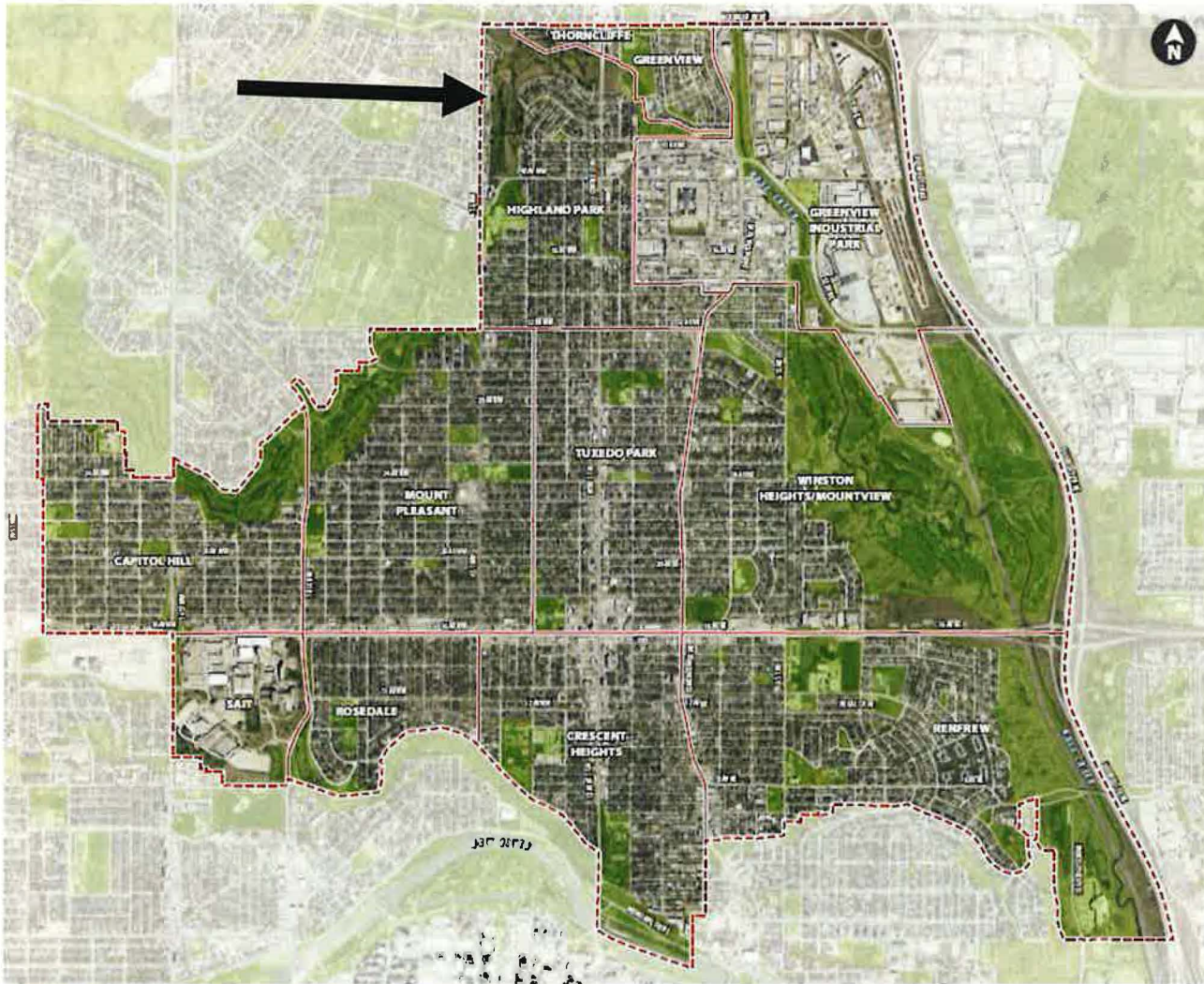


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**Google Maps**



**Highland Valley, January 30<sup>th</sup> 2021**



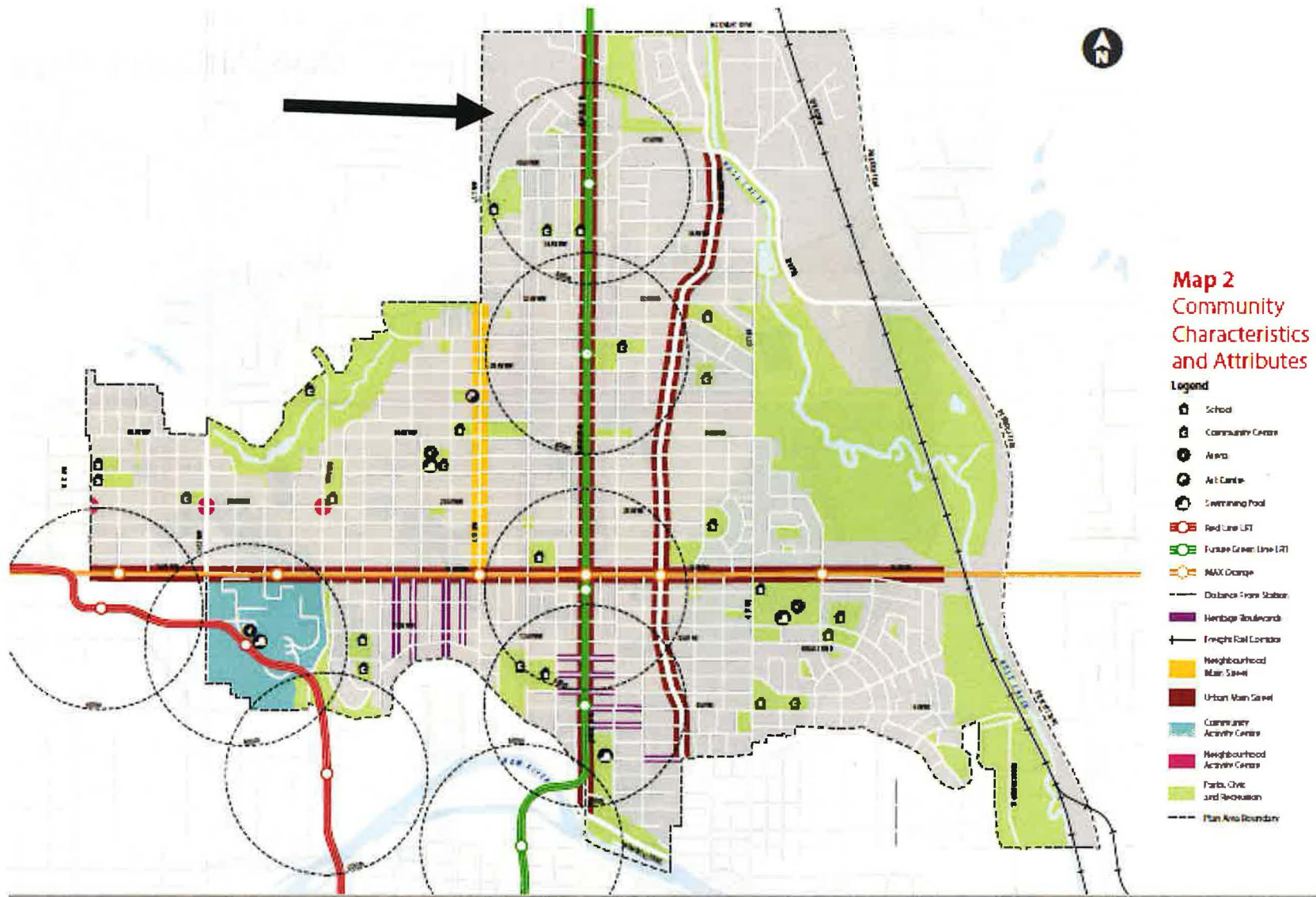
