



# QUARRY RISE SOUTH COUNCIL PRESENTATION

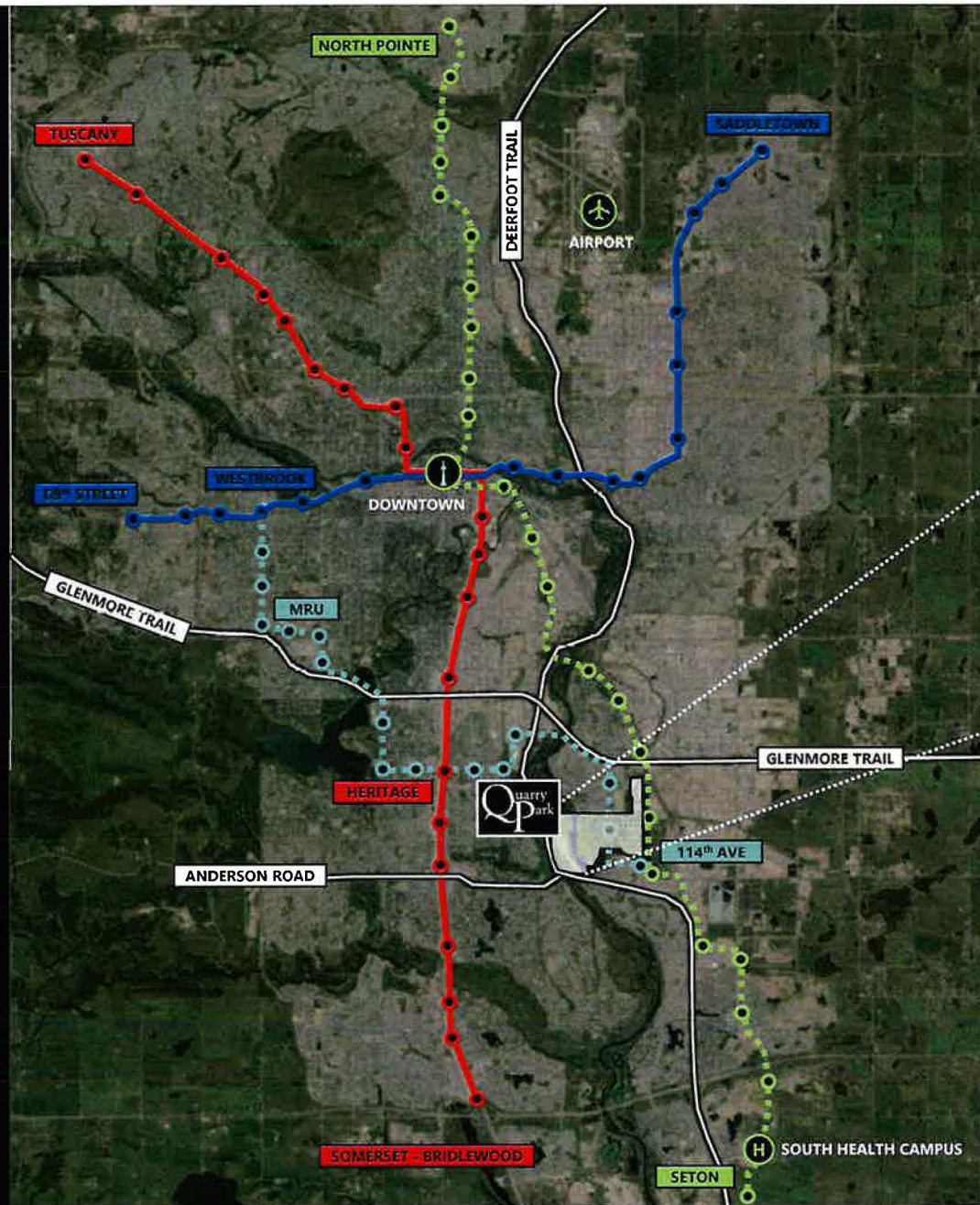
BY ARCADIS & REMINGTON DEVELOPMENT CORP.

