

From: Tim Heembrock <tim.heembrock@gmail.com>
Date: Monday, February 4, 2019 at 11:42 AM
To: <jeromy.farkas@calgary.ca>, <desmond.bliek@calgary.ca>, <info@riverwalkseniors.com>
Subject: Riverwalk (LOC2018-0143)

To whom it may concern, please accept this note as my support for the proposed Riverwalk development. I am a resident of Mission, living at 133 25 Ave SW, Calgary, AB T2S 0K8. I believe Mission and Cliff Bungalow are beginning to stagnate under the current development plan. I would like to see Riverwalk and if possible other mid rise buildings in our area. I believe the quality of the mid rise building is superior to the current low rise buildings being built. In my opinion this area can support more mid rise buildings and would likely enhance property values in the area. Thank-you.



From: [Tim Huxley](#)
To: [Public Submissions](#)
Subject: [EXT] RE: March 18 Public Hearing: LOC2018-0143
Date: Tuesday, March 05, 2019 4:52:51 PM

To City of Calgary Councillors and the Mayor,

I am writing in support of the Riverwalk Senior Living application (LOC2018-0143).

My wife and I have lived in Rideau and in Connaught for many years, and we know the 4th Street corridor very well.

Mission has evolved into one of the coolest places in the city over the course of 100 years, and I would really like to see it evolve further. Getting seniors involved more closely with the community is a natural progression.

I have no problem with the size and the density of the proposed building, plus the current building on the site seems to have been hit pretty hard by the flood.

Looking forward to your decision.

Thanks.

Tim Huxley
(587) 436 1212
604 817 15 Ave SW



SECURFUND DEVELOPMENT CORPORATION

#200, 2120 4TH Street SW, Calgary, Alberta T2S 1W7
Phone: 403-777-1411 | Fax: 403-209-0269
Mobile: 403-630-4491 Email: wbl@securfund.com
Website: www.securfund.com

Date

Jan 21/2019



Applications LOC2018-0143 and DP2018-3498

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. Our senior population will continue to grow and providing housing options within the community where our seniors have spent their lives is important. 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.

I encourage The City of Calgary to support the applications and demonstrate to you constituents your intention to move forward on the implementation of your vision for the City.

Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to be 'William Lister', written over a horizontal line.

SECURFUND DEVELOPMENT CORPORATION
#200, 2120 - 4TH STREET S.W.
CALGARY, ALBERTA, T2S 1W7 CANADA
PH: (403) 777-1411 • FAX: (403) 209-0269

Suite 904
330 - 26th Avenue S.W.
Calgary Alberta
T2S 2T3

January 31, 2019

City of Calgary
Box 8108
Station 'M'
Calgary
Alberta T2P 2M5

ATTENTION: DESMOND BLIEK, File Manager.

Dear Sir,

RE: Riverwalk (LOC2018-0143/DP2018-34980)

I support the development of this proposed project.

I live just a block from the site. I have seen the plans for this project and I see no problem with what is being proposed. This building is appropriate for the area.

Calgary is a big city now. We can no longer expect to all live in houses on separate lots as we did fifty years ago.

Sincerely,

Ian McDougall
Ian McDougall



MAR 11 2019

received 11:35AM

Y De Blazé

Subject: RE: March 18 Public Hearing: LOC2018-0143
Date: Sunday, March 10, 2019 at 11:41:22 PM Mountain Daylight Time
From: Helen Nguyen
To: PublicSubmissions@calgary.ca
CC: info@riverwalkseniors.com

To City of Calgary Councillors and the Mayor,

I'm writing to express my support for the Riverwalk Senior Living development applications (LOC2018-0431).

