

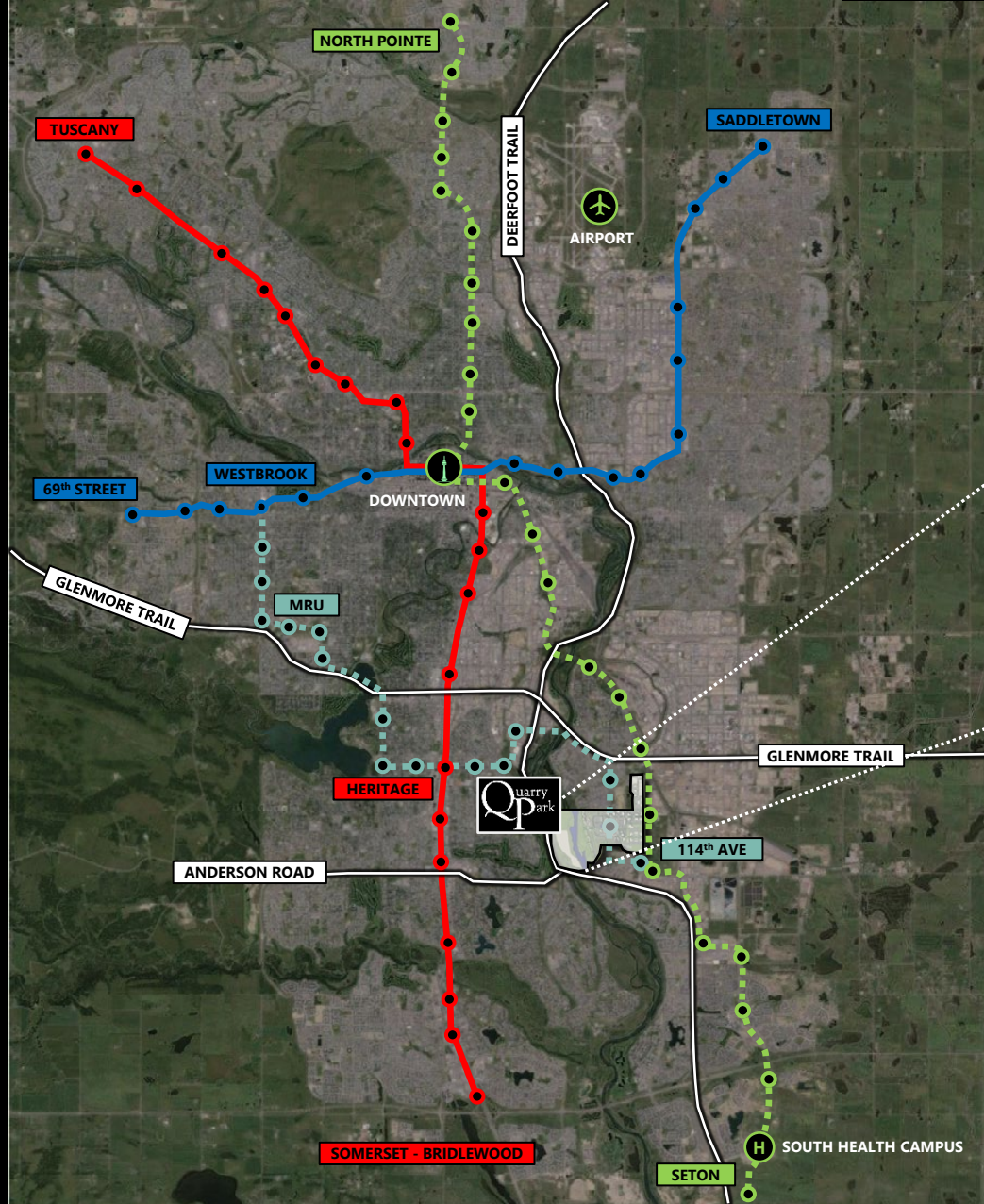


QUARRY RISE SOUTH COUNCIL PRESENTATION

BY ARCADIS & REMINGTON DEVELOPMENT CORP.

