

From: [Deblasio, Leslie](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Riverwalk Seniors Residence
Date: Thursday, March 14, 2019 12:54:22 PM

fyi

-----Original Message-----

From: Blied, Desmond
Sent: Monday, March 11, 2019 4:59 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: FW: [EXT] Riverwalk Seniors Residence

For the record for LOC2018-0143. Thank you,

-Des

Desmond Blied RPP MCIP
Senior Planner | Main Streets / Community Planning Centre-West T 403.268.2918 | M 403.370.2330
ISC: Protected

-----Original Message-----

From: Kristyn Laird [<mailto:kristyn.laird@gmail.com>]
Sent: Monday, March 11, 2019 15:56
To: Blied, Desmond <Desmond.Blied@calgary.ca>
Subject: [EXT] Riverwalk Seniors Residence

Hi!

I've never written an email to the city before so I'm sorry if I'm not adhering to a particular style. I'm unable to attend the meeting on this topic (I'll be out of town for work).

I'm very concerned that the Riverwalk Senior's Residence will negatively impact the Mission/Cliff Bungalow community. I have ZERO issues with the fact that it's a senior's residence, I have major concerns about its height and how it will stick out as such a significant eyesore in what is a fairly historic and quaint community, not to mention the building will block the sun from the smaller residences around it.

The developer has put ads in the local community newsletters that show an artist's rendering of the building but the top half of the building has been cropped out of the image - quite misleading! The "advertorial" they include in those same community newsletters gives very little actual information about the building so I actually have no idea how tall it is. If I had to guess by looking at the full image of the building, it appears to be 4 times the size of the surrounding buildings, not a "minor" variance since I'm sure there are zoning restrictions in place for the Mission area. I haven't really seen any signage or information about public consultation other than what the community association has put out which makes me feel like the developer is trying to keep this whole thing fairly quiet when it passes. I'm not sure about the people in your life but *usually* when someone is keeping something this quiet, it's because it's a douchebag move.

If they want to build a senior's residence, that is absolutely okay and welcomed but can they keep it to a more reasonable height so the community remains the same one those residents are attracted to now? I think a building half that height would nicely increase the densification of the neighbourhood (I'm pro-densification in urban areas - as long as it's done properly!!) and would still allow them to provide amazing amenities and services to seniors. I spend a lot of time travelling, both for pleasure and for my job as a flight attendant, and the thing that occurs to me most as I'm visiting other world class cities is how harmonious each neighbourhood's character is. The current proposal for Riverwalk will definitely disrupt Mission's character.

Please consider what is being done very seriously. I feel like this is a David and Goliath fight and the city just thinks David is being silly.

I hope you will make the right choice, both for the city and its neighbourhoods when considering this proposal.

Thank you for your time,
Kristyn Laird
#302, 126 24th Ave SW, T2S 0J9
587-888-2514

Sent from my iPad

From: [Deblasio, Leslie](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Proposed Cliff Bungalow High Rise
Date: Thursday, March 14, 2019 12:54:12 PM

fyi

From: Blied, Desmond
Sent: Monday, March 11, 2019 4:58 PM
To: City Clerk
Subject: FW: [EXT] Proposed Cliff Bungalow High Rise
For the record for LOC2018-0143. Thank you.
-Des

Desmond Blied RPP MCIP
Senior Planner | Main Streets / Community Planning Centre-West
T [403.268.2918](tel:403.268.2918) | M [403.370.2330](tel:403.370.2330)

ISC: Protected

From: Allen Ponak [<mailto:allenponak@gmail.com>]

Sent: Monday, March 11, 2019 16:01

To: Blied, Desmond <Desmond.Blied@calgary.ca>

Subject: Fwd: [EXT] Proposed Cliff Bungalow High Rise

I am forwarding my email to you as the file manager on this application. Thank you for considering my comments.