**Map 1**  
Context and  
Communities

**Legend**  
 - - - Plan Area Boundary  
 — Community Boundary

**Map 1 Context and Communities**

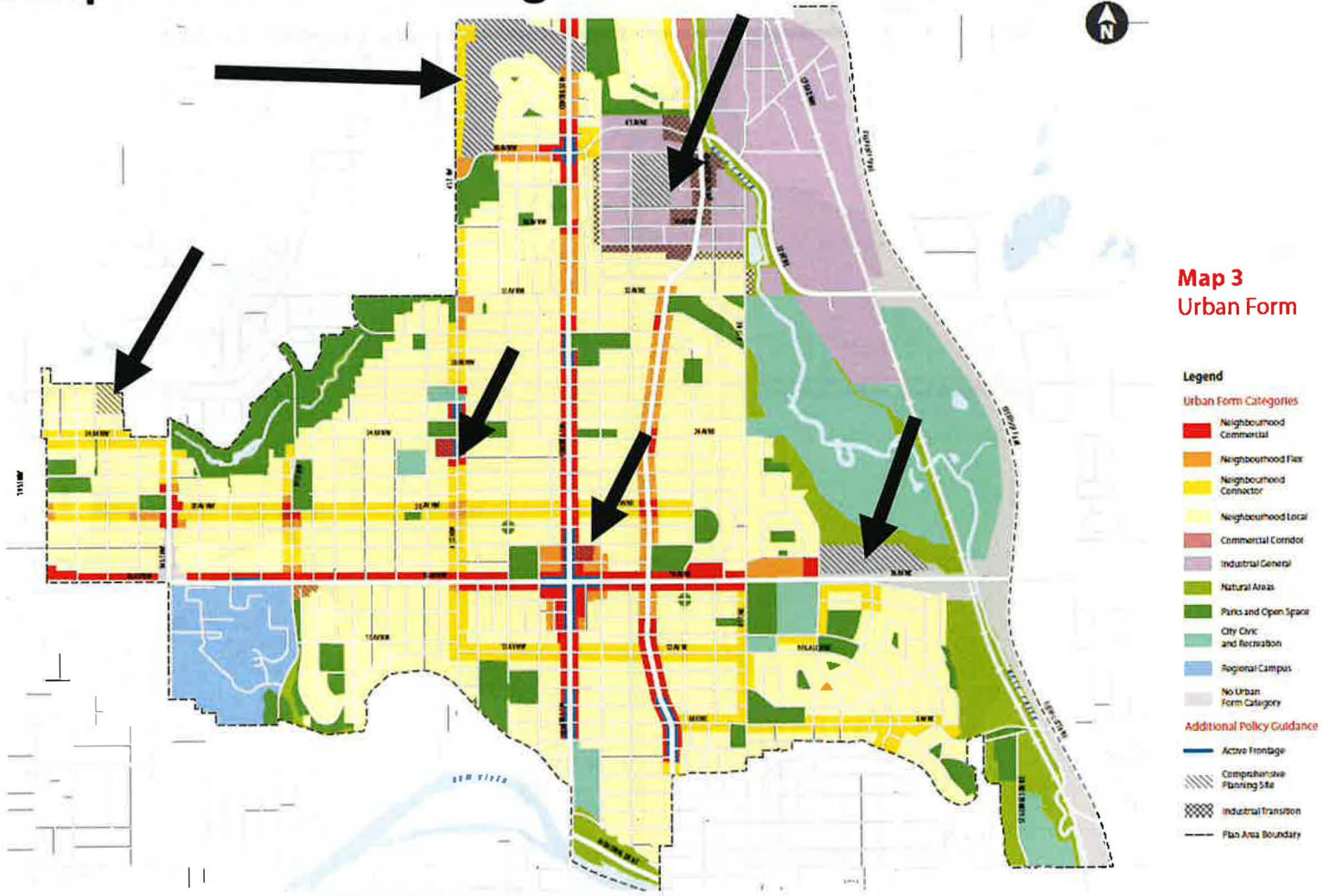