May 7th, 2024

LOC2023-0168 / CPC2024-0092



FUTURE LRT
STATION

PROPOSED LRT: GREEN LINE

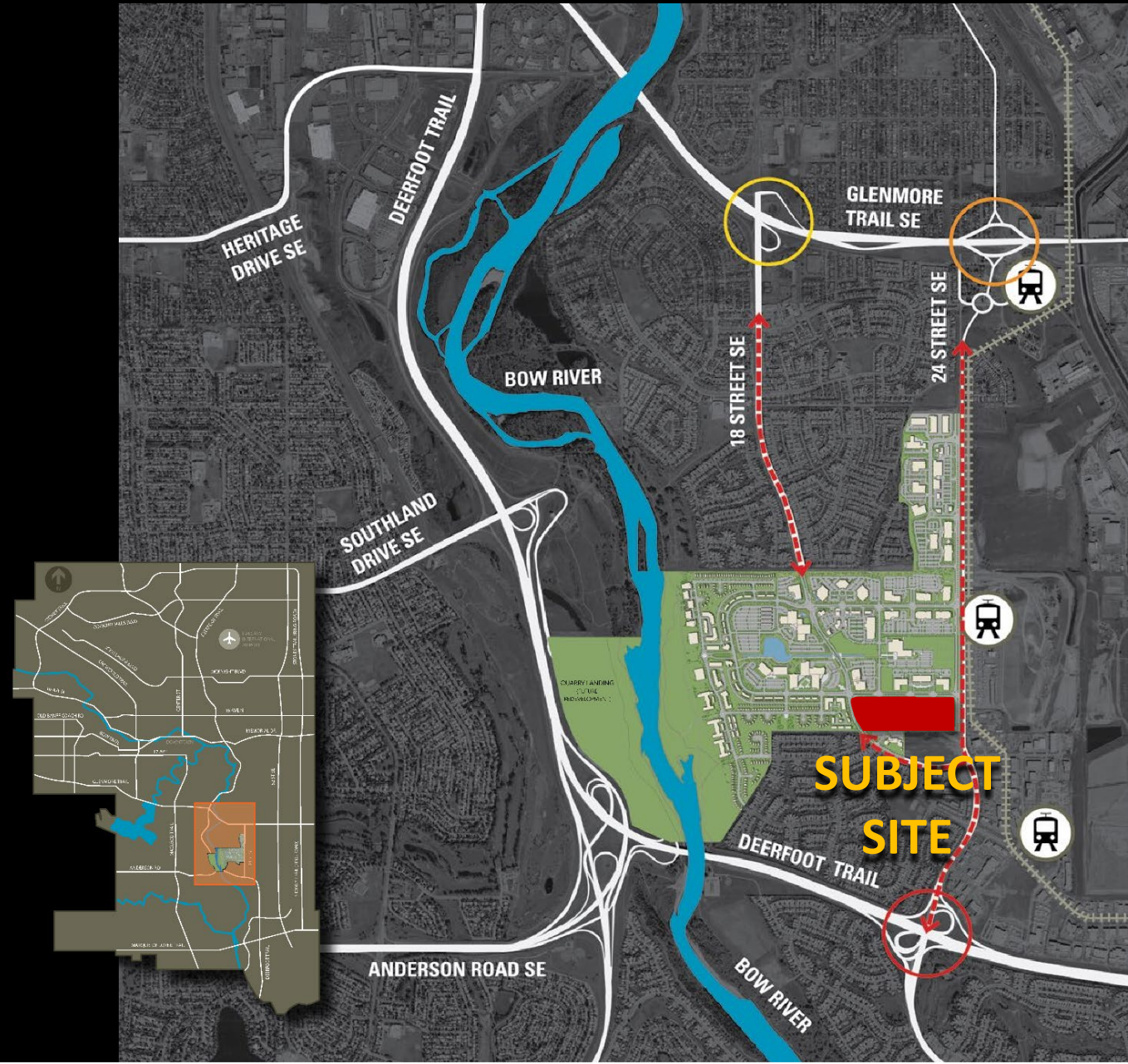
SOUTHWEST CROSSTOWN BRT: TEAL

EXISTING LRT: RED LINE

EXISTING LRT: BLUE LINE

QUARRY PARK - OVERALL CONTEXT

-  18th Street SE & Glenmore Trail
-  24th Street SE & Glenmore Trail Interchange Upgrade 2015-2017
-  Deerfoot Trail & 24th Street SE
-  Arterial Access / Egress
-  Future S.E. LRT Alignment
-  Approved LRT Station

