





October 1, 2021

Re: 13503 - 109 Avenue, Block F, Glenora Patio Homes, North Glenora

Dear Fellow Residents,

By way of this letter, Regency Developments would like to provide an update for the property we own at 13503 – 109 Ave in North Glenora, which is highlighted in red on the map below.

Regency is working towards a Development Permit (DP) using mostly existing zoning guidelines with a key variance to Parking; specifically, we are requesting the underground parkade requirement be waived and instead we will provide about 20 surface parking stalls for the 36 new suites that are allowed to be built.

This variance ties directly to **safety and affordability**. If we are unable to secure the DP with this variance, Regency will have to proceed with the unsafe access off the main street to an underground parkade. This will 100% push the economics into requiring much higher rental rates than we want or need to ask for.

Regency has been a leader in affordable housing, as the City has purchased units from us on past projects, and our latest project, at www.121west.ca, also confirms our affordable housing track record. Votes cast on July 5, 2021 by the two current City Councillors involved in this ward to repeal the affordable housing policy confirms their failed leadership and confirms their lack of vision for the future.

If the DP is successful, this has **NO** immediate impact on Block F residents and **ZERO** impact on Block A, B, C, D and E residents. Rest assured any steps Regency might take next involve time and planning, as it can take 14 to 18 months for the next required permits to be issued, so if you are a resident of ours please do not hesitate to ask us questions if you require more information.

We look forward to being good neighbours and for now provide the following contact information.

Regards,

Team at Regency Developments

Email: info@regencydevelopments.ca

General Contractor: Pagnotta Industries

Phone: 780.432.1001





October 14, 2021

Re: 13503 - 109 Avenue, Block F, Glenora Patio Homes, North Glenora

Dear Fellow Residents,

Regency Developments would like to provide further details regarding the Development Permit (DP) application for the property we own at 13503 – 109 Ave in North Glenora. We would like to clarify that the City of Edmonton has not approved a DP for the re-development plans for this site. Instead, this letter is to provide details in the event a DP is approved with our requested variances and to engage in dialogue with you to avoid an Appeal Board Hearing since the current Direct Control (DC2) zoning is from 1992.

With respect to our re-development plans:

Density

- We will be building the allowable density of 36 Suites located in a 3-storey building.

Parking

- The current DC2 calls for 1 stall or more per buildable Suite
- The current City Policy – Open Option Parking – allows for potentially zero parking to be provided
- We are proposing a ~ 55% parking ratio, which is about 20 surface parking stalls for the 36 Suites
- The key to economic viability of this re-development is our variance to the number of stalls and deleting the underground parkade. As we understand it, this major cost of ~ \$50,000 per stall has already prevented another developer with a shovel ready site near ours from breaking ground

Layout

- Our development plans will have one continuous building which provides for cost efficiencies & ties directly to affordability and provides much better suite layouts for future residents
- Our plans are for almost all of the 36 Units to be 2-bedroom, 2-bathroom Suites
 - Our experience is that the ideal size for function and cost efficiency is 750sf Suites
 - These Suites will have much better layouts versus the existing 2-bedroom townhomes
 - Families have lived in 2-bedroom Suites at Regency Projects so we know it works
- 3-bedroom Suites do not work in our experience because they have to be in the 1000sf - 1100sf range, which means the cost to rent or purchase equals the cost of buying a home with a backyard



Roofing Design

- For several reasons we prefer to do a flat roof development, which would be a variance to the current DC2 which requires a pitched roof design. The current DP application has a pitched roof.
 - A pitched roof design will have worse impacts relating to Sun Shadows
 - City departments will review all utility matters and we know a pitched roof will meet the requirements, but a flat roof would provide for more controlled water flow re: drainage
 - We believe that the flat roof is a better design and integrates better in the community
- We propose a minor variance to use shingles and do not want to use cement tiles nor cedar shakes as per the current DC2 because those are extremely outdated construction materials
- We also propose a minor variance where the current DC2 requires a partial height roof in one area, which is a very traditional and outdated design

We would encourage you to visit the website for our latest project, where we started moving in tenants in September, to see the quality of our finished Suites and to understand the affordability that Regency can deliver for the Edmonton market.

The website is: www.121west.ca

We would also encourage you to view our video which showcases the major projects that Regency has built right here in Edmonton, in infill neighbourhoods just like North Glenora, over the past decade plus. We believe it speaks strongly to our commitment as City and Community Builders and strongly about our experience and that Regency only requests what we need in order to put shovels in the ground!

The website for the video is: www.regencydevelopments.ca

We are available to answer any further questions or receive comments, including any regarding flat roof vs pitched roof design.

