

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: CNIB Foundation - Bridgeland Village

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

For this application, we carried out an engagement strategy that included:

1. An Information Package was prepared and submitted to the City of Calgary Planning Department and the Bridgeland-Riverside Community Association outlining a Master Plan Framework for the lands to be developed.
2. Attend and present to the Bridgeland-Riverside Community Association Board on November 20, 2023, 11 board members in attendance.
3. Attend and present at the UDRP meeting, November 22, 2023, 9 panel members.
4. Put up notification signs (November 22, 2023) for an Public Open House at CNIB, November 29, 2023.
5. Host and attend the Public Open House for the community and area residents at CNIB (on site) November 29, 2023. 40 people in attendance.
6. CNIB posted notice of invitation on their web page for people to attend the Public Open House on November 29.
7. In person contact and Flvers 4 properties (Silvera & Columbus Place)

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

Bridgeland-Riverside Community Association - Board meeting
Public Open House at CNIB for community input
Executive Director who represents Silvera for Seniors (adjacent landowner)
Executive Director who represents Bishop O'Byrne Manor, Columbus Manor and Columbus Place residents.
Senior City of Calgary staff and local elected officials.
City of Calgary Urban Design Review Panel.

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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

BRCA: Generally supportive of the application. Preservation of the Fragrant Garden. Ensure there is connectivity to the Bridgeland-Memorial LRT Station. The proposed heights of the buildings was questioned and if it could be reduced, there was a concern about precedence setting.

Area landowners: Generally supportive of the application. Questions with regard to access and egress from the site.

Local residents (Open House): Generally support the concept. Comments included height, building design, safety, shadowing of park and daycare in the community.

UDRP: Generally supportive of the application. Want more density and height.

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Refinement to the plan submitted for application as a direct result of input from public engagement and community board members.

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Project refined to address comments and shown at the Open House to local residents.

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Executive Summary

Introduction

S2 Architecture is pleased to submit this application for a Land Use Amendment/Outline Plan on behalf of the landowner, CNIB Foundation/City of Calgary. The CNIB Foundation are leasing the land from the City of Calgary and have a 99 year lease, reflecting a long history of involvement within the Bridgeland Community.

This 5 acre site is located in the southeast corner of the Bridgeland community and consists of the existing CNIB Foundation building on the west side of the site, the Fragrant Gardens community park, parking lots to the south and east of the CNIB building, and an open field located in the southeast corner. The applicant seeks to implement the vision of the East Riverside Master Plan, which is for a higher-density, transit oriented neighbourhood. The current Land Use District (S-C1) does not allow for the uses and scale of the development envisioned in the Master Plan, the restrictions do not align to CNIB's future aspirations for the land.

The proposed Land Use Amendment/Outline Plan 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 and retail/ commercial uses. The Fragrant Gardens will have access across the street 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).

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Affected Parties

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6. City of Calgary Urban Design Review Panel.

What We Heard

BRCA: Generally supportive of the application. Preservation of the Fragrant Garden. Ensure there is connectivity to the Bridgeland-Memorial LRT Station. The proposed heights of the buildings was questioned and if it could be reduced, there was a concern about precedence setting.

Area landowners: Generally supportive of the application. Questions with regard to access and egress from the site.

Local residents (Open House): Generally support the concept. Approx. 40 people attended the open house which was advertised with 2 bold outdoor signs. In person contact and Flyer notification to the four properties (Silvera and Columbus place) Bridgeland Riverside Community Association utilized their data base for notification of open house and CNIB posted on its website and fan out to members for the blind community Comments included,

1. Preservation of the park space
2. Parking
3. Daycare in the community
4. Access to future services CNIB
5. Safe zone
6. Building height
7. Building design
8. Timing of development and phasing.

UDRP: The Panel strongly supports the aspirational ambitions of this mixed use project that will be the home of CNIB's western hub.

Key aspects of the design concept that must be further developed to prove that the lively public realm and pedestrian focused design presented in the renderings can be achieved include:

- Massing and placement of the highest elements to provide identity to Bridgeland and signify this site's location as a gateway to the east side of the city. Shaping of the density into slender point tower forms that lessen shadow impacts and allow access to natural light and views around and between them as well as leaving generous amounts of open public space at grade.
- Locating the higher buildings where they have the least impact on neighbouring properties and then transitioning the massing down to heights that relate to adjacent buildings.
- Full activation of both the shared street and plaza and creating linkages from them to the fragrant garden so that all 3 areas become contiguous outdoor spaces.
- Pedestrian connections to pathways external to the site.
- Placement of back of house, loading, waste & recycling, and parkade entrances to divert traffic away from pedestrian zones.

Photo Timeline

Open House Advertising Signage Posted



Open House Advertising



CNIB Open House re: Calgary expansion

As a member of the Bridgeland-Riverside community, you're invited to join us for an open house on Thursday, November 30, where we will share our vision, and expansion plans, for the current CNIB site.

You'll have an opportunity to hear how CNIB aims to remove barriers to create inclusive communities where everyone can **live, learn, work and play**. Together, we can ensure the Bridgeland-Riverside community is a beacon of accessibility and inclusion as we lead the way to a barrier-free Canada.

Date: Wednesday, November 29, 2023

Time: 6:00 p.m. – 8:00 p.m.

Location: CNIB Calgary, 10 11a St NE

Questions?

Please call CNIB at 403-266-8831.

Photo Timeline

Public Open House



Photo Timeline