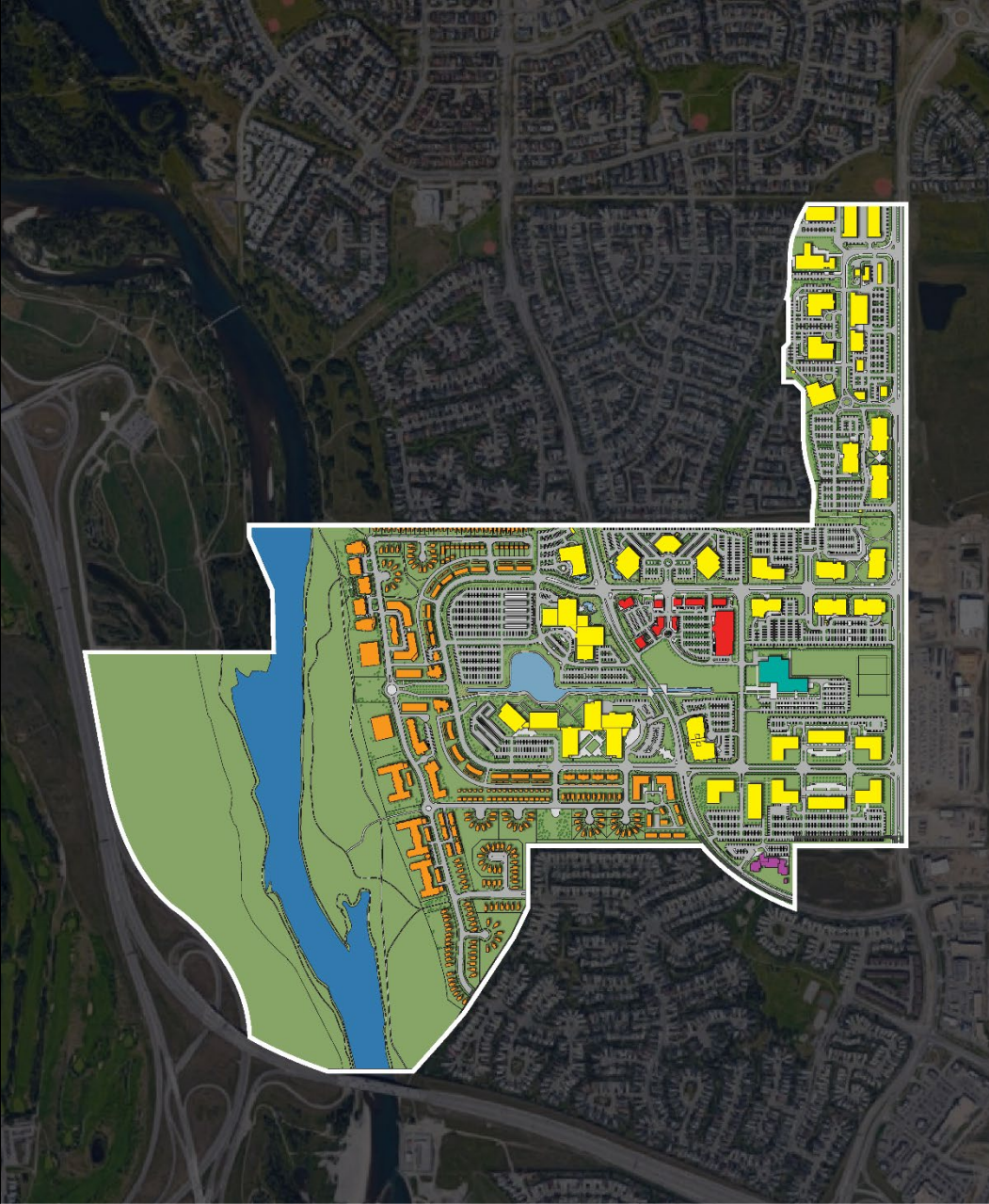


**SUBJECT
SITE**

QUARRY PARK - OVERALL CONTEXT

Quarry Park

- RESIDENTIAL
- OFFICE & BUSINESS PARK
- THE MARKET
- RECREATION FACILITY
- CHILD DEVELOPMENT CENTRE

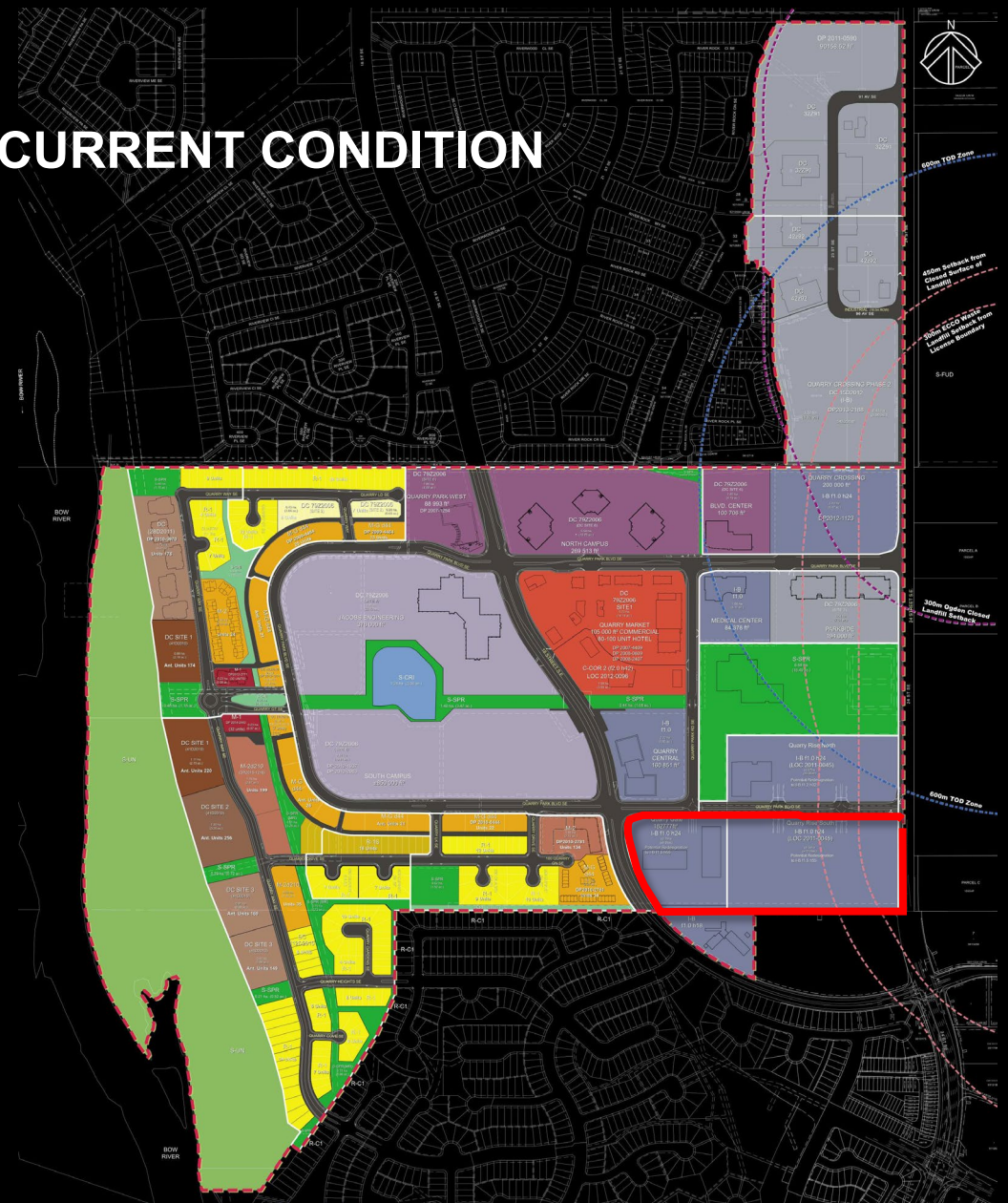


QUARRY PARK - OVERALL CONTEXT

QUARRY PARK HIGHLIGHTS

- 385 ACRE MIXED-USE DEVELOPMENT
- 4 MILLION SQ. FT. OF OFFICE/BUSINESS PARK DEVELOPMENT AT FULL BUILD OUT
- 15,000 – 18,000 EMPLOYEES BY FULL BUILD OUT
- 104,700 SQ. FT. OF RETAIL
- 7,500 – 10,000 RESIDENTS IN A RANGE OF RESIDENTIAL UNITS
- OVER 85 ACRES OF PARKS AND GREEN SPACES, 50 ACRE NATURE RESERVE
- CHILD CARE FACILITY
- RECREATION CENTRE