Regards,

Raj Dhunna
Regency Developments
info@regencydevelopments.ca



Few Pictures of a High Quality, Regency Finished Home





May 1, 2022

Re: Glenora Patio Homes, North Glenora

Dear Fellow Residents,

Regency Developments would like to provide further details regarding our Rezoning application for the property's we own in North Glenora. As you may be aware, one of our lots has already been previously rezoned as RA7 and time-lines are trending towards demolition hopefully commencing next month on that lot.

Density

- We will be building approximately 140 Suites located in 4-storey buildings.

Parking

- The current City Policy – Open Option Parking – allows for potentially zero parking to be provided
- In our redevelopment plans, we still plan to provide surface parking off the back lanes and are targeting about 40% (maybe get to 50%) parking ratio
- The key to economic viability of this entire re-development is the number of stalls and not building underground parkades. As we understand it, this major cost of ~ \$50,000 per stall has already prevented another developer with a shovel ready site near ours from breaking ground

Layout

- Our development plans are for continuous type buildings which provide for cost efficiencies & tie directly to affordability and provide much better suite layouts for future residents
- Our plans are for almost all of the Suites to be 2-bedroom, 2-bathroom Suites
 - Our experience is that the ideal size for function and cost efficiency is 750sf Suites
 - These Suites will have much better layouts versus the existing 2-bedroom townhomes
 - Families have lived in 2-bedroom Suites at Regency Projects so we know it works
- 3-bedroom Suites do not work because they have to be in the 1000sf - 1100sf range, which means the cost to rent or purchase equals the cost of buying a home with a backyard



Roofing Design

- For several reasons will be doing flat roof buildings
 - A pitched roof design will have worse impacts relating to Sun Shadows
 - Flat roof will provide for more controlled water flow re: drainage
 - We believe that the flat roof is a better design and integrates better in the community

We would encourage you to visit the website for our latest project, where we started moving in tenants in September of 2021, to see the quality of our finished Suites and to understand the affordability that Regency can deliver for the Edmonton market.

The website is: www.121west.ca

Over the past 6+ months, we have engaged with Community League members and residents of North Glenora to discuss our redevelopment plans. We made hard efforts to work within the zoning allowed under the current DC2, one which is decades old and in place from 1992, but the end result still required variances. More importantly, the economic conditions - from supply chain problems, to material cost increases, to rapidly rising interest rates - are all playing a role in preventing Regency from being able to re-develop our lots under the current DC2 zoning.

The successful rezoning of our remaining lots to RA7 as per our rezoning application will ensure that the old buildings are demolished in the near future and replaced with vibrant new buildings. If Regency is unsuccessful in this rezoning, unfortunately we will not be proceeding with any new construction and development.

Lastly, we would also encourage you to view our video which showcases the major projects that Regency has built right here in Edmonton, in infill neighbourhoods just like North Glenora, over the past decade plus. We believe it speaks strongly to our commitment as City and Community Builders and strongly about our experience and that Regency only requests what we need in order to put shovels in the ground!

The website for the video is: www.regencydevelopments.ca

Regards,

Raj Dhunna
Regency Developments
info@regencydevelopments.ca

Re: Regency Developments - North Glenora re-development sites update

plan ngcl <plan@northglenora.org>

Tue 11/16/2021 12:57 PM

To: Raj Dhunna <raj@regencydevelopments.ca>

Cc: Kenneth Yeung <kenneth.yeung@edmonton.ca>

Hi Raj,

I apologize for the delayed response. Your email below was shared with the North Glenora Community League board, and a response from the board is attached.

Kind regards,

Eve Poirier & Sandy Stift

Co-Chairs, NGCL Planning & Transportation Committee

On Tue, Oct 19, 2021 at 5:36 PM Raj Dhunna <raj@regencydevelopments.ca> wrote:

Hi Eve and Sandy,

Thank you for the attached commentary, it is much appreciated and good to know our end goal aligns - which is redevelopment.

Re: Parking stalls at surface - Currently we have 22 in the application I believe but it is possible after circulation in City departments that a stall or two might be deleted to accommodate eg. waste services. I expect we will be at 20, maybe even one or two more hence the use of my soft language till I know for sure.

As you may be aware, Regency has been part of many community contributions in our history at projects all over the City. While I would not say a hard no, those contributions and tradeoffs have always have coincided with my request of increased density. In this particular instance I am working within the DC2 I have in front of me (because of the failed RA7 rezoning) and my variances are tied directly to making the economics work and to get shovels in the ground.

