunity to anchor and build on the success and vibrancy of 4 Street SW by introducing a more compact and efficient urban form, with a thoughtful mix of new residential housing options and street-oriented retail destinations.



TRANSPORTATION NETWORK

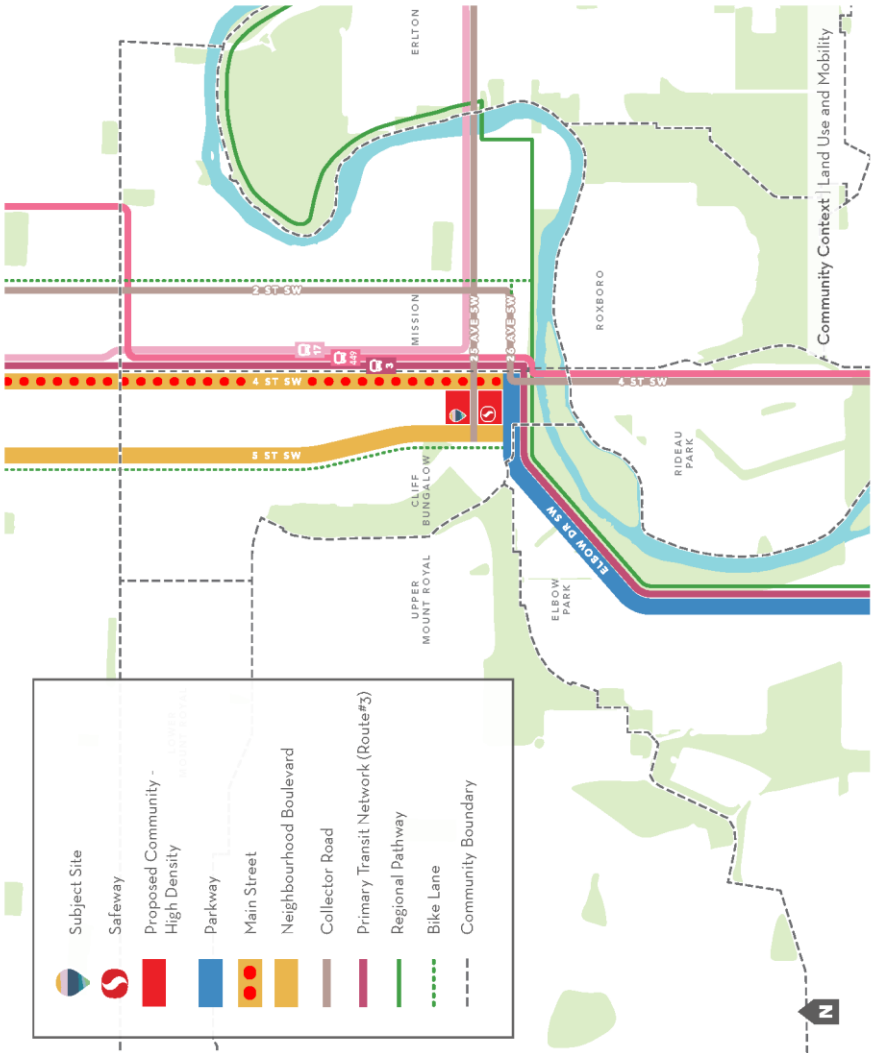
The proposed Special Study Area is anchored by several key transportation corridors including two Neighbourhood Boulevards (4 and 5 Street SW), three Collector streets (25, 26 Avenues and 4 Street SW south of the Elbow River) and the Elbow Drive SW Parkway street. The site also has excellent access to alternative transportation modes as it is situated along Calgary's Primary Transit Network and Regional Pathway System.



OPEN SPACE NETWORK

The river-fronting southern boundary of the proposed Special Study Area offers an unique opportunity to integrate connections to the banks of the Elbow River, as well as Calgary's comprehensive Regional Pathway Network. Planning for future redevelopment in a comprehensive and considered manner will ensure that an appropriate and sensitive relationship to these vital community assets is maintained as redevelopment occurs.

Application Brief and What We Heard Report



An Anchor for Complete Communities

The subject site and immediate two blocks are uniquely situated and primed for strategic growth based on a land use and mobility context that serves to anchor the 4 St Main Street for Cliff Bungalow and Mission, as well as multiple other communities including Roxboro, Rideau Park, Elbow Park, and Upper Mount Royal.

A Key Direction of the Calgary Transportation Plan is to link land use decisions to transit. Compact, mixed-use development and pedestrian-friendly designs are required along the Primary Transit Network. This will be supported by timely investment in new transit lines and improved transit service levels to support land use intensification.

The figure shown here is representative of the context layers that illustrate a rationale for the proposed amendments to the ARP which are informed by the Developed Areas Guidebook.

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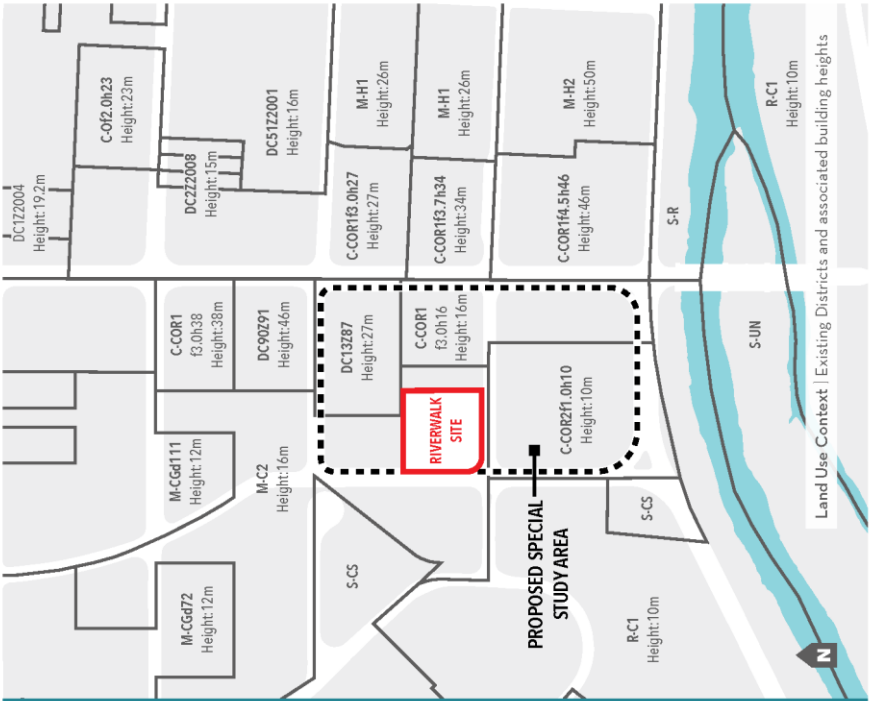


Proposed Cliff Bungalow Area Redevelopment Plan Amendment

The proposed amendments to the Cliff Bungalow Area Redevelopment Plan (ARP) contextualize a strategic growth node opportunity that is aligned with the Municipal Development Plan, Calgary Transportation Plan, and Developed Areas Guidebook and the policies seek to address matters of height, massing, density, use, as well as infrastructure and community benefit.

All future applications for Land Use Redesignations and Development Permits within the 'Special Study Area' would be evaluated according to the policies of the Developed Areas Guidebook and the specific policies included in the ARP amendment. The figure shown here is representative of the map-based component of the proposed amendments.

Application Brief and What We Heard Report



Existing Land Use Context

There is opportunity for the immediate area to be comprehensively considered and therefore the landowners within the surrounding two-block group of properties may wish to participate in a policy change. An amendment could set a policy framework for all of these properties as a first step to enable them to develop to a greater intensity in the future.

A property's land use district (zoning) determines what detailed uses and building forms are allowed on a parcel of land - among other things it defines a property's maximum building height, buildable area, and use. While the Riverwalk project team will seek to change our site's land use district to support the continuum of care vision, a Local Area Plan amendment would not change the land use districts of other properties within the two-block area. Rather, the proposed amendment would enable landowners to apply for a policy-aligned land use redesignation in the future.

Application Brief and What We Heard Report

Riverwalk Site: Land Use Change

CONCURRENT PROCESS

The proposed land use change will accommodate a mixed-use and amenity-rich continuum of care seniors residence building. The Riverwalk project team is committed to a concurrent application process that will allow stakeholders an opportunity to review both the Development Permit and Land Use Redesignation applications at the same time. The concurrent application process creates greater certainty for all stakeholders and facilitates a high-quality bricks and mortar outcome that aligns with the proposed land use change.

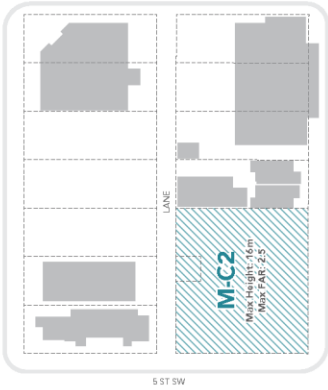
KEY TERM: FLOOR AREA RATIO (FAR)

The Floor Area Ratio (FAR) prescribes the total gross floor area of a building on a parcel divided by the gross site area of the parcel. FAR is one of the key measures used within the Land Use Bylaw to direct the size and massing of a building in relation to the area of the parcel of land it occupies.

PROPOSED LAND USE CHANGE

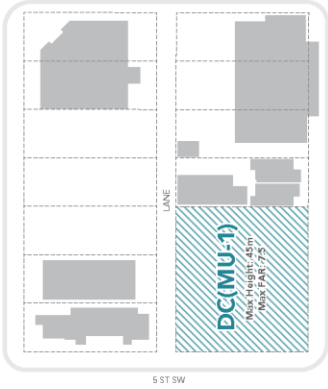
M-C2 Multi-Residential: Contextual Low Profile
The M-C2 District is a multi-residential designation primarily associated with 3 to 4 storey apartment buildings and townhouses.

Maximum Height: 16m
Maximum FAR: 2.5

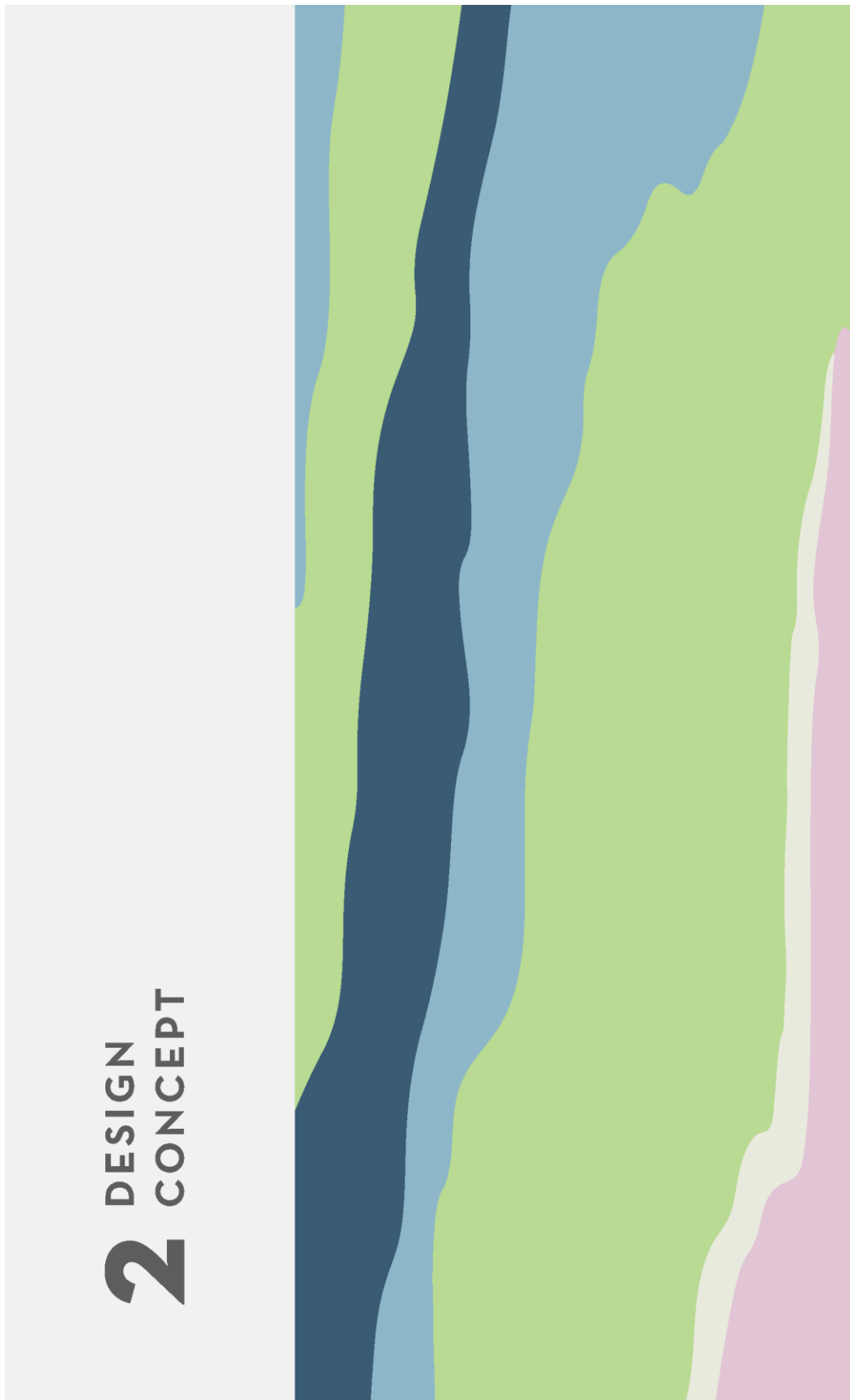


DC(MU-1) Mixed Use: General
The Direct Control District based on the MU-1 District allows for commercial and residential uses in street-oriented buildings, with flexible building height and FAR.

Max Height: 45m
Maximum FAR: 7.5



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Riverwalk Design Principles



RESILIENT + COMPLETE COMMUNITY Address a portion of the growing need for a continuum of care seniors' residences that incorporates layers of support and allows residents to age-in-place while remaining in the communities they've built.	PUBLIC BENEFIT Introduce much-needed new services for inner city seniors and their families, including respite / short stay suites and seniors events / program spaces.
RIGHT-SIZING: A MID-RISE FORM Design and right-size a building that is need-based and purpose-built to accommodate the continuum of living spaces, programs and services for residents to continue to live independently and age-in-place.	COMPREHENSIVE PLANNING Create a framework and catalyst for positive change through comprehensive planning and consideration of future redevelopment potential in the under-developed blocks at the south end of 4 Street SW.
PLACEMAKING Foster more inclusive and inviting public spaces that expand the public realm and transform the streetscape into a more vibrant, comfortable, and safe people-friendly environment.	GREAT ARCHITECTURE Complement the eclectic inner-city character of Cliff Bungalow / Mission with a thoughtful architectural design that integrates high quality, long lasting materials.

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The Riverwalk Concept

INNER-CITY SENIOR LIVING

Riverwalk would be a mid-rise supportive living building designed to provide local seniors with the assistance they need to get the most out of the next chapter of their lives. Residents may be finding it difficult to keep up the family home while still maintaining an enjoyable lifestyle. The normal activities of daily living may have grown too challenging or the loss of a spouse has resulted in social isolation. For some, the demands of caring for a loved one experiencing behavioural or cognitive changes may have become too much for them to manage. However, when faced with the prospect of leaving the community they have lived in for most of their adult lives – where they raised their families and their basic needs were met locally – to live in a more supportive environment, most seniors will stay put longer than they should. Riverwalk is intended to remove these burdens while helping local seniors stay in their communities. Those who built and nurtured these communities deserve the opportunity to remain and continue to watch them flourish. Riverwalk

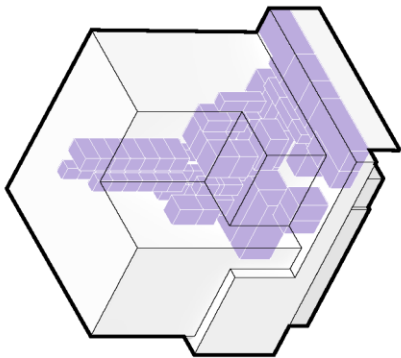
will provide a 'continuum of care' with an extensive array of supportive services, enabling its residents to age-in-place as their need for these services grow, maintaining and/or improving their physical and mental wellbeing, and enhancing the quality of their day-to-day lives.

CONTINUUM OF CARE

Riverwalk will enable seniors to live independently for as long as they can, while providing the piece of mind of knowing support is close at hand should their needs change or grow. Three different living-type residents will be accommodated in Riverwalk: Independent Supported Living, Assisted Living, and Dementia/Memory Care.

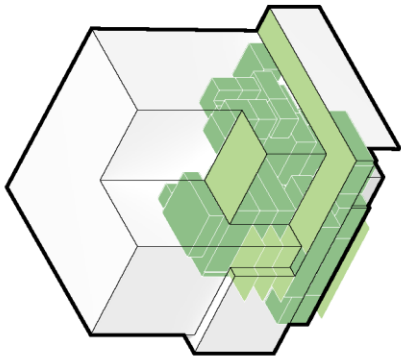


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STAFF + SERVICE / OPERATIONS

A comprehensive continuum of care seniors residence like Riverwalk requires a full of team of dedicated support staff, along with additional space dedicated to operations activities like laundry, housekeeping, and food preparation. These staff and operations areas require a substantial dedication of space within the building envelope.



AMENITY + GATHERING SPACES

Access to outdoor and communal gathering spaces is critical to providing continuum of care residents with a high quality of life, full of opportunities for social interaction and meaningful relationship building. Because some residents require a higher level of care and assistance, outdoor amenities located within the building envelope are crucial to ensuring continued access to the outdoors in a safe and secure environment.

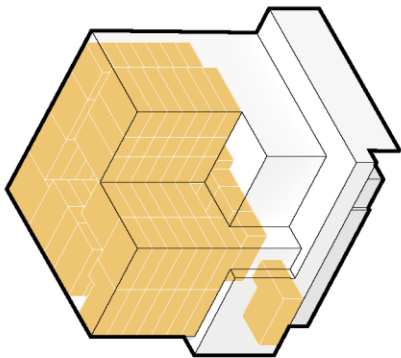
Designing for
a Continuum
of Care

NEED-BASED BUILDING DESIGN

The design of Riverwalk is 'purpose built' to enable local seniors to live independently for as long as they can, while providing the comfort of knowing support is close at-hand as their needs change or grow. This ambitious goal requires a building large enough to accommodate the residents and all of the non-residential components necessary to deliver the supportive continuum of care services while maintaining relative affordability.

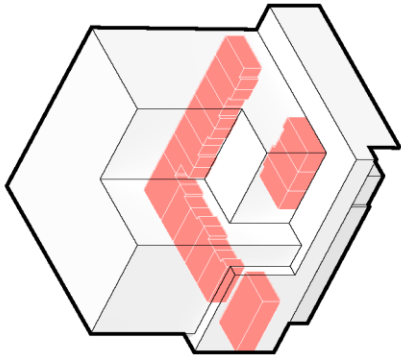
The significant amount of space dedicated to essential programs, services and amenities results in a building that is considerably less efficient than a comparable multi-residential building, which is typically comprised of 85% residential units, 15% internal amenity space, operations and circulation space. By comparison, Riverwalk is made up of 57% residential units, 43% shared indoor amenity space, staff, operations and circulation space, in addition to ~9,200ft² of outdoor amenity space.

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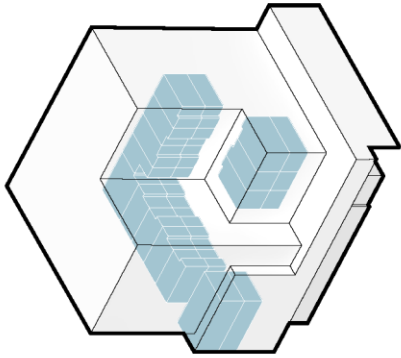
INDEPENDENT SUPPORTED LIVING

While all suites incorporate age and accessibility appropriate design guidelines, Independent Supported Living units are designed for somewhat active seniors who want to maintain a measure of independence, but require some support. These units are smaller apartments that include a convenience centre, laundry for personal effects and access to the extensive common amenities, along with a full complement of supportive services included in the monthly rental fees.



ASSISTED LIVING

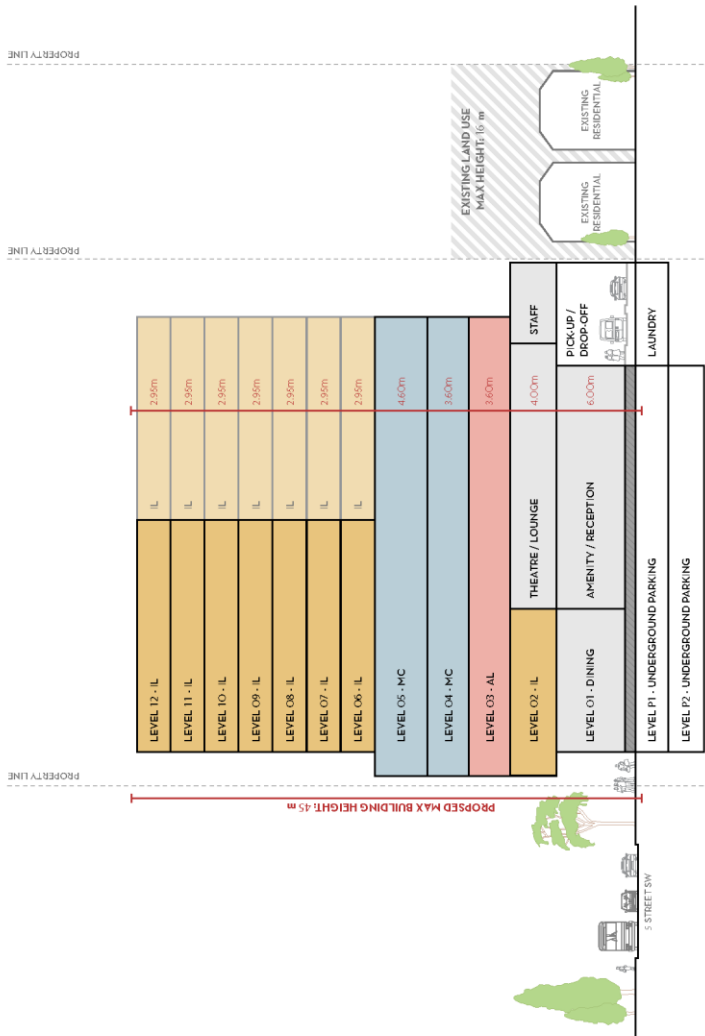
Assisted Living units are specifically tailored for seniors requiring temporary or ongoing assistance with the activities of daily living including eating, mobility, dressing, grooming, bathing, passive exercise and administration of externally prescribed medications. Dedicated amenities and operational areas will include a staffed care station, dining room and servery, activity rooms, laundry, lounge areas, a spa/tub room and dedicated outdoor spaces.



DEMENTIA / MEMORY CARE

Dementia / Memory Care units take into account the needs of seniors with mild to moderate cognitive impairment, Alzheimer's and other forms of dementia requiring a more specialized level of care. Dedicated amenities and operational areas include a staffed care station, dining room and servery, activity rooms, laundry, lounge areas, spa/tub room and protected outdoor space.

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Building Section

Independent Living

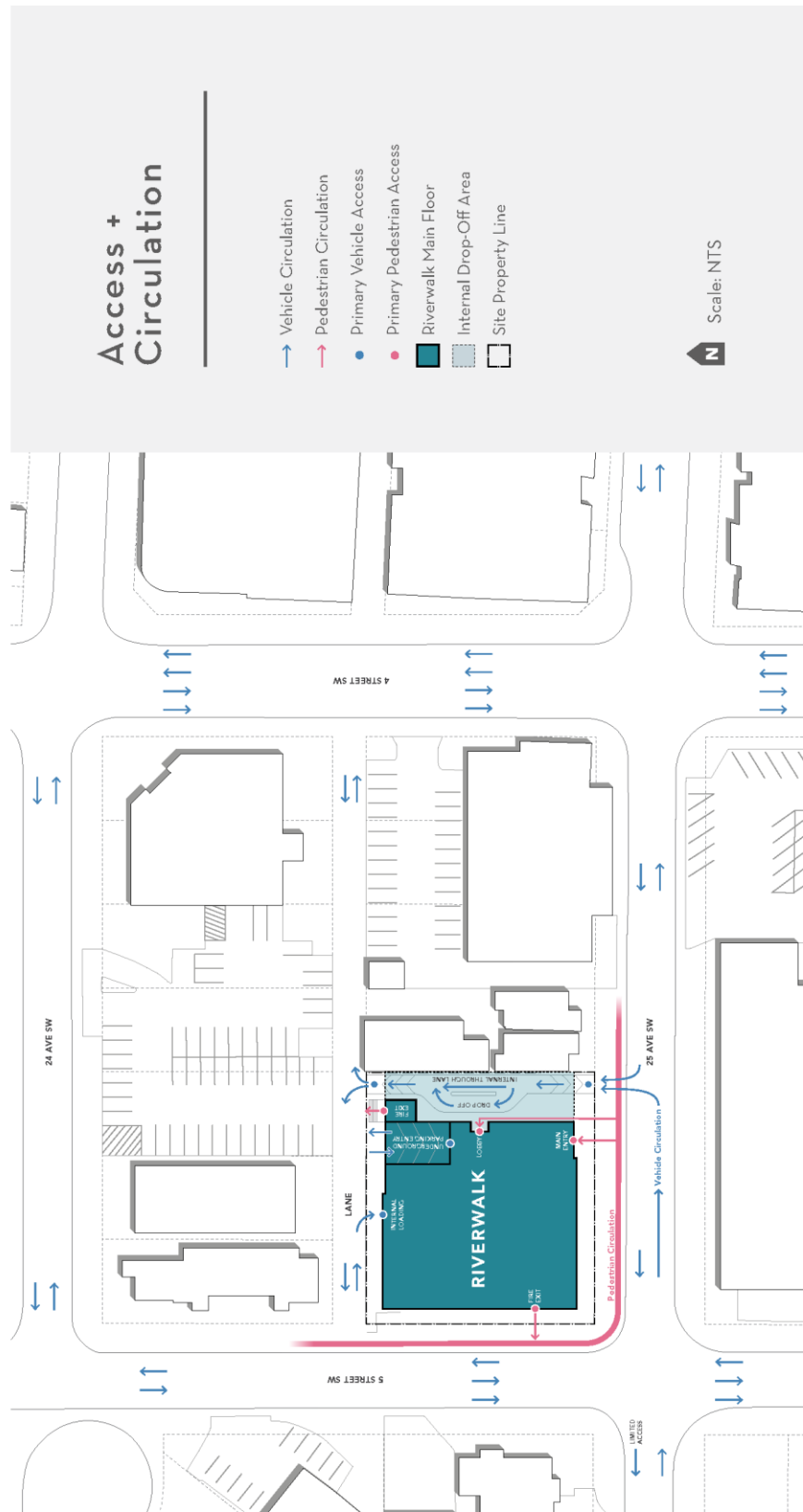
Assisted Living

Memory Care

Grade at City-Required Floodway Elevation

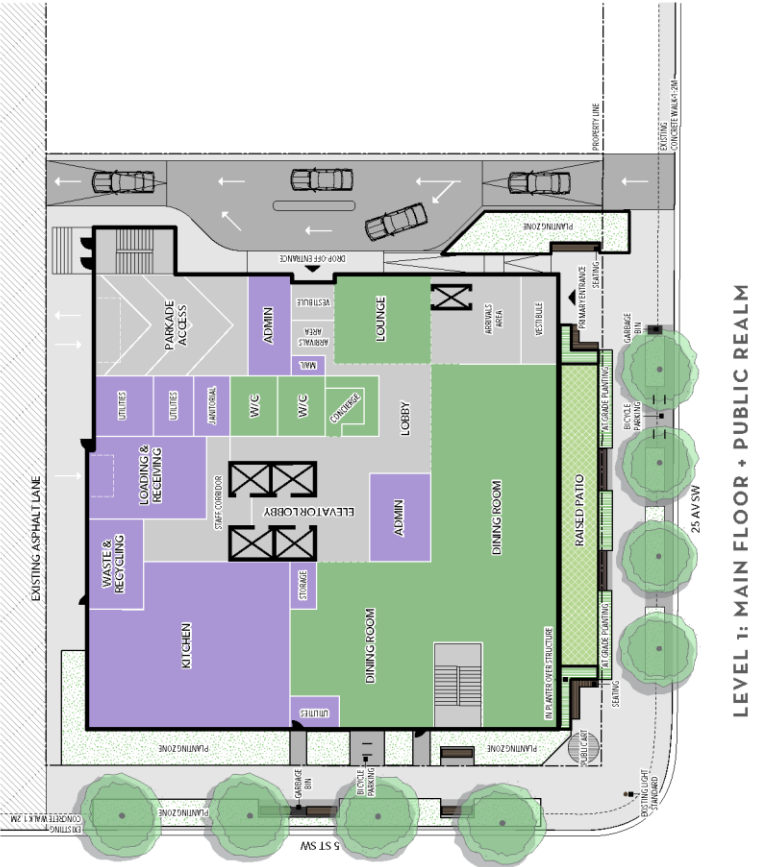
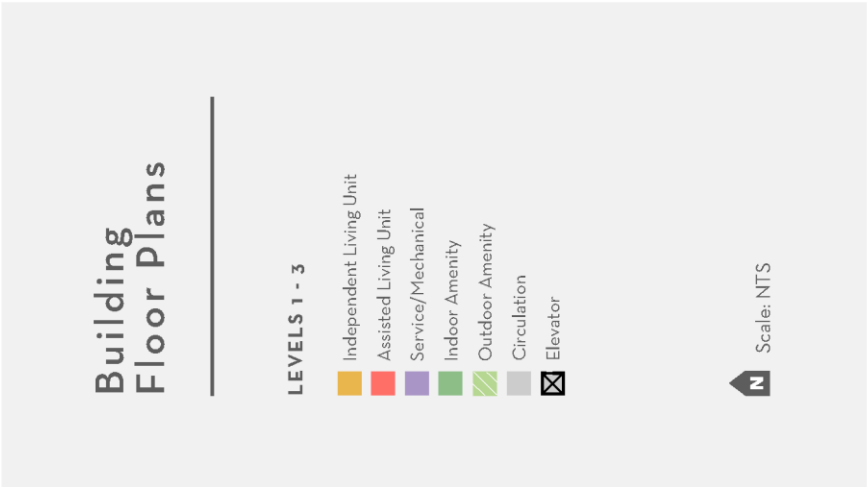
25 Avenue SW Interface:
Looking north