CURRENT CONDITION

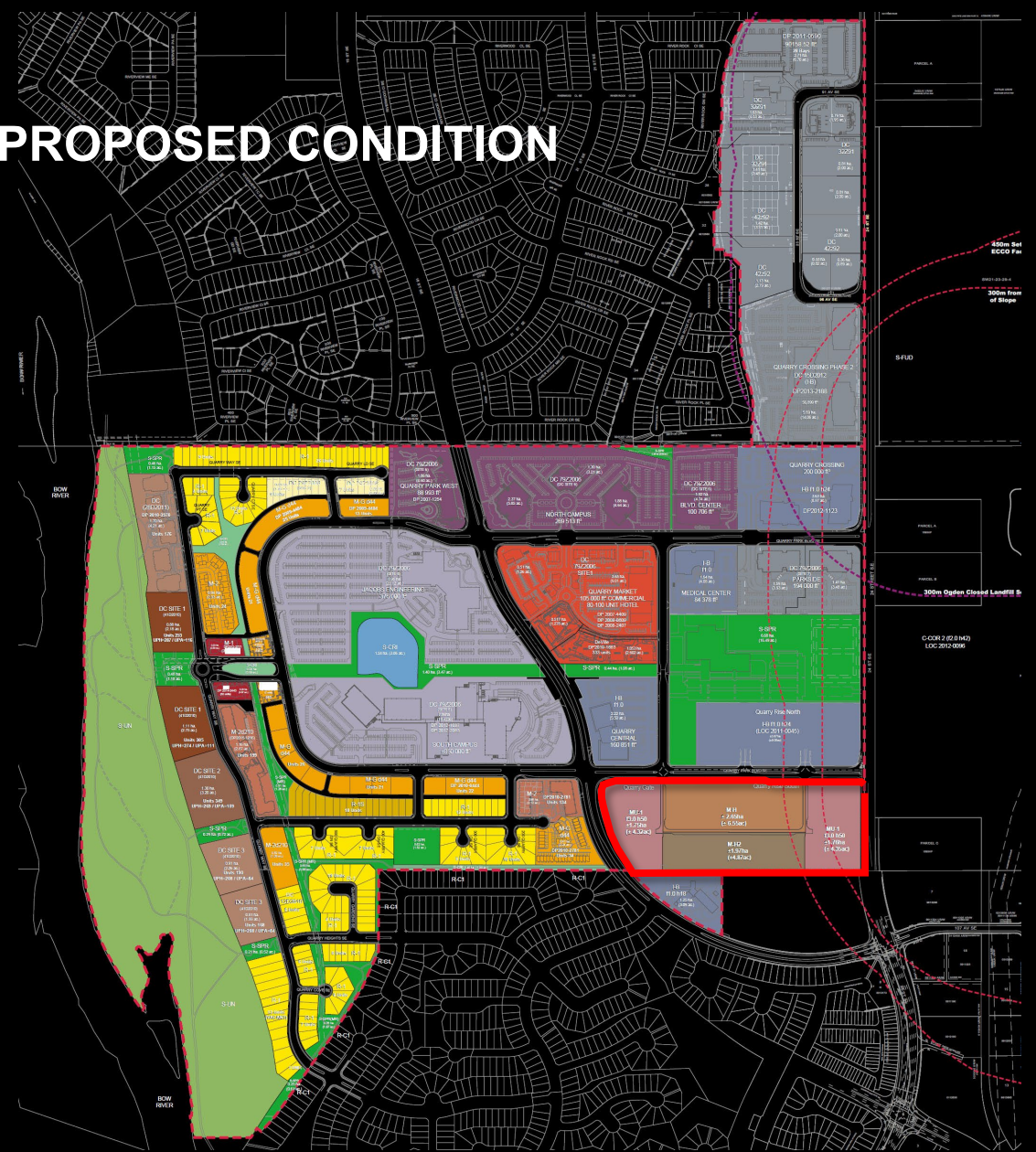


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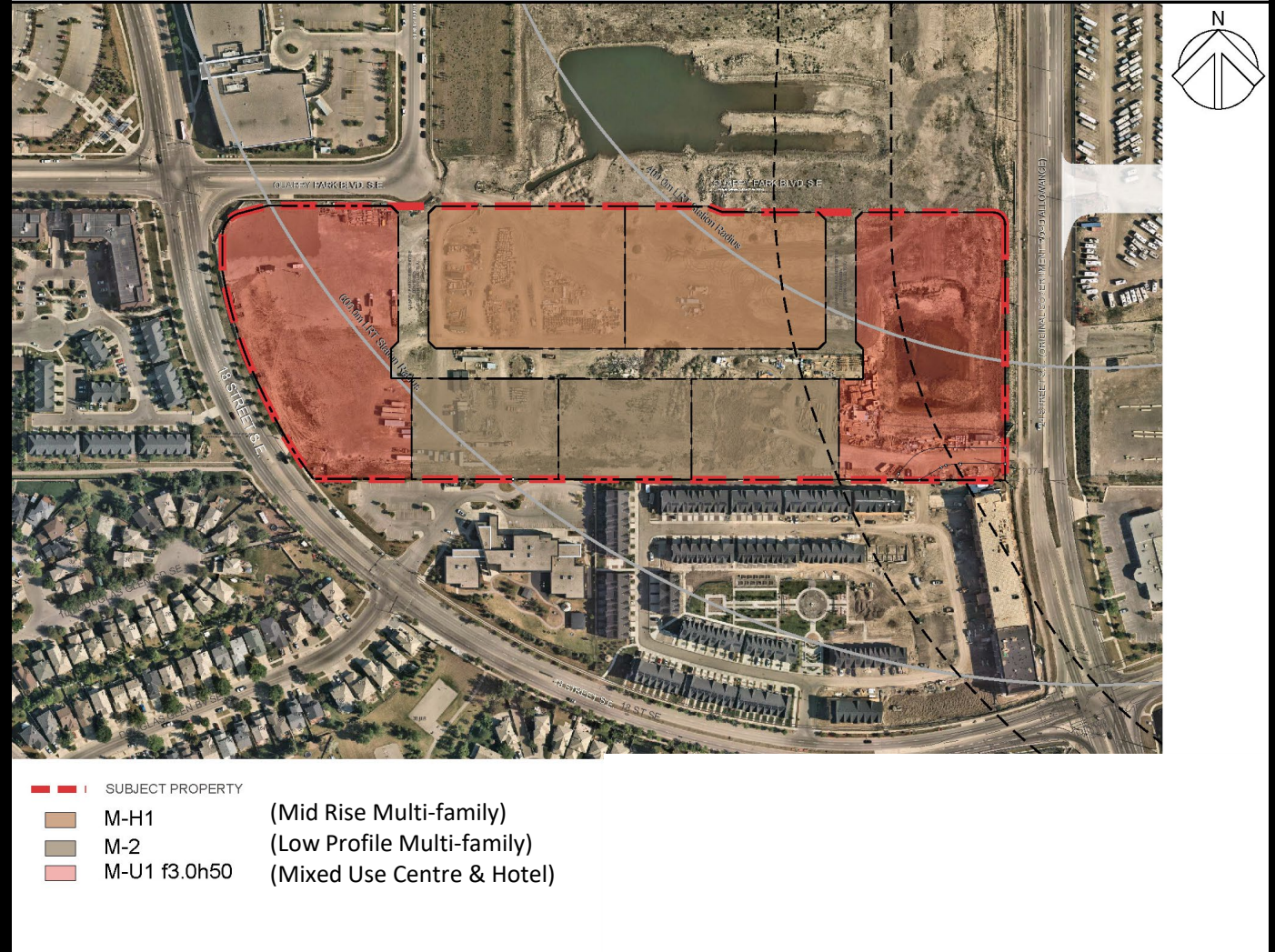
PROPOSED CONDITION