I would be open to seeing a list of unfunded projects and then seeing where the conversation goes, but I promise nothing to be upfront. Please forward at your convenience.

I will add, if support from the League was in the cards on the redevelopment of my future blocks A thru E with an RA7 rezoning, which would increase density as a result, then it is something I would definitely engage in more active discussions on this point on amenities and community contributions.

In terms of communication of materials, I have no issue with the few letters I have provided in pdf format being disseminated further.

Around the RA7 site, we dropped that specific letter in mailboxes in a 60m radius from that site which is in line with City requirements and fits the purpose of that letter.

Around this DC2 site, we dropped that specific letter in mailboxes in a 250m + radius from this site which exceeds City requirements.

I did respond to a gentleman named Carl, who I believe also cc'd the League email addresses.

I believe that addresses everything you have requested at this time.

Thanks,

Regards,

Raj Dhunna
Chief Operating Officer
Regency Developments

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From: plan ngcl <plan@northglenora.org>
Sent: Monday, October 18, 2021 9:06 PM
To: Raj Dhunna <raj@regencydevelopments.ca>
Subject: Re: Regency Developments - North Glenora re-development sites update

Dear Raj,
Please see attached a response and some questions on behalf of the North Glenora Community League.

Kind regards,
Eve Poirier & Sandy Stift
Co-Chairs, Planning & Transportation Committee
North Glenora Community League

On Thu, Oct 14, 2021 at 7:39 PM Raj Dhunna <raj@regencydevelopments.ca> wrote:
Sounds good Sandy and Eve.

Thanks,

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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From: plan ngcl <plan@northglenora.org>
Sent: Thursday, October 14, 2021, 6:45 p.m.
To: Raj Dhunna
Cc: president ngcl
Subject: Re: Regency Developments - North Glenora re-development sites update

Dear Raj,

Thank you for your communication of Friday, October 8 and the additional information sent today regarding your plans for the North Glenora patio home redevelopment. We appreciate you providing more detail and additional context. With respect for your time in sending this information, we would like to take the time to review it properly and provide you with a thoughtful response. You can expect to hear back from us next week, and we welcome the opportunity to speak further with you.

Kind regards,
Sandy Stift and Eve Poirier
Co-Chairs, Planning & Transportation Committee
North Glenora Community League

On Thu, Oct 14, 2021 at 3:23 PM Raj Dhunna <raj@regencydevelopments.ca> wrote:

Good Afternoon North Glenora League members,

I have had a few discussions recently with community residents after the email I had sent out last week.

From those conversations, I believe the attached provides additional pertinent information.

Happy to answer any further questions and look forward to hearing from you on any feedback etc. so that we can collectively avoid an SDAB Appeal Hearing, which would put a long-term hold on my redevelopment plans as I am assuming any appeal would be granted by the Board.

I don't think a stop on this re-development is what anyone is looking for and trust this additional information provides more context and details.

PS. The Development Officer assigned to this file is away currently but is cc'd on this email just so City Administration is aware of discussions between Regency and the Community.

As of day end today, both letters I provided to you via email last week will likely be in many residents' mailboxes as well.

Thanks,

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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From: Raj Dhunna <raj@regencydevelopments.ca>

Sent: Friday, October 8, 2021 9:53 PM

To: president@northglenora.org <president@northglenora.org>; 1vp@northglenora.org <1vp@northglenora.org>; plan@northglenora.org <plan@northglenora.org>; school@northglenora.org <school@northglenora.org>; secretary@northglenora.org <secretary@northglenora.org>

Subject: Re: Regency Developments - North Glenora re-development sites update

Hello,

Resending one of the two previous file attachments to ensure it had no issues.

Thanks,

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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From: Raj Dhunna <raj@regencydevelopments.ca>

Sent: Friday, October 8, 2021 5:11 PM

To: president@northglenora.org <president@northglenora.org>; 1vp@northglenora.org <1vp@northglenora.org>; plan@northglenora.org <plan@northglenora.org>; school@northglenora.org <school@northglenora.org>; secretary@northglenora.org <secretary@northglenora.org>

Subject: Regency Developments - North Glenora re-development sites update

Good afternoon,

Hope all is well.

To ensure communication with the Community League, I wanted to ensure to provide the following two attachments we are circulating to the neighborhood regarding next steps.

Happy Thanksgiving to you and yours.

Thanks,

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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Re: North Glenora CL Engagement update

Raj Dhunna <raj@regencydevelopments.ca>

Thu 3/3/2022 3:27 PM

To: plan ngcl <plan@northglenora.org>

Hi Eve and Sandy

Thank you for forwarding this email on to me and letting me know.

