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Fraser McLeod
Planner, South Area
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City of Calgary
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LOC2019-0164 Applicant Summary of Engagement

Fraser,

This letter is to provide you with a summary of the applicant-led outreach to the community of Bridgeland Riverside.

On 6 January 2020, the Applicant and the Development Team met with the Bridgeland Riverside Community Association (BRCA) in order to present the proposed Land Use Amendment. There were approximately 9 participants at this meeting and discussions lasted for about 30 minutes.

Each member present received a copy of the submitted Development Permit drawings which were part of the concurrent application for this LOC. The following changes were presented to the Association:

- 1- Increase of FAR to 5.6 to allow for a new commercial unit along McDougall Road NE.
- 2- Moving the residential units up into the tower to maintain the number of dwelling units.
- 3- How adequate parking has been accommodated for these changes.

The BRCA response to these changes was positive, especially the introduction of the commercial unit, for the activation of McDougall Road NE. Proposed uses for this unit were discussed and it was decided that a 'quieter' use would also be acceptable in this location, as opposed to the more active uses such as a restaurant.

The other comment from the BRCA was to implement corner curb bulbs or projections at the intersections of 9th Street & McDougall Road NE as well as at McDougall Road & 9A Street NE to act as a traffic-calming measure for 9th Street and McDougall NE. This arose out of concern for the increase in traffic along these roads due to the various new developments in the area and to allow for safer and more convenient pedestrian crossing at these intersections.

After the meeting, the BRCA drafted a formal letter to the City of Calgary providing this feedback. The Applicant responded to this letter as well as to the feedback that was provided by the community at the Community Information Evening (See below).

On 14 January 2020, the Applicant and the Development Team met with the community of Bridgeland / Riverside through a Community Information Evening held at the BRCA Hall, where the proposed Land Use Amendment were showcased on presentation boards. The Applicant,

Applicant Engagement Summary

members of the Development Team as well as members from the City of Calgary Planning Department, were present to answer questions from the community and explain the proposed changes to the Land Use and the building itself, in detail.

Despite the cold weather, the event was well attended with approximately 20 small groups of people making an appearance. A comment box was located at the front of the Hall for individuals to express their thoughts formally.

Feedback that arose from various conversations with the community as well as through the comment box were as follows:

- 1- The building looks great and has an interesting design but there is concern over the height that the Zoning of the parcels in the area are allowing.
- 2- There is concern regarding traffic and the need for adequate parking for the commercial Uses.
- 3- Most people had their own ideas about what they would like to see in the new commercial unit, ranging from a Bar/Pub and restaurant to a medical office.
- 4- The new commercial unit was widely accepted.
- 5- More lighting suggested for the building to add colour and brightness to the façade.
- 6- Less density and lower building (7storey).
- 7- Looking forward to having the commercial uses in this area. Likes the current design and hopes that this is reflected in the DP.

The following comments are in response to the comments above from the Community Information Evening:

- 1- Although this application is not dealing with a change in height for the Land Use, this was discussed at great length at the beginning of the process when the initial Land Use Amendment was made. At this time it was agreed by the City of Calgary that this area would be suitable to maintain buildings of this height.
- 2- The proposed development has adequate underground parking for the commercial units as per the City of Calgary Bylaw.
- 3- Although we are unable to say exactly what tenant will occupy the new commercial unit at this time, we will strive to encourage a tenant that is suitable and appropriate for the building and for the community.
- 4- The material used for the screens of the building has reflective qualities which will allow for a dynamic façade throughout varying light through the day. Landscape Architects have designed lighting around the site which will help with illuminating the building on the exterior and adding further interest to the façade.
- 5- As this site is a stone's throw away from the LRT Station as well as being so close to downtown, it is zoned to have a higher density. This density is only achievable with a taller building.
- 6- The DP for this project is running concurrently with the Land Use Amendment so the images and plans that were presented at the evening, are the same that were submitted to the City of Calgary for approval.

The following decisions were made in light of these comments:

- 1- The Applicant has added corner curb bulbs to the Development Permit Application drawings to be approved by the City of Calgary. The Applicant believes that this will help with slowing down the traffic in the area as well as enhancing the pedestrian crossing safety along both sides of the site.

- 2- The Applicant has designed the proposed new commercial unit to facilitate a number of different uses, such as a restaurant or print shop. This space can also allow for a few smaller units, making it adaptable to many different uses.
- 3- The Applicant has ensured that there is adequate underground parking for the proposed commercial uses to minimize the need for street parking.

Overall, the feedback from the BRCA and the Bridgeland Riverside community has been positive regarding the proposed changes prescribed in the Land Use Amendment. Where possible, we have implemented solutions which we believe will resolve, or help to alleviate, important issues brought to light by the community, to enrich the vision for this area.

Sarah McNeill, Architectural Designer, MArch
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