

Applicant Submission

Quarry Rise South - Mixed Use Residential TOD LU/OP, 10610 18th Street SE & 10605 24th Street SE, CALGARY
(Arcadis on behalf of Remington Development Corporation)

Applicant's Submission – Feb 22, 2024 Quarry Rise South - Mixed Use Residential TOD

Overview

This application proposes to redesignate the subject lands from Industrial – Business (I-B f1.0 h24) District to the following:

- Multi-Residential – Medium Profile (M-2);
- Multi-residential – High Density Low Rise (M-H1);
- Mixed Use – General (MU-1 f3.0 h50);

This application serves to facilitate a thoughtful transition of existing, over supplied high class office/business park land into a comprehensively designed, mixed use residential village enclave. The proposal will seamlessly integrate with the surrounding area, diversify the range of uses adjacent to the future Quarry Park LRT Green Line station and better optimize this site as a TOD area.

An Outline Plan application accompanies this Land Use redesignation application to facilitate the transition of this ±8.13 ha (±20.08 ac) site located in the community of Quarry Park, into a mixed use residential urban village. The subject parcel is municipally known as 10610 18th Street and 10605 24th Street SE and legally known as Lot 8, Block 5, Plan 1410076 and Lot 10, Block 5, Plan 1510561.

The subject site is bounded by Quarry Park Boulevard SE to the north, 18th Street SE to the west, 24th Street SE to the east, and a child-care facility and currently developing multi-family residential development to the south. Surrounding land uses to the west and south are primarily residential, while uses to the north are business-office and industrial uses are to the east.

Outline Plan & Development Vision

This proposal seeks to strategically convert the business/office and non-residential uses prevalent on the east side of the community of Quarry Park to a residentially focussed mixed use development enclave, that better fulfills the future Quarry Parking Green Line LRT station as a TOD, by adding residential uses in close proximity, which is currently lacking.

Housing demand continues to be very strong in this community and this coupled with the fact that there are significantly more jobs accommodated within Quarry Park than there are housing available, this proposal will help narrow this gap and serve to support the Live, Work and Play vision that has been a core principle for the Quarry Park development since project inception. Furthermore, this proposal will help to provide additional housing units to help with the housing and affordability crisis currently being seen in the City.

The existing large parcels were structured for business park/campus development forms while the proposed Land Use and Outline will seek to subdivide these parcels into smaller and finer grained building blocks in part through the introduction of a new internal, pedestrian focussed looped residential collector street, creating comfortable block lengths. These resulting smaller parcels will facilitate a range of housing forms ranging from low-rise multi-residential development forms (Townhouses, 4/5 storey apartments) to mid-rise towers (8 to 14 storeys) – all addressed to the public streets to ensure an enjoyable, comfortable and safe pedestrian experience.

Low-rise multi-family development (5 storeys or less) are carefully situated on the south-central side of the site to match the residential housing form adjacent to the south side of the property. 6 to 8 storey multi-family housing is allocated in the central core of the proposed development, stepping the taller building forms away from the lower profile forms to the south, but closer to the central recreational centre a block to the north. The mid-rise tower forms (up to 14 storeys) would be focussed to the western and eastern edges of the development, adjacent the major arterials, 18th and 24th Street, respectively.

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Focus has been given to the public realm within the proposed road right of ways and connections to the existing pathway and open space networks adjacent to this site and beyond to ensure all development parcels are well connected for both vehicular and active mode mobility choices. For example, connectivity to the regional pathways along 24th Street and along the Bow River have been considered.

No Municipal Reserve (MR) is owing on the subject property and therefore no MR has been allocated within the plan. However, publicly accessible private open space are planned and will be integral to the design of a number of the residential development parcels, which will be managed through the Development Permit process and identify the most appropriate size and location/alignment for the public realm connections. For example, connection into the east-west pathway proposed along the entire south boundary of the development will be part of the detailed design process.

This proposal aligns well with the City's MDP objectives. The subject site is earmarked as a Community Activity Centre (CAC) and will continue to meet and exceed the CAC intensity targets. This is further merited by the presence of the future Quarry Park Green Line LRT station and warrants a minor map amendment to the Barlow Area Structure Plan.

