

# Applicant Outreach Summary

2024 May 29



**LOC2024-0074 | 35 11A ST NE**  
Engagement Report: What We Heard

May 1, 2024 (Revision 1)

## Engagement Report: Land Use Amendment & Pre-Development Permit Application

RE: 35 11A ST NE, Calgary, AB | PE2023-01586 | LOC2024-0074 | Plan 273JK Block C Lot 1

### Executive Summary:

As part of the public engagement process, the Applicant & Developer conducted in person open house style public engagement and targeted stakeholder discussions for LOC2024-0074 (35 11A ST NE). The following report outlines what we heard at those events and what will be implemented in the forthcoming Development Permit application.

How did people hear about the Land Use Amendment & approaching DP Application?

- Mar 3 • Social media posting. Project active on Skyrise Calgary.
- Mar 14 • Press release email to residents of Silvera for Seniors properties nearby inviting stakeholders to public engagement event
- Mar 15 • In-building public engagement open house flyers with event details posted for residents of Silvera for Seniors properties
- Mar 16 • Social media posting
- Mar 19 • Two public engagement open house billboards posted: one on-site & one near the BRCA (Community Association building)
- Apr 8 • Email invitation to BRCA (Community Association) & Ward Councillor with public engagement event details
- Apr 16 • Public Engagement Open House event was held on Tuesday, April 16, 2024 at BRCA building from 18:00-20:00

Targeted Stakeholder Discussions:

- Mar 26 • Discussion #1 (online) with Silvera for Seniors on interface with existing approvals (MR S-SPR) and future pedestrian connection from McDougall to MR S-SPR
- Apr 16 • Discussion #2 (in person) with Silvers for Seniors envisioning session on amenities, interface with MR S-SPR, and future pedestrian connection between properties

### Public Engagement Open House Attendance: 53 + 7 Facilitators

STAKEHOLDERS: 49 | WARD COUNCILLOR: 1 | BRCA: ~ 3 | DEVELOPER: 4 | APPLICANT: 3

### Feedback:

**Most common themes:** Traffic, Height, Street parking needed, Amenity  
**Notable other themes:** CNIB Application (By Others), Construction noise

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**Report Discussion:**

Refer to Appendix A for Presentation Boards displayed at the Open House.

The Applicant & Developer endeavoured to record all verbal concerns and feedback discussed. Those items are summarized in the "Summary of Verbal Discussions" in Appendix B.

Attendees were encouraged to provide written feedback during the event or to email the City of Calgary Planning & Development Services Senior Planner. Emails and Feedback Cards are summarized below. In addition to the Feedback Cards, one printed typed letter was deposited in the Feedback Card box during the Public Open House Engagement Event (to the Applicant Team directly). Refer to Appendix C for all verbatim feedback. The typed verbatim feedback summary is followed by the scanned Feedback Cards. Personal details have been redacted from feedback.

Note: The Applicant received no phone calls relating to the LOC file (via site notice posting).

<b>WHAT WE HEARD</b>	<b>WHAT WE DID</b>
Traffic	Recent changes to signalization at St. George and access out of the community is a concern. Discussed with Ward Councillor at engagement event.
Height	The land use amendment height increase by 2m is a minor change to the existing land use approval. By increasing density at the towers more open space has opened up at grade for west amenity. Further details will be provided at the development permit stage on landscape programming.
Street parking needed	An attendee & BRCA recommended a dedicated on-street loading area being beneficial. Consultants will explore adding a short term street loading area for residential food & package deliveries at the east residential main entrance.
Amenity	Multiple attendees and the BRCA asked for a dedicated dog area. An on-site dog run will be included in the Development Permit application.  Attendees asked for connected pathways to the streets. Pathway connection will be provided from McDougall to the park on the west and east side of the development. Access will be barrier free and well lit for safety. Developer has reached out to the BRCA post the open house re their concerns.

**Next steps**

The Applicant & Developer will continue targeted discussions with Silvera for Seniors regarding interface between the properties; theme already captured in this report.

Regards,



Lauren MacKenzie  
M.Arch, BECxP, Architect AAA  
For

**Casola Koppe Architects**

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## **Appendix A**

*Presentation Boards – Open House*

LOC2024-0074 – 35 11A ST NE

WELCOME

Thank you for attending our open house.

Information about the development is presented throughout the room.

Representatives from the development team are present to answer questions.

Please complete a comment form with your thoughts on the proposed land use change and they will be presented to the City of Calgary.



Photo is for informational purposes only. Not to scale.

