

Community Association Response

Bailey, Benjamin

From: Planning Director <planning@brcacalgary.org>
Sent: Monday, February 3, 2025 4:39 PM
To: Bailey, Benjamin
Subject: [External] Re: DP2024-09004: BRCA comments

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Hi Benjamin,
I'm sending along BRCA's comments on the CNIB development. They will have an open house on Thursday, so I may need to add to these comments.

Thank you,
Tony

BRCA Planning Committee has reviewed the package information for this development and has met with the proponent. We appreciate the information provided. Several concerns discussed during the LOC process have been addressed, including that parking is a 1 to 1 ratio, and that the parking garage is off of 11a Street.

We have received plenty of feedback concerning the integration of the density of this development into the existing infrastructure, namely, the ability to exit and enter the neighbourhood via 12 St NE. The development is in a cul-de-sac, with only McDougall Road available to leave the area. It is imperative that City Roads department examine these development plans to determine whether they can facilitate the extension of Nina Gardens NE (Col. Baker Place) to 12 St, thereby creating a new entry and egress point. If Nina Gardens is not an option, then other options must be addressed and factored into the plans at this stage in the planning process. Waiting until after construction has started is unacceptable.

The CNIB development is on public land. There needs to be consideration for neighbourhood improvements, especially since it will add hundreds of units to the area. Considering that the 27 storey and 17 storey buildings will be taking advantage of the view of downtown and the mountains, a view that is currently unobstructed and open to all members of the public from Tom Campbell's Hill Nature Park, public amenities need to be included in the development designs. This may include better connections between East Riverside and the Nature Park (stairs to the park, improved intersection at 12 St and St. George's Drive, pedestrian crossing, bike and pedestrian pathways, etc.). It may also take the form of artwork around the area, planting more trees to offset the urban heat island effect, or improvements to existing, nearby parks.

We take note that the 27 storey building's orientation has been adjusted to angle away from the park and thus minimize the impacts on the view from Tom Campbell's Hill. This park has been underfunded for some time and yet it is an area with incredible advantages, including the view as a tourist attraction, its proximity to the zoo and river pathways, and its natural features. Better connecting the area to Bridgeland-Riverside and improving its amenities will help to revitalize East Riverside. It will also contribute to McDougall Rd being an effective, viable and safe Main Street. Please engage Parks Department, Main Streets Program, and other relevant depts. on these issues.

We ask that sidewalks in the area around this development be designed to consider the seniors in the area and enable safe passage for pedestrians and safe interactions between active transportation modes and pedestrians. This may involve placing stop signs where the municipal reserve thoroughway connects to 11a St.