QUARRY PARK - OVERALL CONTEXT

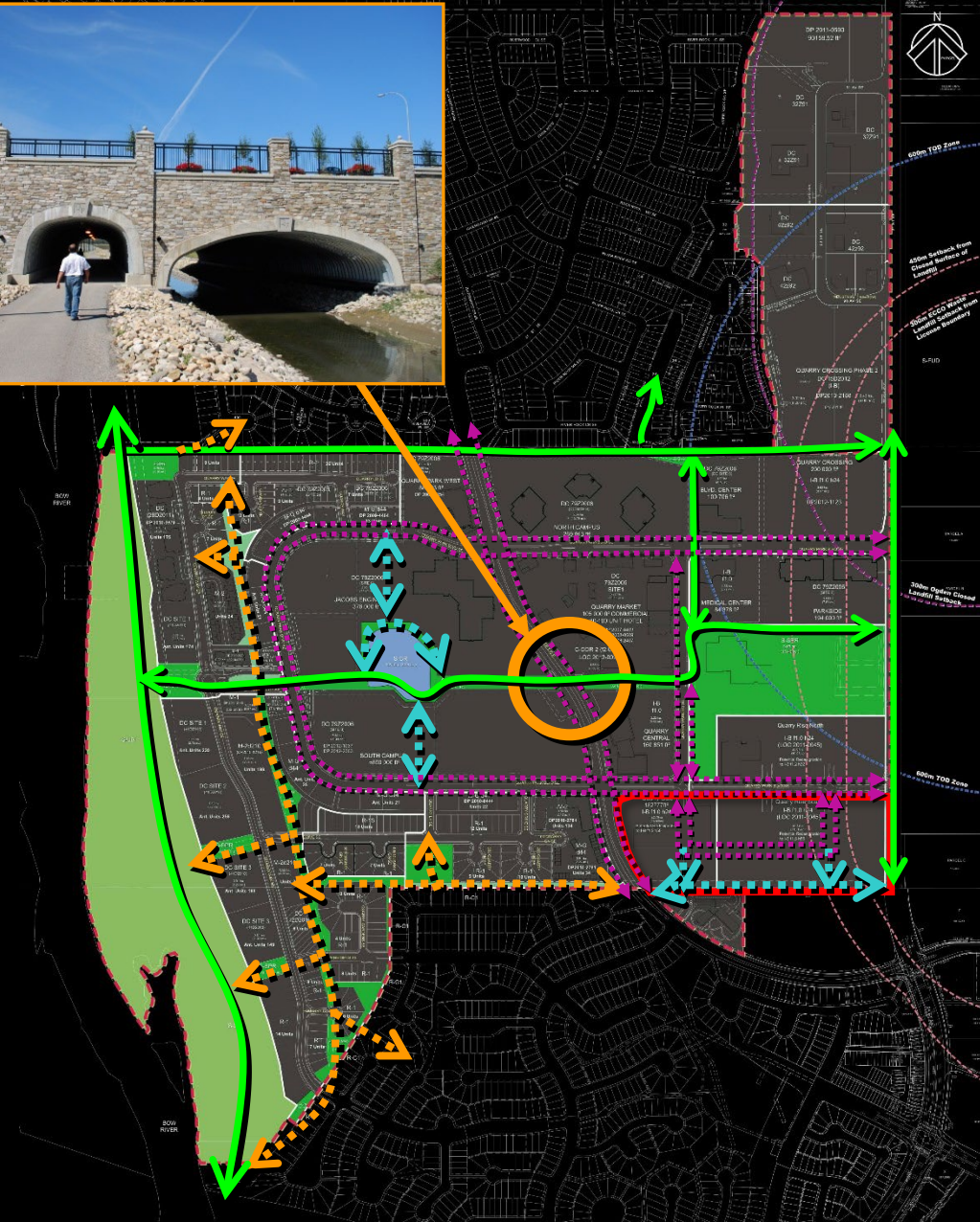
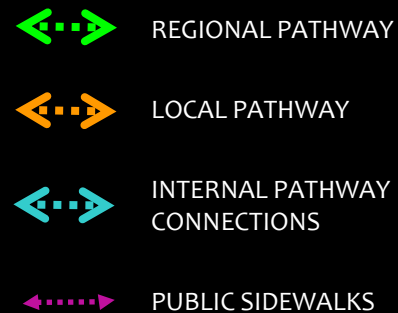
QUARRY RISE SOUTH – PROPOSED OUTLINE PLAN

- **Replaces current potential for approximately 550,000sq.ft of office space and convert into a vibrant, residentially focussed mixed use development enclave;**
- **Accommodates a range of housing options from 3 storey townhouses, 4 to 8 storey apartments and 12 storey residential mid-rise towers/hotel;**
- **1000 – 1200 residential units to better offer Live & Work options within community;**
- **Offer ample open space amenities and connections/augmentation to existing pathway system;**
- **Supports mixed use and walkable streetscapes;**
- **Continues to support business and innovative industrial uses compatible within a residential setting.**