As a local business owner (Coco & Violet Women's Clothing Boutique) across from the site on 4 Street SW for over 10 years, I believe this project will be of great benefit to the community and to the families of the customers that I serve. Not only will it provide much needed housing and care for seniors but it will help to rejuvenate the south end of 4th Street, an area that has seen turnover and decline in retail businesses through recent years. The development would bring residents, visitors, families and full-time staff to support the businesses on 4th Street and offer seniors the opportunity to stay in the inner-city when so many families are forced to make the difficult decision to move their parents to care homes far from where they live.

The building itself looks very well designed and is aesthetically appealing. I'm hopeful that future developments like the Mission Safeway will follow this example and construct attractive buildings that will bring added vitality to this part of 4th Street and the community as a whole.

Thank you for your consideration,

Helen Nguyen
Coco And Violet
www.cocoandviolet.com

COCO + VIOLET
17,2500 4 ST SW
CALGARY, AB
T2S 1X6

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



To City of Calgary Councillors and the Mayor

I am writing in support of the Riverwalk Senior Living (LOC2018-0143/DP2018-3498).

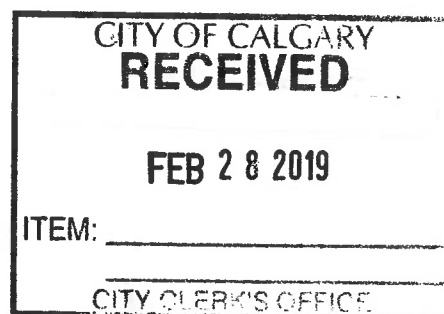
After viewing the plans and renderings, I feel this project will add to the growing vitality of the Mission area. Riverwalk will reinforce the strong sense of community in the neighborhood and add much needed senior housing to the area. The design is thoughtful, beautiful, and fits in this neighborhood.

Phil & Sebastian was operated a café in Mission for the past seven years and has seen first-hand the evolution in the area, along with many of the challenges that small, locally owned businesses have faced in the area. I am thrilled to see a project like this in the plans and hope that you will approve its application. Mission and Calgary as a whole will benefit from this well-thought-out project.

Regards

A handwritten signature in black ink, appearing to read 'Rob Oppenheim'.

Rob Oppenheim
Partner, Phil & Sebastian Coffee Roasters.





March 11, 2019

The City of Calgary

Email delivery to:

publicsubmissions@calgary.ca

evan.woolley@calgary.ca

jeromy.farkas@calgary.ca

desmond.bliek@calgary.ca

RE: Riverwalk Senior Living (LOC2018-01438/DP2018-3498) and Cliff Bungalow Area Redevelopment Plan Special Study Area Amendment, Council Public Hearing March 18, 2019

Dear Mayor and Members of Council,

As landowners of a large parcel (the 500 block of Elbow Drive SW - known as the "Mission Safeway block") located immediately adjacent to the proposed Riverwalk Senior Living site, I'm writing on behalf of Crombie REIT to express support for LOC2018-0143/DP2018-3498 and the accompanying Area Redevelopment Plan amendment.

The Applicant (CivicWorks, Campion Property Group and Verve Senior Living) and City Administration have engaged with us as affected stakeholders from the earliest stages of the applications process and our future goals have been considered and generally characterized for this site through the proposed Special Study Area policy amendments to the Cliff Bungalow Area Redevelopment Plan. The proposed Special Study Area document is attached as Schedule "A" to reflect the language as we understand it.

Although Crombie REIT is not yet prepared to move forward with a land use redesignation application at this time, we see the Riverwalk Senior Living land use and high-quality design as both complementary to the current Safeway business on-site and appropriate with respect to our future redevelopment plans. We believe in the principle, that together these two blocks represent a unique opportunity for Calgary within the inner-city to create a mixed-use anchor that will enhance both the neighbourhoods of Cliff Bungalow and Mission, in addition to the multiple neighbouring communities for the long term.

For these reasons we respectfully request that Council approve these applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Pritchard", is written over a horizontal line.