Allen Ponak

----- Forwarded message -----

From: **CAward8 - Zev Klymochko** <caward8@calgary.ca>

Date: Mon, 11 Mar 2019 at 16:40

Subject: RE: [EXT] Proposed Cliff Bungalow High Rise

To: allenponak@gmail.com <allenponak@gmail.com>

Hi Allen,

Thank you for sharing your insightful thoughts with Councillor Woolley. I've gone over them with him. As a former resident of Cliff Bungalow, he agrees that it's one of the best neighbourhoods in the city.

Councillor Woolley is working with residents, the City's planning department, and the developer to insure that any proposed development is beneficial to the community and the city as a whole. As with any land use redesignation application, the Councillor must remain amenable to persuasion until the public hearing, as per the Municipal Government Act.

I encourage you to share your comments directly with the file manager at this link:

<https://developmentmap.calgary.ca/#property/LOC2018-0143>

Regards,

Zev Klymochko

Communications & Development Advisor

Ward 8 Councillor Evan Woolley | The City of Calgary

T 403-268-2504 | www.calgary.ca/ward8

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

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

Want to keep informed? Join the Ward 8 mailing list.

From: Allen Ponak <allenponak@gmail.com>

Sent: Saturday, March 9, 2019 9:06 AM

To: Woolley, Evan V. <Evan.Woolley@calgary.ca>

Subject: [EXT] Proposed Cliff Bungalow High Rise

Dear Councillor Woolley:

My wife and I live on 23rd Avenue SW between 4th and 5th Streets. We moved to Cliff Bungalow because it is one of the most livable neighbourhoods in the city. The pathways along the Elbow and the shops and restaurants on the 4th Street/17th Ave corridor provide an ambiance that is unmatched in Calgary.

I understand that planning permits higher rise buildings east of 4th Ave but the proposed high rise on the west side is not part of the community plan. I recognize that the building, a senior's residence, provides a social good, but it could be located elsewhere or downsized. We already have one example of a highrise on the west side of 4th Street -- the medical building at the corner of 4th and 23rd. It is a blight.

Making an exception for the proposed high rise would set a terrible precedent and be a first step toward turning Cliff Bungalow into a slightly upscale version of the Beltline. That is not why we live in Cliff Bungalow.

Thank you for your attention.

Regards

Allen Ponak

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For arbitration scheduling please email Peggy Fryer: pegfryer@gmail.com. For my arbitration calendar, go to "www.arbdates.com".

Allen Ponak

403 803-4661

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For arbitration scheduling please email Peggy Fryer: pegfryer@gmail.com. For my arbitration calendar, go to "www.arbdates.com".

Allen Ponak

403 803-4661

From: [Deblasio, Leslie](#)
To: [Public Submissions](#)
Subject: FW: [EXT] No to the Riverwalk Tower in Cliff Bungalow!
Date: Thursday, March 14, 2019 12:53:54 PM

fyi

From: Bliek, Desmond
Sent: Monday, March 11, 2019 9:13 AM
To: City Clerk
Subject: FW: [EXT] No to the Riverwalk Tower in Cliff Bungalow!
FYI re: LOC2018-0143 ahead of the March 18 public hearing.

Thank you,

-Des

Desmond Bliek RPP MCIP

Senior Planner | Main Streets / Community Planning Centre-West

T [403.268.2918](tel:403.268.2918) | M [403.370.2330](tel:403.370.2330)

ISC: Protected

From: Jacqueline Reinsch [<mailto:jacquelinereinschdesign@gmail.com>]

Sent: Thursday, March 07, 2019 20:50

To: Bliek, Desmond <Desmond.Bliek@calgary.ca>

Subject: [EXT] No to the Riverwalk Tower in Cliff Bungalow!

Dear Desmond Bliek,

I am writing today to express my concerns about the proposed Riverwalk Highrise to be located on 5 St & 25th Av SW. While I am not opposed to the development itself, I am strongly opposed to the height which is reported to be 3 times the allowable height under current zoning. Three times the allowable height is unreasonable! The height of the building will be completely out of context with the community and will have a detrimental affect on the enjoyment of our back yard which is just 3 blocks away. This building will dwarf even the apartment buildings in the community, not to mention the single family homes of which I own and reside in. It will also open the doors for future projects wanting to also push the limits on building heights in our community. This will decimate the character of our neighbourhood. Is that the intent of the City of Calgary's Planning Department and City Council? To push for increased density in the Beltline area at the cost of those communities who value their neighbourhood as it is?