Application Brief and What We Heard Report

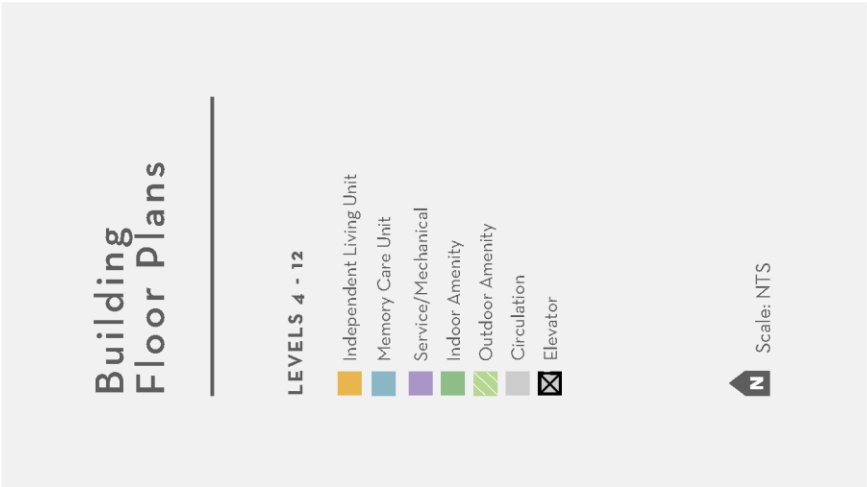


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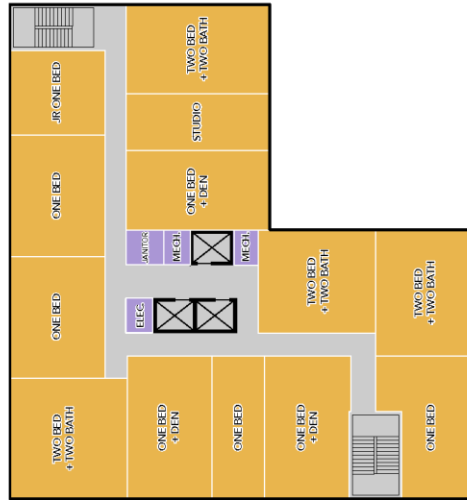
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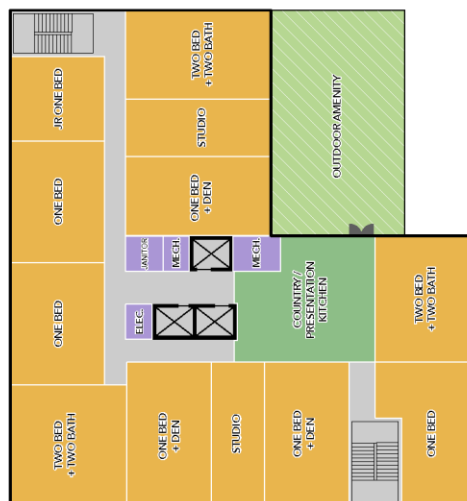
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LEVELS 7 - 12: INDEPENDENT LIVING

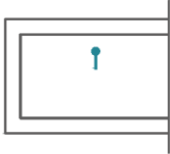


LEVEL 6: INDEPENDENT LIVING +
COMMON OUTDOOR AMENITY

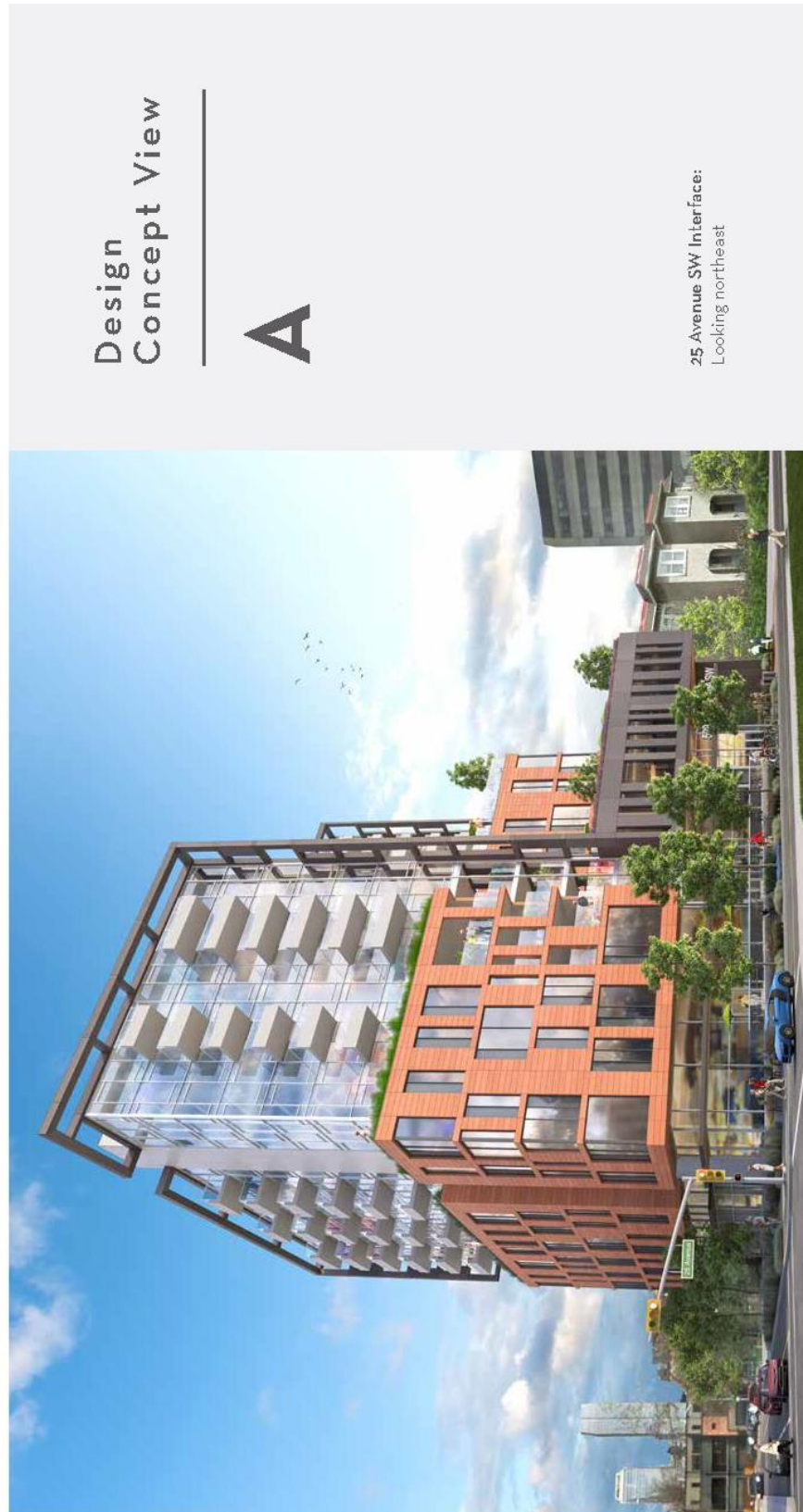


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By The Numbers

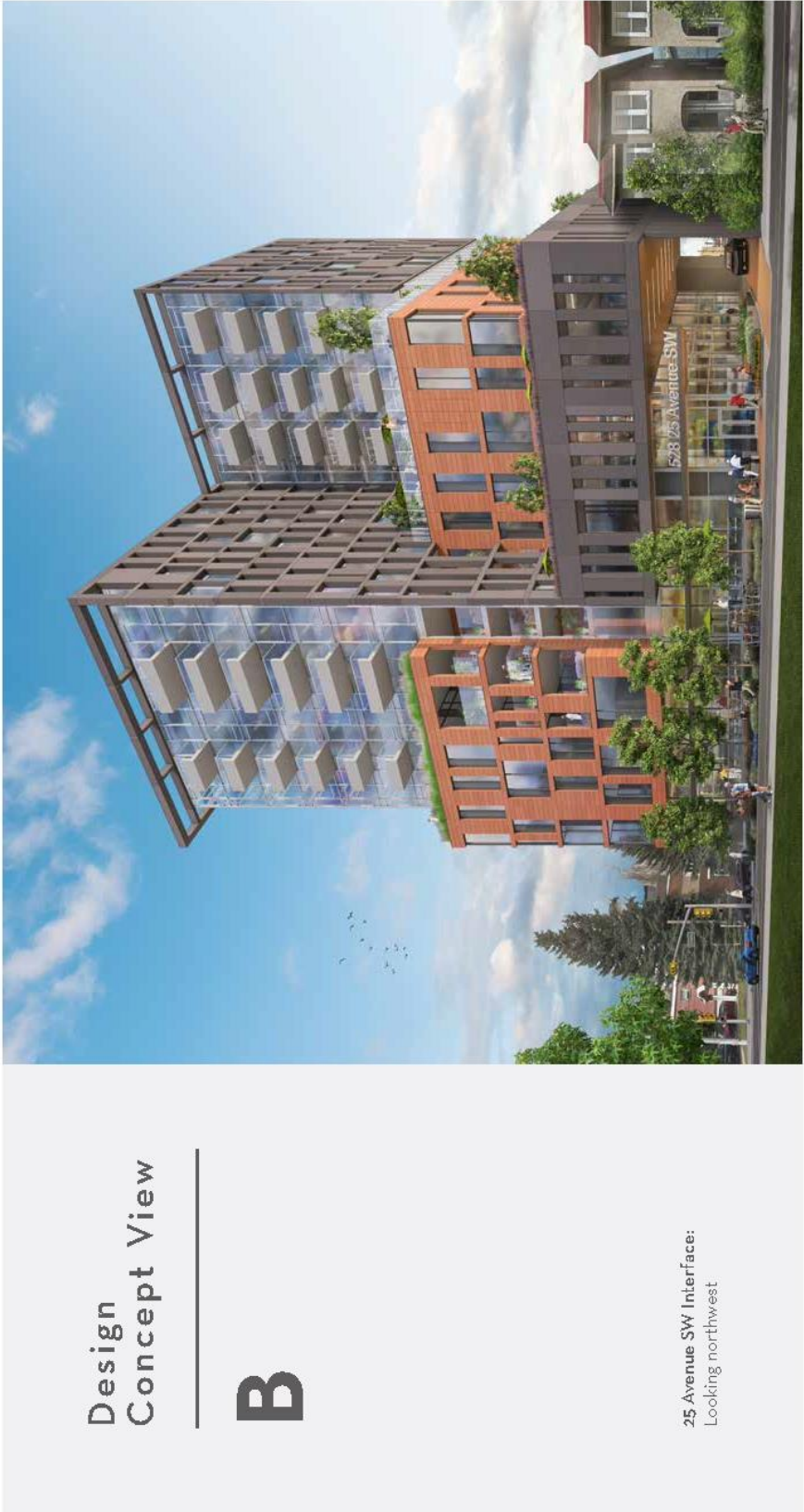
RIVERWALK SITE AREA	BUILDING HEIGHT	DWELLING UNITS
 1,900m² 20,500 sq.ft.	 12 STOREYS 45m	 141 UNITS • Assisted Living • Memory Care • Independent Living
GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)	PARKING STALLS
 14,000m² 150,000 sq.ft.	 7.5 FAR Total gross floor area of a building divided by the gross site area of its parcel.	 61 STALLS Underground parkade

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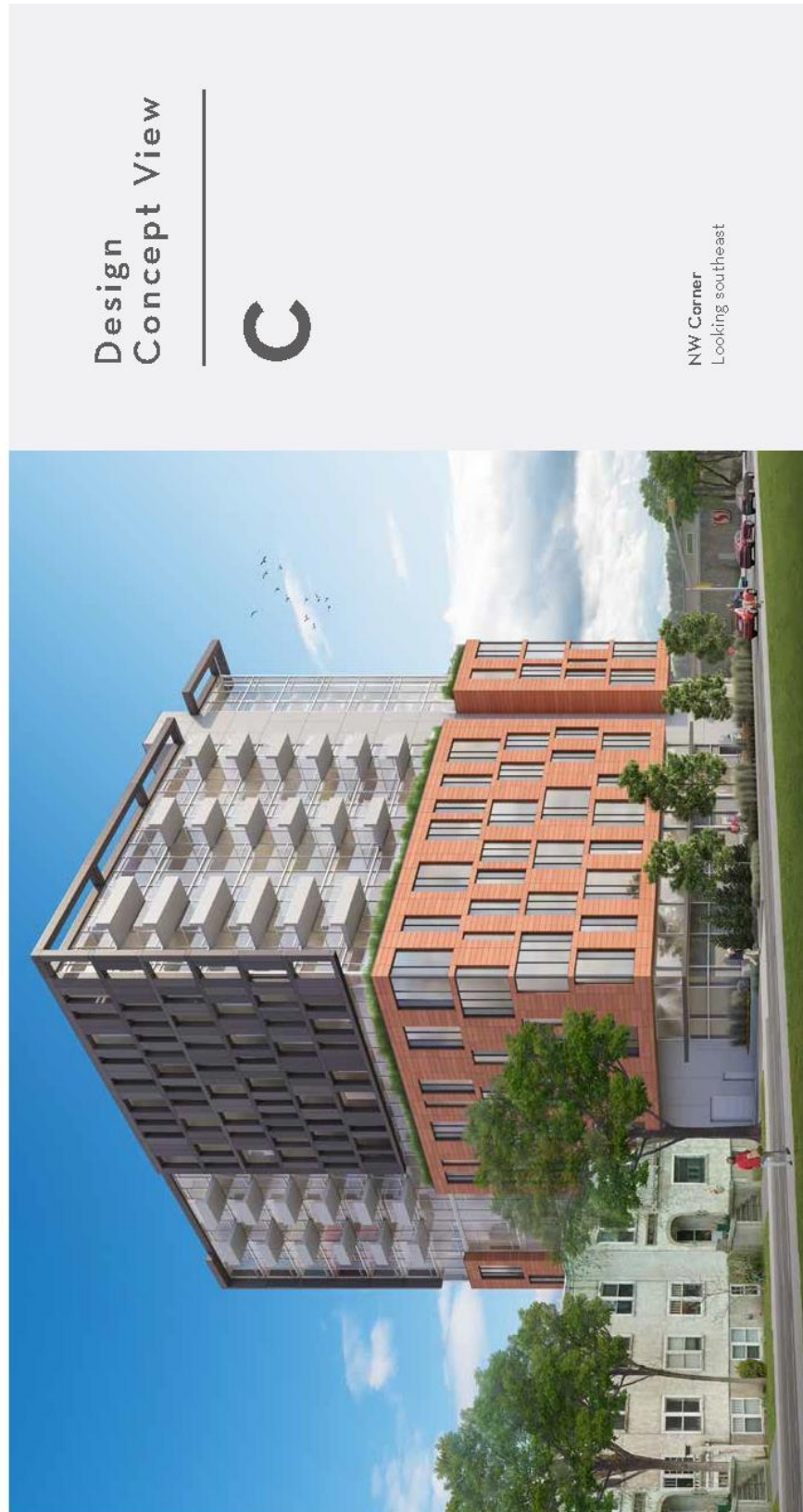


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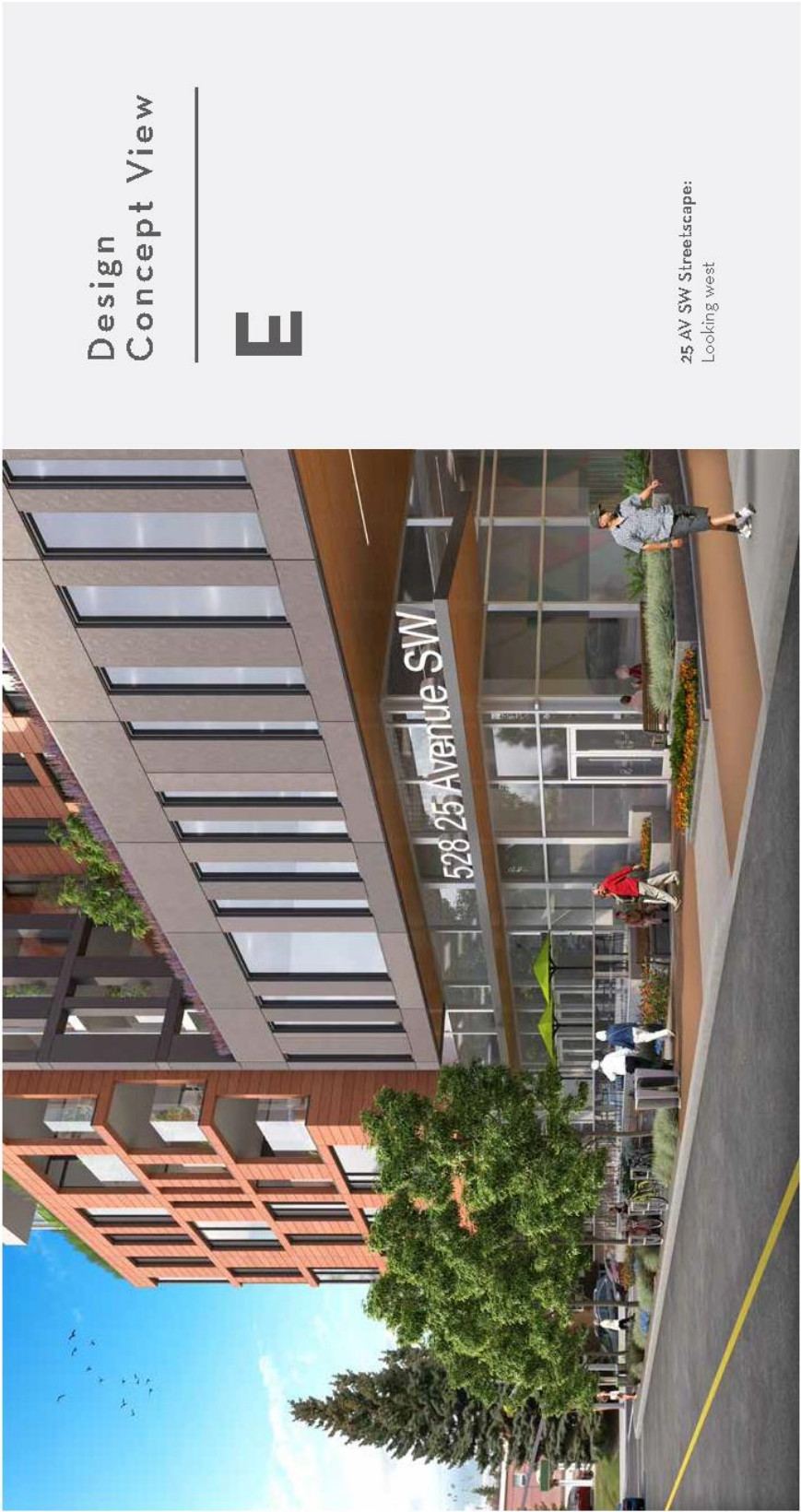


Design
Concept View

D

Building Amenities:
Shared outdoor amenity spaces

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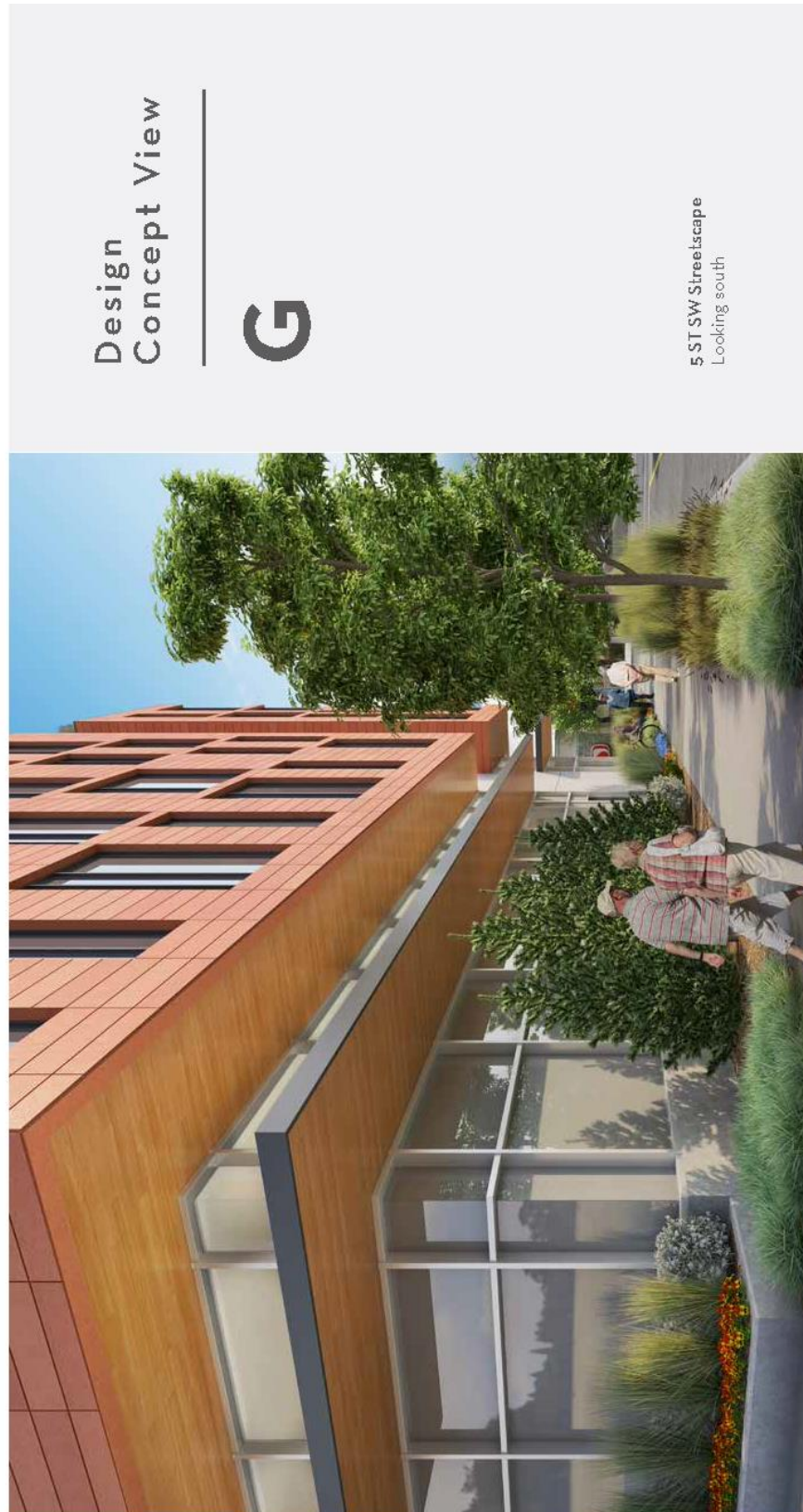


Design
Concept View

F

SW Corner Streetscape:
Looking north

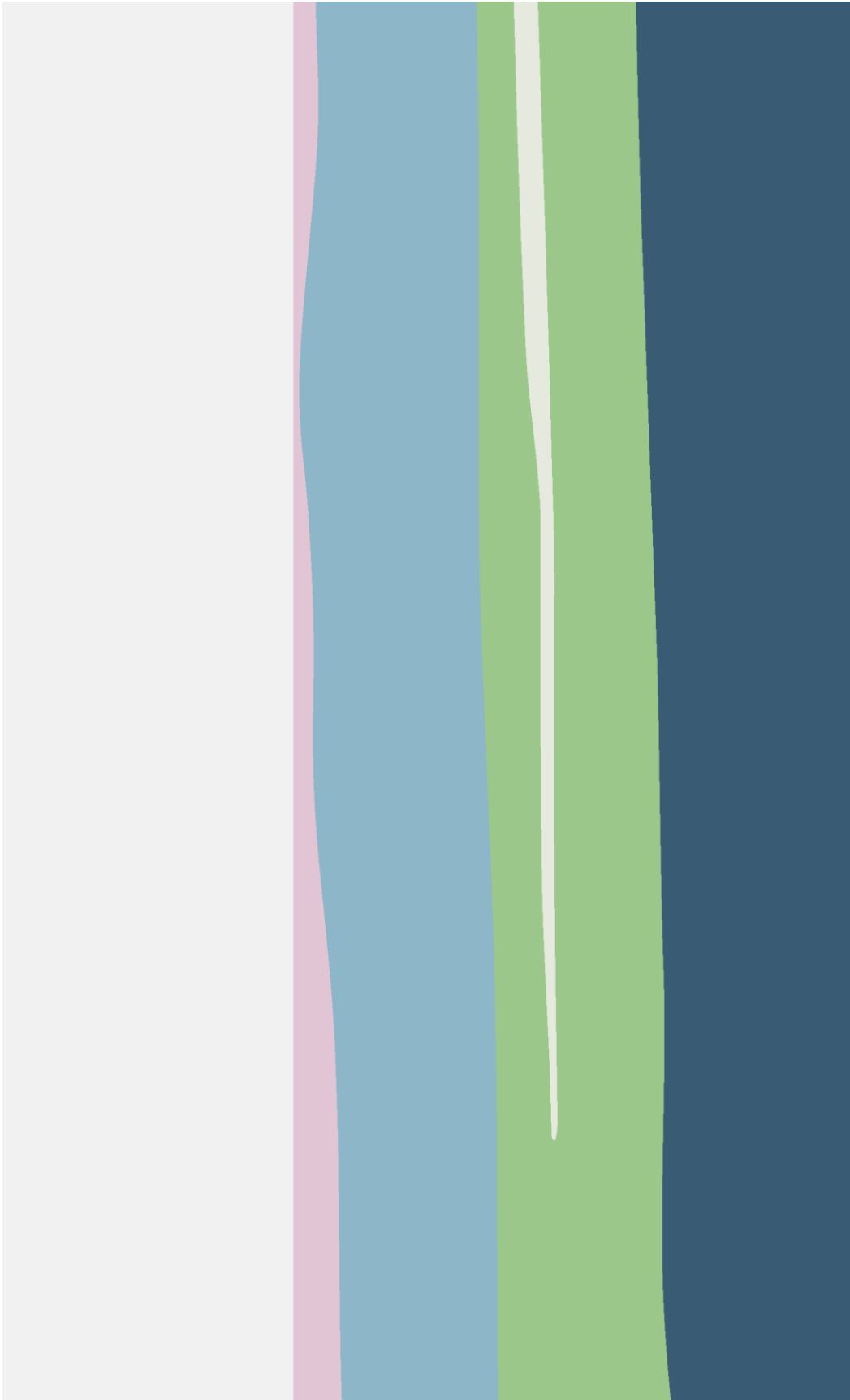
Application Brief and What We Heard Report