Kevin Pritchard

Director, Development, Western Canada

Suite 150, 2618 Hopewell Place NE, Calgary, AB T1Y 7J7

Phone (587) 955-6828 • Fax (587) 296-3746 • After Hours (855) 252-1891

www.crombiereit.ca

"Schedule A"

CPC2019-0120
Attachment 3

Proposed Amendments to the Cliff Bungalow Area Redevelopment Plan

WHEREAS it is desirable to amend the Cliff Bungalow Area Redevelopment Plan Bylaw 2P93, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Cliff Bungalow Area Redevelopment Plan attached to and forming part of Bylaw 2P93, as amended, is hereby further amended as follows:
 - (a) Amend the preface by adding a new paragraph to the end of subsection i. as follows:

"The Cliff Bungalow Area Redevelopment Plan (referred to as 'this Plan') must be read in conjunction with the Municipal Development Plan (MDP) Volume 1 and Volume 2 Part 2: The Developed Areas Guidebook (see Figure 3: Land Use Policy Areas for the Special Study Area, which is the portion of this Plan that is subject to the Guidebook), the Calgary Transportation Plan (CTP) and other City of Calgary policy and guiding documents, unless otherwise indicated. In the event of a discrepancy between this Plan and the Developed Areas Guidebook, the policies and guidelines of the Developed Areas Guidebook will take precedence for development in the Special Study Area."
 - (b) Create a new section 3.6 titled 'Special Study Area' as follows:

"3.6.1 Objective

The vision of Calgary's long term growth includes a more connected and compact city where people have more choices to live and work and on how they travel.

Key to this concept is concentrating growth in jobs and population along transportation networks and providing adequate transitions from higher intensity land uses, to lower intensity land uses. The higher intensity areas have more flexibility to provide a range of commercial businesses, recreational services and housing types, while transitions to lower built forms provide more housing options for Calgarians. Overall this pattern supports complete communities and spurs local innovation and character.

Land use and development within the Special Study Area is intended to be consistent with the Community – High Density building block from the Developed Areas Guidebook.

3.6.2 Context

A Special Study Area is identified on Figure 3: Land Use Policy Areas which recognizes the two most southerly blocks in Cliff Bungalow. These blocks are

CPC2019-0120
Attachment 3

Proposed Amendments to the Cliff Bungalow Area Redevelopment Plan

primarily comprised of single-storey buildings and a relatively large amount of land dedicated to surface parking when compared to the rest of Cliff Bungalow.

These blocks are also uniquely situated and primed for strategic growth based on a context of tall buildings on the east side of 4 Street SW and proximity to 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.

This land use and mobility context serves to anchor the 4 Street Main Street for Cliff Bungalow and Mission, as well as multiple other communities including Roxboro, Rideau Park, Elbow Park, and Upper Mount Royal.

3.6.3 General Policies

The following policies apply throughout the Special Study Area.

- 3.6.3.1. New development on sites adjacent to 4 Street SW and Elbow DR SW should incorporate a vertical mix of land uses, including ground-floor retail, commercial, residential, restaurant and entertainment development, with office, commercial and/or multi-residential on upper floors.
- 3.6.3.2. The Special Study Area should accommodate a large supermarket and/or other similar uses that provide various daily goods and services for residents.
- 3.6.3.3. Where large ground-floor uses such as structured parking at street level within a building footprint, or large commercial and retail uses are proposed, development should be designed to activate these uses by lining them with smaller uses that are directly accessible from the street and/or providing multiple pedestrian entrances and uses that activate the adjacent sidewalk such as street-fronting restaurant, seating, or merchandising/display areas.
- 3.6.3.4. Servicing and loading functions, access to parkades, and building mechanical systems such as air intakes and exhausts, should be strategically located to minimize impact on the streetscape and be architecturally integrated into the surrounding development.
- 3.6.3.5. Buildings should be designed and constructed with attention to detail and a similar quality of finishing materials on all street frontages.
- 3.6.3.6. New buildings should be made of durable, robust, and high-quality materials that are complementary to those found in Cliff Bungalow.

