

Applicant Submission

2025 March 21

S2 Architecture is pleased to submit this application for a Development Permit on behalf of the landowner, CNIB Foundation/City of Calgary. The CNIB Foundation has been 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 (MU-1 f4.5h86) provides for the uses and scale of the development envisioned in the Master Plan and does align with CNIB's forward looking objectives of achieving an inclusive community. The existing Fragrant Garden is zoned S-CS.

The proposed Development Permit 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 unit's 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.

For this Development Permit, Parcels 1 & 3 (east side of the site) are to be two residential buildings with a common plaza separating the two with residential uses at grade. Phase 1, south end of the site, is to be a 27-storey tower with a single storey podium, Phase 2, north end of the site, is to be a 17 storey tower with two-storey townhomes fronting onto a Shared Street. The Shared Street is being proposed to reduce traffic and give priority 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.

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.