

OUR CONCERNS

IT'S TOO HIGH

The maximum allowable height on this site is 16 metres. The Riverwalk proposal is for a 45-metre (12 storey) tower – almost 3 TIMES what the site is zoned for! Campion's literature refers to this as "right-sizing". We call it an insult to the residents of an historic inner city village where the scale of our streetscapes is already "right".

There is a growing body of evidence showing that tall buildings have poor environmental performance, threaten the social cohesion of communities, lead to poorer health outcomes, degrade the public realm and adversely affect the human scale of a city.

IT'S TOO BIG

Riverwalk's Floor Area Ratio (FAR) – essentially the volume of the building – will be 7.5. The current zoning allows an FAR of 2.5. Campion proposes to build a massive structure 3 TIMES LARGER than the rules allow. In order to do this, Campion will ask the City of Calgary to change the rules!

New development and increased densification should happen within the parameters of the existent zoning. We are opposed to a system where the City abandons good planning practices and allows developers to change the rules.

IT'S BAD PLANNING

You or I can't construct a house 3 times higher than the rules allow. We can't build a deck 3 times larger than the City mandates. Why can a developer ask the City to change the rules in order to make their business plan work? Shouldn't we all – businesses and citizens – have to play by the same rules?

Spot upzoning is not good urban planning and it's simply not fair. How can any of us have faith in a system that favours developers over communities and ad-hoc decisions over a stable, predictable planning regime?