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Proposed Amendments to the Cliff Bungalow Area Redevelopment Plan

- 3.6.3.7. Highest forms will be situated within the southerly "Safeway" block, transitioning to lower forms toward the corner of 24 Avenue SW and 5 Street SW.
- 3.6.3.8. Upper storey building placement, spacing, floorplate size, orientation, and podium building design should be carefully considered to minimize the impact of wind at ground level, particularly on 4 Street SW and Elbow Drive SW, and to optimize sunlight access to streets, open spaces and private courtyards.
- 3.6.3.9. Incorporate upper storey setbacks, where appropriate, to enhance the pedestrian experience and human scale of buildings at grade.
- 3.6.3.10. Land use designations shall be consistent with the land use building blocks identified on Figure 3: Land Use Policy Areas.
- 3.6.3.11. Where a development application exceeds a floor area ratio of 3.0, the additional floor area ratio can only be achieved through the provision of community benefits on- and/or off-site throughout Cliff Bungalow and Mission including but not limited to heritage conservation, green space & parks, public realm improvements, affordable housing, multi-modal transportation infrastructure and public art.
 - a. The community benefits listed above will be implemented through a land use amendment requiring a Direct Control District for the applicable parcel.
 - b. It is at the discretion of the Development Authority to evaluate the public benefit and to allow for the use of a community benefit provision.
 - c. Where development applications include a property identified on The City's Inventory of Evaluated Historic Resources, heritage conservation - on site or elsewhere in the community - should be prioritized as the community benefit of the associated application."

- (c) Delete the existing Figure 3 entitled "Land Use Policy Areas" and replace with the revised Figure 3 entitled "Land Use Policy Areas", attached hereto as Schedule "A".

SCHEDULE A



Subject: Riverwalk Senior Living Applications (LOC2018-0143/DP2018-3498)

Date: Tuesday, December 18, 2018 at 4:22:00 PM Mountain Standard Time

From: Chantal Robert

To: desmond.bliek@calgary.ca, jennifer.duff@calgary.ca, evan.woolley@calgary.ca,
jeromy.farkas@calgary.ca

CC: info@riverwalkseniors.com

Dear City Administration and Council;

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. Calgary has fostered forward thinking projects in recent years such as the Peace Bridge and the new Central Library and proposed projects such as the BMO Centre Expansion and Platform. I believe the Riverwalk project is a forward thinking project in similar ways showing how Calgary is innovative in its approach to address challenges in our society. I am convinced this project would put Calgary at the forefront of avant-garde thinking, inspiring other cities to follow suit. In addition, after meeting the promoter at a meet and greet, I am also convinced that there is an honest desire to address the concerns of the Cliff-Bungalow community in order to move the project forward.

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.

Best Regards,

Chantal Robert, BAID, P.Eng., PMP
403-605-4404

LinkedIn: [linkedin.com/in/chantaljasminerobert](https://www.linkedin.com/in/chantaljasminerobert)



MATCO DEVELOPMENT

4900 Eighth Avenue Place
525 – 8th Avenue SW
Calgary, Alberta T2P 1G1

Eileen Stan BSC, MSC
Vice President Development
MATCO DEVELOPMENT CORP.

eileen@matcodev.com
direct 403-718-7791
main 403-294-0101
cell 403-616-3769

25 January 2019

The City of Calgary

EMAIL DELIVERY TO:

Councillor Evan Woolley	evan.woolley@calgary.ca
Councillor Jeromy Farkus	jeromy.farkas@calgary.ca
Desmond Bliek, Planner	desmond.bliek@calgary.ca

**RE: Riverwalk Senior Living (LOC2018-01438/DP2018-3498)
Cliff Bungalow Area Redevelopment Plan Special Study Area Amendment**

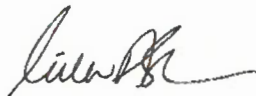
Dear City Administration and Council,

As representatives of Gasthaus Restaurants Inc., owner of the commercial property located at the North West corner of 4th Street and 25th Avenue SW immediately adjacent and east of the proposed Riverwalk Senior Living site, I'm writing on behalf of Matco Development Corp. (MDC) to express support for LOC2018-0143/DP2018-3498 and the accompanying Area Redevelopment Plan amendment.