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ARCHITECTS

PROJECT TIMELINE



LAND USE AMENDMENT ENQUIRY  
PRE-APPLICATION SUBMISSION  
TO CITY

**BUCCI PRE-DESIGN  
PUBLIC ENGAGEMENT 1  
APRIL 16, 2024**

PUBLIC FEEDBACK REVIEW &  
'WHAT WE HEARD' REPORT  
SUBMISSION TO CITY

LAND USE AMENDMENT  
SUBMISSION REVIEW BY CITY

CONCURRENT DEVELOPMENT  
PERMIT SUBMISSION &  
REVIEW BY CITY

REVIEW PROCESS

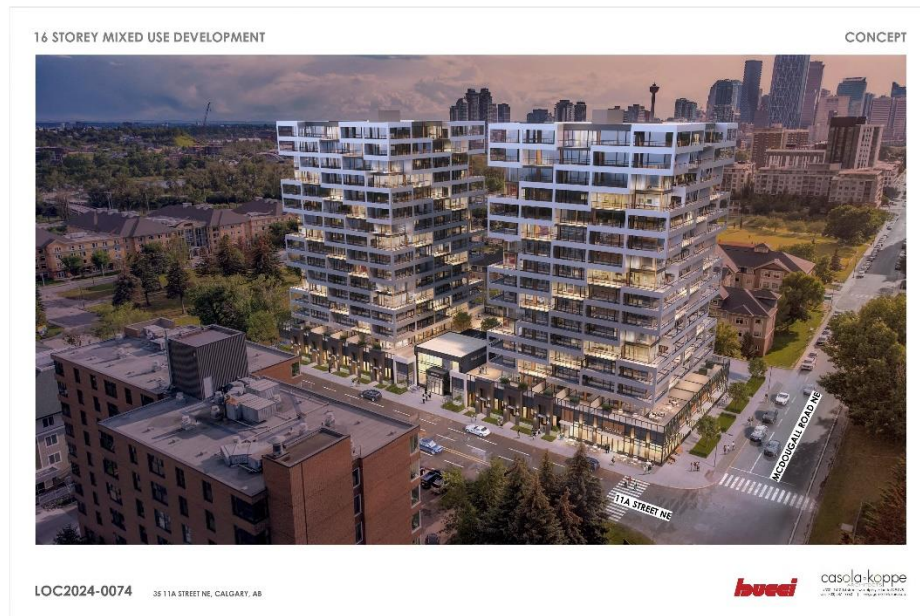
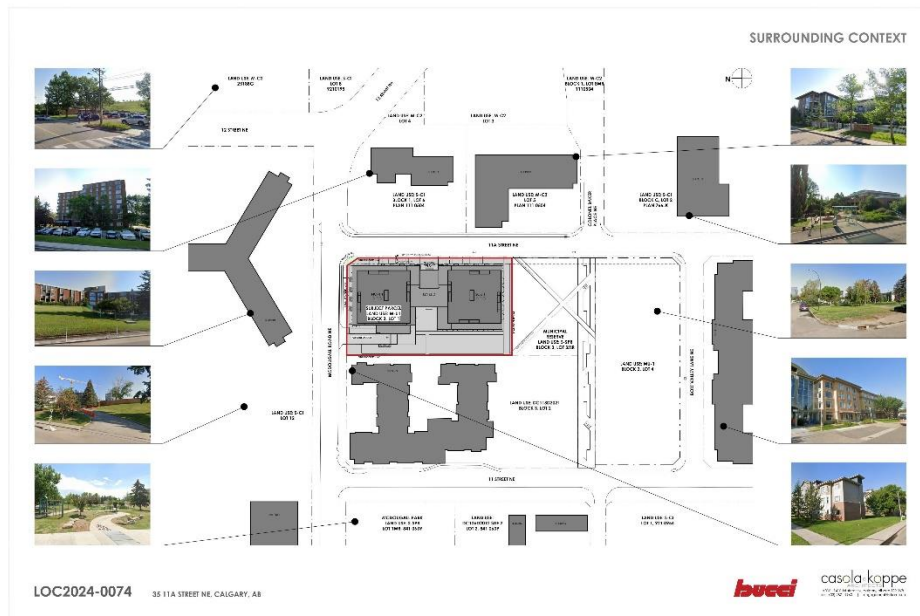
AMENDMENTS & DEVELOPMENT  
PERMIT APPROVALS

BUILDING PERMIT &  
CONSTRUCTION

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**CONCEPT DIAGRAMS**

**GREEN LINK**

WITH ITS LANDSCAPING, THE NEW DEVELOPMENT WILL ACT AS A GREEN LINK TO EXISTING GREEN AREAS & AMENITIES

**PEDESTRIAN PATHWAYS**

THE DEVELOPMENT WILL FURTHER PROMOTE CONNECTIONS TO THE EXISTING SIDEWALK & PATHWAY NETWORK

**CYCLING & BUS ROUTES**

THE DEVELOPMENT IS DESIGNED TO CONNECT WITH BICYCLE ROUTES ALONG MCDOWGALL RD

**ACTIVE FRONTAGE**

COMMERCIAL ALONG MCDOWGALL ROAD PER POLICY WILL CREATE A DYNAMIC AND VIBRANT FRONTAGE

**ACTIVE FRONTAGE**

RESIDENTIAL UNITS AT GRADE FACE 11A ST, THE SOUTH TO THE PARK, AND WEST FOR A SAFE AND ACTIVE FRONTAGE

**ACCESSIBILITY**

CONNECTIONS WILL BE DESIGNED FOR STROLLERS & WHEELCHAIRS FOCUSING ON COMFORT AND SAFETY

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**SCHEMATIC VIEW FROM 11A STREET NE**

SOUTH PROPERTY LINE      NORTH PROPERTY LINE

PARK (M-R / S-SFR)      MCDOWGALL RD NE

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### UNIT INFORMATION

Comments	Unit	Area sq ft	Area sq.m.	Count
2 bed, 2 bath	UNIT A	850 sq ft	78.4 sq m	1
2 bed, 2 bath	UNIT A1	771 sq ft	71.4 sq m	93
2 bed, 2 bath	UNIT A2	771 sq ft	71.4 sq m	74
2 bed, 2 bath	UNIT A3	718 sq ft	66.3 sq m	1
2 bed, 1 bath	UNIT B	699 sq ft	64.9 sq m	1
1 bed + own 1 bath	UNIT F	690 sq ft	64.2 sq m	30
1 bed + own 1 bath	UNIT C	653 sq ft	60.5 sq m	1
1 bed + own 1 bath	UNIT G2	638 sq ft	59.0 sq m	2
1 bed + own 1 bath	UNIT D	565 sq ft	52.4 sq m	20
1 bed + own 1 bath	UNIT C4	517 sq ft	47.9 sq m	1
1 bed + own 1 bath	UNIT G	553 sq ft	51.4 sq m	7
studio	UNIT E	533 sq ft	49.3 sq m	30
studio	UNIT B3	525 sq ft	48.6 sq m	60
studio	UNIT C3	492 sq ft	45.5 sq m	1
studio	UNIT H	492 sq ft	45.5 sq m	1
studio	UNIT C2	438 sq ft	40.5 sq m	2
studio	UNIT C1	415 sq ft	38.4 sq m	30
studio	UNIT C5	411 sq ft	38.2 sq m	32
studio	UNIT C4	414 sq ft	38.3 sq m	2
studio	UNIT C6	378 sq ft	35.0 sq m	1
studio	UNIT C7	379 sq ft	35.2 sq m	1

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### GROSS FLOOR AREA (GFA)