MAY 7<sup>TH</sup>, 2024

LOC2023-0168 / CPC2024-0092

Google





FUTURE LRT STATION

- PROPOSED LRT: GREEN LINE
- SOUTHWEST CROSSTOWN BRT: TEAL
- EXISTING LRT: RED LINE
- EXISTING LRT: BLUE LINE

# QUARRY PARK - OVERALL CONTEXT





○ 18<sup>th</sup> Street SE & Glenmore Trail

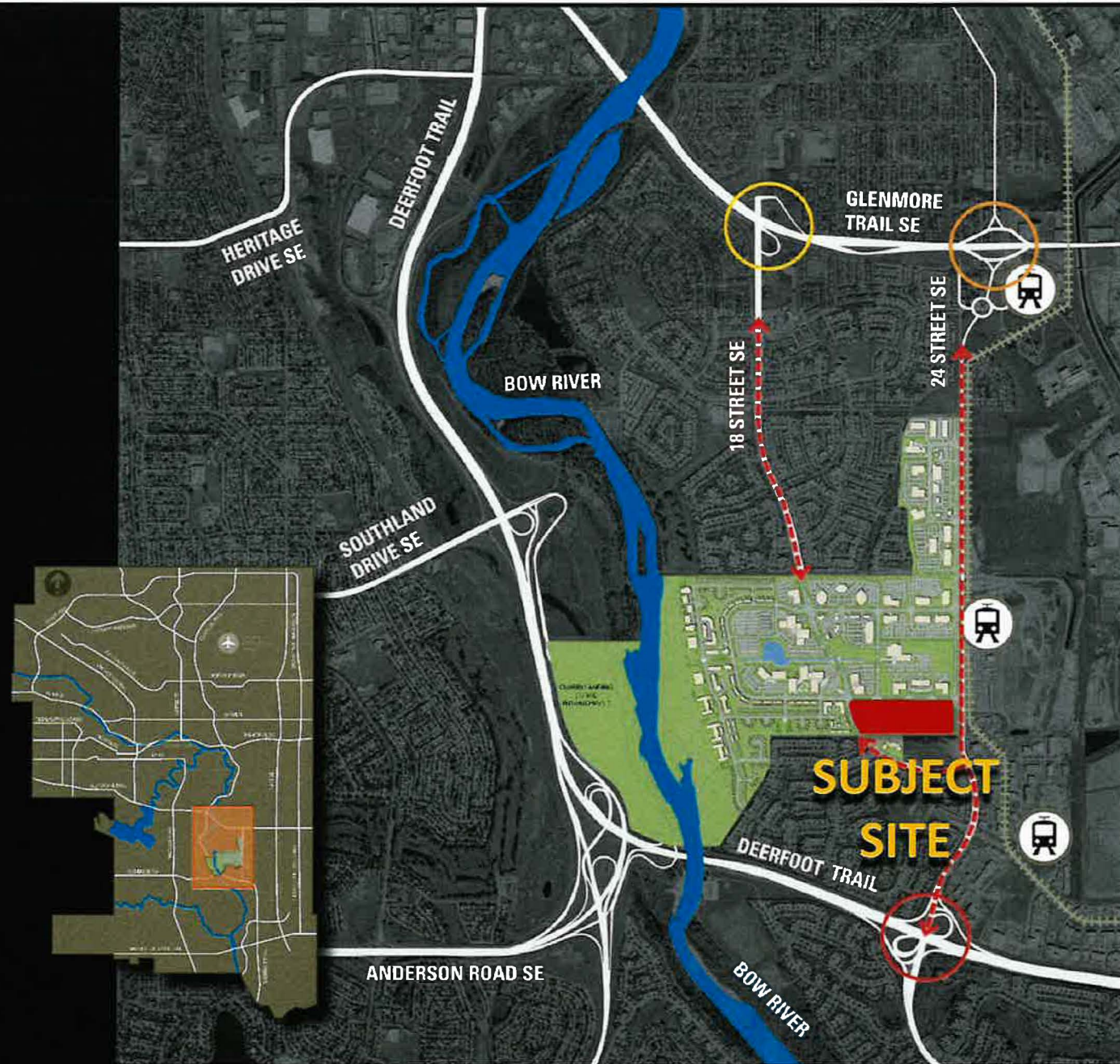
○ 24<sup>th</sup> Street SE & Glenmore Trail Interchange Upgrade 2015-2017