QUARRY PARK – Open Space & Pathway Connections

- OVER 85 ACRES OF PARKS AND GREEN SPACES, 50 ACRE NATURE RESERVE
- 10+ KM OF PATHWAY NETWORKS WITHIN QUARRY PARK
- RIVER ACCESS



- **Facilitate a thoughtful transition of existing, over supplied high class office/business park land into a comprehensively designed, mixed use residential village enclave.**
- **Diversify the range of uses adjacent to the future Quarry Park LRT Green Line station and better optimize this site as a TOD area.**
- **Aids in addressing the City of Calgary housing and affordability gap by providing additional housing supply and purpose-built rental units.**





Q & A



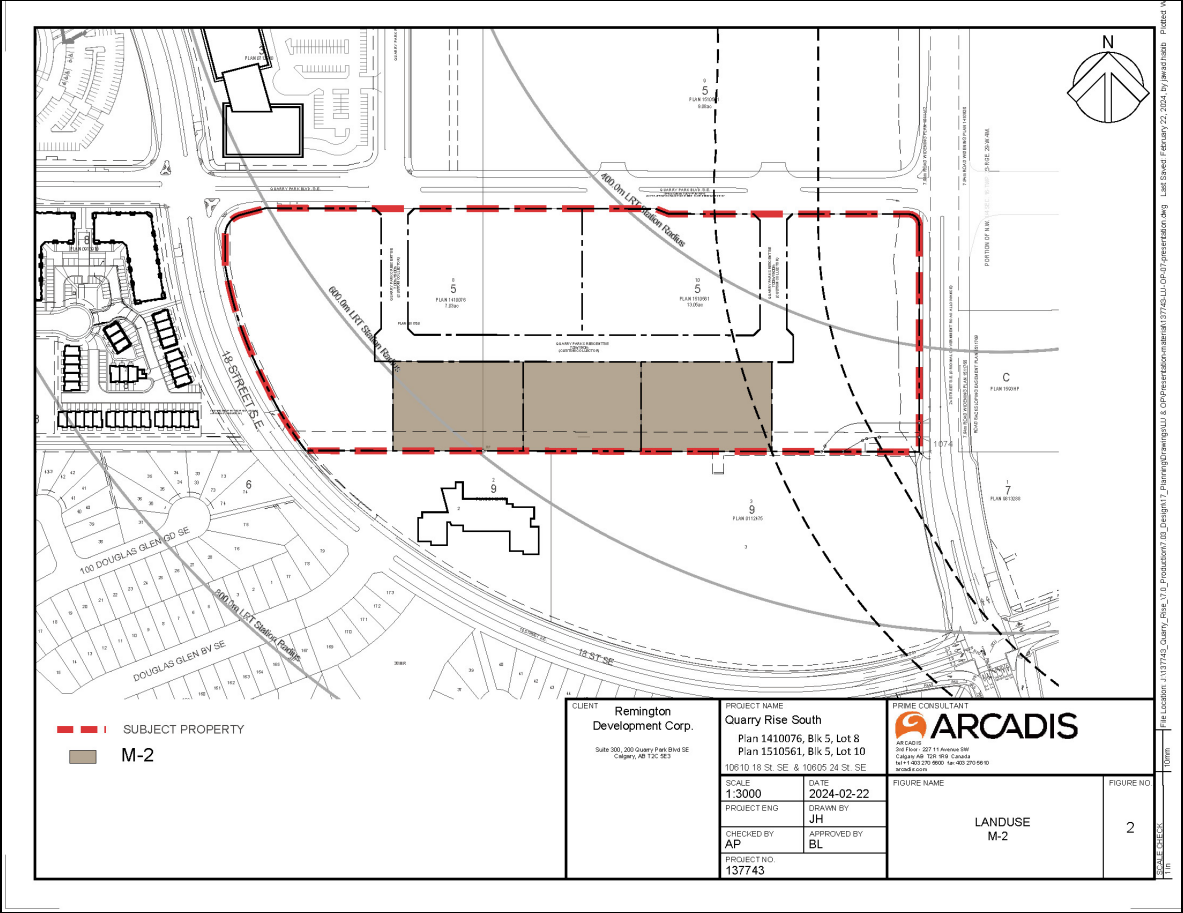


Thank You!