PHASE 1 GFA BREAKOUT			PHASE 2 GFA BREAKOUT		
Name	Area sq.m.	Area sq.ft.	Name	Area sq.m.	Area sq.ft.
Level 1	1709.2 m <sup>2</sup>	18,376.7 ft <sup>2</sup>	Level 1	1771.2 m <sup>2</sup>	19,025.7 ft <sup>2</sup>
Level 2	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 2	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 3	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 3	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 4	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 4	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 5	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 5	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 6	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 6	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 7	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 7	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 8	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 8	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 9	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 9	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 10	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 10	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 11	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 11	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 12	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 12	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 13	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 13	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 14	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 14	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 15	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 15	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 16	756.3 m <sup>2</sup>	8,140.7 ft <sup>2</sup>	Level 16	756.5 m <sup>2</sup>	8,140.7 ft <sup>2</sup>
Level 17	146.431 m <sup>2</sup>	1,576.5 ft <sup>2</sup>	Level 17	146.431 m <sup>2</sup>	1,576.5 ft <sup>2</sup>

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### LAND USE AMENDMENT PROPOSED

EXISTING APPROVED FAR = 4.0 → LAND USE AMENDMENT PROPOSED FAR = 4.6

#### LEVEL 1 GFA

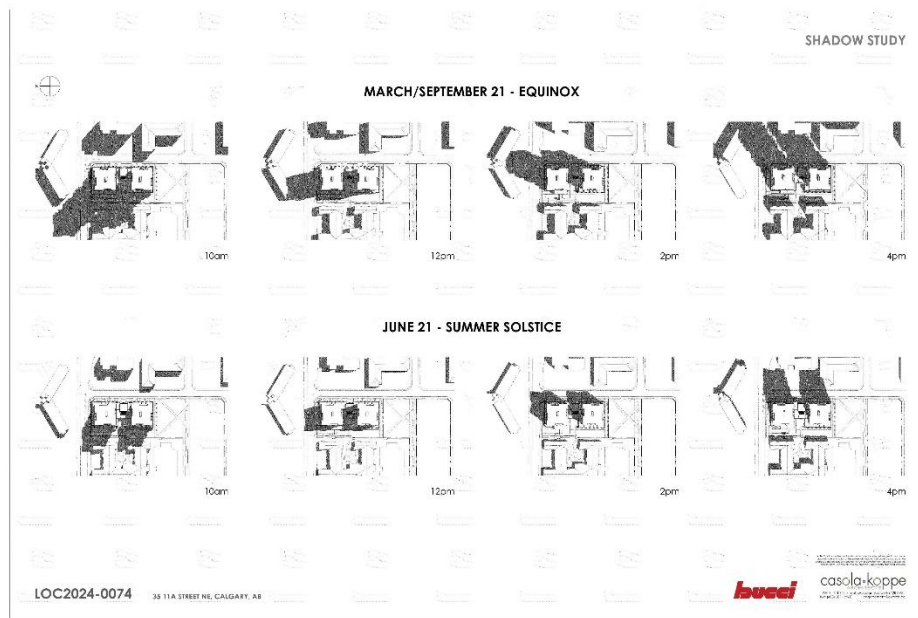
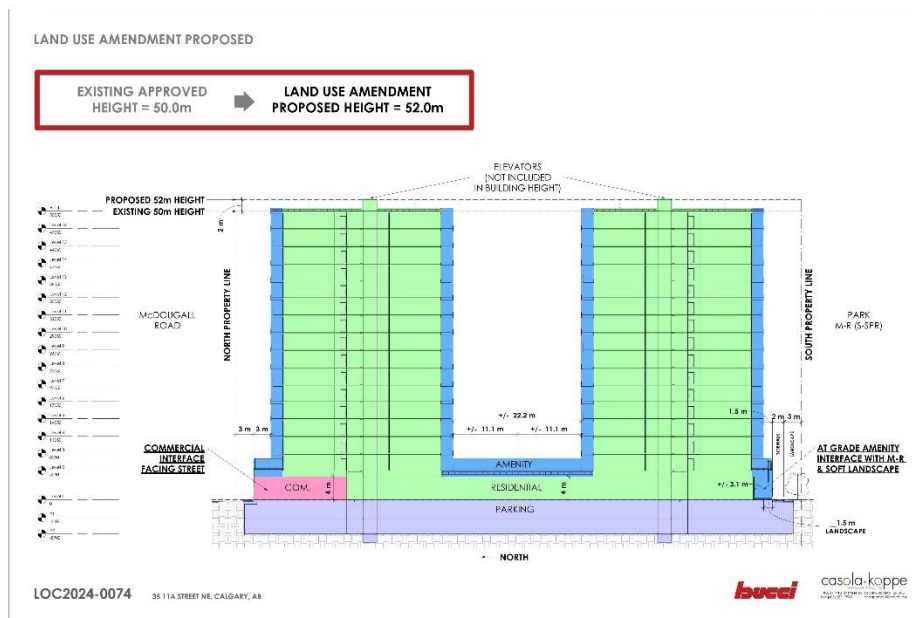
#### LEVEL 2 GFA

#### TYPICAL BELOW GRADE PARKING

#### LEVEL 3 - 16 GFA

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## **Appendix B**

*Summary of Verbal Discussions*

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### Summary of Verbal Discussions

During the Public Open House Engagement Event (April 16, 2024) the Applicant & Developer endeavoured to record all verbal concerns and feedback discussed. Those items are summarized below. The following are organized by theme and order received.