**Map 1 Context and Communities – zoom on Highland Valley**



**Map 2 Community Characteristics and Attributes**

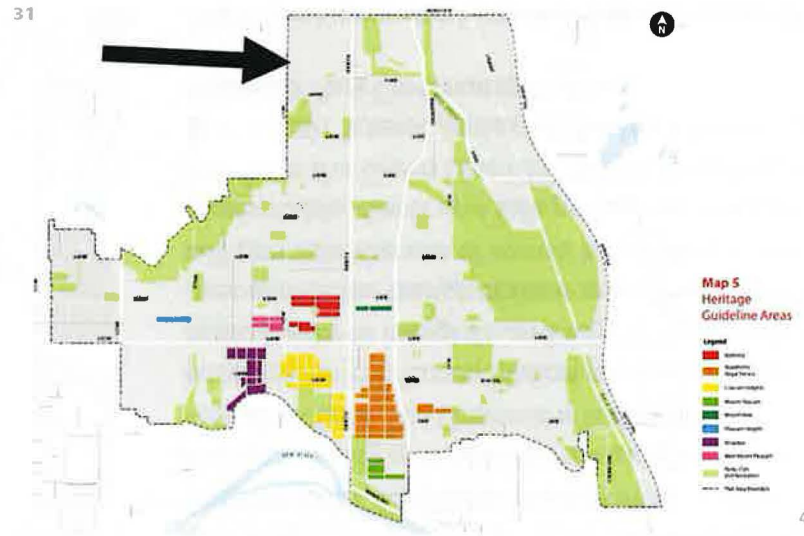
# “Comprehensive Planning Sites”