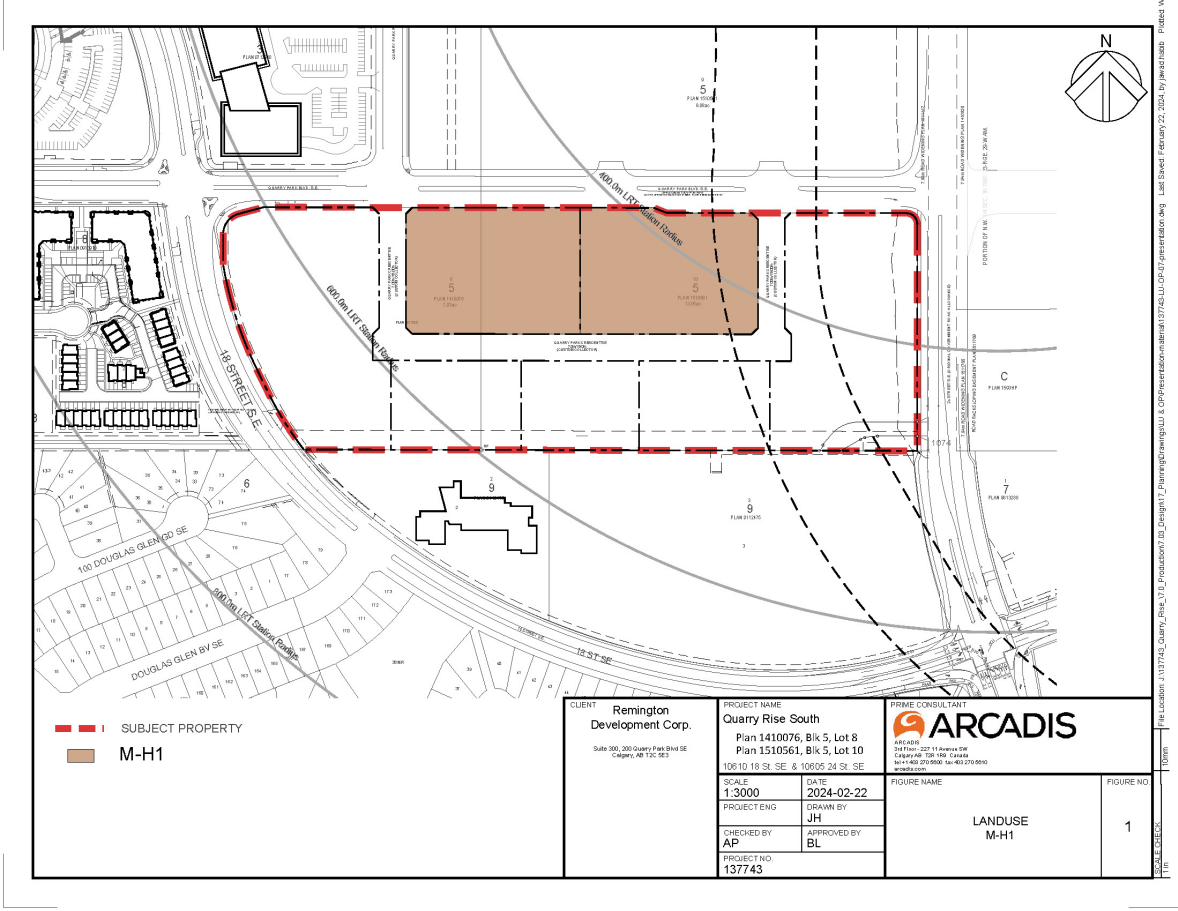
REMINGTON DEVELOPMENT CORPORATION



QUARRY RISE SOUTH – M-2: Low Profile Multi-family

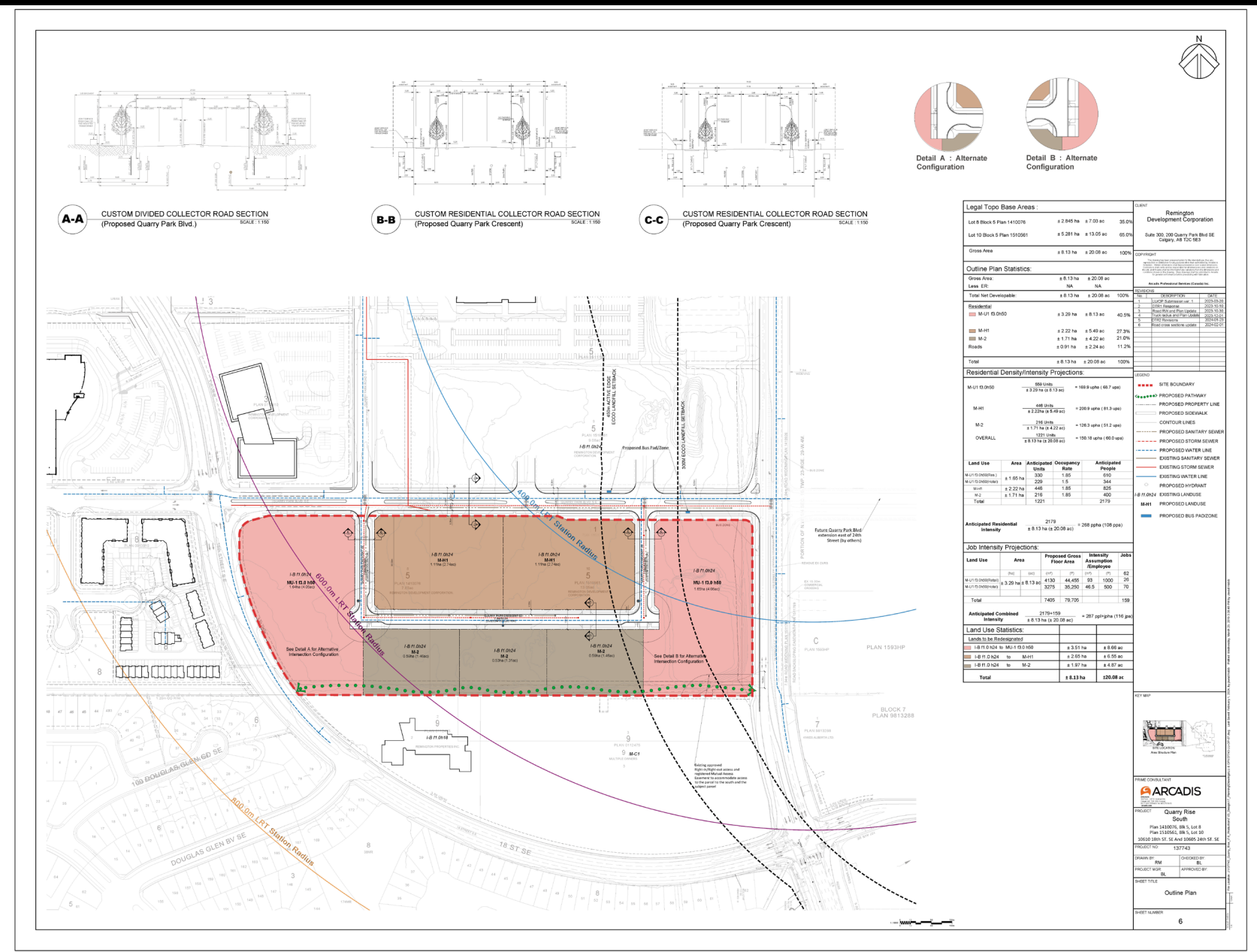


QUARRY RISE SOUTH – M-H1: Mid Profile Multi-family





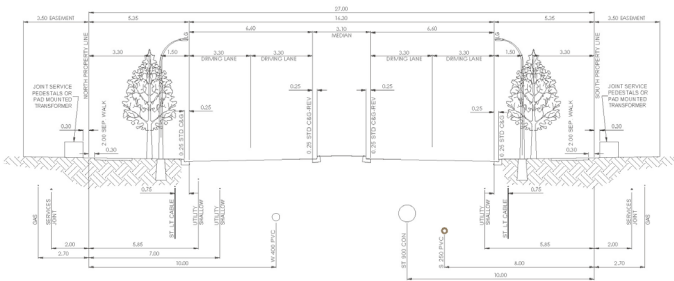
QUARRY RISE SOUTH – Outline Plan



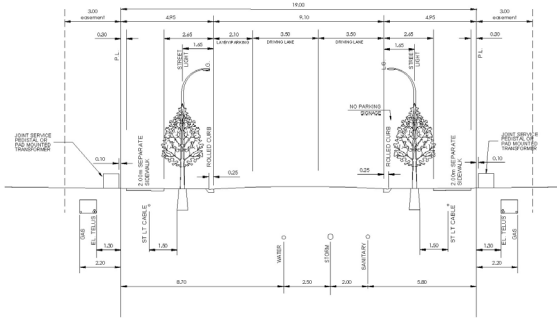
QUARRY RISE SOUTH – PROPOSAL OVERVIEW



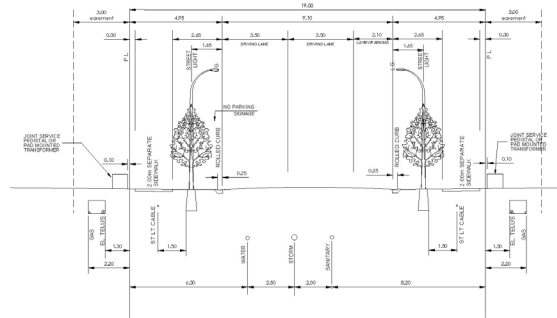