Application Brief and What We Heard Report

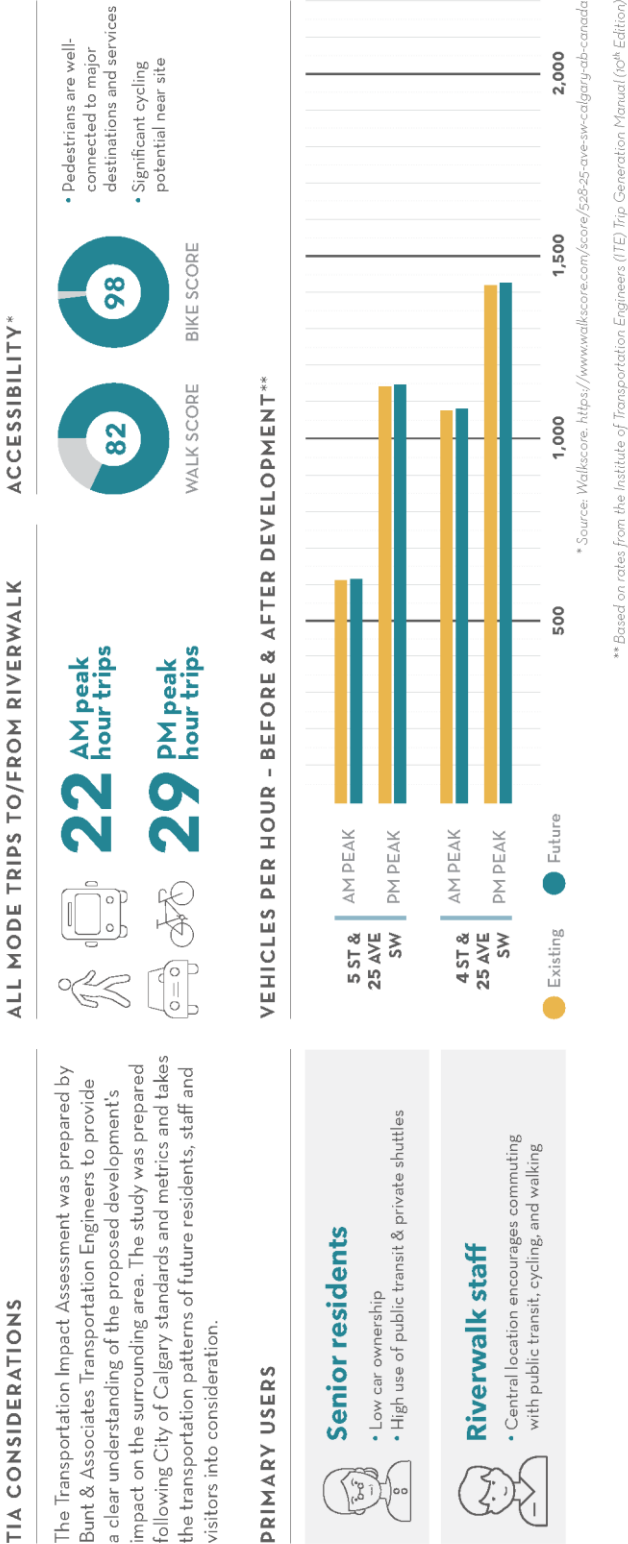
3 SUPPORTING INFORMATION

Application Brief and What We Heard Report



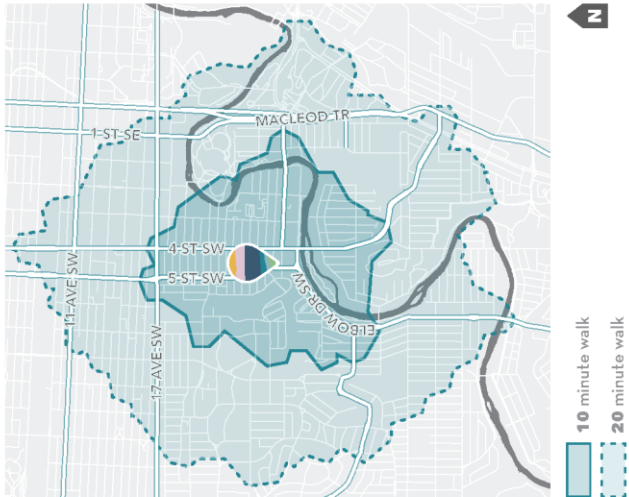
Application Brief and What We Heard Report

Transportation Impact Assessment (TIA) Summary



Application Brief and What We Heard Report

WALKABILITY WITHIN 10 AND 20 MINUTES



47

OFF-SITE PARKING (PARKADES)

380 stalls

- Located in 4 adjacent publicly accessible parkades within a 300 metre walking distance of the site.

ON-STREET PARKING PERMITS

0 new parking permits

- Residents will not be able to receive a parking permit, and will not impact parking availability in permit-only areas.

RIVERWALK FEATURES

Pick-up/drop-off area

- An internal lane at building grade is located adjacent to the main entrance.
- The area is designed to accommodate for mobility-challenged residents in a weather protected setting.

Shuttle service

- Provided to residents for outings, appointments, and errands.

ON-SITE PARKING

61 stalls

Underground parkade

16 ASSISTED LIVING STALLS

- 1 stall per 3 residents

37 INDEPENDENT LIVING STALLS

- 1 stall per 3 residents*

-13 STALLS BYLAW RATE REDUCTION FOR TRANSIT

- Bylaw identified 25% reduction in high-quality transit areas

RECOMMENDED MINIMUM PARKING SUPPLY:

46 STALLS**

The proposed supply of 61 stalls is highly supportable.

* The Land Use Bylaw calculates seniors' independent living units as multi-residential units; however, seniors have a proven lower rate of car ownership. Therefore, this assessment evaluates independent living units under the assisted living rate.

** The recommended minimum parking supply is based on senior parking requirements in other Canadian cities, parking supplies at similar Calgary facilities, and observed demand.

Application Brief and What We Heard Report

City of Calgary Seniors Policies

SENIORS AGE-FRIENDLY STRATEGY AND IMPLEMENTATION PLAN:
2015-2018 (2015)

The Seniors Age-Friendly Strategy envisions Calgary as a city where all people have lifelong opportunities to thrive. Riverwalk will provide housing options to seniors in close proximity to transit and the 4 Street SW Main Street, empowering elderly Calgarians to continue living a lifestyle where they feel connected and included both within their building and in the greater community.



Community Support and Health: Seniors are most prone to falls in their homes – Riverwalk will have varying levels of support for residents so they feel safe where they live.



Housing: Only 12% of seniors currently live in supportive housing – there is a real need for more spaces in supportive living continuum of care facilities like Riverwalk.



Participation & Inclusion: Riverwalk will allow residents the opportunity to foster connections with other residents and enjoy the many community amenities provided along 4 Street SW corridor.



Transportation & Mobility: Riverwalk's location near numerous transit stops and in a walkable neighbourhood make it an highly accessible location for seniors to live.

PLANNING PRINCIPLES FOR THE LOCATION OF CARE FACILITIES
AND SHELTERS (2011)

The City of Calgary recognizes the need for a diverse range of specialized seniors accommodation and care and provides policy guidance for evaluating and locating such facilities. Riverwalk is strategically located and crafted to align with the criteria set out in the policy, in addition to best planning practices that are conducive to promoting a safe, accessible and complete community.



Amenities: Riverwalk will offer a variety of on-site amenities including a theatre, fitness room, and community garden that provides enhanced social and recreational opportunities for its residents.



Travel: Located in the third most walkable neighbourhood in Calgary, Riverwalk is within walking distance of primary transit options and a myriad of amenities, destinations, commercial shops, restaurants and health and wellness uses.



Parking: Parking in excess of Land Use Bylaw requirements is proposed to ensure sufficient on-site parking for staff, residents and visitors.



Site & Building Design: With consideration of the City of Calgary Access Design Standards, Riverwalk is thoughtfully designed to prioritize the safety and accessibility of its residents.

Application Brief and What We Heard Report

Sun-Shadow Study: Summer Solstice



4.00 pm - JUNE 21



1.00 pm - JUNE 21



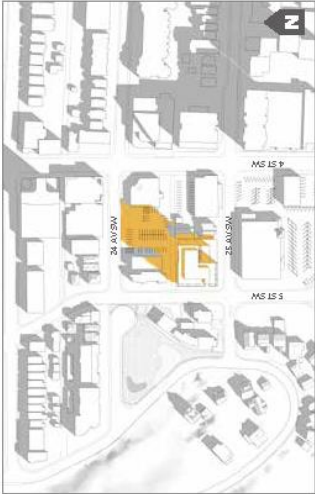
10.00 am - JUNE 21

- Riverwalk Shadow
- Existing Shadows

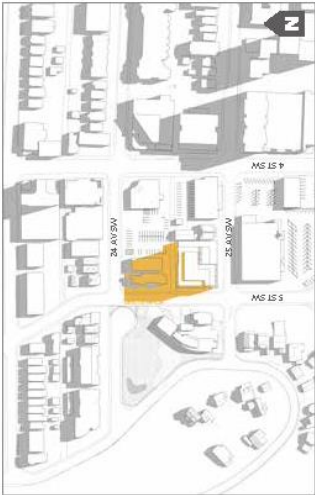
NOTE: Sun shadow studies and diagrams are created using industry standard modeling practices to help illustrate how the sun moves across a study area and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (5% grade change across the site) assume a flat at grade model surface. Simulated dates and times are based on established City of Calgary requirements.

Application Brief and What We Heard Report

Sun-Shadow Study: Fall & Spring Equinox



4.00 pm - SEPTEMBER & MARCH 21



1.00 pm - SEPTEMBER & MARCH 21



10.00 am - SEPTEMBER & MARCH 21



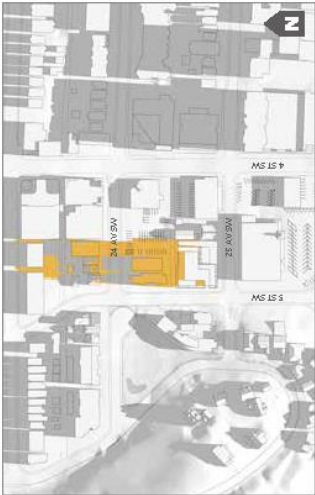
NOTE: Sun shadow studies and diagrams are created using industry standard modeling practices to help illustrate how the sun moves across a study area and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (50% grade change across the site) assume a flat at grade model surface. Simulated dates and times are based on established City of Calgary requirements.

Application Brief and What We Heard Report

Sun-Shadow Study: Winter Solstice



4.00 pm - DECEMBER 21



1.00 pm - DECEMBER 21

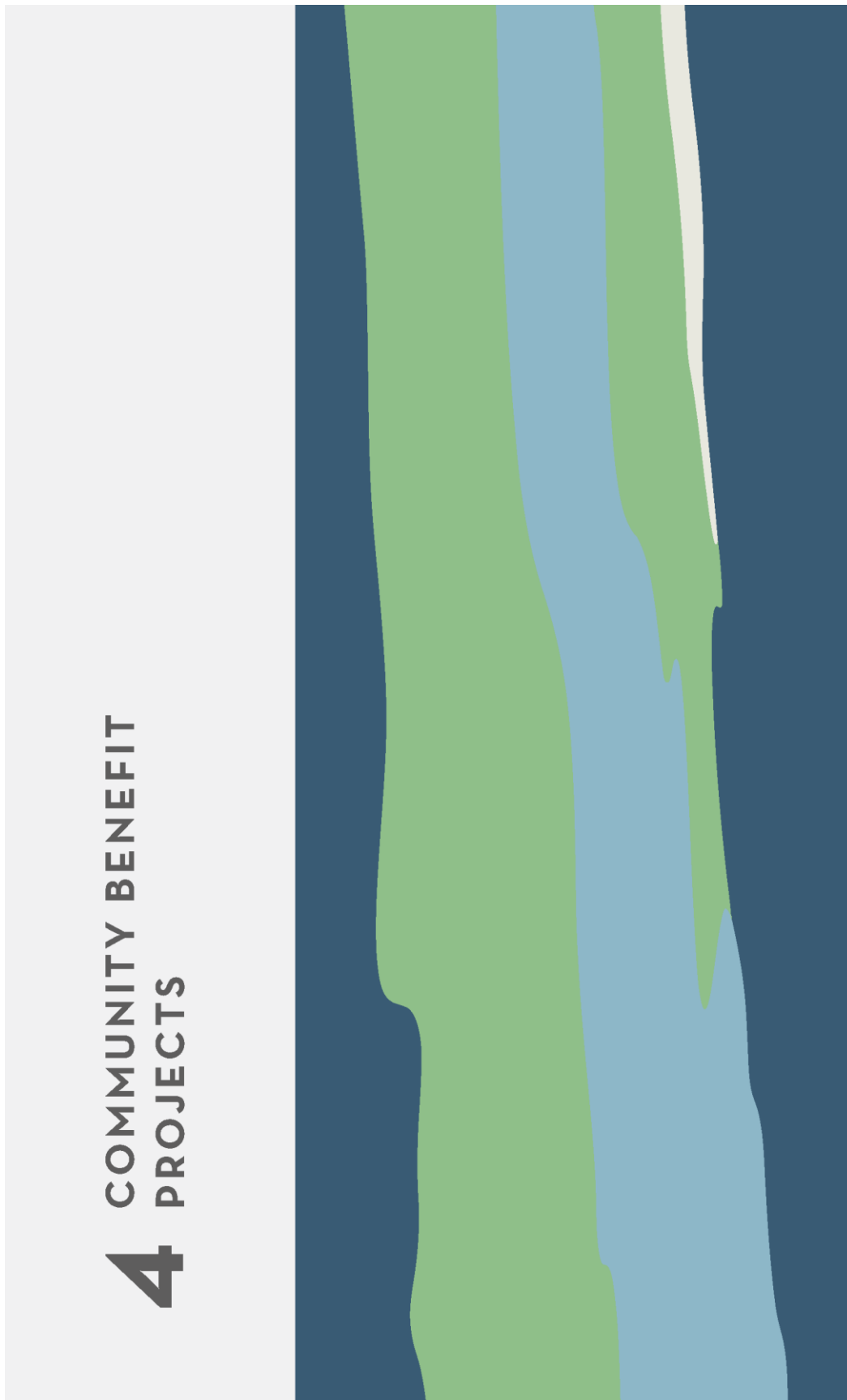


10.00 am - DECEMBER 21

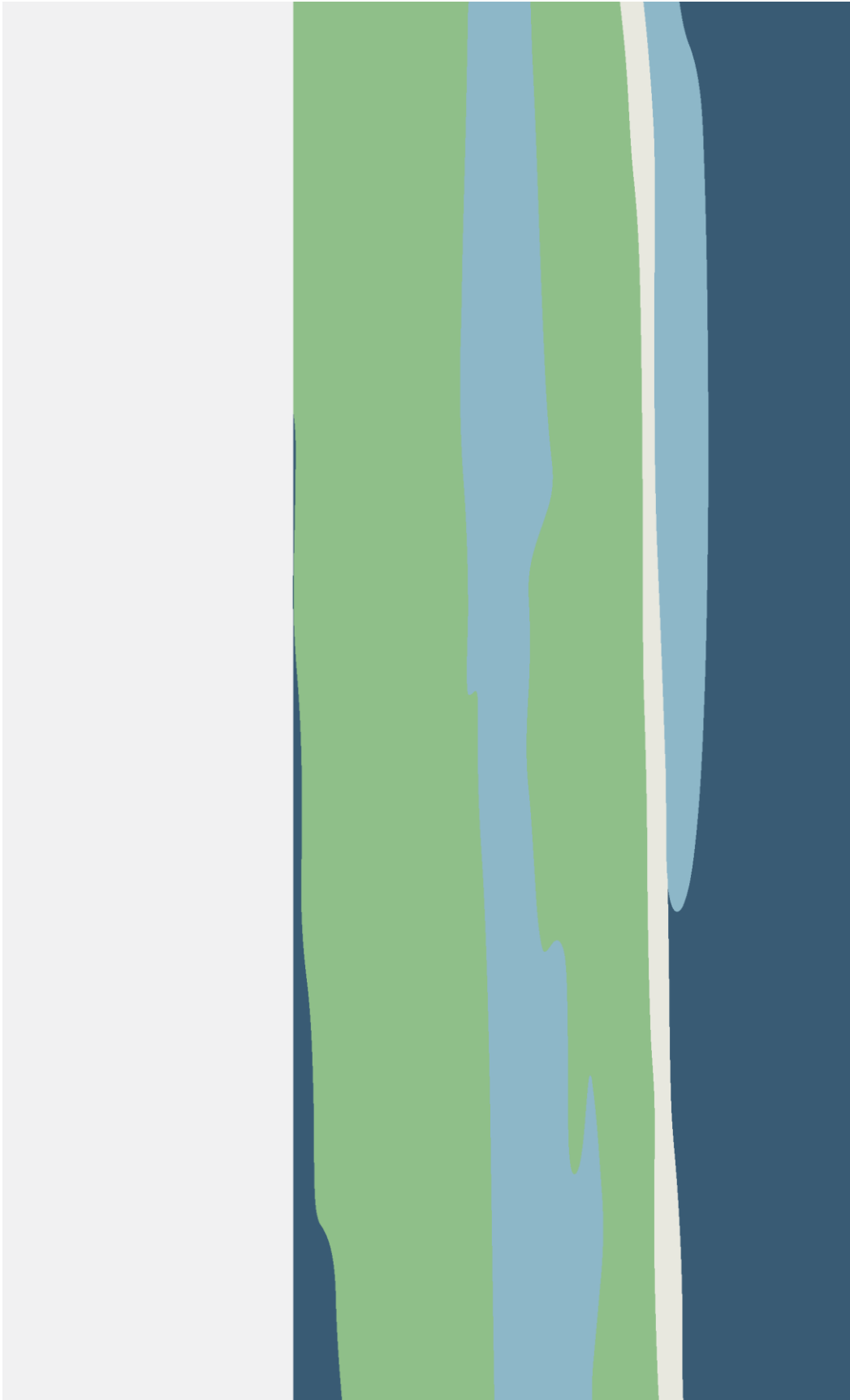


NOTE: Sun shadow studies and diagrams are created using industry standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (5% grade change across the site) assume a flat grade model surface. Simulated dates and times are based on established City of Calgary requirements.

Application Brief and What We Heard Report



Application Brief and What We Heard Report



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Developer Funded Community Benefit Projects

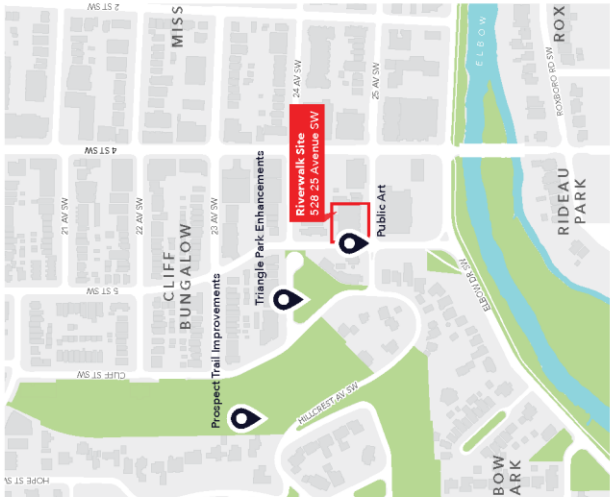
PROPOSED PROJECTS

The Riverwalk Senior Living Partnership recognizes that progressive proposals for redevelopment can include voluntary developer-funded investments in the local community. These investments are typically focused on enhancements to the community's public realm and linked to a greater public benefit resulting from the proposed growth and change.

The City of Calgary has few established mechanisms and limited legislated financial tools available with easy application to meet these goals. Additionally, through its recently initiated Established Areas Growth and Change work program, The City is to explore Established Areas-wide financial mechanisms to realize trade-offs and localized investment where strategic redevelopment and growth occurs. Until that work is complete, individual planning applications such as this can voluntarily work to craft solutions that meet this fundamental intent and do so with reasonable certainty of outcome for all stakeholders.

As the result of considered exploration with The City and area stakeholders, inclusive of specific engagement efforts to seek public feedback, it is the goal of the Riverwalk Senior Living Partnership to see investment directed toward the following three (3) projects:

- 1. Construction of a segment of Prospect Trail – in-slope timber stair connection between Cliff ST and Hillcrest AV SW.
- 2. Enhancements to the connectivity and accessibility infrastructure of Triangle Park at the intersection of Cliff ST and 24 AV SW.
- 3. Permanent public art installation at the corner of 5 ST and 25 AV SW along with an enhanced private-public pedestrian streetscape along the subject site bounding street edges.



Application Brief and What We Heard Report

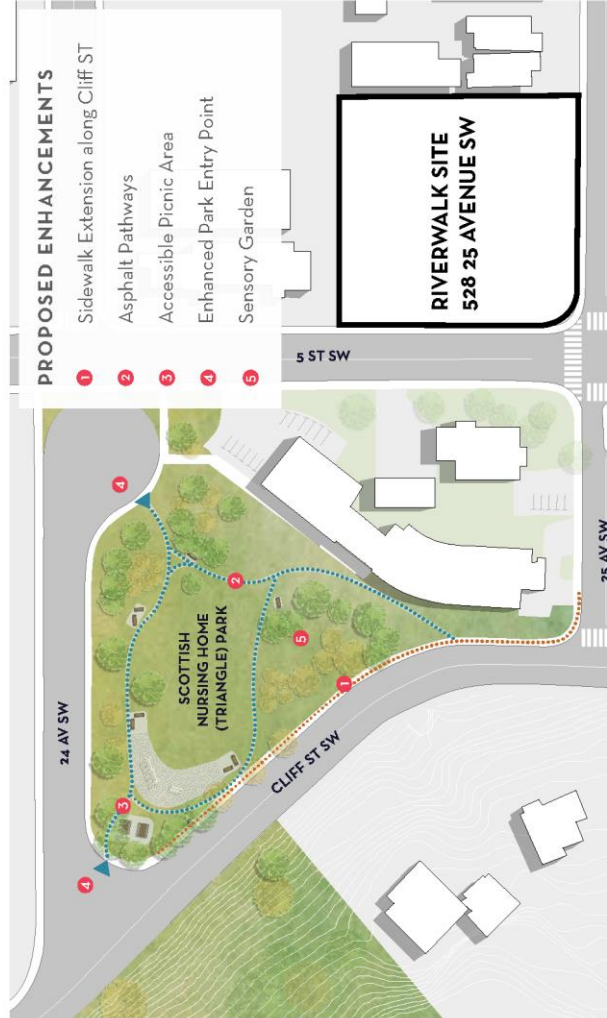
Project 2: Triangle Park Enhancements

WHAT IS TRIANGLE PARK?

Triangle Park (Scottish Nursing Home Park) at the corner of 24 AV SW and Cliff Street SW is the nearest public open space to the Riverwalk site. This under-loved and somewhat secluded neighbourhood park suffers from general connectivity challenges, missing sidewalks and is not a universally accessible public space. The existing Cliff Bungalow ARP cites several design and improvement opportunities related to this park.

DEVELOPER INVESTMENT

For the previously mentioned reasons and in recognition of a shadow impact on the park resulting from the proposed development during limited morning hours at certain times of the year, the Riverwalk Senior Living Partnership seeks to make investments to enhance the connectivity and accessibility of Triangle Park.



Application Brief and What We Heard Report

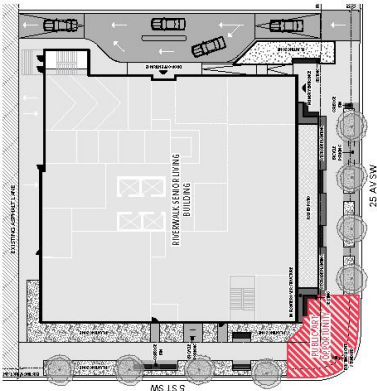
Project 3: Public Art

DEVELOPER INVESTMENT

In addition to comprehensive improvements to be made to the public realm along the bounding edges of the Riverwalk site, the Riverwalk Senior Living Partnership seeks to make an investment in public art at the corner of 5 ST and 25 AV SW adjacent to the site.

There are several permanent art installation types that could foster a more vibrant and engaging public realm. The scope and technical installation requirements of an art installation would be established with the support of an identified third-party artist.

