

COMMUNITY POSITION

As expressed in the August 2018 Mission Statement

528 25 Ave SW (Riverwalk Senior Living):

The developer is proposing a 12-storey, 45 metre, continuum of care facility on the north-east corner of 25 Ave SW and 5 St SW. We are pro-densification and believe inner city communities each play a role in accommodating future growth of our city. However, at nearly three-times the allowable height, we believe the proposed development is insensitive for multiple reasons:

We value good planning practices:

We don't consider 'spot upzoning' a desirable planning practice. It may unintentionally set a precedent, suggests developer-driven height relaxation in "random" places, and is in contrast with the City's responsibility to provide a stable planning regime.

Our ARP continues to be a valid planning document:

The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 metres on the proposed site. The value of the ARP was reiterated again at our most recent community-wide workshop, where the majority of participants (85%) agreed the ARP should be respected by the City and developers at all times.

Densification doesn't equal tall buildings exclusively:

At an average density of 8,945 people/km², Cliff Bungalow-Mission already is Calgary's third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group. Cliff Bungalow-Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings does not align with these attributes and is likely to compromise the unique character of the community. This was reiterated again at our most recent community-wide workshop, where the majority of participants (84%) agree densification should happen within existing allowed zoning.

We already deliver on the MDP targets:

Our community exceeds the Municipal Development Plan (MDP) densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate. If we would fully build out to existing zoning as approved under the ARP, our density would be three times as high as the target.

We value honest communication:

The developer is justifying the excessive height by suggesting the site across 25 Avenue SW is a proposed Future Comprehensive Plan Area. This appears self-proposed. We encourage the City to not make planning decisions based on speculative notions raised by developers and we genuinely hope the applicant is transparent and truthful about the speculative nature of concepts like Future Comprehensive Plan Areas when it uses this in conversations with external stakeholders.