QUARRY RISE SOUTH – Road Cross-sections



A-A CUSTOM DIVIDED COLLECTOR ROAD SECTION
(Proposed Quarry Park Blvd.) SCALE : 1:150

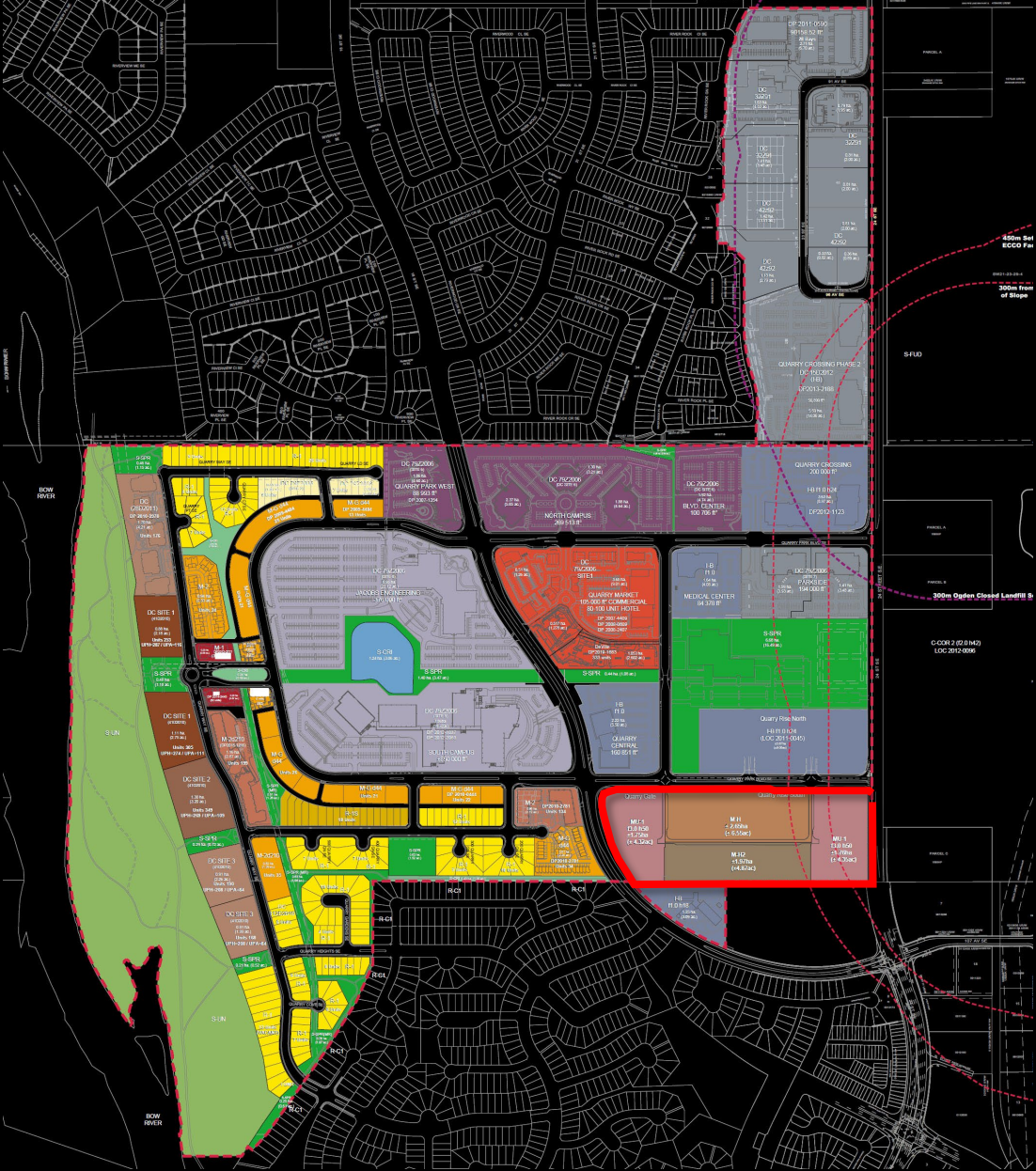


B-B CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION
(Proposed Quarry Park Crescent) SCALE : 1:150



C-C CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION
(Proposed Quarry Park Crescent) SCALE : 1:150

QUARRY RISE MASTER PLAN



QUARRY RISE SOUTH – PROPOSAL OVERVIEW