LOCATION



EXAMPLE INSTALLATIONS



Nebulous, Seattle, US



Moksa, Finland



Sculpture in the City, London, UK



Looped In, Philadelphia, US

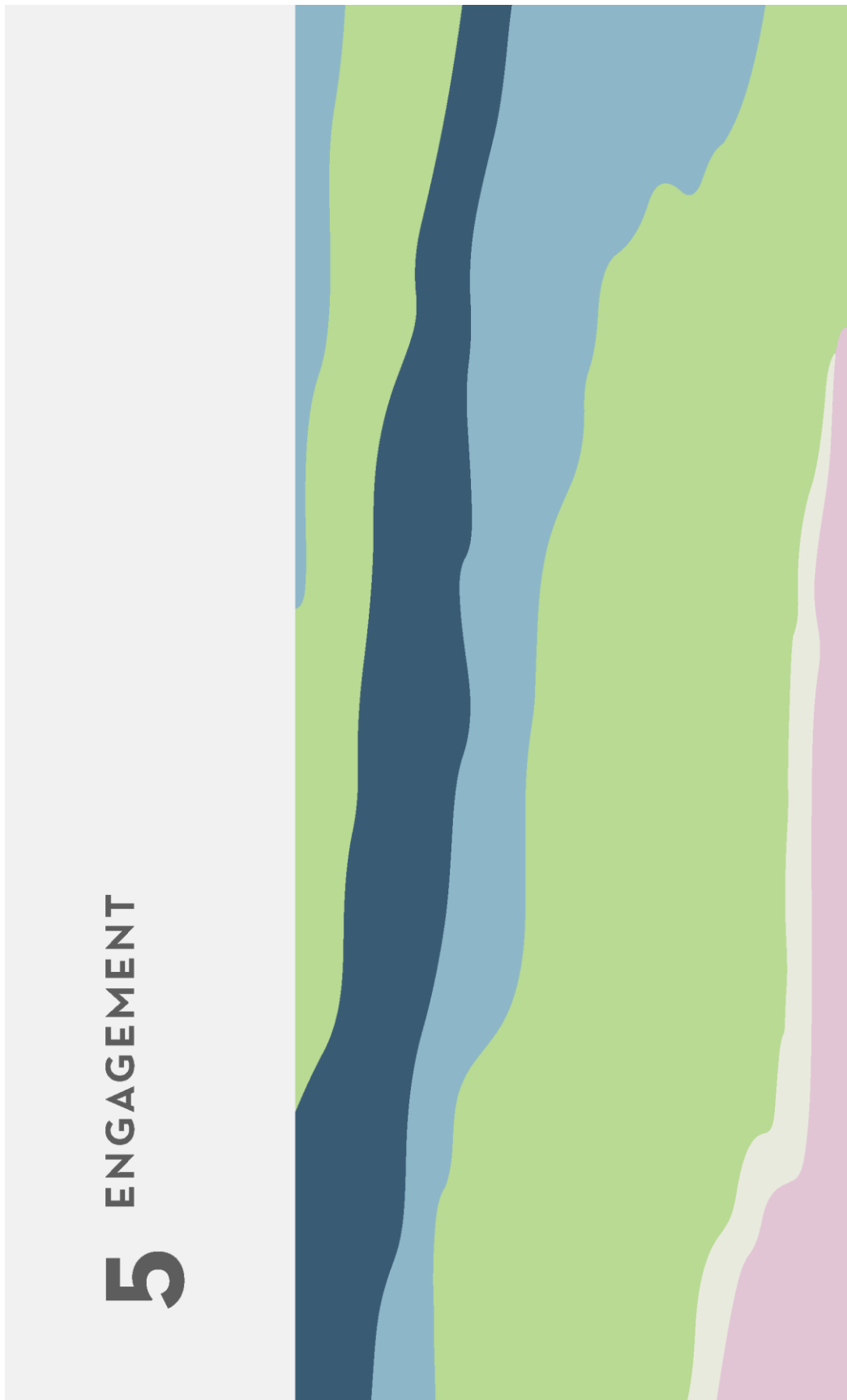


Ishøj Station, Denmark



Tree Ring, Paris

Application Brief and What We Heard Report



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Our Commitment

BALANCING MULTIPLE INTERESTS

Our engagement process is not merely a compilation of input by the project team. Our role requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions.



Calgary's Growth & Development Vision
Planning for the next generations of Calgarians



Our Design Principles
Key guiding principles for desirable design and development



Local Area Policy
The existing policy framework that guides development



Stakeholder Feedback
What various stakeholders think and say about an issue



Economic Viability
The needs of Campion and Verve to create a viable project

OUR COMMITMENT

Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

- 1. We will provide you with quality information about the project.
- 2. We will ask for your thoughts on key areas of the project.
- 3. We will share what we have heard and our team's response to it.

WORKING TOGETHER

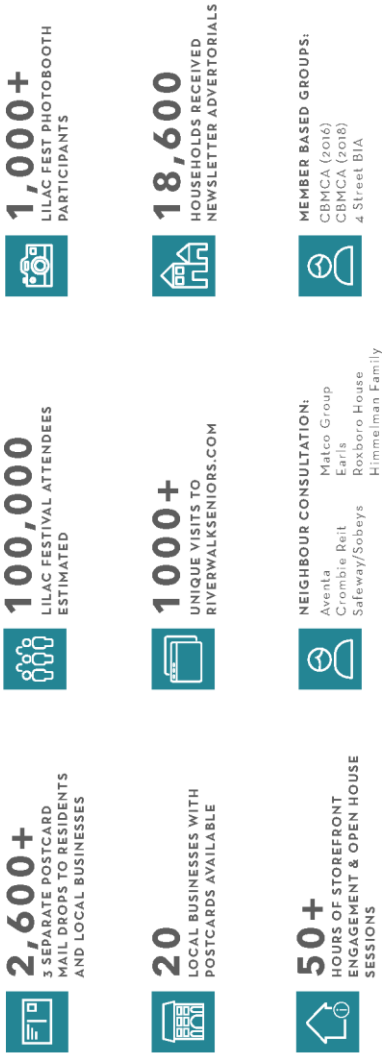
We want to become a valued and integral part of the Cliff Bungalow-Mission community. We're here for the long-term as the developer-builder-operator-owner of a new and much needed inner city seniors' living community.

Application Brief and What We Heard Report

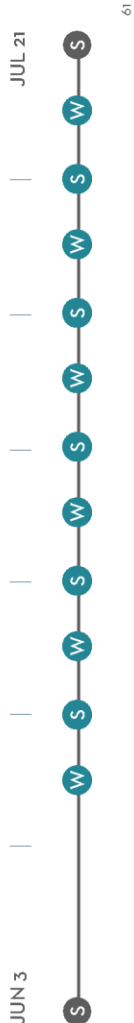
Engagement Summary

ENGAGEMENT & COMMUNICATION STRATEGIES

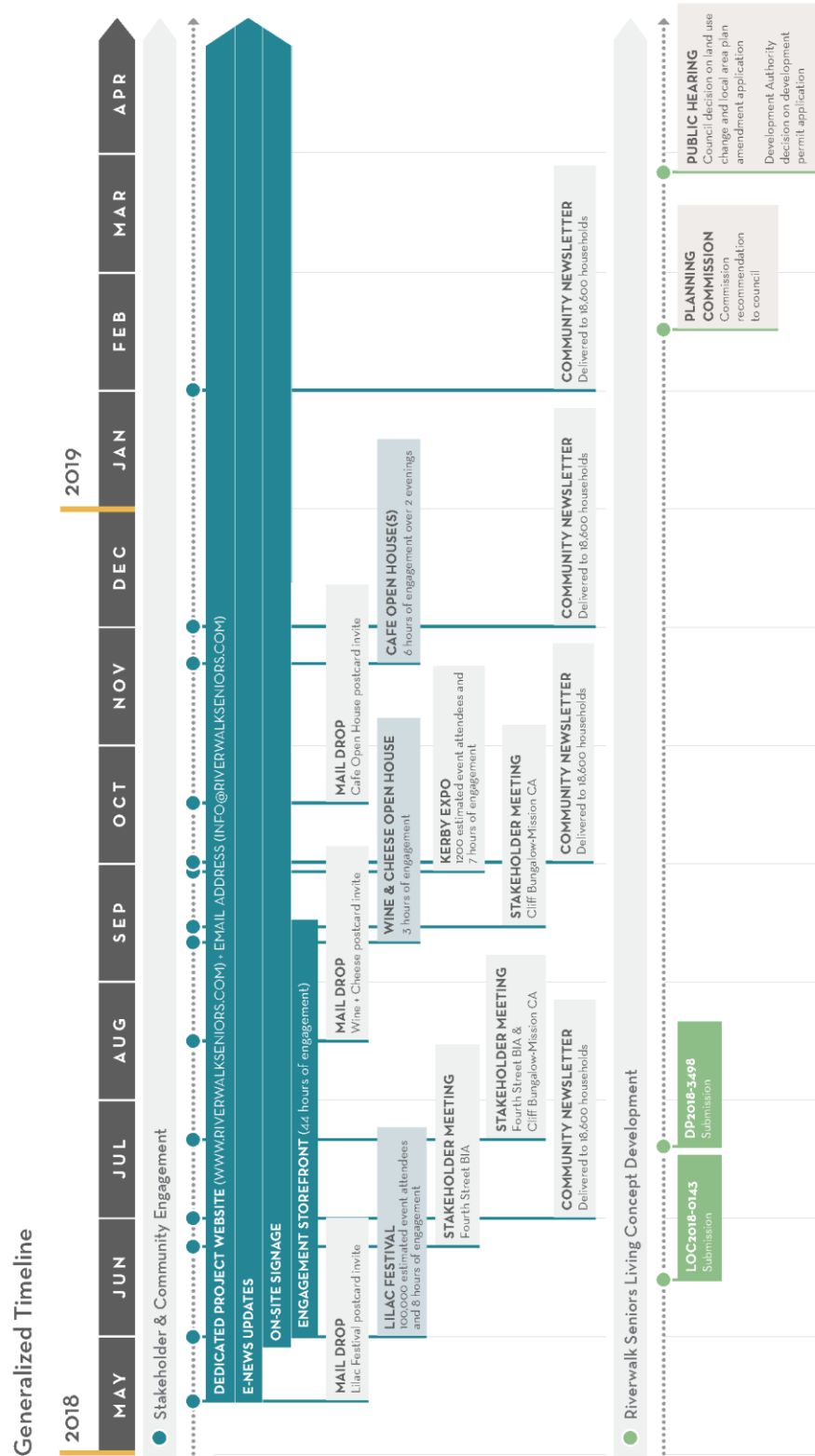
-  Lilac Festival 2018
-  Engagement Storefront
-  Wine & Cheese
-  Cafe Open Houses
-  Face-to-face meetings
-  Riverwalk Email
-  Canada Post Mailers
-  Postcard drops at local Retailers
-  Dedicated Website
-  On-site Signage
-  Newsletter Adverts
-  Engage phone line
-  Event sounding boards
-  E-Newsletter Updates
-  Online Feedback Form
-  Kerby Expo 2018



PUBLIC LAUNCH AND 6 WEEKS OF REGULAR STOREFRONT HOURS (WEDNESDAYS + SATURDAYS)



Application Brief and What We Heard Report



Application Brief and What We Heard Report

What We Heard & Team Response



Cafe Open House Events

THE PROCESS

The engagement process was designed to provide multiple opportunities for people to learn about the vision for the site and to share their thoughts. Through our multiple engagement channels, we heard from community members in many ways but the vast majority of comments were received through one-on-one conversations.

In addition to meetings with adjacent landowners, neighbours, the Community Association, the BIA, and individual local businesses, our public on-on-one engagement opportunities included: 8 hours at the Lilac Festival, 44 hours of staffed storefront sessions, and 9 additional hours of open house sessions across three separate events.



Engagement Storefront

Reflecting on the 50+ hours of on-on-one discussions and reviewing the feedback collected throughout the engagement process, the project team identified key themes and sub themes. The themes outlined in the following pages are broken down into:

- What We Heard
- Project Team Response

Each project team response attempts to address the questions, comments and input received throughout the process. Changes and non-changes to the proposal resulting from issues or concerns are also identified. Each section includes examples of verbatim comments from the process.

KEY THEMES

- 1. LOCATION, ACCESSIBILITY + AMENITIES
- 2. BUILDING HEIGHT
- 3. SENIORS/CONTINUUM OF CARE
- 4. ARCHITECTURE & DESIGN

WRITTEN VERBATIM COMMENTS

An inventory of all written verbatim feedback collected by the project team through various channels during the engagement process is provided in Appendix B along with comments submitted directly to City of Calgary Administration (redacted by the City of Calgary for privacy) as of mid-January 2019.

Application Brief and What We Heard Report

1. Location, Accessibility & Amenities

Many participants recognized the merits of developing this type of facility in a location that is best connected and serviced by amenities, noting it allows future residents to avoid social isolation and to have the ability to meet their daily needs without the need for a driver's license.

Some participants who shared comments expressed concern over how Riverwalk might impact vehicle traffic in the neighbourhood, and how the development plans to deal with emergency vehicle visits and site access.

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- Two sub-themes related to the site's location and urban living emerged from the engagement process:
- Support for urban living and this kind of use in the selected location; and,
 - Concern over vehicle traffic impact, site access and servicing.

- "I want more inner city seniors housing. As my parents and my friends' parents reach retirement age, I have become more aware of the need for seniors housing in the inner city communities. My father has lived in the inner city for a long time, he likes to wake up in the morning and walk to the local coffee shops and stroll along the high street. It is important to him that he has access to pedestrian friendly shops."

Response from the Project Team

While some participants felt that the proposal should be relocated to a different site on the east side of 4 ST in Mission rather than Cliff Bungalow, many participants agreed that the proposed location has several merits. The project team agrees as Riverwalk has been strategically located and crafted to align with both best planning practices that are conducive to promoting a safe, accessible and complete community as well as the City of Calgary's objectives and overall policies for the location of care facilities. (see *City of Calgary Seniors Policies*).

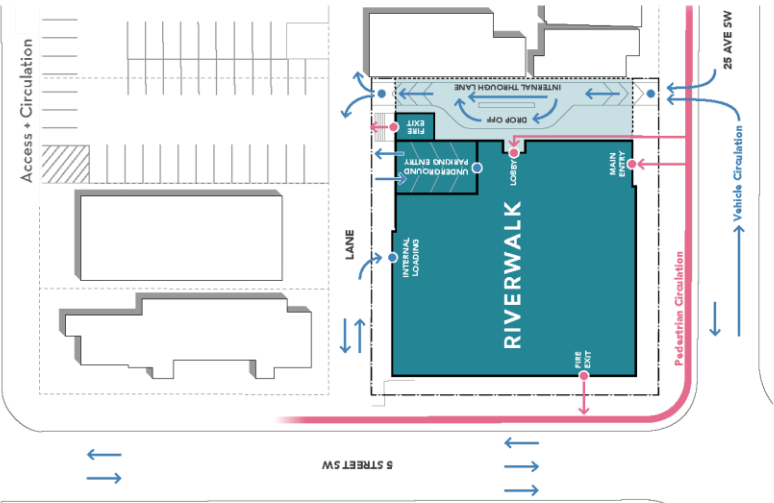
Support for Location and Urban Living

During the engagement process, many of the participants who shared comments expressed support for the site location – for the seniors' housing options it brings to the community, the inner-city, and for the overall improvement to the existing site.

EXAMPLE VERBATIM COMMENTS:

- "My father in-law is 81 and will need these services soon. There are no options in the inner city."
- "It's about time for more seniors housing options in this area!"
- "Central! All family can access! It's time!"
- "The proposed development not only offers a contemporary urban design – it will bring with it a much more well-trafficked living community and a large cohort of onsite staff. This will deter deviant activities from this location and will contribute positively to the health of the Cliff Bungalow-Mission community."

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transportation system. After the report was submitted, City of Calgary transportation engineers verified the results of the study. This process ensured that the findings remain independent and reproducible.

The TIA considered the two primary users of the proposed development: senior residents and staff. Seniors are proven to have low car ownership and instead have a high use of public transit and private shuttle service. The central location encourages staff to commute with public transit, by bike, and on foot, thereby reducing the vehicle traffic to and from the site. According to the TIA, vehicle traffic before and after the proposed redevelopment (from 36 condo units to a 141 unit senior care facility) would remain almost unchanged, with only a slight increase (see *Transportation Impact Assessment (TIA) Summary*).

The proposed development includes a designated weather protected area on the east side and internal to the site for visitors, emergency vehicles, and private shuttles to do pick-ups and drop-offs. By including a designated pick-up and drop-off area, all vehicles can easily access the site, therefore reducing general vehicle congestion on the surrounding streets.

Concern Over Vehicle Traffic Impact and Site Access and Servicing

During the engagement process, some of the participants who shared comments expressed concern over how the project might impact vehicle traffic in the neighbourhood and how emergency vehicle visits will be managed.

EXAMPLE VERBATIM COMMENTS:

- "How do you manage all the emergency vehicle visits?"
- "I think it is a great idea but have a few concerns:
 - traffic increase on surrounding roads
 - inadequate Safeway for population increase."
- "I am also concerned about the increased car traffic and foot traffic in a mainly residential surrounding area."

Response from the Project Team

The project team understands participants' concerns related to how future traffic and parking might be impacted by the proposed development, due to an increased number of vehicle trips to the area.

To understand the potential transportation implications of the proposed development, Bunt & Associates Engineering Ltd. undertook a Transportation Impact Assessment (TIA) June 12, 2018. This assessment applied approved City of Calgary metrics to predict how the proposed development will impact the surrounding

Application Brief and What We Heard Report

2. Building Height

While many participants support the increased height commenting that the proposed building is appropriately sized in relation to existing buildings on the east side of 4 ST and the inevitable intensification of the Safeway site, some participants oppose the height of a 12-storey building citing the lower heights of immediately adjacent buildings, the existing "zoning" and adherence to the Cliff Bungalow Area Redevelopment Plan.

Concern Over Building Height

Concern over building height was an emphasized piece of participant feedback. A number of participants who shared comments about building height expressed that the mid-rise 12-storey building was too tall. There were two main reasons that participants identified building height as a concern:

- Neighbourhood context
- Adherence to Local Area Plan

EXAMPLE VERBATIM COMMENTS:

- "Opposed to height of building. Out of context with neighbourhood!"
- "Too big! 3x the allowable height."
- "In our opinion, the proposed height of the development (12 stories) is very moderate, and consistent with the context of the site, being that it is across the street from the large Safeway site, on 5 Street SW which is a fairly busy street, and only 1 block away from the large development on the southeast corner of 25 Avenue and 4 Street."
- "With respect to the specific details of this proposal, the building is attractive, responds to the variety of building forms in the surrounding area and of appropriate size for this location. I am of the opinion that the proposed height and FAR on the edge of the community, adjacent to 5th Street SW, will be a catalyst for positive change in the heart of an established inner-city community."

Response from the Project Team

We genuinely understand the concerns expressed by participants regarding the building height in relation to the existing neighbourhood context, and the adherence to the Local Area Plan. We appreciate the unique character of the Cliff Bungalow-Mission community, and understand this is what makes it such a desirable place to live.

Although the scale of the proposal is based on a real and ever-growing need for continuum of care facilities in the community, we believe it is contextually appropriate in scale for these two underdeveloped blocks that are primarily comprised of surface parking and single storey medium-to-large format retail buildings. These two blocks are particularly situated and primed for strategic growth based on a context of tall buildings on the east side of 4 ST, proximity to the Primary Transit Network and the discernible qualities that differentiate these blocks from the more stable and character residential areas of the community. The City of Calgary's contemporary policies encourage future intensification in Developed Areas, like Cliff Bungalow-Mission, and near community gateways, designated Main Streets, and the Primary Transit Network where the city is best connected and serviced.

This strategic location provides a unique opportunity to anchor and build on the success of 4 ST SW through a more compact and efficient urban form for these blocks, with thoughtful housing options that are needed to accommodate a stable, diverse, vibrant and complete community for people of all needs, ages and stages (see *An Anchor for Complete Communities*).

Application Brief and What We Heard Report



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Based on feedback, a revised design proposal that includes the following changes to reduce the appearance of building mass and the perception of height:

- Preserved a lower height relationship on the east edge (where there are adjacent buildings) with increased height toward the west edge.
- Revised architectural elements for a lighter appearance, particularly along the roofline.
- Additional green roof elements along outdoor amenity spaces to soften the facade.
- More architectural openings to the sky.
- Reduced the number of balconies.
- Extended the overhead canopy at ground-level to reinforce a more human-scale experience at the street level.

We have developed a set of visualizations with detailed annotation so they can be compared to the original design proposal (see *Design Concept Changes*).

The Team did not set out to build a 12-storey building, instead we used a needs-based design approach to accommodate all components necessary for the continuum of care model. With this in mind, the Team also carefully considered a design solution that was mindful of the surrounding neighbourhood context, and worked to balance key goals:

1. Address a portion of the growing need for a continuum of care seniors' residences that incorporates layers of support and allows residents to age-in-place while remaining in the communities they've built.
2. Create a framework and catalyst for positive change through comprehensive planning and consideration of future redevelopment potential in the under-developed blocks at the south end of 4 Street SW
3. Complement the eclectic inner-city character of Cliff Bungalow / Mission with a thoughtful architectural design that integrates high quality, long lasting materials.

In order to achieve the first key goal, Riverwalk requires a building large enough to accommodate the residents and all of the non-residential components necessary to deliver the supportive continuum of care services (see *Designing for a Continuum of Care*). With this in mind, the Team carefully considered the concerns expressed regarding building height, and revisited the design to find solutions to try and reduce the visual impact of the building height, while also balancing our original goals.

Application Brief and What We Heard Report

3. Seniors/ Continuum of Care

The proposed use was found to be thoughtful and appealing by numerous participants. The project team received widespread support for the continuum of care concept, allowing seniors to age-in-place should their needs grow or change, as well as the recognized demand for more inner-city seniors housing options in the area (including support from those most opposed to the project based on other factors).

Support for Continuum of Care Approach

During the engagement process, many participants expressed support for the continuum of care approach - for the housing options it provides to Calgary's growing senior population, for the ability to age-in-place, and for addressing the need of senior housing in the area.

EXAMPLE VERBATIM COMMENTS:

- "It looks nice and I like the continuum of care."
- "Continuum of care for seniors right in the inner city - wonderful!"
- "My father in-law is 81 and will need these services soon. There are no options in the inner city."
- "I'm a few decades from needing this myself but love that it could be an option! Great location and design (except for the orange brick) and love the continuum of care model."
- "Looks great, nice aesthetic. I think it's a great idea and my grandparents will be interested."
- "Much needed! I'm 61, so not yet, but I want options here."
- "It's about time for more seniors housing options in this area!"
- "There is a need! Good project."

Response from the Project Team

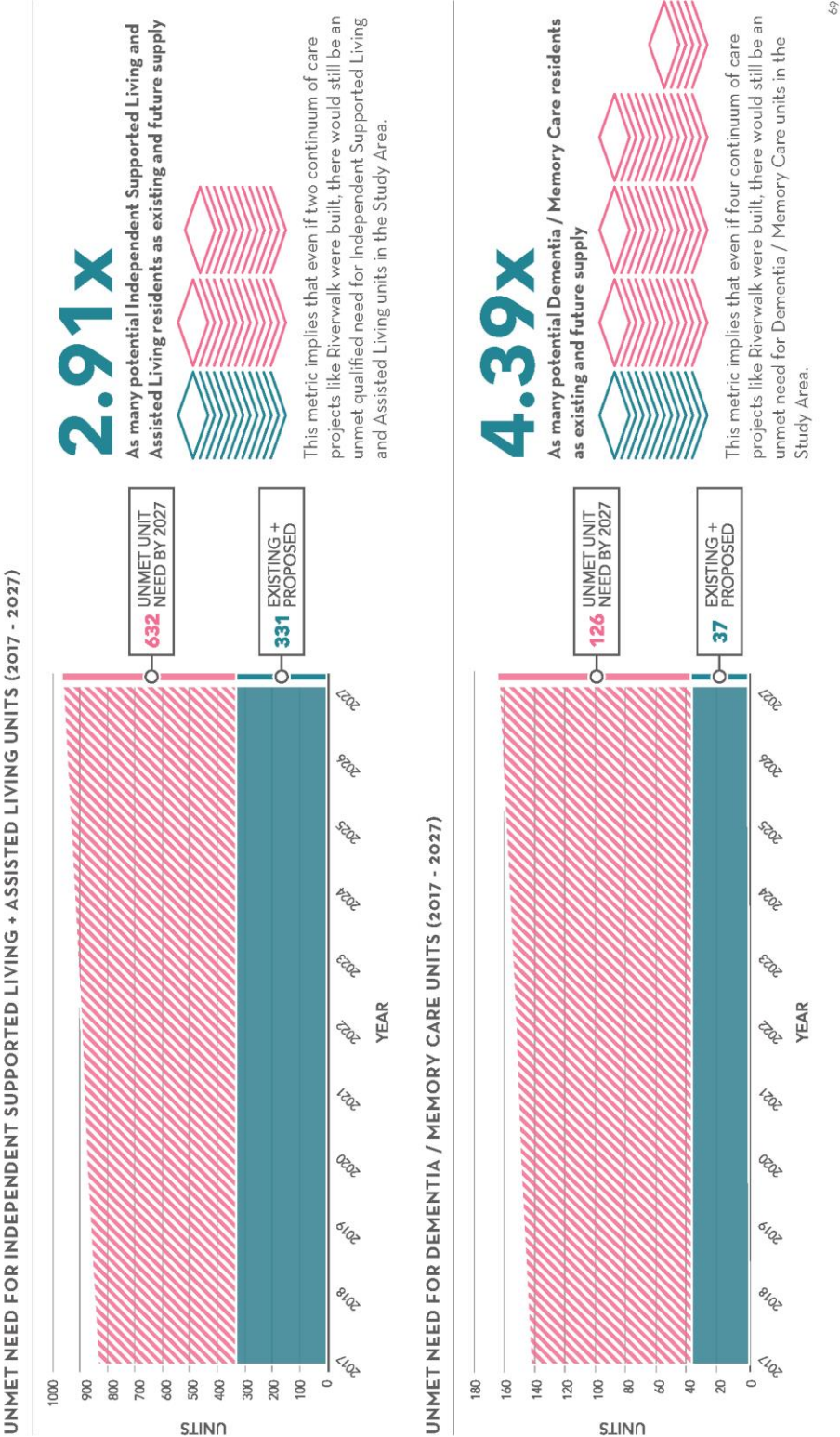
The Project Team commissioned Feasibility & Need Assessment studies in both 2015 and 2018 from CBRE's Seniors Housing Services Group, Canada's leading seniors' housing valuation and advisory consultancy. The Study Area (see A Real Need) defines where the majority of future Riverwalk residents are likely to currently reside. Both CBRE studies found that there is a real and ever-growing need for continuum of care seniors' housing, and that there are many seniors and families in the Study Area who would directly benefit from a continuum of care facility like Riverwalk.

Three different living-type residences will be accommodated in Riverwalk:

- Independent Supported Living
- Assisted Living
- Dementia / Memory Care

The following page summarizes some of the key findings of the 2018 Feasibility & Need study, indicating an existing and future unmet need for Calgary's independent supported and assisted living units, as well as dementia and memory care units. Riverwalk's continuum of care approach strives to satisfy seniors' living needs, allowing them to age-in-place near their friends and families, as well as essential amenities and services.

Application Brief and What We Heard Report



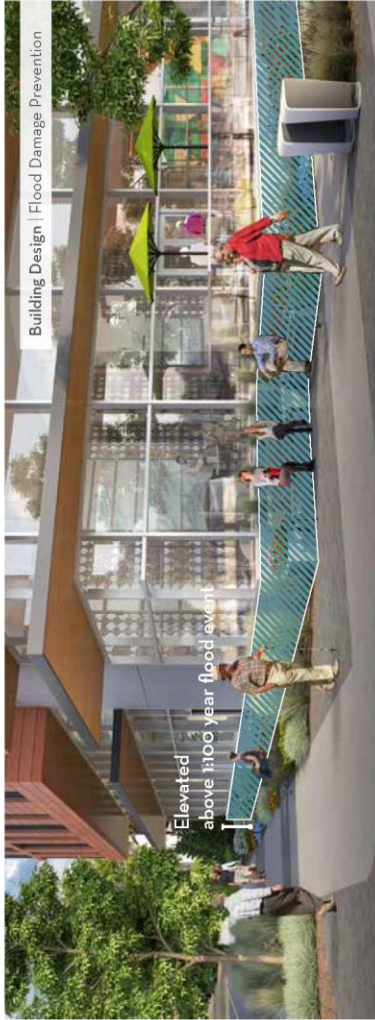
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4. Architecture & Design

In addition to comments regarding the overall building height (refer to pages 66-67), many participants expressed support for the architecture and improvements to the site noting that the design is aesthetically pleasing and seen as an improvement from the building that exists on site today.

Participants expressed support for the high-quality appearance and provision of outdoor amenity spaces while some noted a preference for colour changes to materials to be more reflective of the brick used on other buildings in the community. There was also an interest in the building's ability to withstand a major flood event given Cliff Bungalow-Mission's floodway location and history.

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EXAMPLE VERBATIM COMMENTS:

- "Need to have adequate emergency response / evacuation plans for future flood events."
- "I am a condo unit owner at [redacted]. I have resided here since December 2011 and have enjoyed the many amenities offered in the surrounding Cliff Bungalow-Mission area, but will be moving on this August, having sold my unit. Over this time, our community saw the devastating effects of 2013 Elbow River flooding, notably on the 25th and 26th Ave corridors. 528 25 Ave SW was severely impacted by this flood. 528 25 Ave SW, constructed in the 1970s, was not built with flood mitigation in mind. The building incurred structural damages, damages to electrical and sub-basement mechanical areas, and damages basement level condo units. Remediation of these damages required over a year of work."