Having completed the detailed process with our construction bids and scopes, things are revealing how difficult it is going to be for many to even commence a project this year and likely into next year.

Supply chain and cost increases are having a major impact and I can see why the couple other N.Glenora approved projects have been shelved. Right now, I am in a situation where the old product is on its last legs and I need to try and make things happen.

As such, my email to Andrew will be that I would like to engage with the community on everything I own being re-zoned as an RA7 (just like before) and hopefully working in cooperation with the community in terms of engagement and going back to Council and getting a positive response.

Please let your colleagues know to expect this coming through soon.

I see your stepping back soon and just wanted to say your volunteer hours and time spent working with Regency is much appreciated.

Thanks,

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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From: plan ngcl <plan@northglenora.org>
Sent: Monday, February 21, 2022 4:32 PM
To: Raj Dhunna <raj@regencydevelopments.ca>
Subject: Fwd: North Glenora CL Engagement update

Hello Raj,

Our sincere apologies. We just now realized that we neglected to CC you on this email to Andrew McClellan. As you will see below, our plans for an in-person North Glenora Community League community engagement session was thwarted by the surge in COVID rate in the province and it was not viable to proceed in February with an in-person event. Please see the details enclosed. Andrew McClellan has advised therefore that the City will take the lead on any RA7 application specific consultation with regards to Council's motion.

Kind regards,
Eve Poirier & Sandy Stiff
Co-Chairs, NGCL Planning & Transportation Committee (outgoing)

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

From: **plan ngcl** <plan@northglenora.org>
Date: Thu, Feb 3, 2022 at 8:28 AM
Subject: North Glenora CL Engagement update
To: Andrew McLellan <andrew.mclellan@edmonton.ca>
Cc: plan ngcl <plan@northglenora.org>, president ngcl <president@northglenora.org>

Good Morning Andrew. Our last correspondence with you was in early December (8th?). At that time we were optimistic about holding an in-person engagement event in North Glenora to supplement the City's requirement to consult with the community regarding the Patio Homes. Alas, things have changed.

In December, we consulted with a community advisor from EFCL who provided us with some great direction on facilitating this in-community event. We booked the community hall for February 16, 2022. Then Omicron hit with a vengeance, making an in-person in February doubtful. We took the question to the community league board on January 11th, and it was determined we would hold a virtual engagement event. Since this motion was made on January 11, 2022, there has been additional reconsideration of this motion. Several iterations later, the community league has determined it will hold an engagement event sometime in Spring 2022, which will be in-person and outdoors to ensure the broadest possible attendance.

Respecting your wise counsel regarding "fake" engagement, the nature of the engagement event has changed. We will not be discussing the Patio Homes directly. We understand that a standard RA7 zone is guided by the bylaw and is not influenced by community perception, desire or opinion. Any engagement on the topic of the Patio Homes would be within the context of the bylaw's permissions and limitations. We hope to increase the community's *development literacy* on this issue.

Thus, a community engagement team has been struck and this team, being led by the current NGCL President, Melissa Campbell (president@northglenora.org) is designing a broad based community engagement event so community members can share their vision for development in the community. There will be little to nothing coming out of this engagement event that will deal with the Patio Homes specifically.

The intent is to provide City Planning with a "what we heard" report for general information

purposes, and to provide the community league board with a better understanding of the type of development that the community prioritizes, so the "board" itself is in a better position to represent the views of the community as a whole.

On a final note, this is the last month of assignment for both Sandy and myself. We are stepping down as the P&T leads for NGCL as of the AGM on March 8, 2022. It has been a pleasure working with you over the course of the past few years. All the best.

Sincerely,

Eve and Sandy

plan@northglenora.org

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**Letter for July 5 Public Hearing - LDA21-0218 - North Glenora, 10905 - 135 Street NW
& 13503 - 109 Avenue NW**

Crystal Oko <crystaloko73@gmail.com>

Tue 6/21/2022 4:55 PM

To: andrew.mclellan@edmonton.ca <andrew.mclellan@edmonton.ca>

Cc: Raj Dhunna <raj@regencydevelopments.ca>

June 21, 2022

To: His Worship, Mayor Amarjeet Sohi
Esteemed Members of City Council

I presented and spoke on behalf of 56 North Glenora residents at the August 31, 2021 public hearing regarding the rezoning of the patio homes. The work I performed prior to that hearing was instrumental in the creation of the motion presented by councillor Scott McKeen for additional engagement.

Since the public hearing, Raj Dhunna and I have kept in regular contact, both verbally and via email. Questions, concerns, comments and suggestions I received from fellow residents were passed on to Raj and he responded to all enquiries in a thorough and timely manner.