○ Deerfoot Trail & 24<sup>th</sup> Street SE

↔ Arterial Access / Egress

++++ Future S.E. LRT Alignment

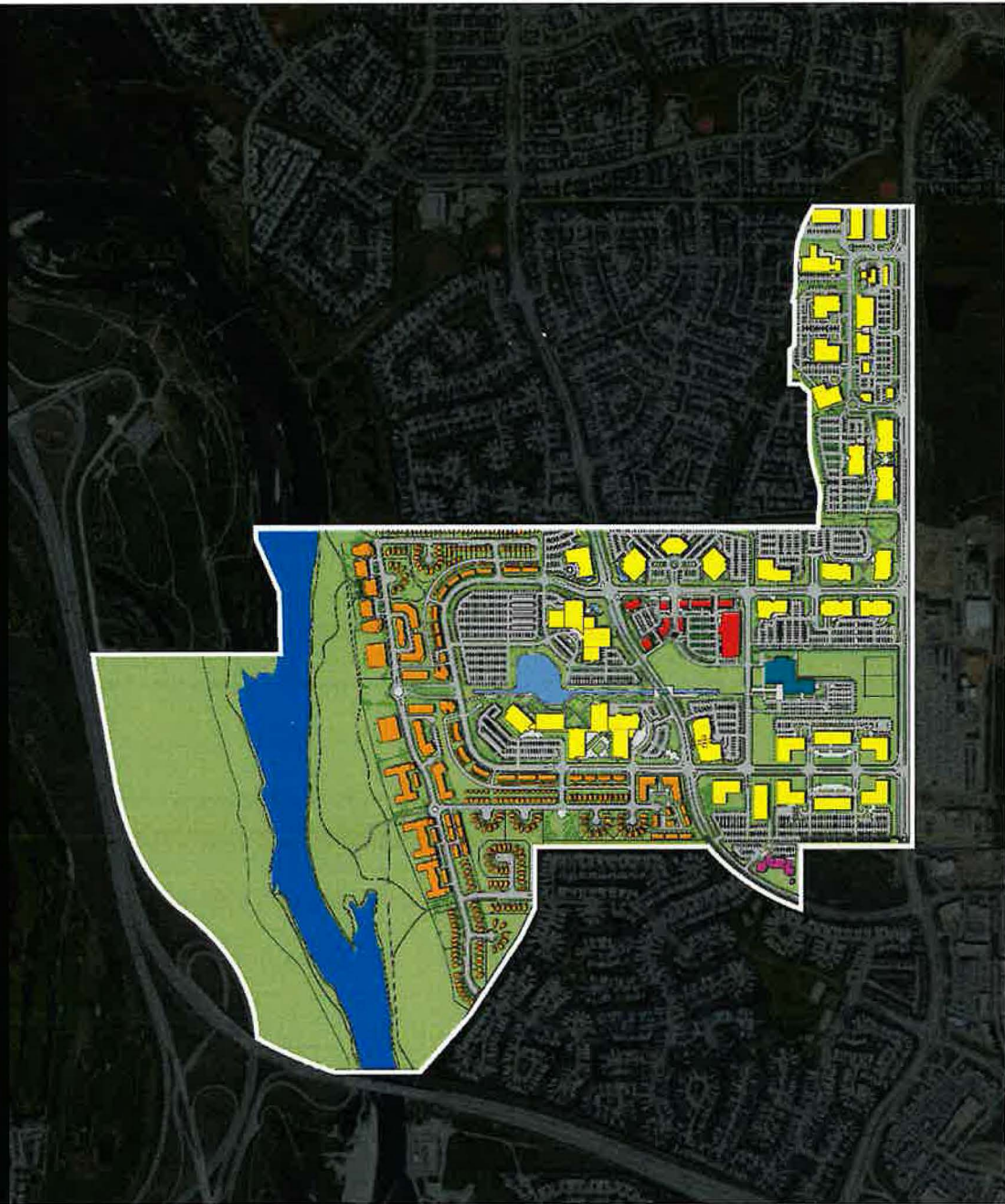
🚆 Approved LRT Station



# QUARRY PARK - OVERALL CONTEXT