Response from the Project Team

The Project Team genuinely understands the concerns expressed by participants regarding protection from future flood events, given the 2013 overland flooding was severe for many areas in the City of Calgary, including areas of Cliff Bungalow-Mission. We are aware that this flood resulted in extensive damage to the existing on-site multi-residential condo building and many nearby buildings.

After the 2013 flood, the City of Calgary updated the flood plain maps and the regulations for buildings within specific flood prone areas. As a result of these new regulations, the main floor of the proposed building is

required by the City of Calgary to be 0.5m above the 100 year flood plain, which places the main floor ~1m above existing grade.

In addition, the underground parking structure is flood resilient by design. The parking ramp features an automated retractable flood barrier designed to keep flood waters out and the structure of the parking garage is designed to withstand the hydrostatic pressure of flood waters above and below grade. However, if the underground parking levels do flood, damage will be limited, as the key mechanical and electrical systems of the building are located on floors above the 100 year flood plain.

Concern Regarding Emergency Evacuation Procedures

During the engagement process, a few participants expressed an interest in how residents would be evacuated during potential future emergency situations.

EXAMPLE VERBATIM COMMENTS:

- "Need to have adequate emergency response / evacuation plans for future flood events."

Response from the Project Team

The building owner/operator will develop policies for staff and residents to safely evacuate the building in the event of a future flood or other emergency situation following best practice procedures and all emergency response planning requirements of the City of Calgary..

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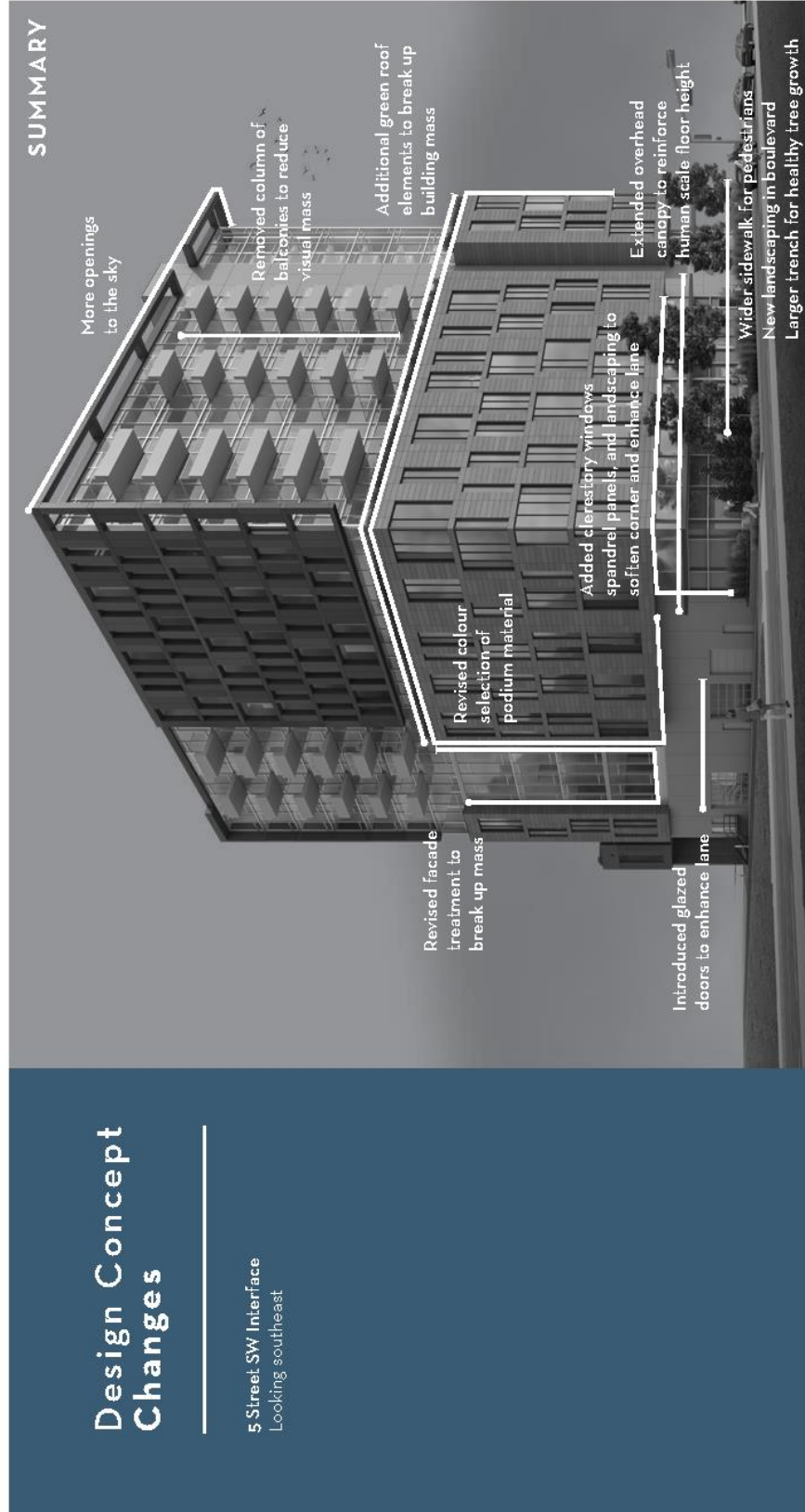
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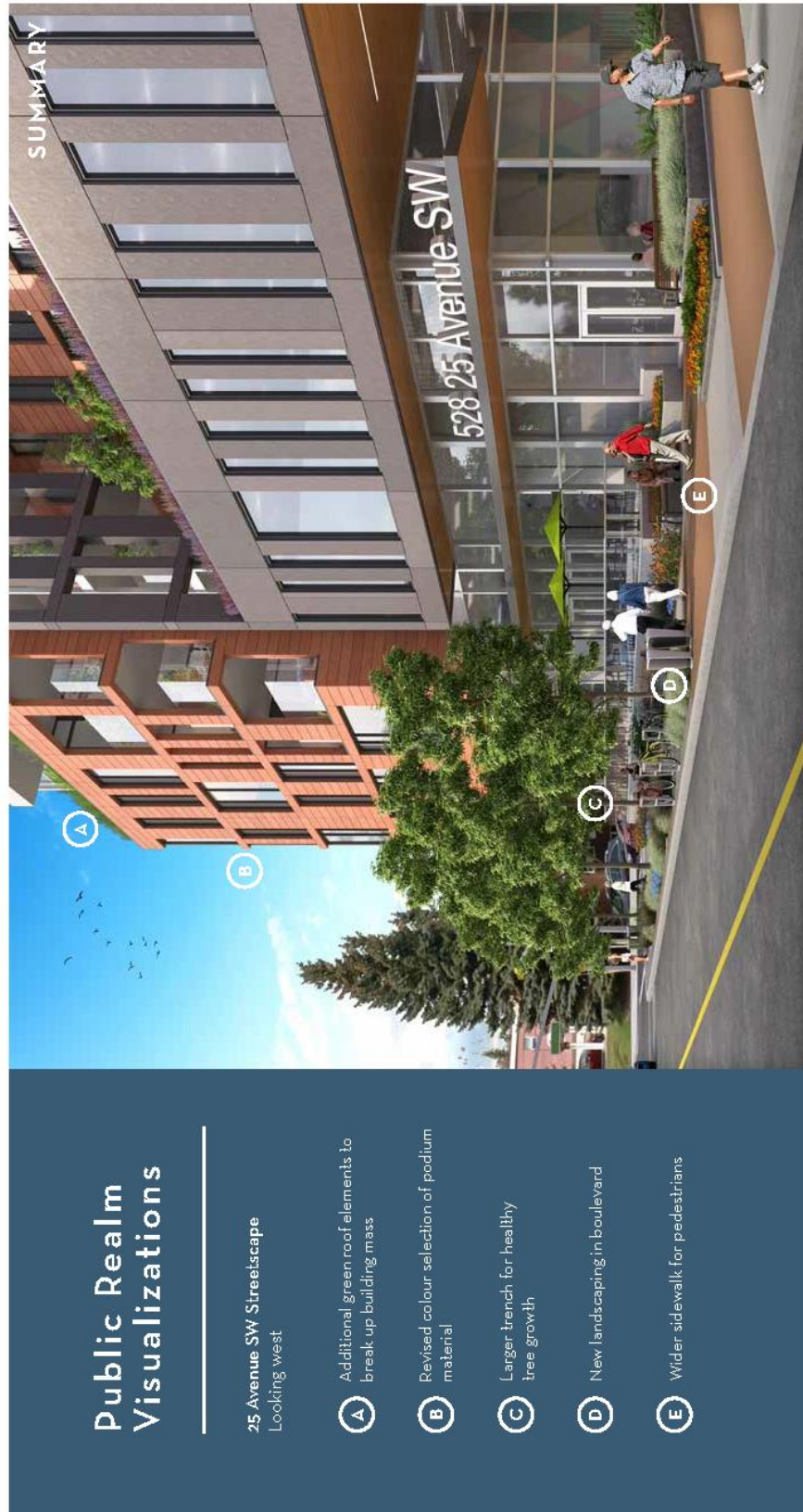
Application Brief and What We Heard Report



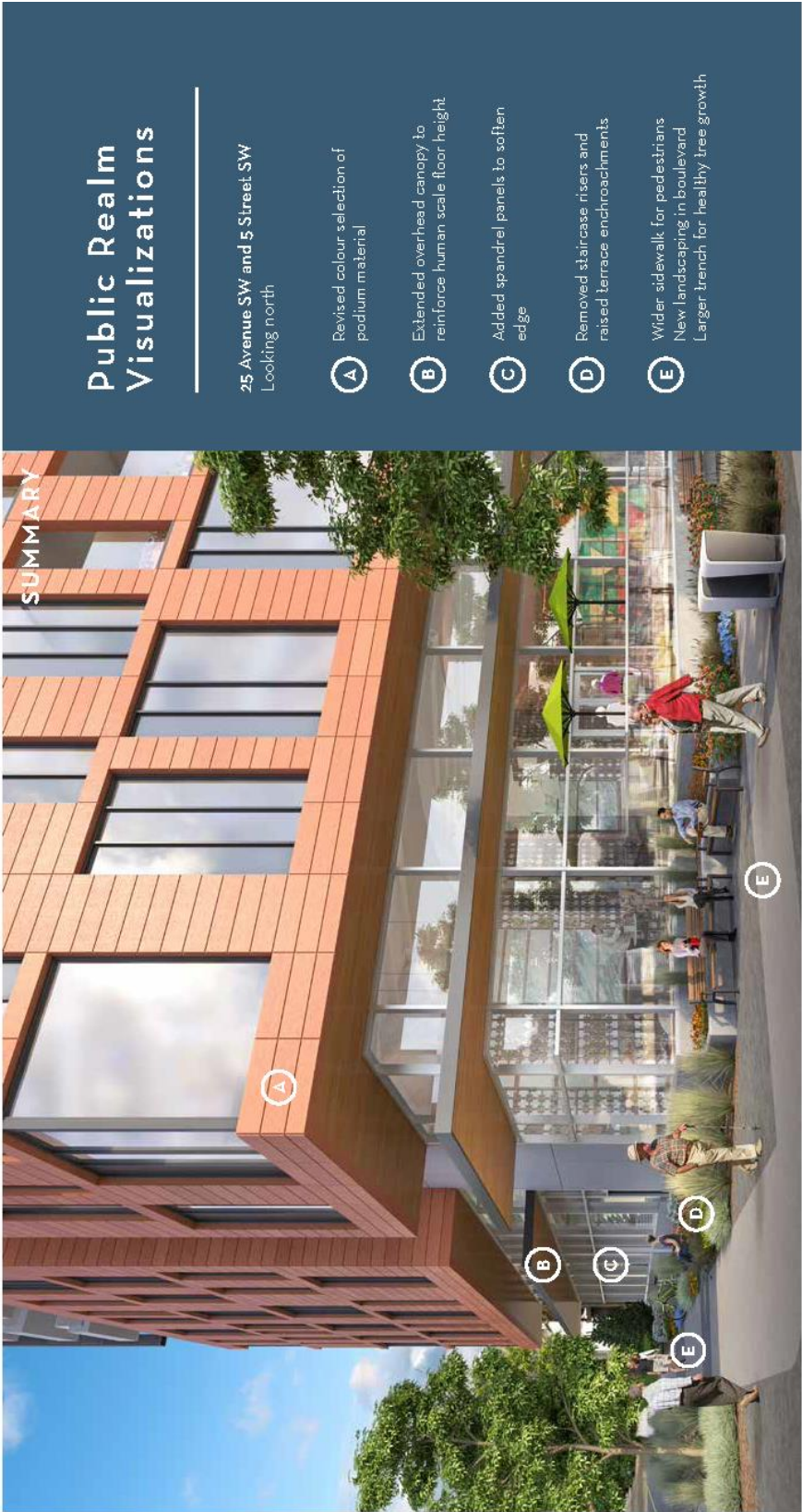
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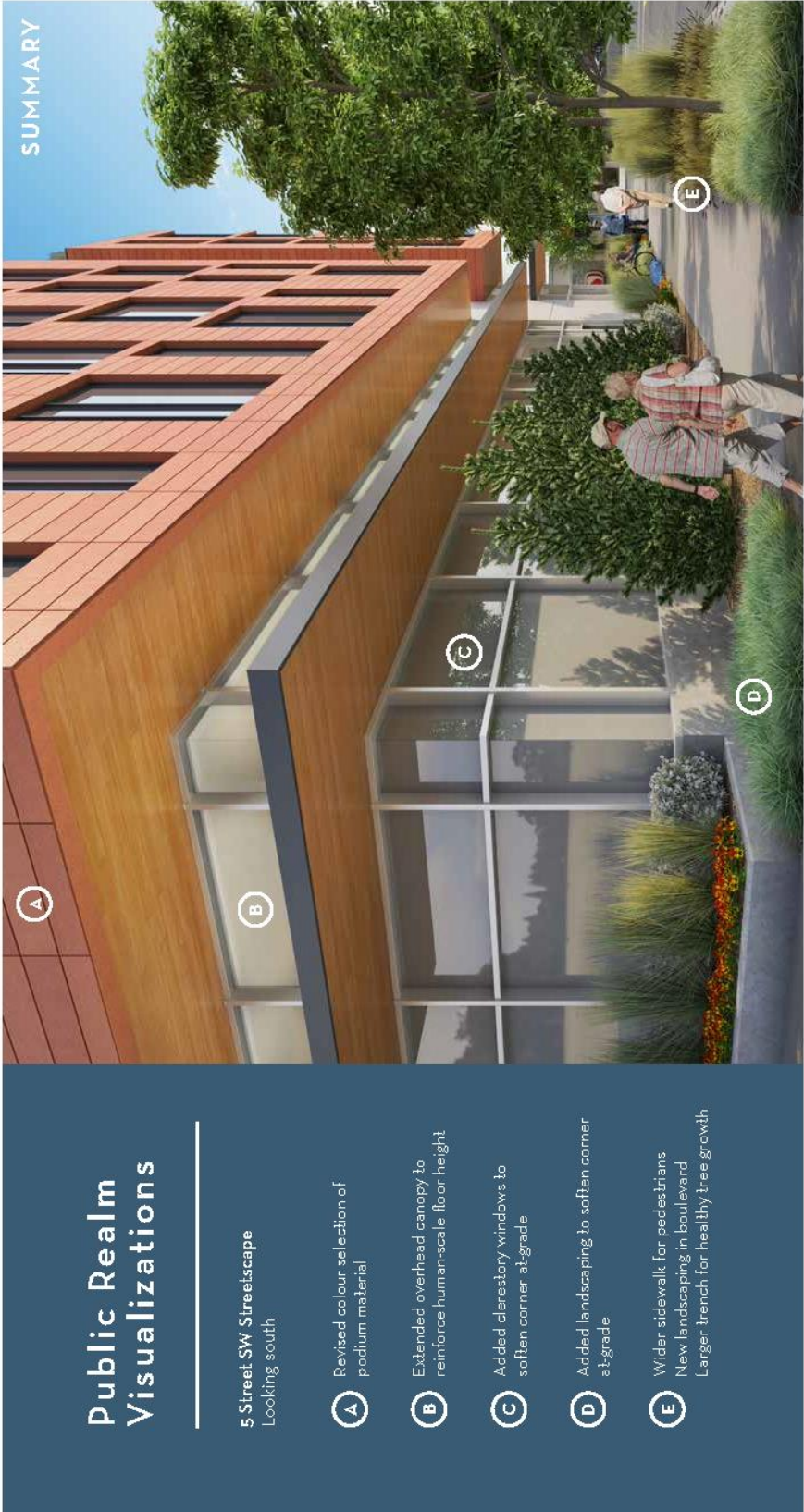


Public Realm
Visualizations

25 Avenue SW and 5 Street SW
Looking north

- A Revised colour selection of podium material
- B Extended overhead canopy to reinforce human scale floor height
- C Added spandrel panels to soften edge
- D Removed staircase risers and raised terrace encroachments
- E Wider sidewalk for pedestrians
New landscaping in boulevard
Larger trench for healthy tree growth

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A APPENDIX ENGAGEMENT EVENTS & MATERIALS

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Riverwalk Display Booth



Riverwalk Display Booth



Riverwalk Photo-booth strip with project website

 Lilac Festival 2018

June 3, 2018
10:00am - 6:00pm

The largest one-day event in Western Canada with exposure to 100,000 Canadians. Two vendor tents, including a photo-booth and the open engagement storefront along 4 ST SW allowed the project team to connect with a large number of people over a short period of time. Participants were invited to share their feedback with the project team and connect with other stakeholders in attendance at a physical space adjacent to the site.

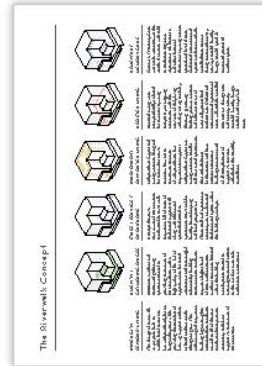
A fun and interactive photo-booth was provided to entice festival goers to stop by the booth, learn about the project and take away a Riverwalk branded photo-strip that included the web address for the dedicated project website. This photo-booth attracted over 1000 visitors to the project booth throughout the course of the day.

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June 13 - July 21
Wednesdays 3:00pm - 6:00pm
Saturdays 11:00am - 2:00pm
2500 4 Street SW

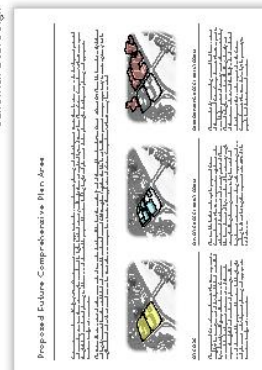
Stakeholders were able to access the full suite of information materials and engage in one-on-one or group discussions with the project team. Participants were invited to share their feedback with the project team and connect with other stakeholders in attendance at a physical space adjacent to the site.



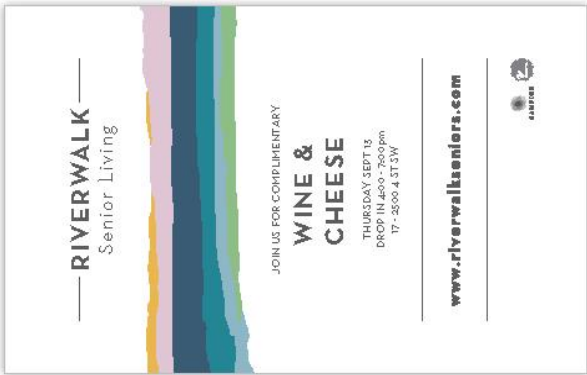
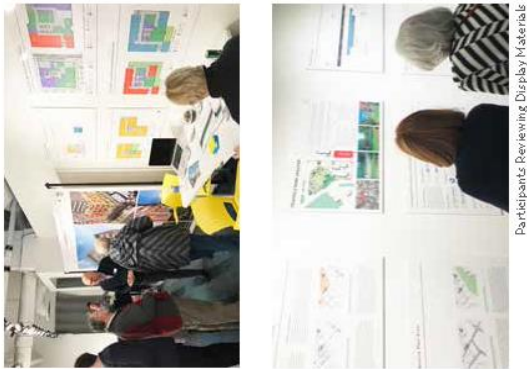
Sample of Display Boards



Sandwich Board Sign



Application Brief and What We Heard Report



Sidewalk Sandwich Board Signs Advertising Event



Wine &
Cheese
Open House

September 13, 2018
4:00-7:00pm

The Wine & Cheese event took place at our Engagement Storefront. Participants were invited to share their ideas with the Project Team including the developer-builder-operator, who were on hand to meet our neighbours, answer questions, and receive feedback.

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Cafe Open
Houses

November 20, 2018
4:00-7:00pm

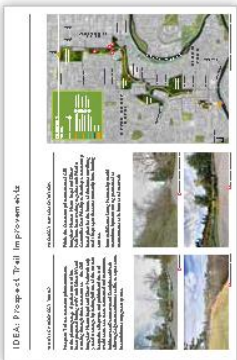
November 21, 2018
4:00-7:00pm

The Cafe Open House events at Phil & Sebastian invited stakeholders to gather information materials and engage in discussions with the project team. Participants were invited to share their ideas with the Project Team including the developer-builder-operator, who were on hand to meet our neighbours, answer questions, and receive feedback.

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Participants Reviewing Display Materials



Sample of Display Boards

OPEN HOUSE

SHARE YOUR THOUGHTS ON CHANGE
IN YOUR COMMUNITY

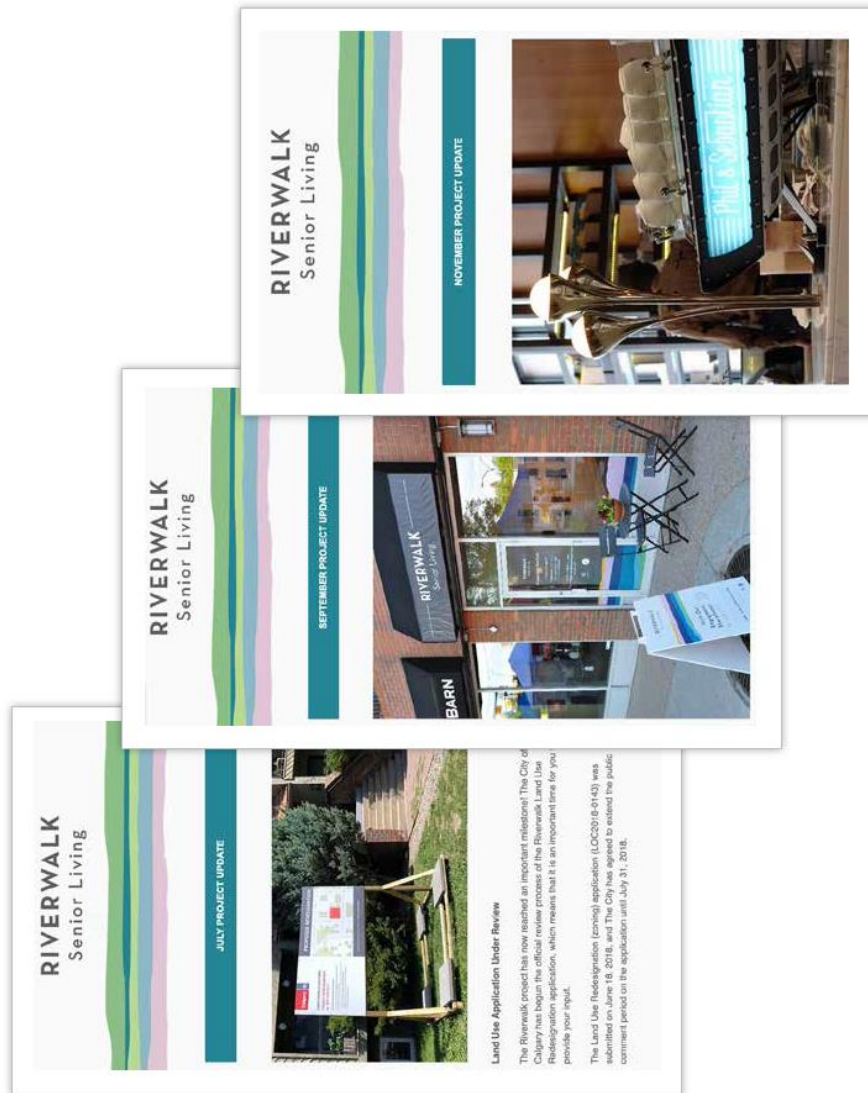
FREE BEVERAGES
& TREATS

RIVERWALK

Senior Living

Sidewalk Sandwich Board Signs Advertising Event

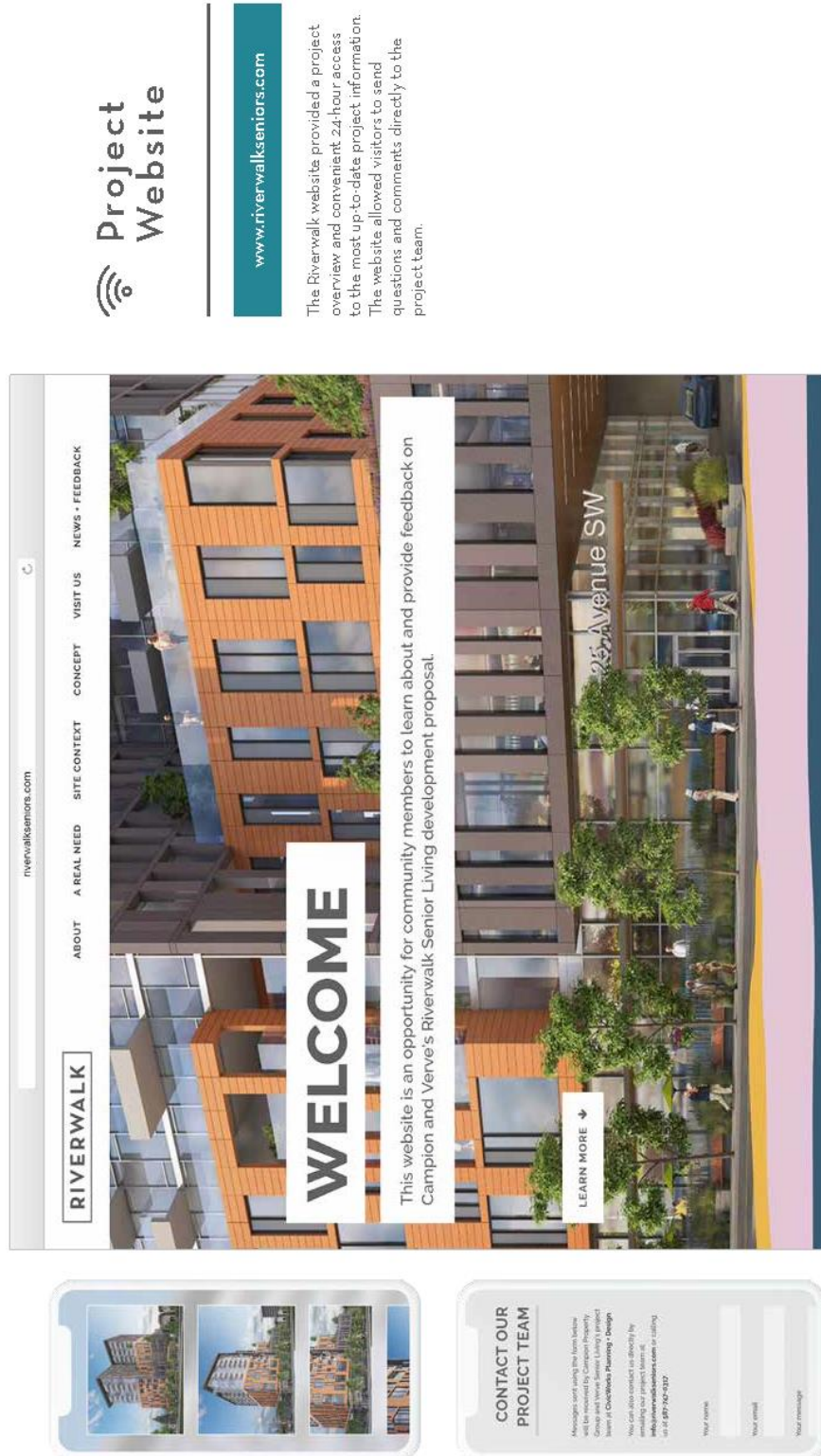
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July, 2018
September, 2018
November, 2018
December, 2018

Stakeholders could subscribe to the e-newsletter on the project's website to receive key project status updates and information about future engagement opportunities.