Map 3 Urban Form



**Map 4 Building Scale**



**Map 5 Heritage Guidelines**



- 28 Avenue N Core Zone
- 28 Avenue N Transition Zone
- 40 Avenue N Core Zone
- 40 Avenue N Transition Zone

## 40 Avenue N Station Area

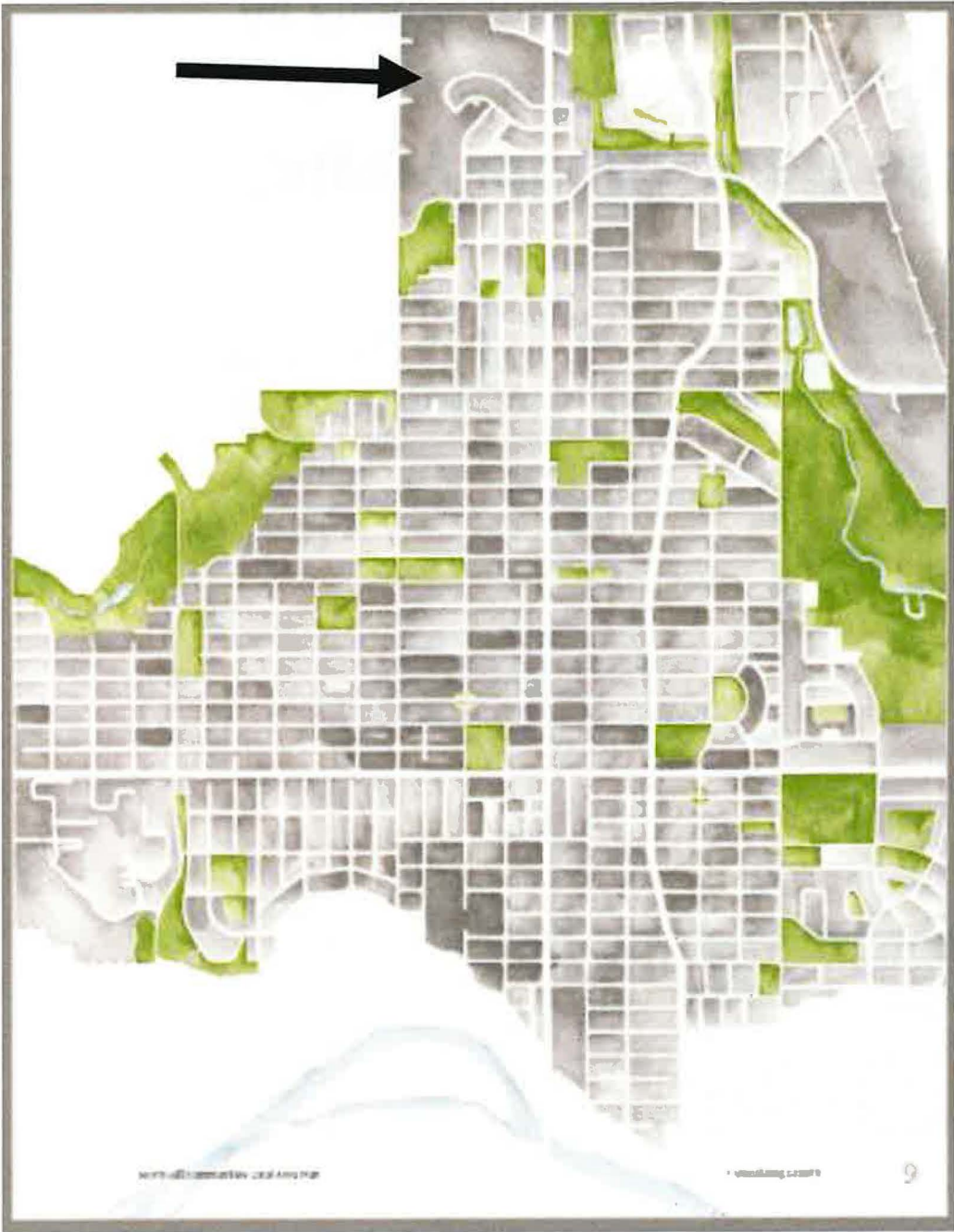
The 40 Avenue N Station is the most northern Green Line LRT Station within the North Hill Communities. This Station will provide transit service to residents and access to schools, amenities, and employment opportunities. The Station will serve as a gateway to the community of Highland Park and the Greenview Industrial Area. The Greenview Industrial Area's proximity to this future Station presents a unique opportunity to integrate and support light industrial uses within the transit station area. The Station Area will promote the use of transit by creating convenient, comfortable, direct and safe pedestrian linkages to and from the Green Line LRT Station including the Buchanan School, James Fowler High School and the Highland Park Community Centre.

