

Applicant Submission

June 30, 2020

Qualico is submitting a Land Use amendment application for the development of a new neighbourhood located in the southeast sector of the City of Calgary. The subject site is 64.57 hectares and comprises Community A, Neighbourhood 1 within the Providence Area Structure Plan. This neighbourhood will be a people-oriented, with a distinct sense of place, a range of housing choices and affordability to meet the needs of its residents, and an open space and recreation network that promotes active living and social gathering.

The plan area is predominantly residential, utilizing R-1s and R-G/R-Gm for low density residential uses and S-CRI and S-SPR for public utility lot and municipal reserve respectively. At the entrance to the neighbourhood is the NAC which will include an M-1 site accommodating multi-residential, and C-C1 accommodating local retail or live/ work.

The NAC is centred around a small open space to create a sense of place and public pedestrian realm in the NAC. A distinguishing feature of the NAC will be the enforcement of buildings to front onto the open space, creating opportunities for unique interactions between retail uses and the public space. Locating the NAC at the centre of the community ensures it is a walkable destination for all neighbourhood residents and provides unique opportunities for non-residential uses that are neighbourhood-scale and pedestrian-oriented.

To the north of the NAC is a Joint Use School Site building, which is part of a combined site with another school located on the approved Dream lands to the east.

The subject site affords excellent downtown Calgary views to the northeast. To take advantage of this view corridor, streets and open spaces are oriented toward downtown Calgary, approximately "23 degrees from due north". The street pattern is deviated slightly in the north portion of the plan to better align with the existing sloping terrain. Open spaces and neighbourhood focal points are located at the terminus of major roads. This attention to streetscapes and views will give the neighbourhood a unique sense of place.

The neighbourhood will contain a range of housing types to appeal to a wide range of demographics. The R-G and R-Gm Residential districts provide excellent capability to respond to market demand for low and medium- density housing forms, including the potential for varied housing product within each block. Another feature of the neighbourhood is its grid-like, efficient road and pathway network that incorporates bike lanes and regional pathways, providing direct links to neighbourhood nodes and adjacent neighbourhoods. The street network has been designed to be safe and convenient for every transportation mode.

The neighbourhood has been designed with context in mind. The subject site is adjacent to the Tsuut'ina Nation to the north and is subject to the Tsuut'ina Interface policies within the Providence ASP. Per these policies the plan area will provide a lower-density interface within 200m of the Tsuut'ina Nation boundary. Design measures are also being implemented to support privacy and continued access to 146 Ave SW for adjacent Tsuut'ina residents while preventing access to 146 Ave SW from within the plan area (except for emergency access) and clearly delineating the Tsuut'ina Nation boundary to discouraging trespassing. Qualico has initiated engagement with the Tsuut'ina Nation including meetings with Elders and residents, and will continue to engage the Tsuut'ina Nation throughout all phases of the project.

Overall, the proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of the Providence Area Structure Plan. At a projected density of 8.05 units per acre, the proposal exceeds the policy thresholds.