# Quarry QPark

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

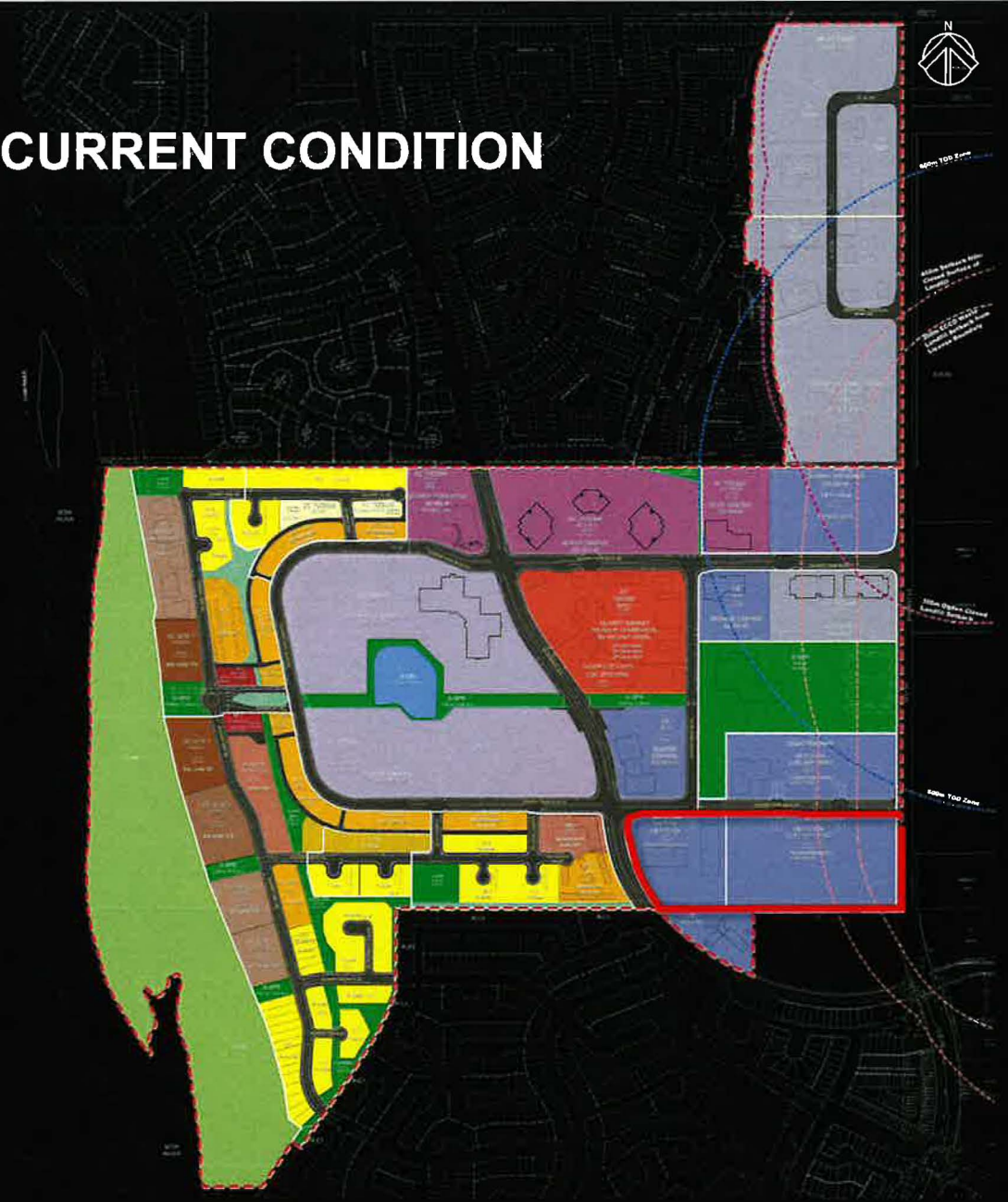
QUARRY PARK - OVERALL CONTEXT



## 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