I am asking both you and the City Council to please consider those people who currently live in this neighbourhood, and to please respect the character of our unique community and reject this development as it stands.

Sincerely,

Jacqueline Reinsch

From: [Deblasio, Leslie](#)
To: [Public Submissions](#)
Subject: FW: [EXT] file # LOC 2018-0143
Date: Thursday, March 14, 2019 12:53:36 PM

fyi

From: Blied, Desmond
Sent: Monday, March 11, 2019 9:12 AM
To: City Clerk
Subject: FW: [EXT] file # LOC 2018-0143
FYI re: LOC2018-0143 ahead of the March 18 public hearing.
Thank you,
-Des

Desmond Blied RPP MCIP
Senior Planner | Main Streets / Community Planning Centre-West
T [403.268.2918](tel:403.268.2918) | M [403.370.2330](tel:403.370.2330)
ISC: Protected

From: Joan Fischer [<mailto:joan.fischer@shaw.ca>]
Sent: Friday, March 08, 2019 16:23
To: Blied, Desmond <Desmond.Blied@calgary.ca>
Subject: [EXT] file # LOC 2018-0143

I must enter my disapproval of a 12 story seniors building on the corner of 25th Ave and 5th Street S.W

First it is too tall and does not abide by the rules for height in this area.

I am not against a seniors center. 5 stories Maximum even though the RULES are 3 story height.

There is no traffic accommodation for the extra traffic that will ultimately be required given the extra ambulance, carriage services, and family who will visit will become a serious issue in this neighborhood. There is no denying that the age of the residents will certainly cause more emergency services. This is witnessed down 25th Ave at the Fountain where emergency vehicles attend often.

There is already a parking issue with the restaurant on the corner of 25th and 4th Street S.W. and Safeway. This causes Safeway to HAVE to hire a traffic security people to curb the parking in the Safeway lot that is going to the restaurant.

This is not the appropriate site for this facility given it so close to the rehab clinic where there are emergency vehicles at daily.

I must record my disapproval for this facility.

Joan Fischer
403-464-4311

From: [Deblasio, Leslie](#)
To: [Public Submissions](#)
Subject: FW: [EXT] LOC2018-0143 – Riverwalk Proposal at 25th Ave and 5th St SW
Date: Thursday, March 14, 2019 12:53:19 PM

fyi

From: Blied, Desmond
Sent: Monday, March 11, 2019 9:12 AM
To: City Clerk
Subject: FW: [EXT] LOC2018-0143 – Riverwalk Proposal at 25th Ave and 5th St SW
FYI re: LOC2018-0143 ahead of the March 18 public hearing.

Thank you,

-Des

Desmond Blied RPP MCIP
Senior Planner | Main Streets / Community Planning Centre-West
T [403.268.2918](tel:403.268.2918) | M [403.370.2330](tel:403.370.2330)
ISC: Protected

From: Ian Mallory [mailto:ian_mallory@yahoo.com]
Sent: Saturday, March 09, 2019 15:49
To: Blied, Desmond <Desmond.Blied@calgary.ca>
Subject: [EXT] LOC2018-0143 – Riverwalk Proposal at 25th Ave and 5th St SW

Dear Mr Blied,

I reside in Cliff Bungalow.

I write to express my strong support for the position of the Cliff Bungalow-Mission Community Association regarding the proposed Riverwalk development at 25th Ave and 5th St SW.

I support seniors housing, development and increased density in the neighbourhood. The proposed design of the development, however, is way out of sync with the neighbourhood: the building is much too high to fit in. It should be no more than six (6) storeys high.

Thank you.

Yours truly,

Ian Mallory
#7, 540 - 21 Avenue SW
Calgary, AB
T2S 0H1