

# Applicant Submission

The City of Calgary Real Estate and Development Services (RE&DS) is proposing land use Redesignation for redevelopment of 5.28 hectares (13.04 acres) of the Riverbend Transit Oriented Development (Riverbend TOD).

Located in the southeast quadrant of Calgary, Riverbend TOD lands are aptly situated to provide transition from the existing low density residential in Riverbend to the future higher intensity South Hill Station Area, east of 24 Street SE.

Redevelopment of these brownfield lands is envisioned as an extension of the community of Riverbend. Following are the key elements of the redevelopment proposal for Riverbend TOD lands:

- Low to medium profile MU-1 multi-residential with the potential for a non-market housing site to help create a critical mass of transit-supportive development and reinforce the future South Hill Green Line station area;
- A sensitive interface of 2-3 storey ground-oriented R-CG residential and open space along the existing low density residential in Riverbend to the west;
- A sense of arrival and placemaking achieved through the central park framed by street-oriented residential and high-quality urban design;
- A wide variety of housing types for all ages, stages and wages with the intent of creating an inclusive and accessible development that allows opportunities for Riverbend residents to age within the community;
- Approximately 20.7% of the area in credit and non-credit municipal reserve and public utility lots, S-SPR & S-CRI, for open space with amenities that establish broader community benefits for the existing Riverbend residents as well as future residents in the area;
- Safe and strong multi-modal connectivity and pathway system that link existing Riverbend residents to the future Green Line Station, east of 24 Street; and
- A commitment to uphold the City's Climate Resilience Strategy through greenhouse gas reduction strategies and responsible development based on principles of fiscal, social and environmental sustainability.

The redevelopment proposal integrates the feedback received from engagement to date with the community of Riverbend and adjacent residents. A detailed overview of resident feedback is included in the updated *What We Heard Report* and Applicant Led Outreach Summary.

RE&DS is exploring integration of non-market housing to address the growing need for housing in affordable categories. As part of the City of Calgary initiative, Riverbend TOD is one of RE&DS' sites to potentially avail the opportunity for Federal funding.

Overall, the proposal meets the City's overarching objectives of creating sustainable compact development forms to support infrastructure investments in the future Green Line. The proposed residential, especially the non-market component, is aligned with Calgary's housing strategy. The proposed brownfield development will create an asset that benefits the community and the City – a WIN-WIN!