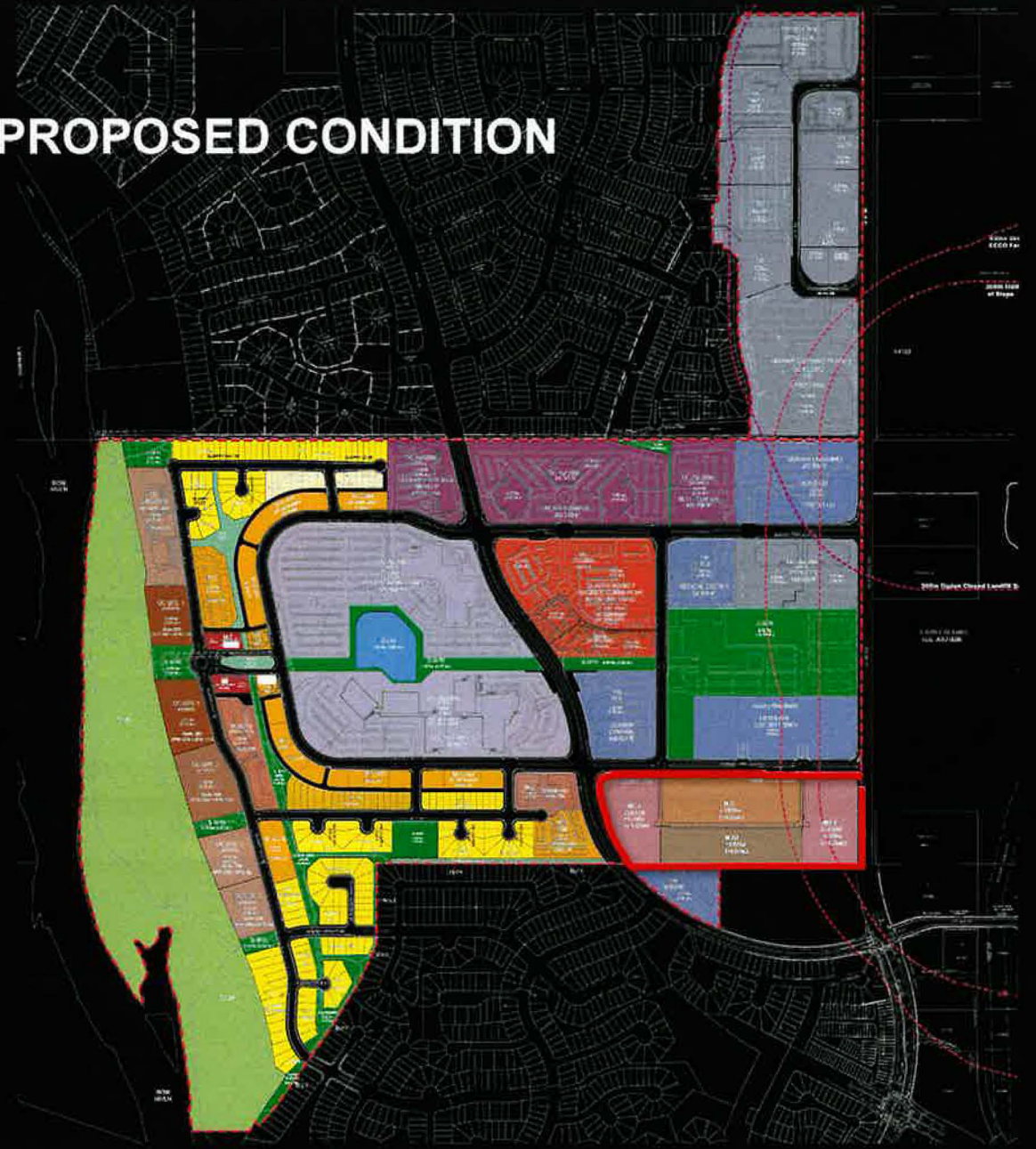




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## PROPOSED CONDITION



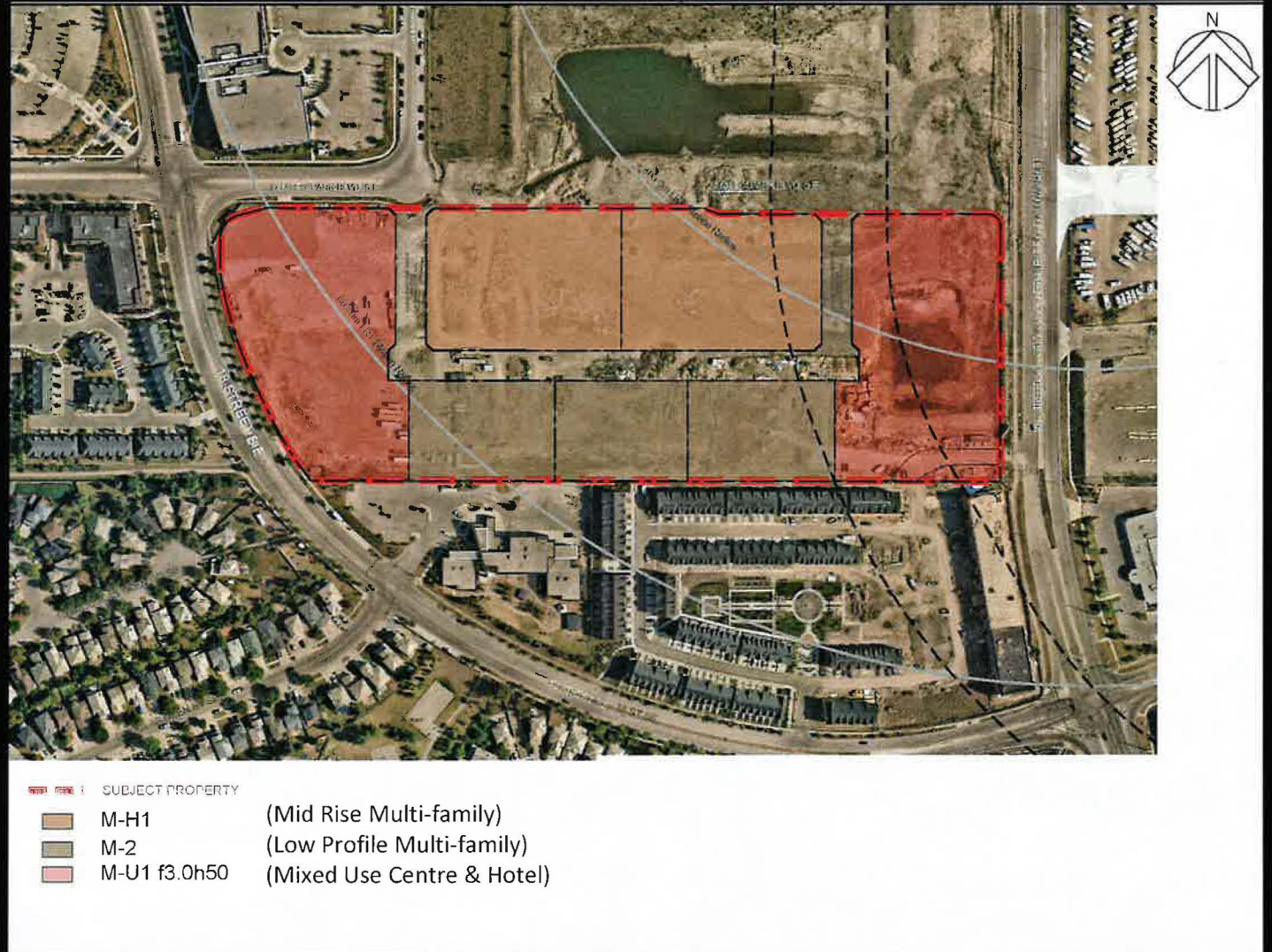
## QUARRY PARK - OVERALL CONTEXT





## 