It is my opinion that Raj has been open, honest, and forthcoming in our discussions, and I am satisfied with the level of engagement he has provided to me individually and through the city of Edmonton engagement process.

Sincerely,
Crystal Oko

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Fw: Glenora Patio Homes Redevelopment

Raj Dhunna <raj@regencydevelopments.ca>

Thu 6/16/2022 11:30 PM

To: Raj Dhunna <raj@regencydevelopments.ca>

From: Daniel Barron <dbarron@Mccor.ca>

Sent: Monday, June 6, 2022 2:17 PM

To: Raj Dhunna <raj@regencydevelopments.ca>

Subject: FW: Glenora Patio Homes Redevelopment

Good afternoon Raj,

Below is the follow-up e-mail I sent to Elisha Tennant at Glenora Patio Homes a few minutes ago. She and I chatted for nearly half an hour at noon today, and had a really pleasant conversation.

Thank you,



Daniel Barron, CPM / Senior Property Manager
Direct: 780.784.8476 / E-mail: dbarron@mccor.ca

McCOR Management (AB) Inc.
Office: 780.423.4400 / Fax: 780.423.2768
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Edmonton, AB T5J 4A1
www.mccor.ca

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From: Daniel Barron

Sent: Monday, June 6, 2022 2:07 PM

To: 'etennant@gmail.com' <etennant@gmail.com>

Subject: Glenora Patio Homes Redevelopment

Hi Elisha,

Thanks again for taking the time to chat with me this afternoon about the Glenora Patio Homes redevelopment. I appreciated hearing your perspective, and there was a lot that I didn't know, especially about the historical context of the property. As we discussed, I'll pass on the details of your concerns to Regency directly, as this kind of thing can really help in understanding the concerns of the community and how they can work with the neighbourhood in cooperation.

- The townhomes there are home to families, pet owners, and lots of people who take the time and

effort to make it their home. Apartment living doesn't create the same sense of community spirit that places with yards and shared outdoor spaces can.

- Affordability remains a concern. Cost of living has been increasing steadily, and for people whose income is fixed, there is an ever-increasing risk of being squeezed out of nice places to live that have enough space for family, pets, storage, and a sense of home. This is especially relevant for the substantial portion of the community for whom owning a home isn't something they can imagine ever being able to afford.
- This history of the community is interesting and compelling! Back in the 1950's the community was designed and built by a publicly lesbian couple, and grew into a safe space for LGBTQ couples to live together but still retain an "acceptable" public image based on the standards of that time. Some recognition and respect given to this history would be a terrific gesture on Regency's part to show goodwill towards and engagement with the community. (You mentioned the names Mary Imre, and Aldritt Homes, I believe?)
- Your feeling is that most developers really didn't "get" or prioritize these concerns, as the odds of any of them ever having lived in low-income housing were pretty low. That leads to what you feel is a lack of empathy an understanding by developers (including Regency) of the kinds of concerns that affect low-income families who make their home in Glenora.
- You had suggested the Brentwood neighborhood in Woodcroft as an example of the kind of community you would love to see Glenora developed into – with possibly a mix of townhomes and apartments for different styles of living, pets being welcome and having room to live, and with an affordable component mixed in. This doesn't have to exclude apartments for single people or couples, but that should be only part of the development.

I hope I've captured the essence of what you told me today (please let me know if I've missed anything!). I really appreciate your taking the time to go into this with me, and I will make sure this is passed on to Regency to take into account and consideration. As I'm not personally involved in their designing and planning stages, I don't know exactly where they're at in overall designs, but I will make sure your suggestions get to the right person!

I'd also really appreciate it if you have any links of information about the history of the Patio Homes that you could share with me – I'd like to dig into this further myself.

Cheers,



Daniel Barron, CPM / Senior Property Manager
Direct: 780.784.8476 / E-mail: dbarron@mccor.ca

McCOR Management (AB) Inc.
Office: 780.423.4400 / Fax: 780.423.2768
Suite 101 – 10320 – 102 Avenue
Edmonton, AB T5J 4A1
www.mccor.ca

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FW: Information on Woodbridge and Imrie

Daniel Barron <dbarron@Mccor.ca>

Mon 6/13/2022 3:36 PM

To: Raj Dhunna <raj@regencydevelopments.ca>

Hi Raj,

I am not sure if I sent this to you last week, but Elisha Tennant followed up our conversation about Glenora Patio Homes with the information and links below. These relate to our conversation about the history of the property and it's original design/development.