Application Brief and What We Heard Report



Project Website

www.riverwalkseniors.com

The Riverwalk website provided a project overview and convenient 24-hour access to the most up-to-date project information. The website allowed visitors to send questions and comments directly to the project team.

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Delivered to 18,600 households

An advertorial posted in the local newsletter informed community members about the project. It provided a brief explanation of the development along with the engagement website URL and the project team's contact information.



July Issues of Great News



July Great News Advertorial



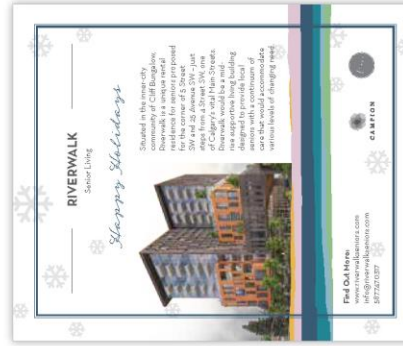
October Issues of Great News



October Great News Advertorial



December Issues of Great News



December Great News Advertorial

Application Brief and What We Heard Report

On-Site Signage

Signage placed on the site notified the surrounding community of the project. It presented information about the development along with the Riverwalk website address, which provided people with an opportunity to submit feedback.



Sandwich Board Sign

— RIVERWALK —
Senior Living

Shakelin Incorporated
Architectural Firm
Riverwalk is a unique model
apartment building for seniors proposed
at 4711 2004 Street SW in the heart of
Shakelin's new development. The
Riverwalk Senior Living will be a
building designed to provide local
seniors with a continuum of care
from independent living to assisted
living and nursing home care.

DESIGNING FOR A CONTINUUM OF CARE

ASSISTED LIVING
Riverwalk will be a unique model
apartment building for seniors proposed
at 4711 2004 Street SW in the heart of
Shakelin's new development. The
Riverwalk Senior Living will be a
building designed to provide local
seniors with a continuum of care
from independent living to assisted
living and nursing home care.

PROJECT BY THE NUMBERS

1,900+
SQUARE FEET
45m
WIDE STREET
14m
WIDE STREET
7.5m
TYPICAL BAY
6m
TYPICAL BAY
14,000+
TOTAL FLOOR AREA
SITE LOCATION

SITE PLAN CONCEPT

Diagram illustrating the site plan concept, showing the building footprint, parking areas, and surrounding streets.

CONTACT

PLANNING TEAM LEAD
Cristina M. Hocking - Design
Project Manager
Email: cristina.hocking@shakelin.com
Phone: 604.271.1111

FIND OUT MORE

Visit our website at www.riverwalkseniorliving.com
or call us at 604.271.1111

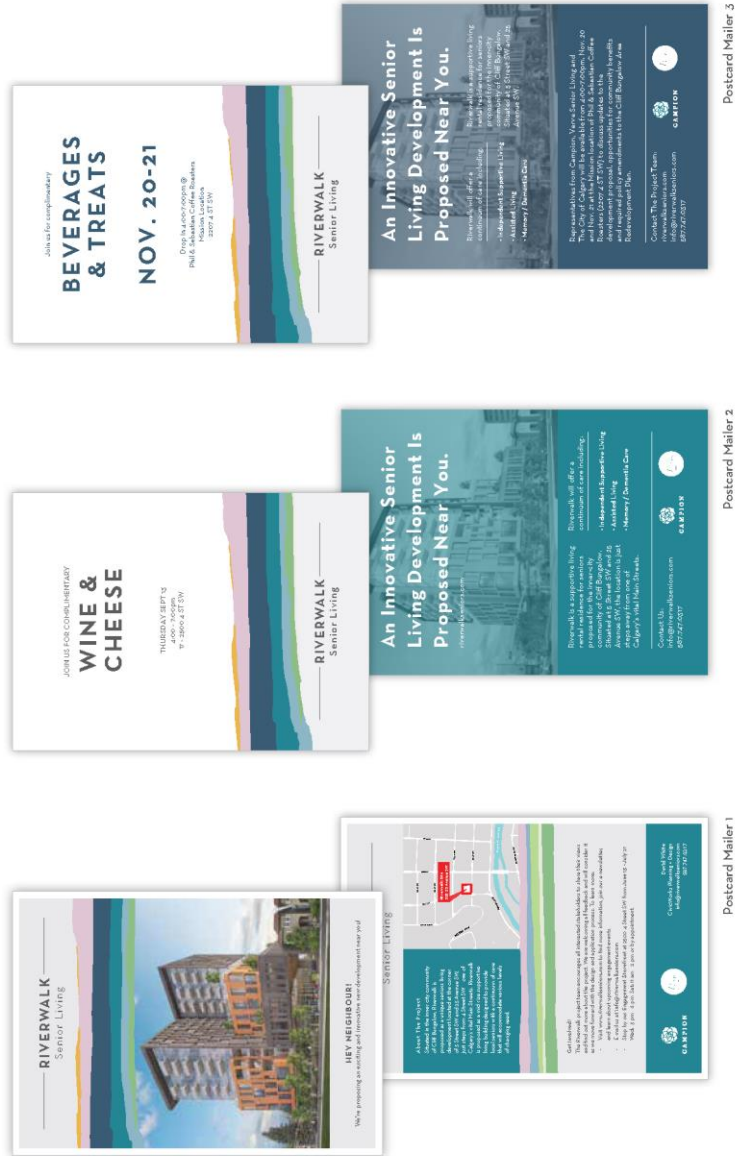
TEAM

DESIGNED BY
CIVICWORKS
LIVING & DESIGN

ON BEHALF OF
CANADIAN

Large On-Site Signage

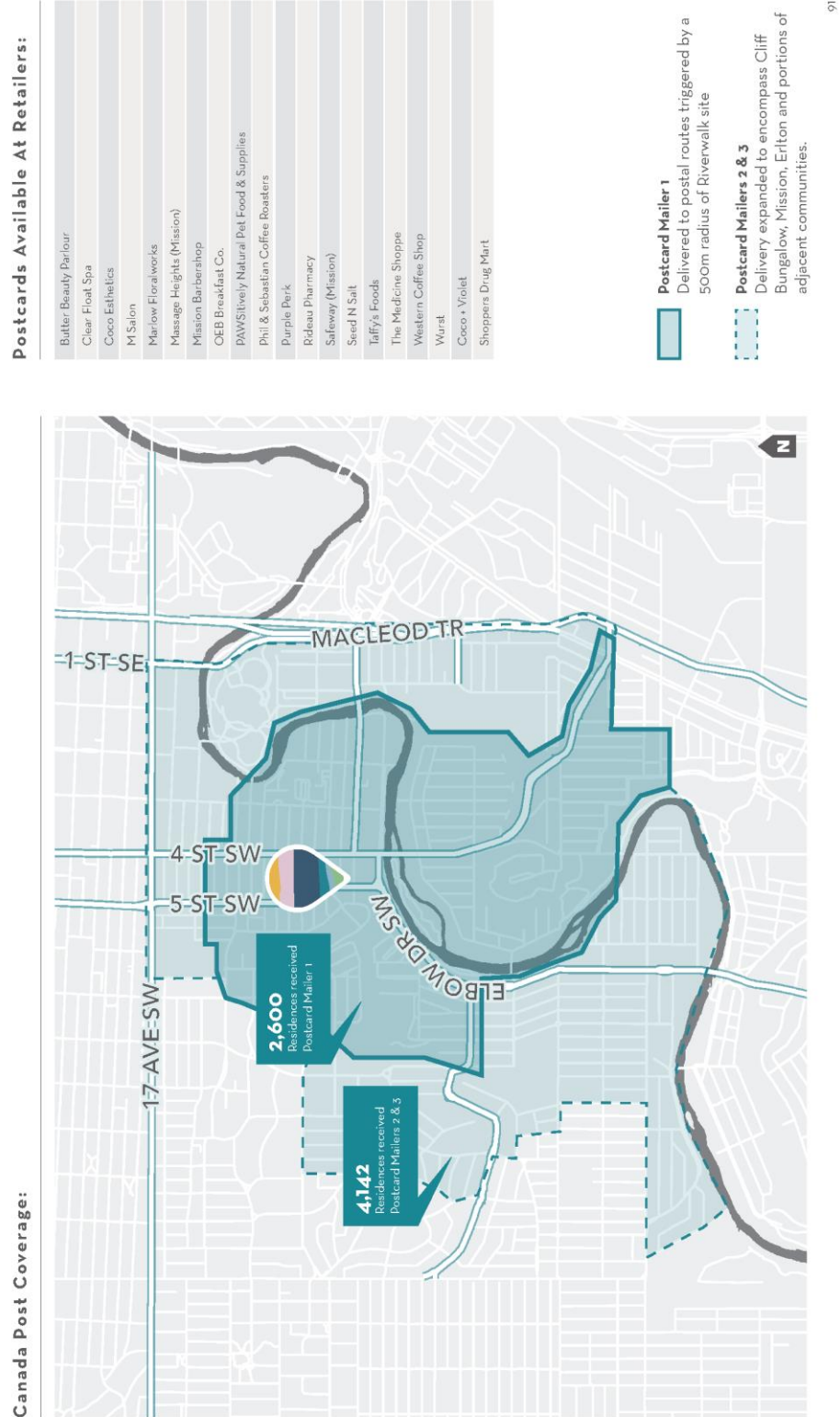
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Canada Post Mailers

A mail drop to postal routes near the site notified and informed those most closely affected by the proposed change. 2,600 mailers were delivered in advance of the project team's attendance at Lilac Festival, the Engagement Storefront Launch, and over 4,000 mailers were delivered in advance of pop-up events including a Wine & Cheese and Cafe Open Houses at Phil & Sebastian Coffee Roasters.

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Kerby

Expo 2018

September 22, 2018

9:00am - 4:00pm

The Kerby Expo is a fun and informative one-day event catered to people over fifty-five, but is welcoming to people of all ages. A vendor booth provided exposure to over 1200 Calgerians who were invited to ask questions and share their ideas with the Riverwalk project team.



EXPLORE
GROW
CONNECT

SATURDAY
SEPTEMBER 22ND
9:00am - 4:00pm

KERBY CENTRE
1133 - 7 AVENUE SW
CALGARY, AB

FREE MAKE-UP STATION

Kerby Centre for the 55+
@KerbyCentre
www.kerbycentre.com

A FUN AND INFORMATIVE EVENT FOR THE 55+
ALL AGES WELCOME

TRADE SHOW
LIVE MUSIC
ENTERTAINMENT
FREE MAKE-UP STATION
FREE MAKE-UP STATION

GOLD SPONSORS:
bethany
Silvera
Signature
FRIENDS OF KERBY
Alberta Security Commission | Fire Safe Society | Red Cross | Calgary and Country Pharmacy

Event Poster



Kerby Expo Booth

Kerby Expo Display Booth

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B APPENDIX VERBATIM COMMENTS

Application Brief and What We Heard Report

 EVENT SOUNDING BOARDS			
	Perfect for the community! Like the design!	I would agree if it were elsewhere in Cliff Bungalow, but on this corner I think it's totally fine! Not blocking light for anyone, and balanced out by the escarpment, Mission Medical, and the existing condos on 25 th Ave + 26 th Ave on the other side of 4 th . Don't love the orange brick though, especially for a tall building. Would be nice if it was more neutral.	Too big! 3x the allowable height.
	Buy those run down buildings next door and develop it all.		I'm fully supportive! Build tomorrow please.
	Need to have adequate emergency response / evacuation plans for future flood events.		AWESOME!!! Density ✓ Diversity ✓ Design ✓
	Very Needed + Nice Design!!	It's about time for more seniors housing options in this area!	Make it "affordable" for average, not elite seniors.
	Less Orange! More Brick.	Opposed to height of building. Out of context with neighbourhood!	Way to go!
	There is a need! Good project.	How do you manage all the emergency vehicle visits?	Central! All family can access! It's time!
	I'm a few decades from needing this myself but love that it could be an option! Great location and design (except for the orange brick) and love the continuum of care model.	I live in Roxboro and will need options just like this. Great location.	Looks great! I like the architecture.
	My father in-law is 81 and will need these services soon. There are no options in the inner city.	Build more!	Get my grandma off the streets.
	It looks great and is needed.	Community Planning Committee should invite residents to meeting when project discussed!	Great idea :) !!
	Looks great, nice aesthetic. I think it's a great idea and my grandparents will be interested.	Much needed! I'm 61, so not yet, but I want options here.	Needs a swimming pool!
	Nice! Wish it wasn't just for seniors. I'd buy a condo!	It looks nice and I like the continuum of care.	My 95 year old grandma thinks it's beautiful!
	I'm in the neighbourhood + hope this development is a go!	What about mixing in child-care like Sky Points/Seton?	Make it a Mission to build this.
		We need this. Great work.	
		Continuum of care for seniors right in the inner city - wonderful!	

Application Brief and What We Heard Report



CLIFF BUNGALOW-MISSION COMMUNITY
ASSOCIATION RESPONSE RE: LOC 2018-0143

July 3, 2018

The City of Calgary
RE: LOC 2018-0143
Parcel Address: 2412 5 ST SW
Decision: Opposition

1. INTRODUCTION

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed LOC 2018-0143 (the Application). Based on our review, the CBMCA expresses its opposition in relation to the Application. Our specific comments about the Application are provided in Section 3 below using The City's questionnaire format

2. PREAMBLE

The neighbourhoods of Cliff-Bungalow and Mission (the Community) are two of the century communities whose unique character has been informed by our unique biogeography and the quality of our built environment, which maintains a legible and coherent arrangement of residential and commercial buildings, grounded by historical context.

These qualities in addition to creating a strong sense of place and community also provide the City of Calgary (The City) with its best example of a neighbourhood, which embodies the principles of Smart Growth (a central tenant in the City's Municipal Development Plan).

Yet despite its exemplary nature as a model neighbourhood, the Community faces a number of pressures, which threaten to irreparably harm its unique character. A review of the Community's alignment with the City's principles of Smart Growth and the threats to those principles are summarized below to provide context for our specific comments to the Application (Section 3).

Our Community & Smart Growth

The dominant elements of Smart Growth embodied by our Community are presented below.

Compact Communities with a Range of Housing Opportunities

Our Community is one of Calgary's most dense neighbourhoods (Calgary Herald, 2013). At an average density of 8,945 people/km², the Community is Calgary's fourth most dense, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example China Town at 8,274 people/km² and Beltline at 8,999 people/km²).

While our Community is compact it also manages to provide a range of housing opportunities including: single detached, semi-detached, row house, suited character homes, apartments and condominiums. This stands in sharp contrast to The City average, where nearly 60% of the housing stock is comprised of single detached homes (City of Calgary, 2014).

Walkable Mixed-Use Neighbourhoods

Cliff Bungalow has Calgary's highest walk score and the combined neighbourhoods of Cliff Bungalow and Mission rank 7th overall in terms of walkability (Walk Score of Calgary Alberta, 2014). This is readily apparent to anybody walking down 4th Street. Our selection of services includes health and dental care, banks, pharmacies, grocery stores and a variety of shops, restaurants and boutiques making our Community one of Calgary's few truly complete communities. It is perhaps unsurprising to note that our walkability has translated into our Community being Calgary's only neighbourhood where vehicle ownership is less than 1 per capita (NRC, 2009).

Distinctive, Attractive Communities with a Strong

Sense of Place

Nestled between the "cliff" and the Elbow River, our Community's unique and attractive character is further informed by its remaining stock of heritage buildings and tree-lined streets. Along 4th Street, buildings like Bannerman and Wright Blocks provide a glimpse to an earlier time. In the spring, the early morning air is filled with songs of robins and in the evening with the scent of

lilacs and fruit blossoms. In the fall you see that the fruit trees here are surprisingly productive. Throughout the year, 4th street is a bustle of activity from first light to late evening. Neighbours often recognize each other to say hello and it is not uncommon to see people stopping to chat, pet a dog and engage in some idle gossip. These qualities give our neighbourhood a strong sense of community, shared by those who relate and identify with its strong sense of heritage, liveability and place.

Threats to Our Community

Some of the threats faced by our Community are summarized below.

Un-Collaborative Development Process

One of the key tenants of Smart Growth is to encourage community and stakeholder engagement in the development process. As a key stakeholder in redevelopment and planning, we believe that we should have a seat at the table early in the design process. Too often however, we are invited to comment on a proposed development only after it has been submitted to The City. At this stage, time and resources have already been allocated to produce a single design solution. Additionally, the proposed design often presents architectural forms that are devoid of care for the public realm or reference to the unique nature of the Community. At this stage we find our options for promoting the interests of the Community greatly limited. This sets the stage for a process to evolve where The City, the Community and the applicant are less likely to collaborate but instead engage each other in an adversarial manner. Good outcomes are rarely achieved under such circumstances.

Insensitive Redevelopment

Infill and redevelopment that ignores place, scale, massing, materiality, heritage and community values (all of which are discussed within our App's) diminishes the Community's sense of place. Perhaps more insidiously, this often creates the reference standard by which the next development is judged. It is disheartening to see projects, which reference other recently completed (and often-insensitive developments) as the justification for their own inappropriate design solutions. This

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- cycle of development if left unabated threatens to irreparably harm the Community. Not because any one development causes irreparable harm but because overtime the cumulative impact of these developments erode and degrade the character of our Community which has come to inform our citizens sense of place.
- 3. COMMENTS ON THE APPLICATION**
- The CBMCA is pro-densification. We believe that inner-city communities each play an important role in accommodating the expected doubling in population over the next 60 years. However, we believe that densification can be achieved under current policies and in sensible ways. At nearly three-times the allowable height, the CBMCA is opposed to application LOC2018-0143 for the reasons described below:
- We value good planning practices:** We strongly believe that it is the City's responsibility to provide a stable planning regime that provides residents with a sense of security as to what the future of Calgary looks like. The practice of spot upzoning is in direct conflict with this responsibility. Approving the proposed land use amendment effectively implies that the City hands over its planning function to developers who now are in charge of deciding where increased height is 'acceptable' and 'desirable'. Ad hoc height relaxation introduces a level of unpredictability that is inappropriate from the perspective of community residents, contradictory to good city planning, and could unintentionally set a precedent - moving even further away from a planned approach to sensible densification.

Our ARP continues to be a valid planning document: The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 meters on the proposed site. The Cliff Bungalow ARP is the result of a seven-year process, hundreds of person hours and thousands of hours of volunteer capital, and was developed with the intent of accommodating inevitable growth while retaining the essential character and livability. We note that the Applicant questions the validity of the ARP - this is both disingenuous and incorrect.
 - Disingenuous because it shows how little in tune the Applicant is with the community. In June, 2016 the CBMCA organized a community-wide workshop to hear directly from residents what they think of certain planning matters. The majority of respondents (85%) agreed that the ARP should be respected by the City and developers at all times. Of the people that agreed, 64% strongly agree, while 10% of the respondents don't believe that ARPs need to be taken into consideration at all times. Taken together, these results show that ARPs are still considered valid documents in guiding future developments and conversations with developers.

- Incorrect, because the Cliff Bungalow ARP has, in fact, been reviewed by Planning and aligned to current LUB 1P2007 and the MDP, and is used by administration as the relevant statutory planning document. Also, the ARP is a values-based document. Those values are still relevant and up to date and very much reflective of the language and intent of the MDP.

Densification doesn't equal tall buildings exclusively: At an average density of 8,945 people/km2, Cliff Bungalow-Mission already is Calgary's third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example, Chinatown at 8,274 people/km2 and Beltline at 8,999 people/km2). Cliff Bungalow-Mission is one of the most desired communities exactly for that reason - its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings (Cliff Bungalow currently has no building reaching 45 meters), does not align with these attributes and is likely to compromise the unique character of the community. Tall buildings have few if any benefits. There is a growing body of evidence that shows that they have poor environmental performance, threaten the social cohesion of communities, lead to poorer health outcomes, degrade the public realm and adversely affect the human scale of a city2. This is being echoed by community residents. Results from our most recent community-wide workshop show that the majority of respondents (84%) agree that densification (i.e. taller buildings) should happen within
 - existing allowed zoning, as opposed to spot upzoning. Of the people who agreed, 72% strongly agree, while 16% didn't express real concerns with spot upzoning. This shows to us that height remains a concern and that height relaxation is not desirable when being proposed.

We already deliver on the MDP targets: Our community exceeds the MDP densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate3. And if we would fully build out to existing zoning as approved under the ARP our density would be three times as high as the target4. The argument raised by the Applicant that "as this Plan [ARP] no longer aligns with current city-wide objectives, the project team has looked to higher order policy documents including the Municipal Development Plan (2009).," is simply incorrect and unfortunate, as it wrongfully suggests that the proposed development is necessary to deliver on "higher order policy".

We value honest communication: We raise some concern in relation to the concepts that the Applicant introduces in its external communications for justifying the increased height (<https://www.riverwalkseniors.com/wp-content/uploads/2018/06/18.05.31-Vision-Brief-v1.0-WEB.pdf>). The Applicant suggests that the site across 25 Avenue SW is a proposed Future Comprehensive Plan Area. This is both speculative and misleading, as this appears "self-proposed" and to our knowledge doesn't have policy backing. We genuinely hope that the City does not make planning decisions based on speculative notions raised by developers and we hope that the Applicant is transparent and truthful about the speculative nature of concepts like Future Comprehensive Plan Areas when it uses this in conversations with external stakeholders.

We value facts: We are aware that councillors have argued that increased density should be situated around corridors or main streets. It is disingenuous to consider 25 AVE SW as either a corridor or a main street. The City's own traffic studies and Main Streets program confirms this fact.

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Going Forward

This letter is not meant to suggest broad-based opposition to change or to the proposed use - quite the contrary. We've been welcoming much change in our community in recent years. Much of this change has been within the parameters of community values, reason and the APP while contributing to the City's objective of densification. We also take this development very seriously - that's why we organized two community-wide workshops for two years in a row - reaching more than 150 community residents in person - with the objective of hearing the community's stance on planning matters like height relaxation. Taking their input, and based on the rationale above, we strongly believe that the proposed development, at 45 meters and an FAR of 75, is out of place and harmful.

The MDP is the guiding document of planning for the City of Calgary. In section 2.3.2 it states as its objective: "Respect and enhance neighbourhood character and vitality. The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood." Currently, the proposed development is surrounded by two to three story residences and businesses. The site also acts as a transition from the commercial area on 4th Street to the east and a gateway into the community from Elbow Drive and 4th Street to medium height residential use. There are strong indications that the scale of the suggested development is not compatible with the surrounding neighbourhood and the objective of the MDP.

We welcome conversations with the City and the Applicant to envision collectively what the proposed use could look like, while celebrating and respecting the community context and MDP objectives. For example, if the Applicant is set on a 45 meter building, we would be happy to explore opportunities south of 25 AVE SW (on the Mission side), or as part of policy in the concept plan for the Holy Cross site - areas where the proposed development would be supported by existing zoning and wouldn't present the risk of setting an unintentional precedent. We would also like to invite you to read our attached community

workshop "What we heard" documents, as a testament to our community engagement efforts which figure prominently in imagineCALGARY, the MDP and the Cliff Bungalow APP.

4. CLOSURE

Thank you for your consideration in this matter,

Sander Jansen, MSc.
Planning & Development Director
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

References

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Application Brief and What We Heard Report



CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION RESPONSE RE: DP 2018-3498

September 28, 2018

The City of Calgary
RE: DP 2018-3498
Parcel Address: 2412 5 ST SW
Decision: Concern

1. INTRODUCTION

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed DP2018-3498 as presented most recently to us in September, 2018 (the Application). Based on our review, the CBMCA expresses its concern in relation to the Application. Our specific comments about the Application are provided in Section 3 below using The City's questionnaire format.

2. PREAMBLE

The neighbourhoods of Cliff-Bungalow and Mission (the Community) are twin turn of the century communities whose unique character has been informed by our unique biogeography and the quality of our built environment, which maintains a legible and coherent arrangement of residential and commercial buildings, grounded by historical context.

These qualities in addition to creating a strong sense of place and community also provide the City of Calgary (The City) with its best example of a neighbourhood, which embodies the principles of Smart Growth (a central tenant in the City's Municipal Development Plan).

Yet despite its exemplary nature as a model neighbourhood, the Community faces a number of pressures, which threaten to irreparably harm its unique character. A review of the

Community's alignment with the City's principles of Smart Growth and the threats to those principles are summarized below to provide context for our specific comments to the Application (Section 3).

Our Community & Smart Growth

The dominant elements of Smart Growth embodied by our Community are presented below.

Compact Communities with a Range of Housing Opportunities

Our Community is one of Calgary's most dense neighbourhoods (Calgary Herald, 2013). At an average density of 8,945 people/km², the Community is Calgary's fourth most dense, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example China Town at 8,274 people/km² and Beltline at 8,999 people/km²).

While our Community is compact it also manages to provide a range of housing opportunities including: single detached, semi-detached, row house, suited character homes, apartments and condominiums. This stands in sharp contrast to The City average, where nearly 60% of the housing stock is comprised of single detached homes (City of Calgary, 2014).

Walkable Mixed-Use Neighbourhoods

Cliff Bungalow has Calgary's highest walk score and the combined neighbourhoods of Cliff Bungalow and Mission rank 7th overall in terms of walkability (Walk Score of Calgary Alberta, 2014).

This is readily apparent to anybody walking down 4th Street. Our selection of services includes health and dental care, banks, pharmacies, grocery stores and a variety of shops, restaurants and boutiques making our Community one of Calgary's few truly complete communities. It is perhaps unsurprising to note that our walkability has translated into our Community being Calgary's only neighbourhood where vehicle ownership is less than 1 per capita (NRC, 2009).

Distinctive, Attractive Communities with a Strong

Sense of Place

Nestled between the "cliff" and the Elbow River, our Community's unique and attractive character is further informed by its remaining stock of heritage buildings and tree-lined streets. Along 4th Street, buildings like Bannerman and Wright Blocks provide a glimpse to an earlier time. In the spring, the early morning air is filled with songs of robins and in the evening with the scent of

lilacs and fruit blossoms. In the fall you see that the fruit trees here are surprisingly productive. Throughout the year, 4th street is a bustle of activity from first light to late evening. Neighbours often recognize each other to say hello and it is not uncommon to see people stopping to chat, pet a dog and engage in some idle gossip. These qualities give our neighbourhood a strong sense of community, shared by those who relate and identify with its strong sense of heritage, liveability and place.

Threats to Our Community

Some of the threats faced by our Community are summarized below.

