

The Bridges is an award-winning multi-residential and mixed-use project developed by The City of Calgary's Real Estate & Development Services (RE&DS)

Community engagement has been a key component of bringing The Bridges to fruition. In preparation for the release of the final three sites of The Bridges (10, 11A/11B and 13), The City of Calgary sought citizen feedback through an online survey and open house in the fall of 2017.

Bridgeland – Riverside is an active and engaged community, as demonstrated by the vast programming of their community association (BRCA) and the diligent work of its planning committee. The BRCA planning committee supports continued development in The Bridges, and has expressed their desire to see the vision for the area fulfilled in a timely manner.

Fall 2017 Community Sentiment Overview*



"Walkability, proximity to downtown, nice streetscapes, mix of both old and new buildings, the appropriate densification and revitalization that is continuing in the neighbourhood, mixed variety of businesses, nice green spaces, public school"
- comment from survey

What citizens value most about the community of Bridgeland – Riverside:

- 1 The strong sense of community
- 2 Accessibility to a variety of local retailers and services, downtown, and surrounding neighbourhoods (especially Inglewood and East Village)
- 3 The rich and unique history of the area
- 4 Green spaces - especially Murdoch Park in The Bridges - landscaping, and proximity to the Bow River and multi-use pathways

95% of survey respondents and open house attendees SUPPORT continued multi-family and mixed-use developments in The Bridges.

There is a desire by citizens for future developments to match the heights of existing developments, and to incorporate Murdoch Park - the heart of The Bridges.



"Wide sidewalk and street level openings to ground floor units - creates sense of "neighbourliness" and safety and room for walking. Also like [that] the low heights of 4-6 stories is human scale, not overpowering. Like the brick and wood touches - warmer than concrete and glass." – comment from survey

Citizens value the Bow Valley Centre (BVC) Architectural Guidelines for:

- 1 Human-scale architecture (step-backs and street-level units) with rich materials (brick) and a cohesive aesthetic and neighbourhood identity across the redevelopment area
- 2 Inclusion of landscaping, green space and well-lit promenades
- 3 Consistent, mid-rise height and incorporation of retail through mixed-use

*To determine community sentiment, an online survey was created (hosted on The Bridges website August 29 - September 17, 2017) and an open house was held in the BRCA Hall on September 12, 2017.

Retail preferences in The Bridges

"Important to keep sense of openness to community, not walled off. Like the idea of mixed-use - helps with the sense of urban village where you can walk to meet your needs - supermarket would be great as it's all we are missing in Bridgeland." - comment from survey

The Direct Control for Site 13 is designated for mixed-use multi-residential development (first floor retail).

As determined by the survey, the most desirable retail/services for The Bridges are:



The Bow Valley Centre (BVC) Concept Plan envisions a new urban neighbourhood that is distinctive yet plays a strong role in helping unite the entire community. Given The City's priority to create complete communities and to integrate affordable housing in all Calgary neighbourhoods, development of affordable housing in The Bridges is a key objective in the BVC Concept Plan.

Calgarians believe affordable housing is a priority. In the 2016 Citizen Satisfaction Survey:



- 95% rated affordable housing as very important (71%) or somewhat important (24%)
- 65% believe The City should invest more in affordable housing for low-income Calgarians

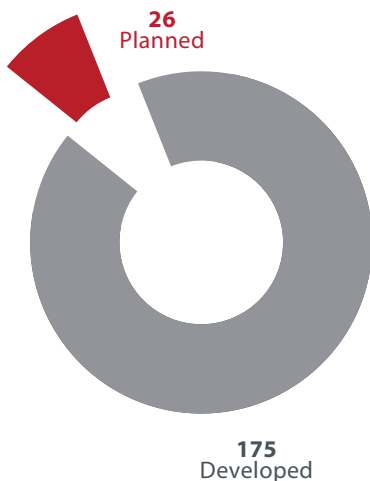
3.6%
Calgary's current
non-market supply



6%
National average
non-market supply

By providing safe, affordable housing solutions, The Bridges helps to contribute to an increase in Calgary's non-market housing supply towards the national average.

Affordable Housing Units in The Bridges



When complete, The Bridges is expected to provide over 200 affordable homes for Calgarians.

To date, 175 units of affordable housing have been developed. The City of Calgary requires 26 additional affordable housing units to be constructed on sites 11A and 11B and a commitment has been made by The City to purchase these units.

To learn more about The City of Calgary's Corporate Affordable Housing Strategy, Foundations for Home, to meet the ongoing need in our city, please visit: calgary.ca/affordablehousing