

# Community Association Response



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**Re: LOC2020-0079 (15 11 ST NE)**

Thank you for the opportunity to comment with respect to Land Use Amendment and Outline Plan application **LOC2020-0079**. This application was discussed at a meeting of our Planning Committee on March 15, 2021. The applicant had given presentations to the planning committee which was very much appreciated. The comments below reflect the feedback of the BRCA Planning Committee members only as we were unable to engage nearby residents.

### **Greenway and Municipal Reserve (MR)**

The Greenway and MR design show significant improvements compared with the preapplication revision. This design will enhance safety and walkability of the area for pedestrians and cyclists and it aligns well with the East Riverside Master Plan.

### **Point-Tower Design**

The planning committee would like the FAR 4.0 design to facilitate a "point-tower" design to minimize shadowing impact and massing effect. However, we are concerned that this design configuration is not going to be enforced. We don't see any guarantee that giant block-like massing won't be built here in the future. Is there a way to clarify all possible configurations of FAR 4.0 with the proposed height of 50M that the City will accept for a future design in this area? For example, requiring significant step backs (upwards of 4m) at 16m heights would create a pedestal base allowing the point tower concept to be built while also preventing basic block design.

### **Shadowing on CNIB Garden**

The CNIB Scent Garden is a valued part of the community where flowers are planted in a unique configuration. We are concerned about the shadowing effect on this garden. We would like to see a more clear and detailed shadow study which would be able to more discern the impacts of extended shadow on the garden's ability to flourish. We also would like to see an arrangement of the towers to minimize shadowing effect on this garden and on other areas within the shadowcast to ensure that development will not overly impact the access to sunlight.

### **East Riverside Master Plan**

We understand that a significant amendment to the Area Redevelopment Plan will be required to facilitate approval of this application. We see this as a perfect opportunity to formalize the East Riverside Master Plan and put it into action. Years of coordinated effort has gone into the East Riverside Master Plan and the City can utilize this extensive planning to result in a strategic redevelopment of the area that addresses potential zoning and setback issues. Without addressing key parts such as zoning and setbacks, we are not sure the City will prevent designs such as monolithic blocks of construction in this area. Incorporating the East Riverside Master Plan would also facilitate activation of McDougall Rd in both the Alberta Health Services and Silvera developments. At present, this design does not address the activation of McDougall Rd or that interface.

### **Preservation of Trees**

There are a large number of beautiful mature trees, home to a lot of birds, in the development area. We hope to see as many of these mature trees preserved as possible.

### **Density with Amenities**

Currently there is no clear plan for addressing public realm deficits to accompany this densification plan. We understand and support the rationale behind increased density that undertakings like this plan and others will bring to Calgary. However, to achieve a complete community design, the community would like to see further improvements brought to the area to accompany this densification. In this case the public realm such as wider sidewalks, missing sidewalks need addressed in East Riverside as a whole. What is the City's plan to address this? Density bonusing? Revitalization Levy? Tax retention like East Village? McDougall Rd is planned for paving next year and we are working with the City on a complete streets design, but 11s, Bow Valley Lane and 11a St need improvements (specifically 11a St that has missing sidewalks and no curb cuts). Furthermore sidewalks in the area are too narrow (preventing seniors with walkers or scooters from walking side by side) and crossings lack bulbouts for safety. How can development help address these issues?

### **Traffic Pattern**

We believe a detailed traffic pattern plan is required to promote activation, safety, and walkability in the area. Considering that there is a daycare and senior homes in this area, existing traffic concerns, and narrow roadways, we expect a continued increase in families with children utilizing streets and sidewalks, more seniors walking and accessing nearby amenities and more vehicle traffic which can pose significant impact on both uses. Therefore, it is paramount to develop a traffic pattern plan that results in a pedestrian-friendly design and slower traffic. To achieve this, we would like consideration of a one-way U shape traffic pattern with a reduced number of lanes from 11A ST towards the south, Bow Valley Lane towards the west, and 11 ST towards the north. This could then result in a wider sidewalk design.

We are excited to continue to work with the applicant and City to address these challenges and fully realize the potential of East Riverside.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors  
Planning Committee