<b>COMMERCIAL</b>	<ul style="list-style-type: none"> <li>• <b>Want to see grocery store, pharmacy, hairdresser, coffee shop.</b></li> <li>• <b>Need commercial- closest is east village and co-op on 16<sup>th</sup> Ave for mainstream. Bush Lane and Bridgeland market expensive.</b> Discussed commercial is proposed.</li> <li>• <b>Glad to see commercial proposed.</b></li> <li>• <b>No cannabis store or tattoo shop. No vape or liquor.</b></li> <li>• <b>Restaurants needed.</b></li> <li>• <b>Need a basic grocery store that isn't that expensive.</b></li> </ul>
<b>HEIGHT</b>	<ul style="list-style-type: none"> <li>• <b>Won't see morning sun.</b> Referred to shadow study provided.</li> <li>• <b>Will shadow unit in the morning.</b> Referred to shadow study provided.</li> <li>• <b>Okay with height proposed.</b></li> </ul>
<b>DENSITY</b>	<ul style="list-style-type: none"> <li>• <b>Love density, live on 7a</b></li> <li>• <b>How does this support the community?</b> Discussed commercial and west amenity corridor connecting McDougall to the new MR (S-SPR) Park. Density to help the housing shortage.</li> <li>• <b>Need more housing soon.</b></li> </ul>
<b>AESTHETICS</b>	<ul style="list-style-type: none"> <li>• <b>Appreciate geometry of proposed cladding.</b></li> <li>• <b>Will be a beautiful building.</b></li> <li>• <b>Oh, fancy buildings.</b></li> </ul>
<b>TRAFFIC</b>	<ul style="list-style-type: none"> <li>• <b>Onto Memorial East the dual turn is now gone.</b> Discussed congestion increase since that signalization change was recently made.</li> <li>• <b>Stated concern with traffic flow on McDougall.</b></li> <li>• <b>Bridge congested, 30% of units without parking.</b> Discussed parking ratios will be reviewed at the development permit stage.</li> <li>• <b>Add a street bump out for deliveries at main entrance. Bump in from the street.</b></li> <li>• <b>12<sup>th</sup> lane change the worst.</b></li> </ul>
<b>CNIB &amp; OTHER</b>	<ul style="list-style-type: none"> <li>• <b>CNIB need to coordinate construction flow. 11a will be very busy with that parcel.</b></li> <li>• <b>Another exit needed at 12<sup>th</sup> ST it's a cul-du-sac because of CNIB</b></li> <li>• <b>Carewest took away all the parking underground. Parking is tight – there is none.</b></li> <li>• <b>C-Train station not safe at night.</b></li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>• <b>Energy efficiency</b></li> <li>• <b>Will there be e-vehicle parking?</b> Discussed parking types will be reviewed at the development permit stage.</li> <li>• <b>No incandescent bulbs.</b> Discussed the building aims to perform 25% better than energy code requirements.</li> <li>• <b>Has big sinks. Use non-square sinks to use less water.</b></li> </ul>
<b>PARKING AMENITY</b>	<ul style="list-style-type: none"> <li>• <b>There are no public surface lots.</b></li> <li>• <b>MR Park built soon?</b></li> <li>• <b>Operations &amp; maintenance of parks bad. Have to pick up garbage. Help with garbage in parks.</b></li> <li>• <b>Outside dog run needed.</b> A dog run is proposed.</li> <li>• <b>Will there be a sidewalk between the buildings north to south?</b> Discussed yes.</li> <li>• <b>Picketball court?</b></li> <li>• <b>Would want to see a dog park for residents and not in park.</b></li> </ul>
<b>INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>• <b>Concern on infrastructure and amenities.</b></li> </ul>

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## **Appendix C**

*Summary of Feedback (Emails & Event Cards)*

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**Summary of Feedback (Event Cards)**

Attendees of the Public Open House Engagement Event (April 16, 2024) were encouraged to provide written feedback during the event or to email the City of Calgary Planning & Development Services Senior Planner. The Feedback Cards received are summarized below. In addition to the Feedback Cards, one printed typed letter was deposited in the Feedback Card box during the Public Open House Engagement Event titled "Willow Park on the Bow 30 11<sup>th</sup> St. NE" (to the Applicant Team directly). The below typed summary is followed by the scanned Feedback Cards and that typed letter. Personal details have been redacted from scans and noted as removed in brackets '(redacted...)' from the typed Summary of Feedback.

Feedback Card #	Summary of Feedback
1	<p>1. Cannot have 2 constructions going on at the same time, Bucci's and CNIB project</p> <p>2. Traffic is a huge problem. The east riverside is not made to have twin towers (rather south-north towers) and CNIB's 27 storey tower. The area is very compact due to St. George st and the bridge (not connected to Inglewood). There is a strong need to have a one-way street from entering onto 11 street, Bow Valley Lane and 11A street. Many seniors use the pathways between Silvera buildings and streets, many tenants use the pathways to connect to the C train stations</p> <p>There are not enough parking spaces in the Riverside area. Case in point: residents of Bucci's twin tower (locate don MacDougall road/9a street) now park their cars/vehicles on MacDougall road up to 11a street, not only tenants use them, also guests.</p> <p>3. There is a dead end street at the end of 11a street. Parking lot is located south of the aspen community building where the drivers park their vehicles. There is no flow of traffic.</p> <p>4. Too much shadowing the with Bucci's 15 storey buildings, reduces the sun's path significantly after 5:00pm in the winter and after 6:00pm. How are the tenants going to expect and ensure that their gardens are getting sufficient sun to grow their own produce? The plants need at least 6 hours a day. When the sun comes around at 4:00pm. The Fragrance Garden at the CNIB would lose more sun. If the plan is to go ahead with a 27 storey building at CNIB, the Fragrance would more sun and Bucci increase the shadow.</p> <p>5. Bucci should not push the boundary line toward Bow Valley Lane for more land coverage. Seniors, families, teenagers and people from all walks of life use the pathway for leisure activities and accessible to the Ctrain station.</p> <p>6. Bucci's building 15 storey is beyond the BRCA's standard height. It would appear to be claustrophobic. Bucci need to reduce the height to 4 storey's high and reduce the shadow.</p>