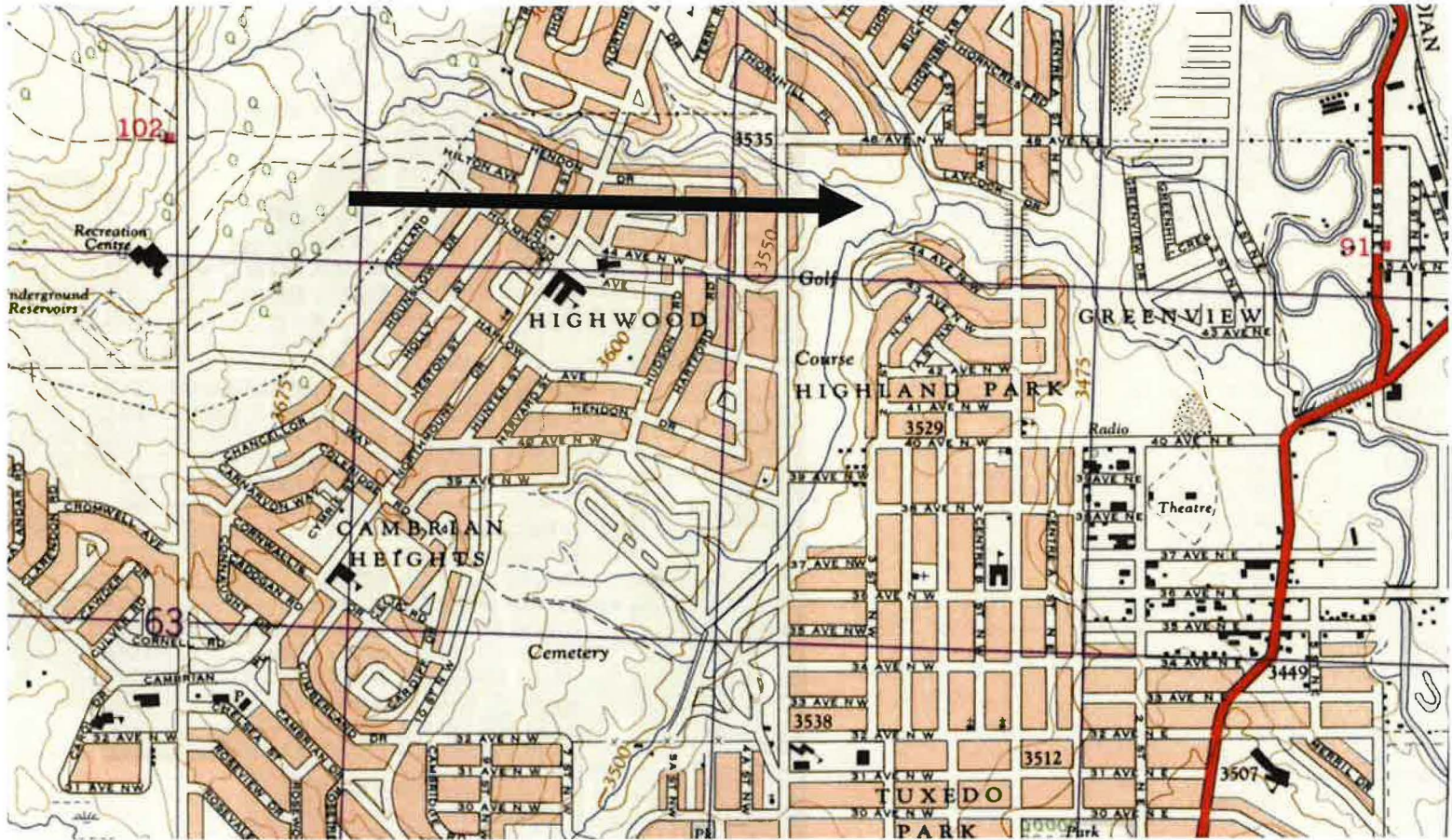
The Station area also benefits from crosstown BRT along 40 Avenue N, connecting this area to employment areas to the east. The highest-scale development will be located at Centre Street N and 40 Avenue N providing increasing housing and employment options to support transit use and create a vibrant station area.