The partnership (Campion Property Group and Verve Senior Living) and City Administration have engaged with MDC as affected stakeholders from the earliest stages of the applications process. While we currently have no plans for redevelopment of the Gasthaus property at this time, we agree with the current characterization of this site through the proposed Special Study Area policy amendments to the Cliff Bungalow Area Redevelopment Plan.

The applicant is aware of the current use of the Gasthaus property as a restaurant/drinking establishment which is very active during the weekend and evening hours and understands their proposed development to be compatible with this adjacent use. In this context, we have no objection or concerns to the proposed use or density of the Riverwalk Senior Living site and thereby support approval of these applications.

Sincerely,
MATCO Development Corp.



Eileen Stan
Vice President Development

cc. David White, CivicWorks Planning + Design; david@civicworks.ca





Applications LOC2018-0143 and DP2018-3498

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.

Thank you for your attention.

Sincerely,

Reto Steiner
CEO



From: Iainjrstewart@gmail.com
To: [Public Submissions](#)
Subject: March 18, <web submission> LOC2018-0143
Date: Monday, March 04, 2019 8:15:03 PM

March 5, 2019

Application: LOC2018-0143

Submitted by: Iain

Contact Information

Address: 4024 16A Street SW

Phone:

Email: Iainjrstewart@gmail.com

Feedback:

I support this project. Many seniors look to downsize and be close to amenities, restaurants, shops etc. It's a perfect location for a development like this.

From: Capri Rasmussen <CRasmussen@aventa.org>
Sent: Thursday, August 09, 2018 3:25 PM
To: Judy Hoad <Judy.Hoad@shaw.ca>
Subject: FW: Riverwalk Senior Living project (LOC2018-0143)

Judy,

For your information.
Have a great day.

Capri

From: Capri Rasmussen
Sent: August-09-18 3:21 PM
To: 'Desmond.Bliek@calgary.ca'
Cc: Kim Turgeon
Subject: Riverwalk Senior Living project (LOC2018-0143)

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.

On Behalf of,

Kim Turgeon, Executive Director
Capri Rasmussen, Clinical Adminsitraiton Manager
Aventa Centre of Excellence for Women with Addictions
610 - 25th Avenue S.W.
Calgary, Alberta T2S 0L6
☎ Phone: (403) 245-9050 | 📠 Fax: (403) 245-9485



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

Attn: The City Clerk
Re: Bylaw 21P2019 and Bylaw 75D2019

Together these Bylaws are a great disappointment. While they address developer and landowner call for more profitable mid-and high rise development options, and City inner-city densification and revenue goals there is very little in either that addresses the generally acknowledged serious inner city amenities deficit. A bench here and some remote public art there doesn't cut it.

There is a feeling of inevitability in the air, a sense that the outcome is already determined; it seems all about developer needs and City priorities not community needs and concerns. If this is the case, it is essential that the outcomes be rebalanced and attending to the amenities deficit in a meaning and substantial way. So, if I may, I will offer some suggestions:

Bylaw 21P2019 - Special Study Area: An Administration proposal, the fact that is has been advanced without public consultation is a serious concern. The Bylaw appears to have been drafted with the Riverwalk Project in mind, as a legitimizing approval framework. The Bylaw should be send back to the CPC for further review and, specifically to:

1. Re-conceptualize of the redevelopment of the SSA site and, in particular, the Safeway property including a **mandate** to incorporate residential, commercial, and public/community components. Such a mix should be required to qualify density/height bonuses. (¹)