Thanks,



Daniel Barron, CPM / Senior Property Manager
Direct: 780.784.8476 / E-mail: dbarron@mccor.ca

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From: Elisha Tennant <entennant@gmail.com>

Sent: Tuesday, June 7, 2022 1:01 PM

To: Daniel Barron <dbarron@mccor.ca>

Subject: Information on Woodbridge and Imrie

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Hey Daniel,

Here's a ton of info on the ladies who built the Glenora Patio Homes. I find their story so fascinating and inspiring. They made a huge impact on the entire province, and it would be amazing if Regency would consider paying some sort of tribute to them.

Women Building Alberta virtual exhibit <https://womenbuildingalberta.wordpress.com/home/> compiled a few years ago which includes a feature on Imrie and Wallbridge <https://womenbuildingalberta.wordpress.com/jean-louise-emberly-wallbridge-mary-louise-imrie/>

The masters student (Devon Moar) who is studying Imrie & Wallbridge received these from the Provincial Archives of the Wallbridge and Imrie home videos:

PR1988.0290.0790 -- https://youtu.be/COhZbl_raZQ;

PR1988.0290.0787 -- <https://youtu.be/KwDm9teUsmM>;

PR1988.0290.0788 -- <https://youtu.be/sNdjlsbQICc>;

PR1988.0290.0789 -- <https://youtu.be/jT7sVbEbal0>;

Attached – Greenfield Gazette – see article on page 5 “Women at the Drafting Table: The History of Greenfield School”

Information about various properties that were bequeathed by Mary Imrie upon her death:

Imrie Park <https://ofga.ca/imrie-park>; <https://www.alberta.ca/assets/documents/pwvlh-imrie-park.pdf>

Imrie Prospector’s Point <https://www.alberta.ca/assets/documents/pwvlh-imrie-prosepectors-point.pdf>

Imrie Boardwalk <https://www.canadahelps.org/en/charities/friends-of-the-university-of-alberta-devonian-botanic-garden/campaign/imrie-boardwalk-replacement/>

Other various links:

Wallbridge: The Architectural Practice of Two https://dalspace.library.dal.ca/bitstream/handle/10222/71358/vol17_1_12_18.pdf?sequence=1&isAllowed=y

<https://www.edmontonsarchitecturalheritage.ca/index.cfm/organizations/wallbridge-imrie/>

<https://hermis.alberta.ca/PAA/Details.aspx?st=%22ST.+JOHN&cp=141&ReturnUrl=%2FPAA%2FSearch.aspx%3Fst%3D%2522ST.%2BJOHN%26cp%3D141&dv=True&DeptID=1&ObjectID=PR1297>

<https://hermis.alberta.ca/PAA/Details.aspx?st=%22ST.+JOHN&cp=141&ReturnUrl=%2FPAA%2FSearch.aspx%3Fst%3D%2522ST.%2BJOHN%26cp%3D141&dv=True&DeptID=1&ObjectID=PR1297>

<https://dictionaryofarchitectsincanada.org/node/297>

<https://dictionaryofarchitectsincanada.org/node/297>

<https://www.thecanadianencyclopedia.ca/en/article/wallbridge-and-imrie>

Marie Louise Imrie Graduate Student Award <https://www.ualberta.ca/educational-policy-studies/graduate-admissions/scholarships-and-awards/travel-awards.html>

Princess Elizabeth Apartments <https://www.edmontonmapsheritage.ca/location/princess-elizabeth-apartments-1955-1957/>

Wedgewood Heights home https://www.kensells.ca/ActiveListings.php/Details/136/24-wedgewood-crescent-wedgewood-heights-edmonton-alberta?order=listing_price%20ASC&page=2

Thank you again for reaching out yesterday. I know it's quite a long shot, but I do hope Regency hears and takes what was said into consideration. I do love living in this neighbourhood so much, and would love to be able to stay here.

I hope you have a great day!

Elisha

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Re: Patio Homes Community Engagement

Raj Dhunna <raj@regencydevelopments.ca>

Fri 5/20/2022 12:21 PM

To: pastpresident ngcl <pastpresident@northglenora.org>

Cc: Andrew McLellan <andrew.mclellan@edmonton.ca>; anne.huizinga@edmonton.ca
<anne.huizinga@edmonton.ca>; president ngcl <president@northglenora.org>; 1vp ngcl
<vp@northglenora.org>

Hello

I have already commented regarding discussions continuing and hearing feedback on our RA7 proposal.

Also, I strongly agree with other residents that on a personal level your involvement here is an obvious conflict of interest since you would directly benefit from a certain outcome. Moving forward I believe that communications to any stakeholders should be driven by someone else on the NGCL.