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

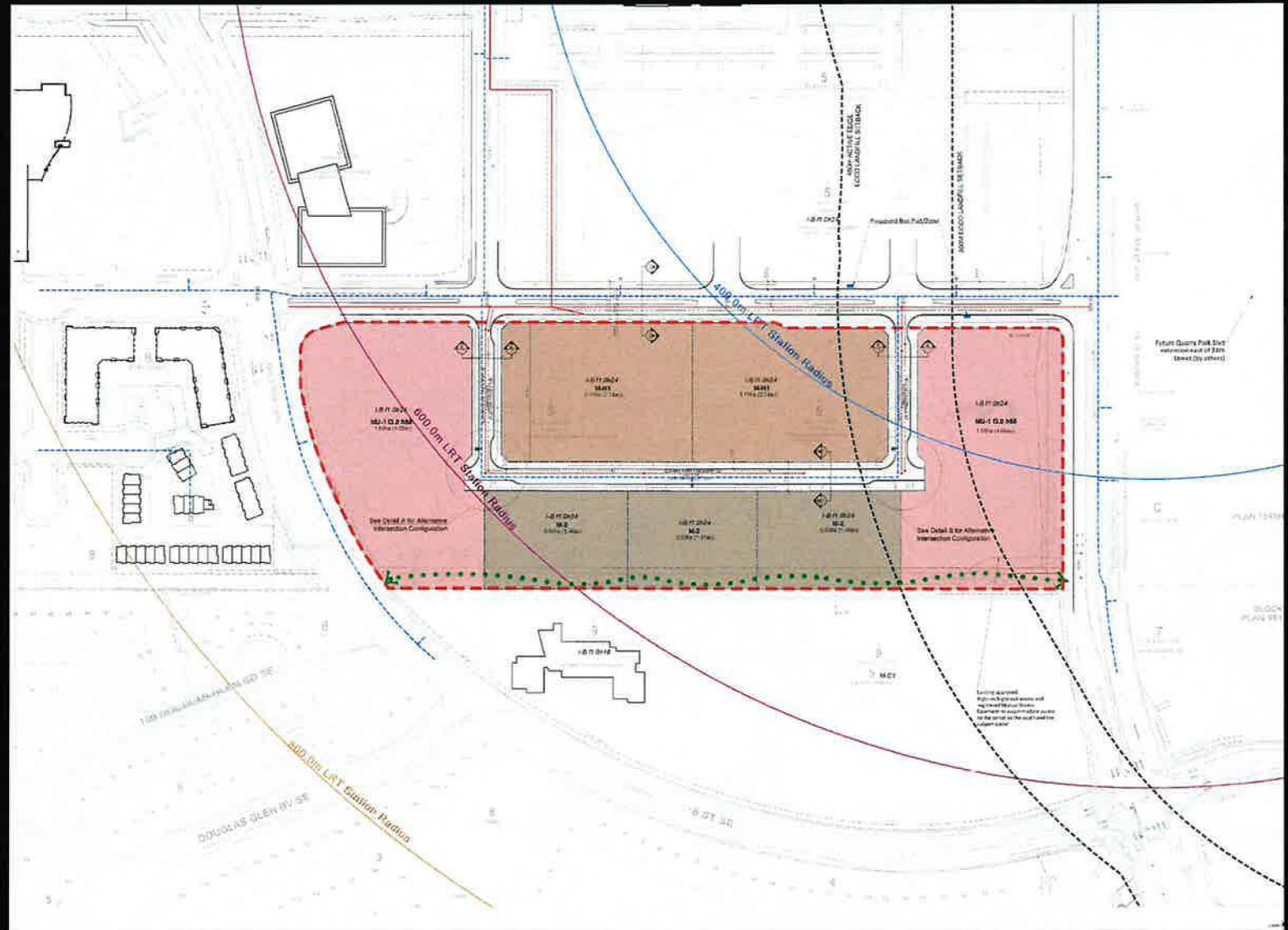
- OVER 85 ACRES OF PARKS AND GREEN SPACES, 50 ACRE NATURE RESERVE
- 10+ KM OF PATHWAY NETWORKS WITHIN QUARRY PARK
- RIVER ACCESS