2. Clarify the Guidelines respecting transitioning to low rise residential areas and the treatment of river front face on the Safeway site. Transition is specifically referenced to the north but not to the west. Is it intended that building on the south

(¹) *To the best of my knowledge, except for streets, alleys, and small parks, there is no public land on which to build any central, walkable, public community facility. That being the case, it makes sense (especially economically) to partner with a developer. There could be no better site that 4th and Elbow Drive. Using the second level would not restrict the availability of commercially valuable frontage.*

side of 24th be significantly lower than the height on the south side? Why not on the west side? Should any development be set back or terraced to the river or, indeed, to the west? (²)

3. Conduct a substantive public consultation involving both Cliff Bungalow Mission and the immediately contiguous communities. For all these communities, 4th Street is their "High Street" to which they come to meet, shop, exercise, dine, visit the salon, and see their health providers, and bank.

4. Develop a formula and consultative process for determining the amount and use of any applicable Community Benefits assessment. Assessments should be pooled to enable more costly projects to be funded. There are both comparables and precedents which may serve as useful models.

Bylaw 75D2019 - Riverwalk Project Rezoning: Ideally this Bylaw should be tabled until the deficiencies in process, concept, and guidelines in Bylaw 21P2019 are resolved. In particular, and in order not to establish an awkward precedent, the Bylaw should be stripped of specific project references substituting reference to the yet-to-be-established Community Benefits Fund. (³) (⁴)

A Proposal: An Elbow River Communities Hub - The Safeway Site: The ARP amendment is an overlooked opportunity for the City to seriously address inner-city amenities deficits. Creative land use and zoning incentives, partnering with developers and landowners, a supportive Community Benefits policy, could build demographically informed, and context appropriate amenities. If the site developer wants to take advantage of the higher density options, the option to include cost-shared, on-site multi-use community facilities.

Given its location, the crossroads of several communities, it makes sense that whatever is built should serve all of the contiguous Elbow River Communities - Cliff Bungalow, Mission, Elbow Park, Roxboro, Rideau Park, Mount Royal and, why not, Erlton as well. It is also makes a strong case for City financial participation.

(²) *These all deal with the very sensitive issue of height and the respectful treatment of existing adjacent residential development. One of many objectives of the current ARPs was to halt the disruptive proliferation of high rise buildings. It is interesting that those same buildings are now being used as an argument for new and higher condominium towers.*

(³) *Although raised in CPC, we know neither how the Community Benefits assessment were nor the process was used to identify, select, evaluate, and approve those projects referenced in the Bylaw. We do know the community was not consulted.*

(⁴) *In the absence of an Agreement that isn't referenced, I assume Council is free to make require in the total amount, the projects defined, or the project allocations.*

What to include? Lindsay Park is the site of a major multi-community and city-wide sports and fitness facility; accordingly, the Elbow River Communities Hub should focus on other needs, a place for community meetings, civic forums, indoor markets, exhibitions, theatre, election forms and public engagement, seasonal and cultural events, educational events, health promotion, performance (music, theatre, film, and dance), private functions, even weddings. On the arts side, given an appropriate space, imagine a week-end visit from Storybook Theatre or Front Row Centre, or CB's popular regular Jazz Concerts held in a central venue.

A central, walkable, facility that attracts residents and visitors, also benefits the local business community, its restaurant and bars, shops and services. Will it cost the City money? - of course. But, as a facility serving not one but six or seven communities, the expectation of combining private and public support is not unreasonable.

Engaging the communities and the landowner(s), likely needs preliminary conceptual proposals. I do not know the Planning department well enough to know if they have the resources needed but, if not, perhaps the CMLC or even the new Environmental Urban Design Lab next to city hall might be enlisted.

I have previously provided similar comments to both the Cliff Bungalow and Mission Councillors.

Thank you for your attention,

Robert Martin

#702 330 - 26 Avenue SW
Calgary, Alberta T2S 2T3

203.283.8603
calaltabob@shaw.ca