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	<p>7. Visually impaired individuals come to CNIB, with or without service dogs, quite often. There is a need to consider a safe environment. Furthermore individuals with wheel-chairs also use the "parks" across from aspen community</p> <p>8. No commercial offices/spaces, no need for amenities. We got Bridgeland market.</p> <p>9. Currently there are 22 healthy trees in the Bucci's lot. How are you going to cool the building on the hottest days, like 40°C</p>
2	Consider shorter buildings or moving so Silvera Seniors aren't shadowed. Or do something for the seniors – like have a hair salon in the building.
3	<p>I would like to see the height stay at 50m. I think it sets a slippery precedent when we let the tolerances slip.</p> <p>I feel it's important to mandate the commercial on the McDougall Street level. This was identified long ago as important to provide some amenities in this corner of the neighborhood.</p> <p>Important – it will be introducing 300+ units in this corner of the hood, the St. Georges bridge lanes need to be re-worked. Allow duel turns to the east to access Memorial Drive. This is a minor disaster, I know it's unrelated to this particular change but my 311 submissions keep going unanswered.</p> <p>Thanks</p> <p>The building already towers/ dwarfs its neighbours &amp; throws a shadow onto the George Bayak.</p>
4	I would like to see a Bakery & fitness centre for the neighborhood.
5	I have a concern about the available parking since there already isn't enough street parking in the area as it is. We can't assume people will not have cars since we are close to a train station. The station is not safe at night.
6	<p>Parking, particularly street parking is at a premium. This will only create more challenges. Regardless of city dreams, people still need to drive, and have family that needs to drive to see them here.</p> <p>In addition, the traffic on the only conduit road to deerfoot will have another 2 towers of 16 floors that will be exiting onto McDougall.</p>
7	Grocery Store pls!
8	<p>It's exciting to see continued growth.</p> <p>My concerns are:</p> <ul style="list-style-type: none"> <li>- Increased traffic and congestion on McDougall Rd, which already struggles during rush hours due to people shortcutting through the neighbourhood.</li> <li>- Lane restrictions and construction traffic during the fly over and neighbourhood road/ boke lane sidewalk construction, all of which is expected to last until late 2025 and will already contribute to major traffic issues in the neighbourhood. I would like to see any land restrictions or parking restrictions delayed until after the 2 big city projects are completed.</li> <li>- Adequate free visitor parking for both residential and commercial in the building, so that there is no impact on the limited street parking available in the area.</li> </ul> <p>(Contact Information Redacted)</p>
9	Please consider that McDougall Road is facing congestion what with this development & CNIB. A better result for the community is to have the City consider better linkages with 12 <sup>th</sup>

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	Street to avoid funneling traffic on one road. Transit oriented developments still have cars and our neighbourhood has already experienced congestion & parking & safety problems. Otherwise, welcome (back) to the community. (Name redacted) BRCA Planning Committee
10	How long take to build? 3-4 years. These bldgs be service grounds by. How more rent be. (Contact Information Redacted)
11	Concerns <ul style="list-style-type: none"> <li>1) Increased local traffic with 2-15 story buildings</li> <li>2) Street parking in the area with 2-15 story buidings. We are already getting people who work in the downtown parking in our area and taking the train into the city</li> <li>3) 3 ½ to 4 years of non stop noise and dust for nearby residents with noise starting @ 7:00 am</li> <li>4) Safety concerns with some residences being so close to construction</li> </ul>
12	<ul style="list-style-type: none"> <li>1. Put willow park on the bow in shadow of new structures.</li> <li>2. Traffic congestion around 11a ST to Tom Campbell to Memorial</li> <li>3. Architectural design does not blend in with existing buildings</li> <li>4. Does not take into account of the impact of the proposed 27<sup>th</sup> CNIB buildings</li> <li>5. Two levels of underground parking – water issues due to proximity to river</li> <li>6. No allotment for senior housing</li> </ul>
13	<ul style="list-style-type: none"> <li>- With the additional population will access on 12<sup>th</sup> street be improved? Currently a lot of traffic backup to leave the community.</li> <li>- Will pedestrian &amp; non-vehicle access be maintained/ improved in the area?</li> <li>- I like the plans to have commercial along mcdougall</li> <li>- Will there be traffic calming during construction</li> </ul>
14	<ul style="list-style-type: none"> <li>- Traffic Flow Impact</li> <li>- Parking impact if any</li> <li>- Access through Bridgeland</li> </ul>
15	<p>Site Specific</p> <ul style="list-style-type: none"> <li>1. Suggest adding 'dipped in' loading zone for deliveries &amp; drop off cars like uber eats/ amazon are often blocking traffic stopping</li> <li>2. Would suggest building a dog park space for residents &gt; concerns with Dominion residents ruining grass with pets so anticipate this will be a concern with new dev.</li> </ul> <p>Broader concerns</p> <p>The BRCA had worked w/ city &amp; stakeholders like Silvera, CNIB, AHS 6-8 years ago on East Riverside Master Plan. The City cancelled the ARP Process before it was finalized and thus many of the community concerns around access, infrastructure, amenities are very prevalent</p> <p>We recommend that the City, Bucci, Silvera, AHS, CNIB convene to review updated plans for East Riverside to discuss long term needs for the community (Contract information redacted)</p>
16	BRCA card (contact information redacted)
17	Beautiful project! Very encouraging to see increased density in a city that badly needs it. A+++
18	<p>(Note: this was printed typed letter submitted during the engagement open house event)</p> <p>Proposed land use change REF #LOC2024-0074 To: Calgary.ca/developmentmap From: (Contact information redacted) Willow Park on the Bow 30 11<sup>th</sup> St. NE</p>

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<p>We moved to WPOTB in (redacted year) because of it being a seniors community and the location and senior opportunities such as being able to live in an independent building, then moving to an assisted living building and finally a long term lodge for our future needs would be met.</p> <p>Number one concern with the proposal is how traffic will be affected when firetrucks, EMS, ambulances and bus transportation must get to the senior buildings quickly in a life saving situation. Plus having food delivered and being able to leave the community to get groceries etc.</p> <p>Number two concern is how these new 16 story buildings will tower over the surrounding buildings which may be blocked off from all natural elements and views due to the height of the proposed buildings. Seniors will be living in the dark in their homes and may have to move.</p> <p>Number three concern is the density of population and traffic with this proposed development and a proposed development behind the CNIB when people are added to the community and again they need to have a way to enter and exit easily.</p> <p>Number four concern is traffic flow with the addition of so many cars regarding street parking etc. from other residents and the construction crews. The streets around 11st and 11a st and McDougall road are already filled daily to capacity with parked cars not only from seniors but visitors and other residents from 9<sup>th</sup> street.</p> <p>Number five concern is the impact of noise for several years which will affect seniors greatly and with construction the air quality will not be good and could cause problems for seniors.</p> <p>Number six concern is that there are line up of cars already towards the 12<sup>th</sup> st bridge to access Eastbound Memorial and Inglewood and with the density it will be even more congested. The tree traffic lights are holding back the traffic so that 12<sup>th</sup> st is backed up all the way to McDougall. The St.George's Drive coming down from the zoo is also adding to the traffic congestion. How will this be handled?</p> <p>Number seven concern is a problem that is very concerning for us being a senior community. Crime. Car thieves, homeless people sleeping in our outer lobbies. We feel now with the addition of many more residents coming into the area the police will be dealing with more crime. Not safe.</p>
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Refer to Summary of Feedback for typed summary of the following scans (3 pages):

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

① I cannot have 2 construction cranes at the same time, noise and delays project

② Traffic is a huge problem. The last Riverside IS not made to have twin towers (rather south-north towers) and cranes at the same time. The area is very compact. Area to St. George St and the nearby connected to highway.