Thanks

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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From: pastpresident ngcl <pastpresident@northglenora.org>

Sent: Friday, May 20, 2022 10:50:25 AM

To: Raj Dhunna <raj@regencydevelopments.ca>

Cc: Andrew McLellan <andrew.mclellan@edmonton.ca>; anne.huizinga@edmonton.ca
<anne.huizinga@edmonton.ca>; president ngcl <president@northglenora.org>; 1vp ngcl
<vp@northglenora.org>

Subject: Re: Patio Homes Community Engagement

Hello again,

I'm happy to comment on that. Because of the potential conflict of interest while the T5M Connect project was being rezoned, in January 2021 I was directed by the board to recuse myself from all discussions and votes regarding development in North Glenora. We followed this procedure until the rezoning process was complete. In September 2021 the board determined that the conflict of interest was no longer present and voted in favour of me participating in discussions about development moving forward.

Sandy and Eve stepped down as Planning & Transportation Directors for our Board in March 2022. In the absence of someone to replace them, I was tasked by the Board to follow up on communications regarding the Patio Homes redevelopment. My communications to you have been on behalf of the Board. If community members have concerns regarding this, we are happy to discuss this directly with them.

So on behalf of the Board I will ask one more time for a clear answer to the question: would you like to participate in planning a community engagement about what is possible for the Patio Homes sites? Please respond with "yes" or "no".

Thank you,

--

Melissa Campbell
Past President - North Glenora Community League

On Fri, May 20, 2022 at 10:26 AM Raj Dhunna <raj@regencydevelopments.ca> wrote:

Hi Melissa

Several residents have reached out to me and have concerns that your/league involvement is a serious conflict of interest given you are building a project next to mine. Care to comment on residents' concerns that they feel the community league attempts at engagement is not something they can trust?

I also know what the emails say regarding my correspondence with Eve and Sandy so I will leave it at that.

Thanks

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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transmission and then immediately delete this transmission including all attachments without copying distributing or disclosing same.

From: pastpresident ngcl <pastpresident@northglenora.org>
Sent: Friday, May 20, 2022, 10:12 a.m.
To: Andrew McLellan <andrew.mclellan@edmonton.ca>
Cc: Raj Dhunna <raj@regencydevelopments.ca>; anne.huizinga@edmonton.ca <anne.huizinga@edmonton.ca>; president ngcl <president@northglenora.org>; 1vp ngcl <vp@northglenora.org>
Subject: Re: Patio Homes Community Engagement

Hello again,

I appreciate that you have followed the city's protocol in terms of engagement, however I don't feel that this adequately fulfilled Council's request to engage with our community and Community League. Your stated intention to have the public "advise" (i.e., "ask the public to share feedback and perspectives that are considered for policies, programs, projects, and services") was not done because we were not asked any questions. Rather, the forum was set up to be adversarial and only allowed a small number of vocal people to have a voice. Our community was not properly represented and in fact some comments were in direct opposition to our Community League's vision of creating a welcoming and inclusive community.

I would like to clarify one point made by you, Raj, regarding the engagement we were attempting to plan a few months ago. Our community league was trying to plan an in-person engagement for our community but decided to put this on pause due to COVID. This was not something you did in collaboration with our community, but rather was a Community League-driven initiative. Please do not misrepresent this fact in the future.

Now that community members have more comfort with in-person gatherings, we will be planning an authentic engagement in order to give all of our community members a voice and to have a conversation about what is possible on these sites. By inviting both Regency and City Administration to a meeting, I was inviting you to be a participant in the planning process for this engagement. Is your response to this invitation "yes" or "no"?

Thanks,

--

Melissa Campbell
Past President - North Glenora Community League

On Tue, May 17, 2022 at 2:20 PM Andrew McLellan <andrew.mclellan@edmonton.ca> wrote:

Hello,

From the City's perspective, I appreciate that there may be some disappointment with the format/outcome of the recent engagement. However, we believe that Council's motion has been satisfied with respect to the proposed RA7 rezoning. We have discussed the community's concerns and have a very good understanding of the opinions and perspectives on this

application to be able to ensure Council is made aware of them, which is ultimately the main purpose of the engagement.

We fully encourage an ongoing dialog between Regency and the community to discuss ideas or suggestions for how Regency can address some of the community concerns within the parameters of the RA7 Zone, should Council approve it.

We will be advancing this application to the next available Public Hearing date. Notices will be mailed and I will also send an email with details once that date is confirmed.