Un-Collaborative Development Process

One of the key tenants of Smart Growth is to encourage community and stakeholder engagement in the development process. As a key stakeholder in redevelopment and planning, we believe that we should have a seat at the table early in the design process. Too often however, we are invited to comment on a proposed development only after it has been submitted to The City. At this stage, time and resources have already been allocated to produce a single design solution. Additionally, the proposed design often presents architectural forms that are devoid of care for the public realm or reference to the unique nature of the Community. At this stage we find our options for promoting the interests of the Community greatly limited. This sets the stage for a process to evolve were The City, the Community and the applicant are less likely to collaborate but instead engage each other in an adversarial manner. Good outcomes are rarely achieved under such circumstances.

Insensitive Redevelopment

Infill and redevelopment that ignores place, scale, massing, materiality, heritage and community values (all of which are discussed within our App's) diminishes the Community's sense of place. Perhaps more insidiously, this often creates the reference standard by which the next development is judged. It is disheartening to see projects, which reference other recently completed (and often-insensitive developments) as the justification for their own inappropriate design solutions. This

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cycle of development if left unabated threatens to irreparably harm the Community. Not because any one development causes irreparable harm but because overtime the cumulative impact of these developments erode and degrade the character of our Community which has come to inform our citizens sense of place. 3. COMMENTS ON THE APPLICATION 3.1 From a Community perspective what are the merits of the proposed development and what could be improved to make it more compatible or beneficial to meet your community's needs? We'd like to start off with expressing some merits of the building. We appreciate the materiality of podium reflecting the heritage character of the community. In addition, the articulation on south-east side of the building also speaks to the existing character of the neighbourhood and helps distract from the excessive height of the building. Finally, we appreciate the relative transparent main floor providing the ability to look inside creating a pedestrian interface. The below are areas where we believe there still is room for improvement. Perception of height: We invite the applicant to incorporate architectural considerations that reduce the perception of height. For example, the "Black frame" wrapped around the building draws the attention to the upper floors and the height of the building perhaps this could be altered. The solid concrete balconies create "weight" at upper floors - this could also be modified. Finally, the limited articulation on the west side and north side of the building also emphasizes the height of the building. The south side of the building opens up to the community the most (face of the community) - this appears to be a 12-story wall that, unlike the south east corner, has very little relief. We encourage the developer to treat all sides of the building equally, since, given its height, all sides will be visible from the community.	Landscaping: We are concerned about the tree removal on 5 ST SW. We are also concerned that the trees planted in the planters are at high risk for poor health if not maintained properly. It appears that landscaping coverage does not meet the 30-40% requirement at grade (developer appears to account raised patios on 3rd floor and up as landscaping which has no community at-large benefit. A considerable amount of landscaping appears to be hardscaping (ie. paved patio space). This means that the development provides little green space which is not entirely aligned with the feeling of openness (and preservation of nature) as one of the most charming and identifiable characteristics of Mission. To compensate for the "lack" of green space in the current landscaping approach, we hope that the Developer considers planting of trees on the City land in front of the development. We would be in support of such a decision - warranting that the trees would fall under some sort of maintenance regime. Respectful neighbor: There is zero setback on east side of the building thus an invasive wall for residents living in the Gordon Suites is a concern. In addition, tight space on the corner of 5 ST SW and 25 AVE SW is not pedestrian friendly. We would suggest to open up this space and use as public space. 3.2 How will the proposed development impact the neighbours and the community? Refer to 3.1. 3.3 Were adjacent neighbours or owners of the subject site present and/or involved in the Community review of this application? No.	4. CLOSURE Thank you for your consideration in this matter, Sander Jansen, MSc. Planning & Development Director Cliff Bungalow-Mission Community Association cbmcdevelopment@gmail.com	References Calgary Herald, 2013. Calgary Herald Population Density in Your Community [www Document]. Calgary Herald Population Density in Your Community. URL http://www.calgaryherald.com/news/data-centre/population-density/index.html City of Calgary, 2014. Community Profiles [www Document]. The City of Calgary. URL http://www.calgary.ca/CSP5/CNS/pages/Social-research-policy-and-resources/Community-profile/Community-Profile.aspx Gifford, R., 2007. The Consequences of Living in High Rise Buildings. Dept. of Psychology and School of Environmental Studies, University of Victoria. Accepted January 28, 2007. Loomans, T., 2014. 7 Reasons Why High Rises Kill Livability. Article available online at: http://sustainablecitiescollective.com/bloomingood/581536/7-reasons-why-high-rises-kill-livability. NRCAN (NATURAL RESOURCES CANADA), 2009. The Urban Archetypes Project. Community Case Study: The City of Calgary. Natural Resources Canada. Walk Score of Calgary Alberta [WWW Document]. 2015. Walk Score. URL http://www.walkscore.com/score/calgary-alberta
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from the traffic, parking and overall congestion issues that would arise during construction, as well as following completion, the lack of consistency this development would have with the rest of the community and the unquestionably negative impact it would have on residents, are the primary reason this proposed redevelopment must be rejected as submitted. Given the magnitude by which the developer wishes to exceed the express desires of the Cliff Bungalow community and the standards set out in the Area Redevelopment Plan, it is clear that this developer has no intention of having this building fit into the community or abide by the standards agreed to and set by those who actually live in Cliff Bungalow. It is clear that the developer has taken the approach of "more units means more revenue": This cannot be permitted in a historical and close-knit community like Cliff Bungalow, which is made up of residences, businesses, parkland and schools. This proposed 12-storey development is offensive by every measure and must not be permitted in the community of Cliff Bungalow. If the developer is serious about becoming a part of, and fitting in properly with, this community, this development should be properly capped at no more (and preferably less) than 4 storeys in accordance with the Cliff Bungalow Area Redevelopment Plan. The integrity of the community must be protected from those who wish to fundamentally alter the character of this historic area at the expense of residents who live and work there.

As a neighbouring property to this proposed development I am strongly opposed the proposed height increase. Cliff Bungalow is a lovely residential area with low-rise mixed density residential buildings throughout. This proposed structure is neither in keeping with the nature and character of the neighbourhood, nor the Area Redevelopment Plan.

Being on the hillside adjacent to such a high-rise structure would greatly impact the enjoyment of our home and affect our property value as the apartments would look directly into our backyard at equal height and above our yard.

A development exceeding the current height zoning restrictions

Our family strongly objects to the proposed redesignation LOC2018-0143. Although we welcome a seniors residence with graded care into the community, the size of the building is completely out of context to the Cliff Bungalow ARP. In particular, the height will drastically affect surrounding residences and completely alter the skyline of the community. While we understand that development is necessary, 12 stories???? Really???? If ARPs are to mean anything, this application would already have been turned down, and of discussion until something more reasonable is presented. Please respect the hard work done by the Cliff Bungalow Community Association to develop an ARP that has created a wonderful high density inner city community!

The redevelopment request for file #LOC2018-0143 is completely unacceptable and utterly inconsistent with the nature of the community in which it is proposed and I ask that it be rejected. The Cliff Bungalow Area Redevelopment Plan caps all buildings at 4 storeys. This re-designation application for a building of 12 storeys is wholly inconsistent with that restriction and is wildly beyond the prudent redevelopment restrictions in place. A development of that size can never be in line with the standards and nature of the Cliff Bungalow community. A 12-storey building would completely overshadow and have a terribly negative impact on the lives and property of those living in the community. My home and those of my neighbours would be completely overshadowed by this huge tower. We would lose all of our valued privacy on our property by having this tower loom large over our yards and homes. This proposed development would continuously and unavoidably peer into our yards and homes, decreasing the value of our property and reducing the quality of our lives. While there are buildings larger than 4 storeys near-by in Mission, they are confined to the more appropriate commercial corridor area on and around 4th street. The 5th Street and 25th Avenue location of this proposed development is almost exclusively residential (the exception being the one-storey Safeway across the street), with no buildings over the community restrictions on height. This is not the proper location for a project of this size and nature. Apart

There are no circumstances in which the City should allow a development of such mass and scale on this site. While I am a senior living in Mission and someday may require such a facility, preferably nearby, I am also strong advocate of sensitive urban community redevelopment/densification -- getting the essential elements and services of and for a community in the right place. This commercial development would be the largest structure on the North side of 25th Avenue and in a location that is the 'window' to residential Cliff Bungalow. The site was deliberately ARP protected, by the City, for contextual, appropriately scaled, residential development. The developer offers no rational, no locational analysis, no needs assessment, and no consideration of its positive or negative impacts on its residential neighbours to support their request. It is arrogant and just wrong. The Cliff Bungalow ARP articulates the City's (Council's legislated) long term vision for the Community and complements the City's ARP for Mission. Under-resourced communities should not be the primary defenders an ARP, as seems almost always to be the case. There are presently four active 25th Avenue development proposals (between MacLeod Trail and 5th Street) most of which are seeking substantial height and scale variances. There are additional, potentially developable, sites whose owners would relish the opportunity to build higher and denser. I'm sure the Safeway site is a gleam in some one's eye for mixed-use commercial high rise residential. The communities are experiencing traffic increases, parking shortages, and pedestrian safety issues. The cumulative effect of these and other developments and a major transportation interchange at 24th and MacLeod Trail need to be a part of redevelopment decisions. Before any of these exceptions are approved, a 25th Avenue corridor study should be undertaken. If change is inevitable, stakeholders should work to develop a new consensus, a new vision, and a framework for the considered realization of that vision. It need not take long and it will enable the City, its Planners, Developers, and the Communities to create a new certainty for residents and developers.

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would be highly impactful to most of the neighbouring single family historic homes and properties on the hillside of Cliff Street and Hillcrest Ave for this same reason. A building of this size may also cast a significant shadow, shading out our house and yard and the neighboring properties. I love the idea of a seniors facility such as this in the neighbourhood but the structure should conform the land use designations given to property as they are developed and zoned for a reason. If this type of development needs to be 45m in height to make it viable then there are ample opportunities for a building such as this to be built on the east side of 4th street, where the development could service the same neighbourhood and be developed in context with the neighbouring properties. The Cliff Bungalow community has undergone quite a bit of revitalization over the last few years, many new buildings and houses have been built or renovated in this area while maintaining the mixed density low-rise residential feel of this historic inner city community. There has been a lot of investment in this community by its residents and business because of the areas character and uniqueness. Allowing this height relaxation in contrast to all the neighbouring properties would contribute to the unravelling of the unique character of the this neighbourhood and all the previous investment and commitment given to the neighbourhood by its residents and business owners to date. With all due respect to the applicant, please consider denying the applicants proposal for resignation of this property. We hope they can find opportunities within the greater 4th street area that are more appropriate for a development of this height. I am writing to express support for the Application for Land Use Amendment LOC2018-0143 at the following locations: 528 25 Avenue SW 2412R 5 Street SW I am a condo unit owner at [redacted]. I have resided here since December 2011 and have enjoyed the many amenities offered in	the surrounding Cliff Bungalow-Mission area, but will be moving on this August, having sold my unit. Over this time, our community saw the devastating effects of 2013 Elbow River flooding, notably on the 25th and 26th Ave corridors. 528 25 Ave SW was severely impacted by this flood. 528 25 Ave SW, constructed in the 1970s, was not built with flood mitigation in mind. The building incurred structural damages, damages to electrical and sub-basement mechanical areas, and damages basement level condo units. Remediation of these damages required over a year of work. It is my opinion that 528 25 Ave SW has reached its end-of-life state as a structure, accelerated by the 2013 flood. Therefore, I have sold my condo unit to Mission Seniors Living. All owners at 528 25 Ave SW have chosen to sell their units to this buyer. Also apparent in recent years has been an increase in trespassing and drug use at these locations. 2412R 5 Street SW is an abandoned structure backing onto 528 25 Ave SW from the back alley. The space in between the two structures is hidden from view and creates a location that is ideal for illicit drug use. 528 25 Ave SW was constructed at a time when drug and vagrancy issues were less pervasive in Calgary. The building's fire exits are constructed as exterior vestibules that are sheltered and secluded. This has created an ongoing problem with trespassing and loitering around the building's exterior. Needles and other drug paraphernalia are commonly found on the perimeter of both buildings. The proposed development not only offers a contemporary living community and a large cohort of onsite staff. This will deter deviant activities from this location and will contribute positively to the health of the Cliff Bungalow-Mission community. The application for land use amendment is a reasonable one. The proposed project carries many benefits, outlined by the applicant and by myself above. The design is contextually appropriate for 25th Avenue SW. The 25th and 26th Avenue corridors are home to numerous residential high-rise buildings.	The Cliff Bungalow Mission Community Association (CBMCA) has unfortunately presumed an anti-development position with respect to this application for land use amendment, as evident in the most recent community newsletter. The CBMCA routinely takes an oppositional stance with respect to development in the area. I have attended community association events pertaining to development issues. One such event included the CBMCA's Planning and Development Committee "community check-in" on June 13 2016, where the proposed project at 528 25 Ave SW was discussed. In this meeting the CBMCA engaged the audience from a predetermined position. In the introduction, a Planning and Development committee member referenced CBMCA's role to ensure "the right kinds of values" are maintained with respect to developers who may "erode" and "jeopardize" the community. The CBMCA presented visuals to the audience purportedly representing the proposed development at 528 25 Ave SW. These images were not sourced from the developer, they were speculative representations formulated by the CBMCA Planning and Development Committee themselves, crafted to shock the audience with "worst-case" aesthetics. With reference to historic nature of the community, another member of the CBMCA Planning and Development Committee then went on to state that "I don't want to speculate, but if this project proceeds, the Laurence [apartments] will be next!" As someone whose property was badly impacted by the 2013 floods, I find it disappointing that my community association takes this anti-development position. It is also puzzling that they would take an anti-development position with respect to a seniors' residence. It is important to recognize that CBMCA is not a neutral voice. With respect to 528 25 Ave SW, CBMCA has taken one position and has solicited stakeholder support in a manner to reinforce that position. This application is not associated with a project that seeks to "jeopardize community values". A seniors' residence will not jeopardize community values. The locations in question do not hold historic significance. Neighbours at the Laurence apartments stand to benefit from community improvements this project
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will entail. A land use amendment is well within context of 25th Avenue SW. Thank you very much for your time and for soliciting my input into this application.	and health has moved to Auburn Heights Retirement Residence (21 Auburn Bay Street Southeast). What I have noticed is that shopping areas are not pedestrian friendly, one has to cross the busy street of Seton Blvd to walk to them. The shopping is designed for cars. As my parents get older and need more assistance, I want them to be able to enjoy the amenities they are used to within the inner city of Calgary, with access to similar shopping areas as 4th Street SW. When my wife and I get older, we want inner city retirement communities. I believe the city should promote higher density within the inner city, it is important that the city of Calgary increase the affordability of the inner city which can only be affordable with higher density residences. There already are high density residence buildings along 25th Avenue SW, and a commercial tower on 23rd Avenue SW. I disagree with the Cliff Bungalow Area Redevelopment Plan in some regards. As per section 3.11.2 of the Cliff Bungalow Area Redevelopment Plan (1993), the objective of the Residential Land Use is to provide a variety of housing types for singles, families and seniors. I believe that age-in-place Retirement Communities should be integrated into the inner city and the land use should be alter to allow for higher Density seniors resident communities. Hi, The proposed height of the project seems to be completely at odds with the situation in the surrounding area, being mostly smaller/shorter multi-family and single family. I am also concerned about the increased car traffic and foot traffic in a mainly residential surrounding area. I think we should keep the existing height limitation in the community, and they should build a project that fits with the existing limitations. I understand that you are the File Manager for the above referenced development proposal. As you may know, our Calgary Tin Palace location at 2401 4 Street NW is located close to the proposed development. I confirm that the Earls team - Operations and Head Office - do not currently have any concerns with the	proposed development. I would like to submit my opposition to the 45 m tower proposed in Cliff Bungalow, a district zoned for a maximum height of 16 m. This tower will stick out like a sore thumb. It is completely inappropriate for this district, which is a mix of single family dwellings and low rise apartments, towers of this size should be located on the north side of 17th Avenue as per City of Calgary zoning. I agree that there is a need for seniors living residences, but they should be limited to 16 m if they are to be located in Cliff Bungalow. I am writing to express my dismay that the building by Campion group behind the Safeway in my neighborhood may be allowed to be built 3 times the allowable height for the area - this is not okay, and makes a mockery of all the planning and building and following the rules that others have done over the years, and the need to have a systematic transparent approach to planning that is fair to all. I am totally in favour of seniors homes in such as nice walkable area to allow seniors to age in place, but developers cannot be encouraged, when given the opportunity to build, to propose something wildly outside the guidelines and expect to have it seriously entertained, let alone approved. Please take action to require Campion to honour the rules. Thank you. I am a 27-year resident of Cliff Bungalow-Mission and, for what it's worth, I was also born in this community. I would say that I know this neighbourhood as well as anyone could and, as one who is interested in urban planning, I know better than most what makes this very special community work... and what would do it harm. Finally, I should add that I am also an affected neighbor, having lived for over 15 years in The Laurence Apartments, which is
I am writing to express my support for the Application for Land use Amendment LOC2018-0143 at: 528 25 Avenue SW I am a resident of [redacted]. I have sold my unit for a couple of reasons. New buildings need to replace poorly designed buildings in the inner city. The existing building was not designed to mitigate overland flood waters and 2013 flood damage was extensive to the electrical and mechanical rooms. If the building had been designed with overland flood in mind, the damages would not have been as extensive. We were lucky to have commercial overland flood insurance; that coverage is no longer in place and I no longer wish to go through a flood again without it. There has been an increase in drug use and vagrancy around our property. The design of the existing building was for a different time. There are areas around the building that provide both shelter and privacy for vagrancy and drug use. The Himmelman building is not maintained and also provides privacy between their building and ours. I believe a more modern and well designed building could help mitigate the vagrancy and drug use I see on occasion in the back alley. I also believe a retirement home, with staff, will provide a safer neighbourhood. I want more inner city seniors housing. As my parents and my friends' parents reach retirement age, I have become more aware of the need for seniors housing in the inner city communities. My father has lived in the inner city for a long time, he likes to wake up in the morning and walk to the local coffee shops and stroll along the high street. It is important to him that he has access to pedestrian friendly shops. My Grandmother-in-law due to her age		

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situated immediately to the north of the proposed development. AN UNDERMINING OF TRUST As I mentioned to Jennifer at Tuesday's Riverwalk open house, I find it appalling that we are even having this conversation. Rules are in place. Could a local home owner apply to add 4 floors to their house? Could a restaurateur successfully lobby to exceed their seating capacity by 3 times? If we assume that 1P2007 as well as the Cliff Bungalow APP were drafted with care and consideration by skilled professional planners, then why can developers simply ask to have the rulebook tossed to accommodate their particular business plan? How is that fair or responsible? How are individuals, businesses or communities supposed to operate when they can have no faith that the City is providing, and respecting, a stable planning framework? Spot upzoning of this sort is a highly counterproductive practice that unnecessarily creates adversarial situations and winner/loser outcomes, and shatters a citizen's faith that rules apply to all. It infers that a company from Vancouver has greater influence with the City than the very residents whose lives and community will be most impacted. OUT OF ALL REASONABLE SCALE Again, as I mentioned to Jennifer the other evening, our community's Planning & Development Committee often negotiates with developers over matters of centimetres. We strongly encourage applicants to stick to the rules and if we endorse a relaxation in height or setback it's because we appreciate their reasoning and believe the project will be a net benefit to the community. This relaxation would not be a matter of centimetres. Or a metre or two. If the City approves this land use redesignation, the resultant development will be 3 TIMES the current allowable height. A relaxation of approximately 29 metres (or 8 floors)! Are we the only ones that recognize how ludicrous that is? Is it not reasonable to expect that if Campion's project requires	150,000 sq. ft. to be viable that they should have purchased a larger plot of land? Why should the residents of Cliff Bungalow pay the price for their lack of foresight or business acumen? WE'RE ALREADY CARRYING OUR WEIGHT Cliff Bungalow-Mission already is Calgary's third most densely populated community and already exceeds the Municipal Development Plan (MDP) densification targets. Fully built out to the existing zoning, our density would be 3 times as high as the target. And we do it with a human-scale mix of single-family houses, townhomes and low-rise apartment buildings. Cliff Bungalow-Mission is one of Calgary's most desirable communities for just that reason. The introduction of excessively tall buildings would erode the special character of the community and degrade the public realm. This is not a NIMBY community. We do not fear change and we welcome "gentle density" when in the form of thoughtfully crafted buildings that will enhance, not detract, from the quality of life in Cliff Bungalow. I SUPPORT THE USE My opposition to this project has absolutely nothing to do with the use. I whole-heartedly support this type of facility and will likely need it in the years to come as I seek to age in this place that I love. My concern, and the concern of many others, is strictly about the built form. It's far too tall. It exceeds the allowable FAR by 3 TIMES! 300%! IN CONCLUSION This is not a TOD project in Brentwood or Varsity, adjacent to a major roadway and the LRT. This is not a comprehensive multi-phase redevelopment of a former shopping centre. This is a one-off case of a developer attempting to jam an enormous facility onto a relative postage stamp in a heritage community with existing low-rise residential to the east, north and west of the development site. Would I welcome sensitive redevelopment	on that site? Certainly. Would I be willing to consider reasonable relaxations for the right kind of project? Probably. Can I reconcile myself with a highrise tower looming to storeys above my home and casting shadows as far as 23rd Avenue? Absolutely not. And neither should the City of Calgary. Please respect the current land use zoning in regard to building height in Mission/Cliff Bungalow. We know from consultations with the community over many years that the number one planning and development issue in our community is height. This proposal (12 story building that would require a land use change approved by City Council and a Development Permit approval, located at the northeast corner of 25th Avenue SW and 5th Street SW) does not respect that long held position. We also want to make it clear that we are not against the proposed use - that of seniors living. We would welcome a proposal for this use in which the building respected the current land use (zoning). I have been a resident now for 18 years and love my neighbourhood. Many years ago I designated my house as a historic resource with the City and province wanting to retain this character of home in the community. I believe in densification in neighbourhoods like ours must it must be done in accordance with existing guidelines. This proposed development exceeds the current allowable height by over 3 TIMES, casting shadows over a couple of blocks. I welcome this type of project but not this project with it's scale and height. I would like to share my opinion about this new building being proposed; My wife and I bought in Cliff Bungalow over 10 years ago now,...
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how time flies! This mega structure, which is what a 12 story building equates to in a neighbourhood largely made up of 2 and 3 story buildings, not only is against zoning, by a LOT, it will significantly change the neighbourhood for the worse. I know that our Community Association has communicated our concerns about this file and let me assure you that it does represent the views of residents within our community; seniors residence is welcome... 12 story anything is not. As I'm sure you are aware, our community already is a high performer in the density requirement of the City and there is no need or desire to add a 12 story building for any reason. I have to admit that I'm a little confused as to why this email is even necessary... the zoning is for max height of 16m and the application is for 45m... hardly a small request of change to an existing regulation! This equates to me applying for a alteration to my zoning from 12m to 34m in our residential neighbourhood... would you seriously even open the file? Please do not allow such a huge development in our community. In regard to the proposed development on the NE corner of 25th Ave and 5th Street SW, I would like to submit to you the concerns of the Cliff Bungalow - Mission community in respect of this development with which I completely agree. I would urge you and the City of Calgary Planning Department to deny approval for this development: COMMUNITY POSITION As expressed in the August 2018 Mission Statement 528 25 Ave SW (Riverwalk Senior Living): The developer is proposing a 12-storey, 45 metre, continuum of care facility on the north-east corner of 25 Ave SW and 5 St SW. We are pro-densification and believe winner city communities each play a role in accommodating future growth of our city. However, at nearly three-times the allowable height, we believe	the proposed development is insensitive for multiple reasons: We value good planning practices: We don't consider 'spot upzoning' a desirable planning practice. It may unintentionally set a precedent, suggests developer-driven height relaxation in "random" places, and is in contrast with the City's responsibility to provide a stable planning regime. Our ARP continues to be a valid planning document: The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 metres on the proposed site. The value of the ARP was reiterated again at our most recent community-wide workshop, where the majority of participants (85%) agreed the ARP should be respected by the City and developers at all times. Densification doesn't equal tall buildings exclusively: At an average density of 8,945 people/km², Cliff Bungalow-Mission already is Calgary's third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group. Cliff Bungalow-Mission is one of the most desired communities exactly for that reason - its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings does not align with these attributes and is likely to compromise the unique character of the community. This was reiterated again at our most recent community-wide workshop, where the majority of participants (84%) agree densification should happen within existing allowed zoning. We already deliver on the MDP targets: Our community exceeds the Municipal Development Plan (MDP) densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate. If we would fully build out to existing zoning as approved under the ARP, our density would be three times as high as the target.	We value honest communication: The developer is justifying the excessive height by suggesting the site across 25 Avenue SW is a proposed Future Comprehensive Plan Area. This appears self-proposed. We encourage the City to not make planning decisions based on speculative notions raised by developers and we genuinely hope the applicant is transparent and truthful about the speculative nature of concepts like Future Comprehensive Plan Areas when it uses this in conversations with external stakeholders. I'm a member of both the Cliff Bungalow Community Association, and the Elbow Park Community Association, and a long-time resident of Elbow Park. I'm writing to comment on the proposed Riverwalk development at 25th Ave. and 5th St. SW. Please add my voice to those residents who believe that the proposed building is too tall for the character of the neighbourhood, and does not respect the current land use designation M-C2, nor does it conform to the Area Redevelopment Plan. These are really important standards that should be adhered to, for the sake of continuity and predictability. I hope that you can influence the City to deny this proposal in its current form, and work with the Community Association to improve it. I have lived in the Mission Area for over 40 years and owned a Condo in The Riverwalk Terrace (25th Ave & 5th Street SW) Am upset over having to move because of the 12 story Seniors Complex which may be built on the site if approved by the City. So I want the City to not approve the Riverwalk Seniors Living building complex.
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Application Brief and What We Heard Report

Hello! I am contacting you to make a formal complaint about the building going up around 5th street and 25th Avenue SW. (LOC20180143). I am extremely shocked to hear it is 12 stories high, even though the Community has already made it plain to City Hall for decades now that that height is not acceptable and does not reflect the cozy, traditional atmosphere of the neighborhood. Must we keep going through this, over and over again? When that medical clinic went up years ago when the Community Association wasn't as strong as it is now, people could see what a mistake it was. (I'm sure you know the one - it sticks out like a sore thumb.) It is bad enough that the new buildings are an ugly modern design, but why must it be twelve stories? Please check the height guidelines for the Community - you will find lots of information you have obviously overlooked. How could this happen? It seems along the river, where the Grandview is, has been made an exception, but why must residential areas in the older inner city be made to look like downtown?	I am deeply concerned about a recent development in my neighbourhood Cliff Bungalow Mission. I have lived there for over eight years, and chose that community because of its remarkable heritage character, which when I bought seemed to be protected by its community-based ARP. Currently there is a proposal to put up a 12 storey building at the northeast corner of 25 Avenue SW and 5 Street SW. I am aware that the building will require a City Council land use change and a Development Permit approval. I must not be granted. There are four or five communities including Cliff Bungalow, Mission, Kensington, and Inglewood whose heritage character is their key asset. These neighbourhoods face incredible density pressures exacerbated by increasingly opaque city policies. This particular proposal significantly detracts from the community's existing character and would establish precedents that will encourage other such projects creating a mockery of the current ARP and elected official assurances that they it would be adhered to. The current proposal will allow a 12 storey building 3 times the allowable height, and a floor area ratio that is also 3 times the allowable ratio. We also want to make it clear that we are not against the proposed use, seniors living rather its current execution. Cliff Bungalow is a fragile heritage community on the cusp of either being a model inner city neighbourhood or another dysfunctional failure resulting from poor planning and poor ad hoc decisions. It has saddened me for example that some members of the neighbourhood have had to leave because they cannot afford to live here anymore. Yet they love it so much, they continue to volunteer. Don't kill this spirit. There are too many people who have left the neighbourhood because they feel it is becoming too dense, too uncaring and too dangerous for children. We do not want to become that neighbourhood as suggested by an elected official in which windows are rolled up as one quickly drives through to get to work. Another concern is the general design of the building. In a heritage neighbourhood any new designs should in themselves	be "heritage worthy" that is they should consider neighbourhood scale and values. They should be of such excellence that they contribute rather than detract from their surroundings. They must be of a quality that they might be considered the next generation of heritage buildings. The current proposal fails!
I am writing to express our support for the proposed redevelopment on the northeast corner of 25th Avenue and 5th Street SW in Mission. We (my wife and I) live a block away from the site, and think that the proposed development and land use would be a welcome addition to the neighborhood. In our opinion, the proposed height of the development (12 stories) is very moderate, and consistent with the context of the site, being that it is across the street from the large Safeway site, on 5 Street SW which is a fairly busy street, and only 1 block away from the large development on the southeast corner of 25 Avenue and 4 Street. The development height also fits within the existing character of 25 Avenue, as there are numerous taller buildings on 25 Avenue, east of the site. In exchange for the additional density and FAR proposed to the site (above what is currently allowable), we ask that the City require quality building materials and frontage treatments so that the building will contribute to and enhance the public realm around the site.	As a resident of Cliff Bungalow, I'm writing this email to voice my opposition to the Riverwalk project as currently proposed. I support a facility for seniors in the community, however I don't support the significant changes that will need to be made to existing zoning. I truly believe those changes will 1) negatively impact the unique character of Cliff Bungalow (human scale, historic, culturally diverse) and 2) open the gates to future developers to build similar high rises. Cliff Bungalow entered into a planning agreement with the City years ago, which calls for a maximum height of 16 metres on the proposed site. This is a valid planning document that the community continues to agree with. I simply don't understand how the City can turn its back on the agreement. Our community already exceeds the Municipal Development Plan densification targets, and I believe further densification should happen with the existing rules. If density was truly a goal for the City, I don't think Council would have recently approved 14 new greenfield communities. Please don't let a developer dictate the rules. Please do what's right for the residents of Calgary.	I would like to go on record to voice my disagreement with building the proposed Riverview tower. The developer is proposing a 12-storey, 45-metre, continuum of care facility on the northeast corner of 25 Avenue SW and 5 Street SW. The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 metres on the proposed site. The introduction of excessively tall buildings in

