

Applicant Submission

Company Name (if applicable):

S2 Architecture

LOC Number (office use only):

Applicant's Name:

David Symons

Date:

November 30, 2023

S2 Architecture is pleased to submit this application for a Land Use Amendment on behalf of the landowner, CNIB Foundation/City of Calgary. The CNIB Foundation has been a the primary provider of services to the blind and deaf blind community in Calgary and Southern Alberta within the Bridgeland Community site for the past 62 years.

The CNIB parcel is located in the southeast corner of the Bridgeland community and consists of the existing CNIB building on the west side of the site, a Fragrant Garden community garden, parking lots to the south and east of the CNIB building, and an open field located in the southeast corner. The CNIB seeks to implement a master planned inclusive, accessible community while achieving the shared vision of the East Riverside Master Plan, which reflects a higher-density, transit oriented neighbourhood. The current Land Use District (S-C1) does not provide for the uses and scale of the development envisioned in the Master Plan, and is not align with CNIB's forward looking objectives of achieving an inclusive community

The proposed Land Use Amendment sets the framework for a higher-density, mixed-use community incorporating the future CNIB Foundation building, residential housing for the CNIB, market and non-market housing (10% of the units perpetual non-market rental) retail/ commercial /entrepreneur maker space and retention of the Fragrant Garden.

The pathway connectivity will connect to the future Greenway which will provide a better, more direct connection to the Bridgeland-Memorial LRT Station.

With respect to the land use districts, the MU-1 District is sought for the majority of the site, with an FAR of 4.5 and a maximum height of 86 metres in the southeast corner of the site. This is consistent with the vision of the Master Plan. The existing Fragrant Park is to be zoned to S-CS. Parcels 1& 3 (east side of the site) are to be two mixed use residential buildings with a common plaza separating the two with retail/commercial uses at grade. The west side of the site (Parcel 2) will incorporate a new home for the CNIB as well as a residential component and the potential for retail/commercial at grade to the south.

A Safe Shared Street is being proposed with reduced traffic and priority given to pedestrians. This will be directly east of the CNIB building connecting all four parcels and be adjacent to a common outdoor plaza shared by all residents of the site. Development on the site will also be guided by the Bridgeland-Riverside Area Redevelopment Plan (ARP).