Thanks,



Andrew McLellan, RPP, MCIP

PLANNER II

PLANNING COORDINATION | DEVELOPMENT SERVICES

URBAN PLANNING & ECONOMY

[780-496-2939](tel:780-496-2939) OFFICE

[780-401-7050](tel:780-401-7050) FAX

City of Edmonton
Edmonton Tower
6th Floor, 10111-104 Avenue NW
Edmonton AB T5J 0J4

Please note, staff are working remotely in response to the City of Edmonton's recent COVID-19 protocols. Our high standard for customer service remains the same. Please continue to reach out to us via telephone and email and we will respond. Thank you.

On Tue, May 17, 2022 at 1:54 PM Raj Dhunna <raj@regencydevelopments.ca> wrote:

Hi Melissa,

Thank you for the email. I wanted to connect with the City prior to responding so apologies for the delay.

As you know, I spent a couple of months communicating with Eve and Sandy so that we could put on a joint engagement event without the City being involved - or prior to City involvement anyway. I guess after some attempts that event just couldn't come together, and it is why we decided to proceed with the City led engagement process.

I have confirmed the way the engagement session was held for our session on Thursday night followed exactly what the City has been using for a while now in the Covid era. As I said on Thursday night, I am always open to having conversations and feel there has been more communication and dialogue on both sides since the last time we were at Council. As you know my first lot rezoned with zero opposition, so it is still a bit of a surprise that we have the opposition to the degree we do here.

I came in with a rezoning application that aligned with the existing DC2 from 1993 where possible and as an RA7 it allows me to re-develop a project that stays within the standard zoning framework without variances.

I consider myself to be someone who operates with integrity and honesty and with that in mind I can say this project will not proceed unless it is rezoned as an RA7. We had communication with the NGCL and a couple of other residents where we tried to work within the existing zoning, but it ultimately proved to be unfeasible given the variances we would have required and given the economic environments.

I am happy to continue conversations with the community around ideas and thoughts of what Regency's redevelopment project under the RA7 framework could include and possibly other ways Regency could support and work with the community, but given that we believe our RA7 standard zone request fits this neighborhood, my request to the City is to continue moving forward to a Public Council Hearing date.

I look forward to continuing discussions with community residents on their thoughts and ideas regarding a redevelopment that would fit our rezoning request under the RA7 standard rezoning framework.

Thanks,

Regards,

Raj Dhunna | MBA
Chief Operating Officer
Regency Developments

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From: pastpresident ngcl <pastpresident@northglenora.org>

Sent: Friday, May 13, 2022 4:52 PM

To: Andrew McLellan <andrew.mclellan@edmonton.ca>; Raj Dhunna <raj@regencydevelopments.ca>;
anne.huizinga@edmonton.ca <anne.huizinga@edmonton.ca>

Cc: president ngcl <president@northglenora.org>; 1vp ngcl <vp@northglenora.org>

Subject: Re: Patio Homes Community Engagement

Hello again,

I sent my first email to Anne's home email accidentally. Sorry about that! I am including the correct email here.

Melissa

On Fri, May 13, 2022 at 1:59 PM pastpresident ngcl <pastpresident@northglenora.org> wrote:

Hello Andrew, Anne, and Raj,

My name is Melissa Campbell and I sit on the board of the North Glenora Community League. I am currently the main point of contact for the board regarding development in our community.

Thank you for last night's Q&A session regarding the Patio Homes in North Glenora. I was impressed with your ability to manage and respond to some passionate questions and comments.

However, I was quite disappointed with the session overall. It ended up functioning as a town hall meeting with a handful of loud, angry voices dominating. I'm not sure if anyone came away with new ideas or perspectives that will be helpful as we move forward. I also don't think it was truly representative of the people in our community.

I would like to invite you to a stakeholder meeting at the North Glenora Community Hall to talk about how we can engage our community in a more productive way. I think there is huge potential in these building sites. There has been a lack of imagination in terms of how we can engage our community and what is possible for these sites. I include myself and our Community League board when I say that. When I spoke to Andrew previously, I didn't provide any better suggestions for the engagement and our board hasn't been able to organize something else previously. However, if we all come together, we can do better.

This wouldn't be a meeting for the whole community, but rather a meeting of the main stakeholders (North Glenora Community League, Regency Developments, City of Edmonton). I would also like to invite Elisha Tennant to represent the current and future residents of the site as well as Andrew Gregory who was our previous Planning & Transportation Director and very successfully organized the community engagement about the Westmount Presbyterian townhomes in our neighbourhood.

I would love to hear your feedback on this. I am happy to coordinate this meeting and find a date that will work for everyone.

Thanks,

--

Melissa Campbell
Past President - North Glenora Community League

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