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the community does not align with the attributes of Mission and is likely to compromise the unique character of the community. Please do not allow this building to go through.	The Cliff Bungalow ARP continues to be the valid local area planning document. It is a values based document developed with the intent of accommodating inevitable growth while retaining the essential character and livability of the community. Those values are still relevant and up to date and very much reflective of the language and intent of the MDP. The Developed Areas Guidebook is in play and states: Local area plans provide policies that are community-specific and identifies the unique community values and vision. This will ensure that development is complementary to the existing community character and community aspirations. By focusing on community-specific policy in the local area plan, the implementation process is simplified and predictable with consistent policy direction that can be responsive to changing circumstances that promotes the well-being of people and communities. The City would not be following its own development guidelines and framework in increasing density in established communities by assuming that height alone is the criteria for smart growth. It stands to reason that any amendment to the local area plan that already exists in an established community would have to align with these guiding principles. You cannot move the goalposts to amend the ARP to allow three times the height when it is not complementary to community character and aspirations.	spot upzone one site or amend ARP zoning over a two block area within this historic area of the community, to three times its height (6m to 45m) and FAR, does not meet the criteria established within the City's own policy framework. This area of the Cliff Bungalow west of 4th is extremely narrow so this development just rolls that boundary further north across the entire south end of the community, a very large percentage in a very small community. Land use and local area plan amendments are meant to encourage city building, growth management and smart growth, not be dictated by the private sector to meet their economic needs, regardless of how laudable the use.
Greetings to all concerned, I have been a resident of Cliff Bungalow for the past 14 years, with an active interest and participation in inner city urban planning and community development. I am opposed to the concurrent land use application/development permit application at 25 avenue and 5th street SW, LOC2018-0143. The objection is not based on the proposed use but its height, massing and context. It does not only denigrate the goals and intent of the local area redevelopment plan in terms of height and context but also disrespects the intent of the Developed areas guidebook and the Municipal Development Plan. The MDP is the guiding document of planning for the City of Calgary. In often ignored section 2.3.2 it states as its objective: "Respect and enhance neighbourhood character and vitality. The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood." Developed Area Guidebook states under Policies that building heights: Ensure new development complies with the maximum building heights indicated in the local area plan Maximum Building Heights map. And under Building massing and scale: b. Design buildings to complement the overall scale and massing of the neighbourhood and to enhance the pedestrian experience; c. Design buildings to respect and complement the historic scale, character and form of adjacent historic resources (in this case its nearest neighbours the Gordon Suites, Lawrence Block, 24 Avenue Cottage School, and Twin Gables Residence, all listed sites on the City of Calgary Inventory of Historic Resources http://www.calgary.ca/PDA/pdf/Pages/Heritage-planning/Inventory-of-evaluated-historic-resources.aspx).	Heritage The site in question is bounded to the east by the Gordon Suites apartments, to the north by the Lawrence Block, and to the south-west by Twin Gables; all heritage buildings on the Municipal inventory of Historic Resources. The 24 avenue Cottage school, another Historic Resource, is 50 metres north. To grant an amendment to height allowance or alter the ARP to meet private sector economic desires would incentivise demolition of acknowledged specific Municipal Heritage Resources and make mockery of a preservation plan to retain heritage resources in an historic community and to be respectful of heritage character. MDP states: Ensure that the protection and enhancement of historic assets in Calgary is based on an understanding of their special character and form part of the wider design and urban development agenda The Developed Areas Guidebook states in section 4.7: c. Encourage growth and change that is sensitive to the heritage resources and heritage character of an area and that will enhance those resources or character. d. Encourage the adaptive re-use of heritage resources in order to retain and conserve those resources, and where appropriate, support land-use re-designations that enable this. e. Discourage land use changes that would reduce the viability to retain a heritage resource(s) In closing, Cliff Bungalow-Mission is one of the most progressive, densification- aware communities in Calgary. We already exceed density targets as outlined in the MDP. We are very effectively increasing inner city urban density at a human scale with existing policy and practise while trying to retain the character and	Zoning Cliff Bungalow-Mission is a community with a diversity of zoning, that has 12 stories and more, allowable height along the 4 st and 17 ave main streets, south of 25th to the river, as well as an existing concept plan at the Holy Cross that allows for 4 thirty story towers. This is a significant percentage of our community that is only 5 blocks wide and nine blocks long. Present policy defines 25 Avenue as a boundary condition and transition sector for comprehensive mixed building form intensification and the commercial residential interface. This particular site also acts as a transition from the commercial area on 4th Street to the east and a gateway into the community from Elbow Drive and 4th Street to medium height residential use. It is not a TOD site or part of the Mainstreet program 4th Street 'what we've heard' map area. To
Local Area Plan	Local Area Plan	

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context that make us one of the most sought after communities in Calgary in which to live. In short, this project is not about density or benefit to the community; it is about a developer dictating urban planning policy to allow its economic model to work. Thank you for your consideration in this matter	I'm writing to express my opposition to the proposed Riverwalk Tower development that is proposed for the northeast corner of 25th Ave and 5th St SW in the Cliff Bungalow community. This project would be located five blocks south of my home, would be an enormous 12-storey (45 metre tall) building. This is way too tall for the area, which is zoned for heights of no more 16 metres. The building would tower over all of the nearby residences and businesses, in addition to generating traffic and parking problems. I'm sure you've heard all the arguments about spot zoning, bad planning, and compromise the unique character of the community. I won't repeat them here. However, if you are keeping score, put me down as another vote that says: Changing the zoning to allow a 45-meter building at LOC2018-0143 is a bad idea.	Does zoning mean nothing in Calgary? There are areas that are zoned for projects of this size, and it should be built in one of those areas. I respectfully ask you to oppose changing the zoning to accommodate this project. we are writing to you about the proposed 12 storey building to be located at the corner of 5th St. and 25 Ave.SW. We were really surprised to hear about this as it is so out of keeping with the neighbourhood. This is still an area of predominantly single family homes, and we feel that this building will stick out like a sore thumb! I hope city planners will insist on maintaining the current land use rules for the area. Ladies and gentlemen: The hubris of this developer is breathtaking. The 2016 Community Planning Check In: What We Heard has been available for years and it clearly indicates that this neighbourhood will not tolerate buildings of inappropriate height. And these folks want to triple that? This is OUR neighbourhood – not the developer's. WE created guidelines which WE still embrace. WE want them respected. I am very sure that any city councillor who voted for an such an egregious violation of 86 percent of the residents' will would face a tide of political fury in future elections. And I believe that tide would begin to rise the day after the vote. Violating our ARP should be reason enough to deny this permit without second thought. Requesting to violate it by 300% clearly illustrates that this developer DOES NOT CARE about OUR neighbourhood. Other thoughts:	1. A perfect location is available for such a building; the empty south building of the Holy Cross complex, whose spacious site would provide a proper construction apron/staging/work area, without disrupting the neighbourhood. Trying to jam an oversized square peg into a round hole suggests the staff at Campion are either lousy urban planners, or too lazy to look harder for a more appropriate site – or both. 2. During a fire, time is of the essence in an evacuation. I wonder if the developers have ever tried to get an elderly woman who requires a walker down 11 flights of stairs during a fire alarm. I have. Had there been a real fire, she would have perished because of the amount of time it took to get to ground level. 3. 2 Street will soon be converted to one-way northbound, placing additional pressure on 5 Street as a southbound collector. Staging construction of a building of this scale on that tiny corner is going to turn this entire neighbourhood's traffic flow upside down. 4. Construction related disruption will go on three times longer than if the building met zoning guidelines. 5. It's laughable that these folks want to put an assisted living senior's residence next door to bar which features live music and rowdy drunks most days of the week. They are so loud that I cannot leave my west-facing bedroom window open at night, on the eleventh floor of the Riverscape Building - a block and a half away! I suppose that Campion's prospective tenants could be educated - perhaps with a robust social media / SEO campaign of Snapchat videos taken from the SE corner of 4 ST and 25 Ave, in which viewers can see the hollering drunks on the corner, with the proposed site in view behind them. City Council members, I invite you to spend some time on that corner on any warm summer evening, or ask the residents of the building directly behind Wurst what it's like to live there on any warm summer evening. All of this conflict and disruption can be avoided by simply doing the right thing: respecting the wishes of the community and its ARP.
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Please ending a clear message to Campion and developers like them: Play by the rules and we welcome you. Try to do an end-run will become a costly, time-consuming fool's errand and we will fight back, tooth and nail. Mr. Wooley rightly called me on the intensity of my "delivery" and we have had a respectful discussion on the side. I do apologize for the tone of my letter, but I really am aghast at, and thus angry about, such a brazen attempt to not just break – but smash – through the guidelines the residents have enshrined. I was born in Holy Cross and grew up in Roxboro. It's personal.	I am a long-time Cliff Bungalow-Mission resident and feel that I must register my opposition to Campion Property Group's application to rezone the property at 528 25 Avenue SW to build a 12-storey tower. First, let me say that I fully support the ability of seniors to age in place within the inner city. A mix of ages, socio-economics, education and lifestyles are what make communities vibrant and I love that there are people from all these categories living on my block. When I am a senior and need assisted living, perhaps not so very long now, I hope to be able to stay in this community. That being said, I DO NOT support the Riverwalk tower. Why? Because Campion wants to build a tower that is . . . TOO TALL. The tower would be 3 TIMES the current allowable height – that's 8 STOREYS above what is currently allowed! It would loom 10 storeys above neighbouring buildings and cast shadows for blocks, literally blocks; TOO MASSIVE. The tower would have a floor area ratio of 7.5 in an area zoned for 2.5. The developer is showing ill-regard for the community by pushing city council to throw out existing planning rules to get it built – hardly the community partner the company is professing to be in its literature. Campion's communications state in so many words that current planning documents are outdated. Before writing this letter I looked carefully at the City's land-use bylaw and the Cliff Bungalow Area Redevelopment Plan and found them to be an established, respected planning framework that seems to work very well. Why would council even consider tossing it out to benefit one developer at the cost of an entire neighbourhood? From what I can see, there is no upside and significant detriment for the community in allowing such a huge building to be crammed onto such a small lot in a residential area of homes and two-storey buildings. If Campion is allowed to go ahead it will suggest that developers have greater influence with the City than citizens. I really hope that is not the case.
Please ensure my family's opposition to this proposal is on your record. I am a Cliff Bungalow-Mission resident and I would like to register my opposition to Campion Property Group's application to rezone their property at 528 25 Avenue SW so that they may build a 12-storey highrise tower in our low-rise community. FOLLOW THE RULES We have rules in place. There is the City's land use bylaw and the Cliff Bungalow Area Redevelopment Plan (ARP), both drafted with care and consideration by skilled professional planners, and neither allow for a building anywhere near the scale of the proposed project. Why would the City consider allowing developers to drive planning policy? How are individuals, businesses or communities supposed to operate when they can have no faith that the City is providing, and respecting, a stable planning framework? Spot upzoning of this sort is a counterproductive practice that shatters confidence that rules apply to all, suggests that developers have greater influence with the City than citizens and sets a terrible precedent that will be seized upon by other developers looking to skirt the current rules. OUT OF SCALE I believe that developers (and the City) should stick to the rules that are in place, adhering to the land use bylaw and supporting the Cliff Bungalow ARP. If the City approves this application, the resulting development will be 3 TIMES the current allowable height – a relaxation of approximately 29 metres! This is not a request for a relaxation of a metre or two... it would add 8 storeys to the building above what is currently allowed! It will loom 10 storeys above neighbouring buildings and cast shadows for blocks. That is not sensitive or responsible. WE ALREADY MEET DENSITY TARGETS	

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Cliff Bungalow-Mission is already Calgary's third most densely populated community and already exceeds the Municipal Development Plan (MDP) densification targets. Fully built out to the existing zoning, our density would be 3 times as high as the City's target. This density is accomplished with a human-scale mix of single-family houses, townhomes and low-rise apartment buildings. Cliff Bungalow-Mission is one of Calgary's most desirable communities for precisely that reason. The introduction of excessively tall buildings would erode the special character of the community and degrade the public realm. I SUPPORT THE USE I support this type of facility and my opposition to this project has absolutely nothing to do with the use. My concern is strictly about the built form. CONCLUSION I support the City's goal to add density within Calgary's existing footprint, but that objective must not be accomplished by doing harm to existing communities. Cliff Bungalow is a special urban village. It's not downtown and it's not the Beltline. It's not a place for skyscrapers. Yours truly, VISIT: Friends of Cliff Bungalow Website (and learn how you can help) https://www.friendsofcliffbungalow.ca/ Friends of Cliff Bungalow Facebook and Instagram pages (and share with friends) https://www.facebook.com/friendsofcb2018/ https://www.instagram.com/focbm	No special treatment. I am a Cliff Bungalow-Mission resident and I moved here 3 years ago from the Beltline because I was looking for a closer vibrant community that is greener with an urban forest. I would likely to register my opposition to Campion Property Group's application to rezone their property at 528 25 Avenue SW so that they may build a 12-storey highrise tower in our low-rise community. FOLLOW THE RULES We have rules in place. There is the City's land use bylaw and the Cliff Bungalow Area Redevelopment Plan (ARP), both drafted with care and consideration by skilled professional planners, and neither allow for a building anywhere near the scale of the proposed project. Why would the City consider allowing developers to drive planning policy? How are individuals, businesses or communities supposed to operate when they can have no faith that the City is providing, and respecting, a stable planning framework? Spot zoning of this sort is a counterproductive practice that shatters confidence that rules apply to all, suggests that developers have greater influence with the City than citizens and sets a terrible precedent that will be seized upon by other developers looking to skirt the current rules. OUT OF SCALE I believe that developers (and the City) should stick to the rules that are in place, adhering to the land use bylaw and supporting the Cliff Bungalow ARP. If the City approves this application, the resulting development will be 3 TIMES the current allowable height - a relaxation of approximately 29 metres! This is not a request for a relaxation of a metre or two... it would add 8 storeys to the building above what is currently allowed! It will loom 10 storeys above neighbouring buildings and cast shadows for blocks. That is not sensitive or responsible.	Cliff Bungalow-Mission is already Calgary's third most densely populated community and already exceeds the Municipal Development Plan (MDP) densification targets. Fully built out to the existing zoning, our density would be 3 times as high as the City's target. This density is accomplished with a human-scale mix of single-family houses, townhomes and low-rise apartment buildings. Cliff Bungalow-Mission is one of Calgary's most desirable communities for precisely that reason. The introduction of excessively tall buildings would erode the special character of the community and degrade the public realm. I SUPPORT THE USE I support this type of facility and my opposition to this project has absolutely nothing to do with the use. My concern is strictly about the built form. CONCLUSION I support the City's goal to add density within Calgary's existing footprint, but that objective must not be accomplished by doing harm to existing communities. Cliff Bungalow is a special urban village. It's not downtown and it's not the Beltline. It's not a place for skyscrapers. Yours truly, VISIT: Friends of Cliff Bungalow Website (and learn how you can help) https://www.friendsofcliffbungalow.ca/ Friends of Cliff Bungalow Facebook and Instagram pages (and share with friends) https://www.facebook.com/friendsofcb2018/ https://www.instagram.com/focbm
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I have been involved in some events with the Cliff Bungalow Community Association as I was born and raised in the Mission area. I have major concerns with Campion Property Group's wish to build a 12-storey Riverwalk for "independent supportive living of seniors and assisted living and memory/dementia care." Having viewed the architectural drawings of the proposed tower, I am convinced that Campion wishes to build a 12 storey apartment block rather than a building for seniors. Balconies on all units! This is a wonderful idea for those who require memory/dementia care. How does this building look any different than Roxboro House, Riverstone, Grandview and the River? What happens if there are not enough seniors to move in - can those younger rent apartments, etc. As a senior I would never move into a 12 storey building where I had to depend on elevators to get me back and forth. I can clearly understand a four storey building but sorry not a 12 storey building for seniors who may need extra care. What do they plan to do in case of an emergency? Do we even have fire ladders to reach the top floors? I moved into the area with the clear understanding that no building would be higher than four storeys. There is plenty of room in close-by areas for a 12 storey apartment building. One knows that approving a 12 storey building will set a precedent that will affect all future building requests from 17th Avenue to Elbow Drive in the Cliff Bungalow area. Does not the City owe it to those who live near the proposed building to ensure that they still have valued properties? The proposed building will dwarf everything around it and not to the advantage of anyone close by. Most days I drive on 5th Street and often use 25th Avenue to get to MacLeod Trail. A 12 storey building on the narrow 25th Avenue between 4th and 5th Streets will be a disaster for car drivers. Also, does Campion assume that their residents will not have vehicles and will therefore also not impact driving in the area? I also wonder if the City has noted that 25th Avenue between 4th	and 5th Street is narrower than 25th Avenue between MacLeod Trail and the river. There are many other arguments that can be made against approval of a 12 storey building for seniors and the Cliff Bungalow Community Association has done a superb job in outlining these concerns. None of us are against a 4 storey senior's complex which may or may not work. If it doesn't work, it can be converted to a regular apartment block provided sufficient parking is part of the building plan and there is room for kitchens, etc. In the Herald each day one is inundated with new senior complexes opening up throughout the city. I do not see the need to disrupt this area or the need for a 12 storey senior's complex in Cliff Bungalow.	traffic loads and issues in Cliff Bungalow and Mission. The City also has future proposals to alter 2nd street to a one-way direction north-bound, and eventually plans to add a bike lane on 2nd street and extend the one on 5th street all the way to the river. The impacts of these proposals are not yet known, but the reduction of driving options in an area that is a natural conduit into the downtown area will be certain to exacerbate already frustrating commutes, no matter how few of the possible residents or Riverwalk might drive. Proposals cannot be adjudicated based on future possible plans either, much in the same way the development authority cannot refuse a project because of a property not yet built. To say a building should be allowed because a neighbouring property might be developed is poor planning practice, and if that is the case then the application should be made at the appropriate time to match said development, not before plans are even known. A development of the proposed size would be significantly out of step with current development in the area, and no matter what design is implemented the result would be an obtrusive eyesore in terms of matching neighbourhood development, feel and the desires of the community. The density in this area is already higher than average communities and should be an example to other inner city areas. To override the wishes of the community and allow this development would create a negative impression of the City's planning judgement and would show complete disregard for their own stated goals and community engagement. Do not allow this development as proposed. The developer should follow the existing ARP and propose something within the current zoning bylaw.	Please please do not approve this 12-storey building! I [redacted] downsized to a condo in the lovely neighbourhood of Cliff Bungalow a few years ago. I live on [redacted]. Given the low sun in winter, if this building goes ahead I would be living in shade for much of the year. My pleasant walks to Safeway and the river would be spoiled.
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Imagine a 12-storey building going up just south of your own home. I'd likely move, and others would too. I'm sure the neighbourhood would deteriorate.

Please help to preserve our current well-functioning high-density living by downsizing this project to a legal three stories.

I saw a Facebook ad taken out by what appears to be one local community member who is afraid of this development.

I however am fully supportive of this proposal. While the developer is asking for a large increase in the allowable FAR, I fully support having additional livable and walkable units available for seniors in to grow older in, something which is lacking in this city.

Increasing density in walkable areas is one of the city's main goals and I feel that any rejection or opposition to this proposal would only harm the city's long term goals and drive unaffordable living in the inner city.

As a business owner in the community of Cliff Bungalow-Mission I am writing to express my support for the Riverwalk Senior Living development. This project will meet the needs of our area seniors and supports Calgary's vision for complete communities and densification of the inner city. With respect to the specific details of this proposal, the building is attractive, responds to the variety of building forms in the surrounding area and of appropriate size for this location. I am of the opinion that the proposed height and FAR on the edge of the community, adjacent to 5th Street SW, will be a catalyst for positive change in the heart of an established inner-city community.

The applications must also be reviewed from the perspective of the need for this type of residential development. As our senior population continues to grow we need to provide housing options within the inner core of the city where our seniors have spent their lives. This urban location encourages ongoing connections to

their friends, families and area services. And the design will ensure the unique needs of an aging individual can be met in one place.

The City of Calgary needs to support this application and demonstrate that investment in Calgary is encouraged and supported at this critical time, when our tax and employment base are under attack from so many other factors. Have the courage and vision to make the needed changes to keep this city great.

I received your mailer today and will be working tirelessly (good thing I am retired and have all the time in the world) to prevent you from proceeding, as depicted. The scale of the proposed structure is wildly out of place for that block.

Hello and welcome to the neighbourhood!

I'm wondering if you can provide some information on your timelines to build? I'd certainly would like to meet as well and invite you to see our property. Look forward in hearing back from you!

Hi, I was wondering approximately when the Verve seniors living riverwalk will be completed? I'm interested for my father.

Please advise if your units are by purchase or rental. Thank you.

I think it is a great idea but have a few concerns: Traffic increase on surrounding roads; Inadequate Safeway for population increase.

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The City of Calgary needs to support this application and demonstrate that investment in Calgary is encouraged and supported at this critical time, when our tax and employment base are under attack from so many other factors. Have the courage and vision to make the needed changes to keep this city great.

Hello,

We are writing to express our support for the Riverwalk Senior Living project. Our facility is directly west of the proposed project site. We have met with members of the project team and see the building as an asset to the community, addressing a need for additional seniors housing.

I'm writing you this email to share my unwavering support for the Riverwalk project. I strongly believe that our city needs this kind of project. It would offer quality of life for our seniors who are in need of a safe place to live in.

I truly believe that the project has merits worth considering, such as its unique location that would offer a sense of vibrancy, inclusiveness and community to people often marginalized.

Everyone is entitled to an opinion and people opposing the project may have valid concerns, but I would hope that the City Administration and Council will see the intrinsic value of the Riverwalk project to our society and consider this project for approval. At the end of the day, everyone will benefit from such a project even the ones opposing it.

I would like more information of this proposed project. Are units purchased? Do you have a cost analysis available? Thank you.

I received your mailer and have studied the signage. Please tell me why you would contravene the neighbourhood association's residents' clearly stated and long-standing objection to developments of more than five stories? There must be something I'm missing.

Hi, I'm very interested in securing a spot in your seniors home, is there a waitlist?

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Hello, I received an invitation card to the open house but I'm not sure I understand where it's being held. What does the 17 in the address 17-2500 4 St., SW refer to? Thanks,	Walk location for 2019-2020.... I would like to know if it is possible to preregister for an independent or other apartment at your location.	As I am considering a move to Calgary to be closer to family, I am interested in your project and would appreciate further information on the development.
Hello, my name is [redacted] and I'm interested to learn more about Riverwalk senior living which I saw mentioned in the Elbow Scene magazine. I look forward to hearing from you.	What will be the initial rentals for a small one bedroom suite. Is there a waiting list	It was great meeting your team at the Lilac festival yesterday. Your senior living development is very unique blend of both independent and assisted living with plentiful social gathering locations and social services. I believe this blend is crucial for the enjoyment of seniors.
Hello, was wondering when this project will move ahead? Thanks	We currently live on the Mission Hill overlooking this area. Will we be able to afford to rent here? What are the projected costs for a 1 bedroom independent unit?	Hello, I'm just wanting to know when will the Riverwalk seniors retirement home be open?
What are the grievances? I think that the development committee has been at it for many years and they are entrenched. I lived in Roxboro for over 30 years and know very well how hard it is to promote change. So you are three times higher than they want. But there is precedence as Roxboro House, Riverstone, and Grand View are all over 12 stories. And River, which faced huge push back from Roxboro, was finally approved. The economies of scale just aren't there for 4 floors. This is some of the most valuable land in the city. I imagine the Safeway site is also a worry. It is prime for condos with the Safeway underneath. The mayor wants increased density. Your plan is attractive. Has the Community Association offered alternative solutions?	Hello, Would it be possible to keep this email as a preregistration. I have letters from my doctor requesting help to get into Calgary Housing + application, yet have not gotten answers although with multiple disabilities and Registered Service Dog. The Doctor also made formal written requests to get me into "Inclusio" (new building for handicapped, but the wait list is too long). Can you please keep my e-mail as a token of a preregistration if this comes through with City Council. I know it can take time, yet am desperate for a safe, independent living for myself and my Service Dog. I volunteered with filing, data entry, events for the Federation Of Calgary Communities with Leslie Evans and the Urban Planning Team, and understand the multiple steps to your project, but praying and desperate to secure a place to call home permanently. Thank you for keeping us in the loop as soon as things unblock on your side. We wish you a Happy New Year filled with successes!	Hello, my name is [redacted]. I'd like to have some more information about the residences going up at riverwalk?
Hi, I saw your ad in the Elbow Park newsletter as I live in the area and I'm interested in this Riverwalk seniors living place. Would you send me some information or phone me? I realize it hasn't even started to be built yet but it sounds like it could be the right timing for me. My phone number is [redacted] and my mailing address is [redacted]. I'm definitely interested in exploring this.	Can you please keep my e-mail as a token of a preregistration if this comes through with City Council. I know it can take time, yet am desperate for a safe, independent living for myself and my Service Dog.	Hi, I saw your ad in the Elbow Park newsletter as I live in the area and I'm interested in this Riverwalk seniors living place. Would you send me some information or phone me? I realize it hasn't even started to be built yet but it sounds like it could be the right timing for me. My phone number is [redacted] and my mailing address is [redacted]. I'm definitely interested in exploring this.
Hi, My name is [redacted]. I have contacted you recently regarding housing at your River	Can you please keep my e-mail as a token of a preregistration if this comes through with City Council. I know it can take time, yet am desperate for a safe, independent living for myself and my Service Dog.	Hi, my name is [redacted], and I was just in to see your Riverwalk project and as I'm reaching my older years I will be looking for a seniors home within the next couple of years. If someone could please give me a call. my number is [redacted]. Thank you.

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