There is a strong need to have a one-way street from parking onto St. George Valley Lane and HA Street.

Many seniors use the pathways between these buildings and there are many delays. We particularly connect to the transit stations.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

There are not enough parking spaces in the surrounding area. Have to park? Residents of Bucci's twin tower (located on Mississippi Rd.) are sharing how parking their cars/park on Mississippi Rd up to HA Street. Not only blocks weather, also creates.

③ There is a head end at the end of HA Street. Parking lot is located south of Aspen Community building. When the cranes park there, there is no room at all.

④ Too much shadowing the area with Bucci's IS study buildings, reduced the same path significantly other groups in the winter and other groups. How are the tenants going to prep and insure their gardens are getting.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

sunlight sun? to grow their own produce? The plants need at least 6 hours a day. When the sun comes around at 11:30pm, the fragrance garden website of the CNIB would use more sun. If the plan is to go ahead with a 24-story high building at CNIB, the programme would have sun and breeze. Increase the shadow.

⑤ Bucci should not push the boundary line. They should have had more consultation, permits, etc. and people from all walkways like when the pathway for future activities and necessary to the transit station.

⑥ Bucci's building is 15 stories is beyond the BCRA's standards. I don't know if it would be a problem for the neighborhood. All Bucci need to.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

reduce the height to 4-story high and reduce the shadow.

① Visually impaired individuals come to work with a parking service pass, make it open. There is a need to consider the seniors environment. Furthermore individuals with wheelchairs also use the parking access from Aspen Community.

② no commercial office spaces. no need for a market. We got bridge and market.

③ currently there are 29 trees in the Bucci's lot. How are going to treat the building on the park days like 1/2024.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

Consider shorter buildings or making so seniors access sidewalks or do something for the seniors - like have a hearing in the building.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

I would like to see the height of a 20-story building when we get the 10-story slip.

I feel it's important to provide the support on the the 10-story slip. This was implemented long ago as important to provide some support in this corner of the neighborhood.

Important - If we'll be including the 20-story building, bridge long need to be re-worked. Allow that time to the street to access. Approval from this is a must. I know it's important to the seniors change but my 3rd address is keeping going upwards.

Thanks.

The building already towers above the neighborhood & offers a shadow onto the bridge way.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

I would like to see a parking & transit centre for the neighborhood.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

I have a concern about the potential impact some space planning will create street parking in the area as it is the only space for people who are not able to drive. The station is not safe at night.

Thanks for your participation! **bucci**

**Public Engagement Comment Form**

COMMENTS/FEEDBACK:

Parking, particularly street parking is a premium. It will only create more challenges. Regardless of city dreams, people still need to drive, and have family that needs to drive to see them here.

In addition, the traffic on the only road to downtown will have another 2 towers of 16 floors that will be exiting onto Midway.

Thanks for your participation! **bucci**



Public Engagement Comment Form

COMMENTS/FEEDBACK:

\* grocery store pls!

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

I'm excited to see continued growth. My concerns are:

- increased traffic on MacDougal Rd, which already struggles during rush hours due to people short-cutting through the artist lot/lot.
- local restrictions and construction traffic during the plover and north bay road like long side walk construction, all of which is expected to last until late 2025. This will already contribute to major traffic issues in the neighborhood. I would like to see any restrictions or parking lot restrictions delayed until after the 2 big city projects are complete.
- adequate free visitor parking for both residential and commercial in the building so that there is no impact of the limited street parking available in the area.

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

16 Apr.

- Please consider that MacDougal Road is facing competition with this development + CNIP. A better outlet for the community is to have the City consider another linkages with 124th Street to avoid jamming traffic on one road. Transit-oriented developments still have cases and our neighborhood have already experienced congestion of parking + safety problems. Otherwise, welcome (back) to the community.

BRCA Planning Committee

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

How long take to build? 3-4 years

Close Bridge for someone to walk by.

How many people? 1000

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

CONCERNS

- 1) INCREASED LOCAL TRAFFIC WITH 2-15 STORY BUILDINGS
- 2) STREET PARKING IN THE AREA WITH 2-15 STORY BUILDINGS. WE ARE ALREADY GETTING PEOPLE WHO WORK IN THE DOWNTOWN PARKING IN OUR AREA AND TAKING THE TRAIN INTO THE CITY
- 3) 3 TO 4 YEARS OF NON STOP NOISE AND DUST FOR NEARBY RESIDENTS WITH NOISE STARTING @ 7:00 AM.
- 4) SAFETY CONCERNS WITH SOME RESIDENTS BEING SO CLOSE TO CONSTRUCTION.

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

- 1) that allows look on the Bay in shadow of new structures
- 2) Traffic congestion around 114th St to Campbell to Memorial.
- 3) Architectural design does not blend in with existing buildings.
- 4) Does not take into account of the impact of the proposed 27th CNIP building.
- 5) Two levels of underground parking - water issues due to proximity to river.
- 6) No allotment for senior housing.

BRCA Planning Committee

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

- will the additional population will access on 120 street for commercial covering a lot of traffic because to leave the community?

- will pedestrian + non-vehicle access be maintained/improved in the area?

- I like the plans to have commercial along 120th street.

- will there be traffic calming during construction?

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

- Traffic Flow Impact + Parking Impact if any + Access through Bridge/land.

Thanks for your participation! **hucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

1) I suggest adding 'dipped in landing zone' for deliveries - drop off cars use like eat-in Amazon are often blocking walkway.