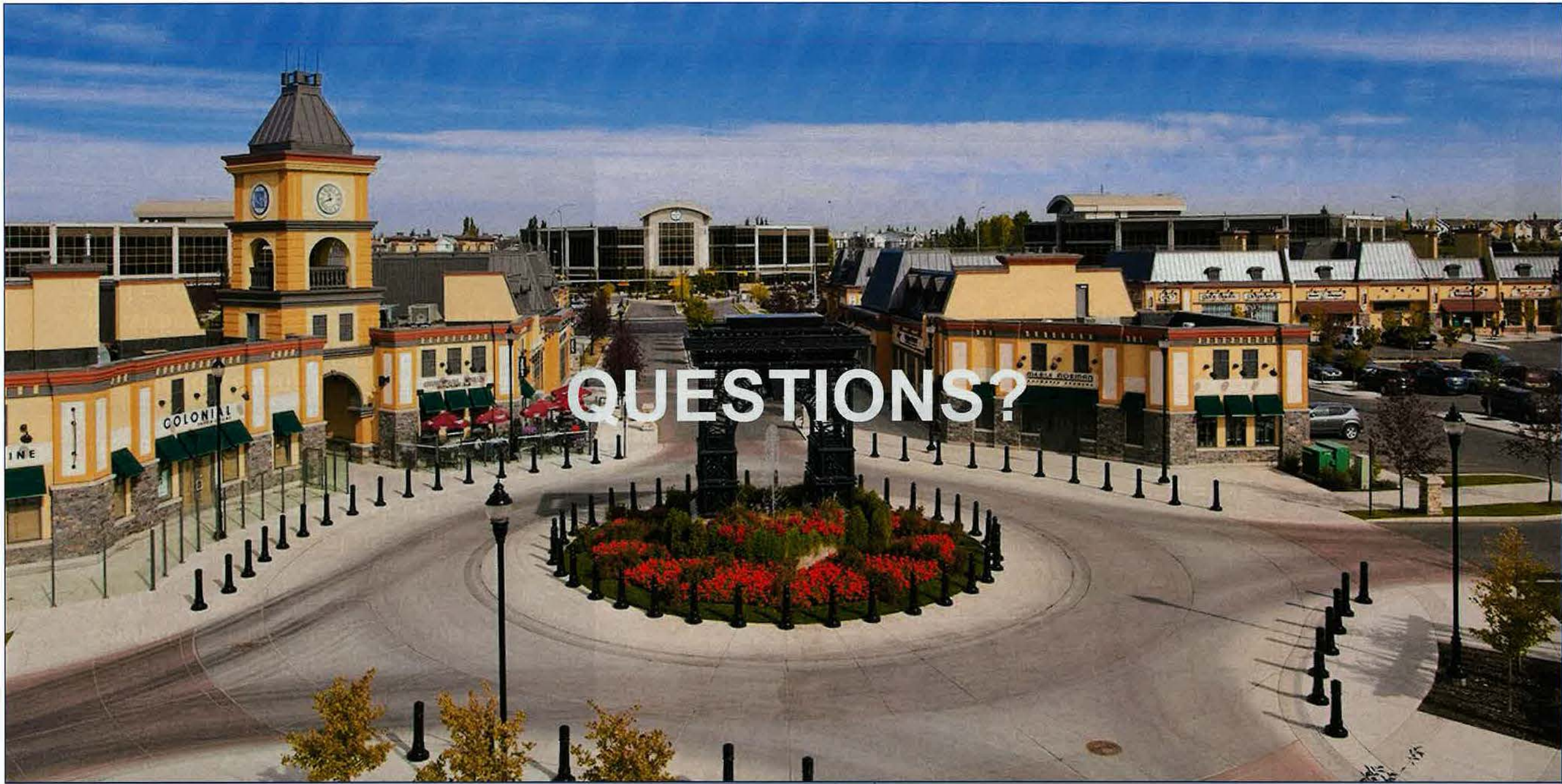


# Summary

- 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.