## 28 Avenue N Station Area

The 28 Avenue N Station will be a community station that provides opportunity to integrate and enhance Tuxedo Park, the Centre Street Main Street and the surrounding Tuxedo Park community. Located in an area that has many existing shops, residences and amenities, this transit station area will provide a mixed-use activity node for the local community and will support transit ridership by increasing opportunities for people to live and work around the future station.



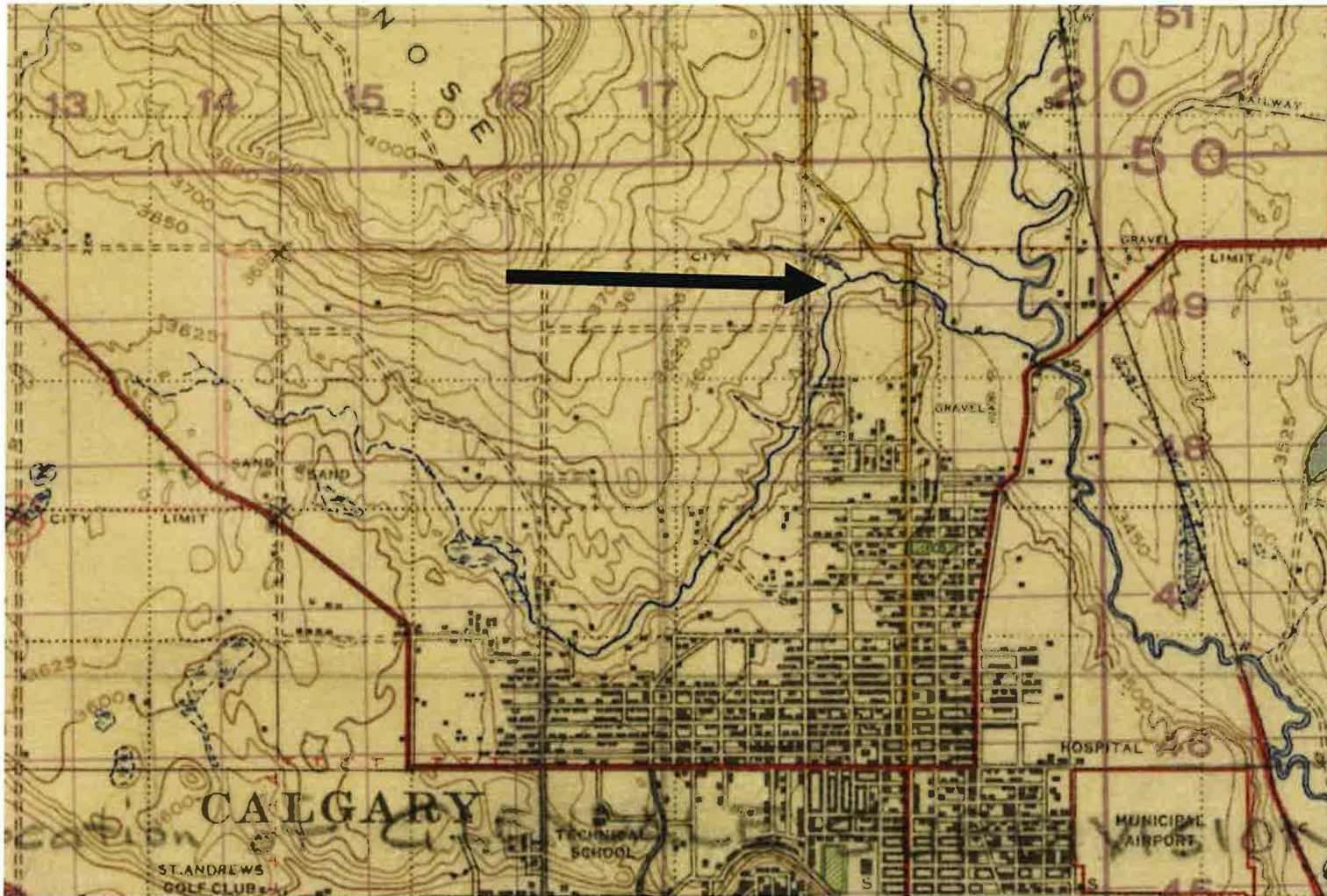




## Calgary Alberta West of 5<sup>th</sup> Meridian

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# CALGARY NORTHWEST

ALBERTA

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