2) Would suggest adding in dog park space for residents + subscribers in downtown regularly taking glass objects so neighborhood. This will be a concern in new dev.

READER CONCERNS

The BRCA had worked in city + stakeholder like Wilson, Kille, etc. I've been used in some successful. However, the city cancelled the ARP process before it was finalized and this many of the community concerns around access, construction, materials are very prevalent.

We recommended that the city, BRCA, Wilson, etc. call a meeting to re-evaluate plans for East Riverside to discuss long term needs for the community.

Thanks for your participation! **hucci**



Public Engagement Comment Form

COMMENTS/FEEDBACK:

*Beautiful project! Very encouraging to see increased density in a city that really needs it.*

*Arre*

Thanks for your participation! **bucci**

Proposed land use change Ref #LOC2024-0074

To: Calgary.ca/developmentmap  
From: [Redacted]  
Willow Park on the Bow 30 11<sup>th</sup> St. NE

We moved to WPOTB in [Redacted] because of it being a seniors community and the location and senior opportunities such as being able to live in an independent building, then moving to an assisted living building and finally a long term lodge for our future needs would be met.

Number one concern with this proposal is how traffic will be affected when firetrucks, EMS ambulances and bus transportation must get to the senior buildings quickly in a life saving situation. Plus having food delivered and being able to leave the community to get groceries etc.

Number five concern is the impact of noise for several years which will affect seniors greatly and with construction the air quality will not be good and could cause problems for seniors.

Number six concern is that there are line up of cars already towards the 12<sup>th</sup> st bridge to access Eastbound Memorial and Inglewood and with the density it will be even more congested. The three traffic lights are holding back the traffic so that 12<sup>th</sup> st is backed up all the way to McDougall. The St. George's Drive coming down from the zoo is also adding to the traffic congestion. How will this be handled?

Number seven concern is a problem that is very concerning for us being a senior community. Crime. Car thieves, homeless people sleeping in our outer lobbies. We feel now with the addition of many more residents coming into the area the police will be dealing with more crime. Not safe.

Number two concern is how these new 16 story buildings will tower over the surrounding buildings which may be blocked off from all natural elements and views due to the height of the proposed buildings. Seniors will be living in the dark in their homes and may have to move.

Number three concern is the density of population and traffic with this proposed development and a proposed development behind the CNIB when people are added to the community and again they need to have a way to enter and exit easily.

Number four concern is traffic flow with the addition of so many cars regarding street parking etc. from other residents and the construction crews. The streets around 11st and 11A st and McDougall road are already filled daily to capacity with parked cars not only from seniors but visitors and other residents from 9<sup>th</sup> street.

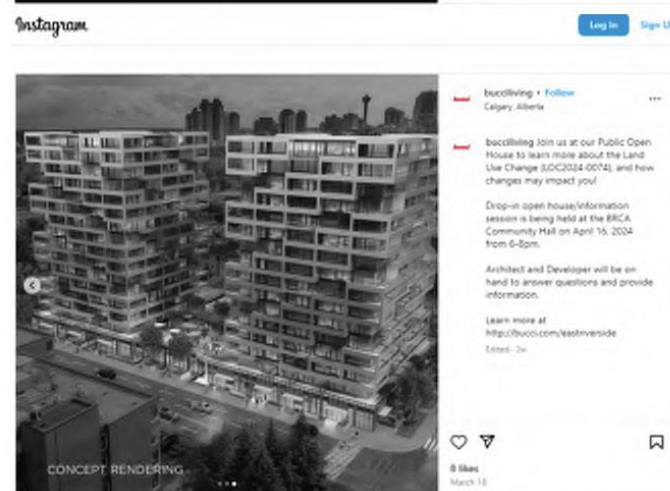
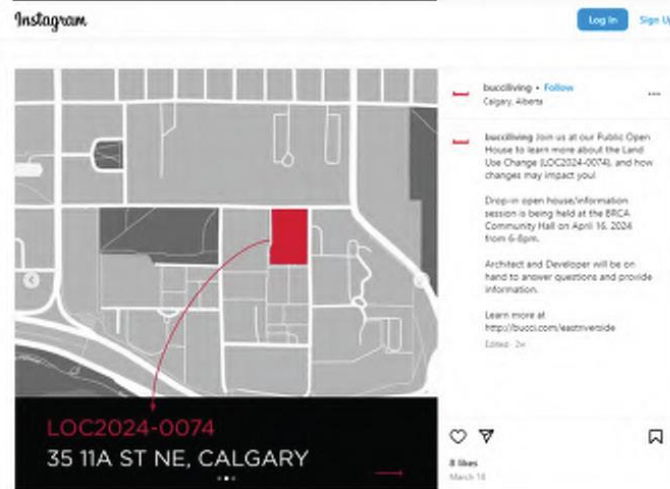
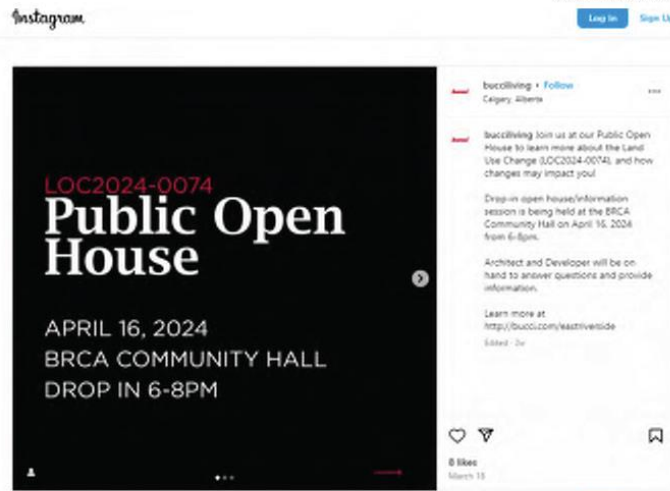
LOC2024-0074 – 35 11A ST NE

## **Appendix D**

*Summary of Outreach (Engagement Invitations)*

*Emails, Flyers, Billboards, and Social Media*

LOC2024-0074 – 35 11A ST NE



LOC2024-0074 – 35 11A ST NE

FLYERS POSTED AT SILVERA FOR SENIORS RESIDENCES:



## News Release

FOR IMMEDIATE RELEASE  
March 14, 2024

### **BUCCI DEVELOPMENTS LTD. ANNOUNCES LAND ACQUISITION IN CALGARY FROM SILVERA FOR SENIORS**

A Land Use application has been submitted to the City of Calgary for the first phase of the development, which is the northern parcel directly east of Willow Park on the Bow. The Land Use contemplates changing the existing MU-1 (mixed-use) designation from having a height restriction of 50 meters to 52 meters and increasing the maximum Floor Area Ratio (density) from 4.0 to 4.6.