Proposed Land Uses

Multi-Residential – Medium Profile (M-2): This proposed use is intended to accommodate townhouses and apartment buildings up to a maximum of 5 storeys to help contribute to the diversification of housing supply for Quarry Park. These cells are located along the south boundary of this development to best match the existing development form to the south.

Multi-residential – High Density Low Rise (M-H1): The M-H1 parcels are located in the north centre of the plan area and intended to accommodate housing forms up to 8 storeys. This development cell will feature well-appointed at-grade publicly accessible private open space and contribute to the overall public realm and/or outdoor landscaped focal point for the entire plan area. This district also offers opportunities for mixed uses that could accommodate retail and consumer services at grade facing the publicly accessible private open space areas and to help further animate and activate the ground level streetscape.

Mixed Use – General (MU-1 f3.0 h50): This use is intended for the western parcel facing 18th Street SE and the eastern parcel facing 24th Street SE.

The western parcel is earmarked for a comprehensive development site with a mix of uses including at grade retail, services, restaurants and a hotel. These uses would be complemented by residential uses stacked over these uses or in fully residential buildings up to 14 storeys.

The eastern parcel is intended to accommodate a broad mix of uses that are desirable in a TOD zone. This is directly applicable given the parcel's proximity to the proposed Quarry Park Green Line LRT Station.

Lastly, the northeast portion of the site currently falls under provincial land fill setback provisions which limits residential development. The MU-1 district provides flexibility to accommodate a broad range of non-residential uses in the interim and residential uses in the future considering the potential remediation of the land fill operation and/or removal of the setback.

This district does feature the tallest building form which is consistent with what exists within Quarry Park a short distance away to the north and will serve as a gateway element into Quarry Park from the south and west into Quarry Rise from 18th Street SE, as well as from the east from 24th Street SE.

Transportation & Site Access

The site is framed by two prominent arterials, 18th and 24th Street SE, currently with BRT service along 18th Street. Furthermore, and as outlined earlier, the future Quarry Park Green Line Station is planned just to the northeast of the subject site.

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Right-in/Right-out into the development are available from 18th and 24th Street SE given previous approvals, with the latter aligned with a mutual access agreement with the landowner to the south. Both landowners are working collaboratively together and receptive to future updates and/or refinements to this mutual access easement.

Quarry Park Blvd, which connects 18th and 24th Street, will be the northern frontage road for the development. Although not fully built today, Quarry Park Blvd had been previously designed and the right of way has been dedicated to provide this important connection (as per approved road plan 0150561 / DA2015-0058 / CD2013-0192). However, as part of this current application, Quarry Park Blvd is being adapted to better accommodate active mobility options.

A new internal, pedestrian friendly collector road will provide effective access from Quarry Park Blvd into the inner development parcels, and it is from this internal road that the majority of the development cells will be accessed for all mobility options as well as provide effective fire and emergency services access.

This proposed internal road will also include separate sidewalks offering great walking options to connect to all areas of Quarry Park and the transit options nearby. A limited number of Right-in/Right-out access points may be viable from Quarry Park Blvd, contingent on spacing with the proposed and previous approved intersections.

Servicing

Stormwater Servicing

The stormwater design for the sites will be designed to a unit area release rate in accordance with the Quarry Park Phase 1 Storm Water Management Report. Previous storm sewer design work for Quarry Park Blvd SE has accounted for the development of this site with the nearest connection point by 24th Street SE and just east of the existing Quarry Park Blvd. Servicing will be extended into the new development under the proposed internal road network named Quarry Park Rd and will provide service connections to each parcel.

Sanitary Sewer Servicing

City sanitary sewer pipes are planned and approved for the future extension of Quarry Park Blvd and sized to accommodate the land-use. There will be new lines added to the internal road network that will connect to the system already approved to be within Quarry Park Blvd.

Water Servicing

There are existing City water supply pipes located adjacent to the site. The proposed development will be serviced by connecting to these existing lines and creating a looped system through the internal proposed road network. Each lot will connect directly to a public utility line.