This new community would build on the developer's commitment to the Bridgeland-Riverside neighbourhood as their 6th development in the area over the last 2 decades (Bella Citta - 2003, Bella Lusso - 2006, NEXT - 2013, Radius - 2019, Dominion - 2021) In the coming months Bucci intends to submit a Development Permit application for the first phase containing approximately 378 rental homes in two 16-storey buildings above a single level podium with four neighbourhood serving retail units along McDougall Road NE.

Parties interested in discovering more about the Land Use can visit [bucci.com/eastriverside](https://bucci.com/eastriverside) or attend the drop-in Open House at the BRCA Community Hall April 16th, 2024, 6-8pm.

Comments can be addressed to the developer at [REDACTED]@[bucci.com](https://bucci.com) or to the City of Calgary referencing file number: LOC2024-0074.

Further details and drawings will be released with the Development Permit application.

LOC2024-0074 – 35 11A ST NE



**Developer Arranges April 16 Open House To Share Plans for Vacant East Riverside Land**

March 14, 2024

Greetings to Silvera Residents and Neighbours in Bridgeland,

Tomorrow a sign will be posted on Silvera's vacant land east of Willow Park on the Bow Residence and north of Aspen Commons advertising an open house on April 16, 2024. I wanted to send you a message today to let you know what this is all about.

[REDACTED]

The open house is planned for the Bridgeland Riverside Community Association Hall on April 16, 2024 from 6 to 8 pm. This open house will allow you to learn about the plans, view renderings of the project and ask questions of the developer. Between now and then, you are invited to visit [bucci.com/eastriverside](http://bucci.com/eastriverside) for details and a sense for how the project will look.

[REDACTED]

Silvera has retained ownership of the land directly south of Willow Park on the Bow (WPOTB), but north of the proposed Municipal Reserve, and will consider its options for this land in the future.

To ensure there's no confusion, this agreement for the sale of vacant land will have no impact on Silvera's existing communities in Bridgeland, including Aspen Commons, Spruce Commons, Bow Valley Commons and Bow Valley Townhomes. As noted above, expansion of the Willow Park on the Bow Residence will be considered in the future.

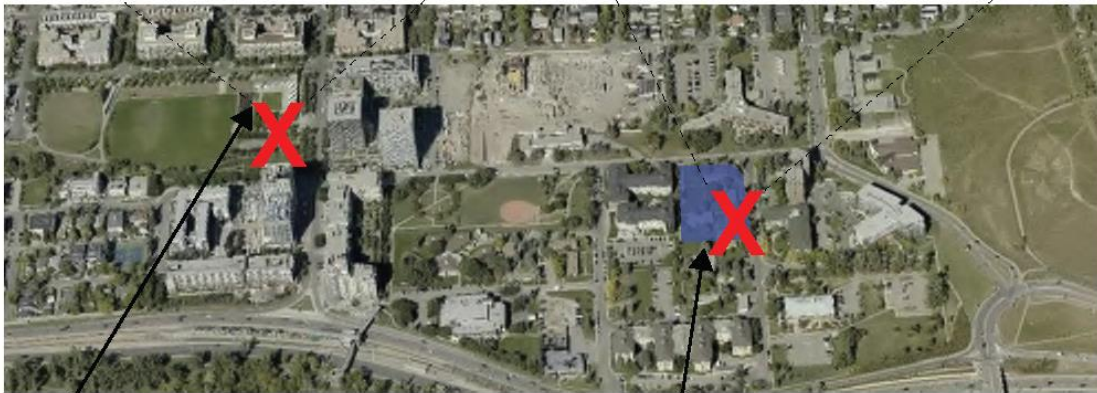
Sincerely,

[REDACTED]

Live with us.  
Work with us.  
Invest in us.

[REDACTED]

LOC2024-0074 – 35 11A ST NE



BRCA

SUBJECT PROPERTY



[REDACTED]

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**From:** [REDACTED]@bucci.com>  
**Sent:** April 8, 2024 10:53 AM  
**To:** [REDACTED]@BRCAcalgary.org  
**Cc:** [REDACTED]  
**Subject:** Bucci Developments - LOC2024-0074

Hi BRCA,

My name is [REDACTED] and I am from Bucci Developments. We are working on an exciting new project in the Bridgeland Riverside Community that I would like to bring to your attention. Bucci has contracted to purchase [REDACTED] located at 15 – 11A Street NE from Silvera for Seniors to construct two mixed-use, purpose-built rental buildings.

A Land Use application has been submitted to the City of Calgary [REDACTED] which is the northern parcel directly east of Willow Park on the Bow. The Land Use contemplates changing the existing MU-1 (mixed-use) designation from having a height restriction of 50 meters to 52 meters and increasing the maximum Floor Area Ratio (density) from 4.0 to 4.6.

This new community would build on our commitment to the Bridgeland-Riverside neighbourhood as our 6th development in the area over the last 2 decades [Bella Citta - 2003, Bella Lusso – 2006, NEXT- 2013, Radius - 2019, Dominion- 2021]. In the coming months we intend to submit a Development Permit application for the [REDACTED] [REDACTED] containing approximately 378 rental homes in two 16-storey buildings above a single level podium with four neighbourhood serving retail units along McDougall Road NE.

We would like to formally invite you to attend our public open house on April 16, 2024, located at the BRCA Community Hall from 6-8pm. More information on our Land Use is available on our website at <https://www.bucci.com/eastriverside>.

We look forward to seeing you. Please let us know if you have any questions.

Thank you,

[REDACTED]

The logo for Bucci, featuring the word "BUCCI" in a bold, red, italicized sans-serif font.