QUESTIONS?

Q & A







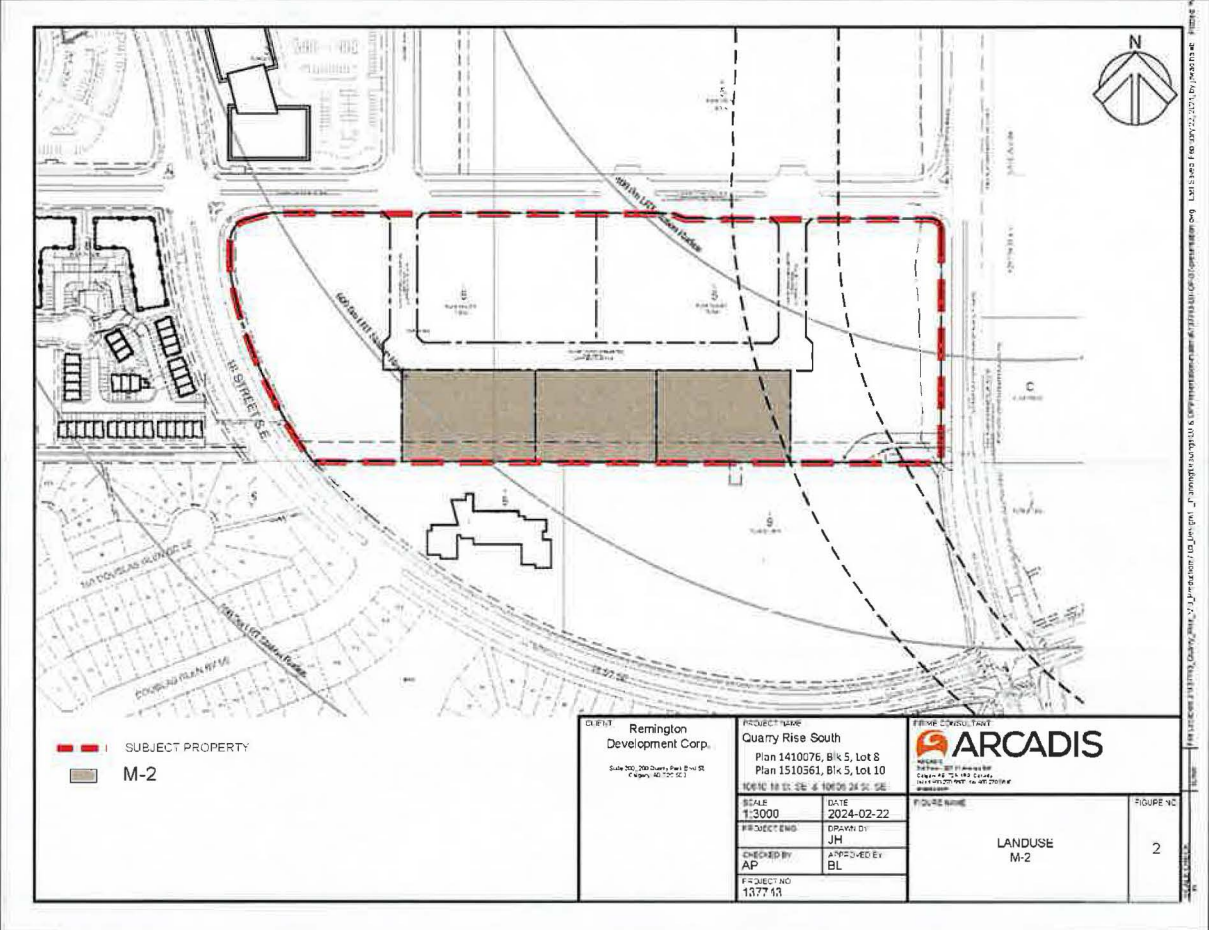
Thank You!

**REMINGTON DEVELOPMENT CORPORATION**





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

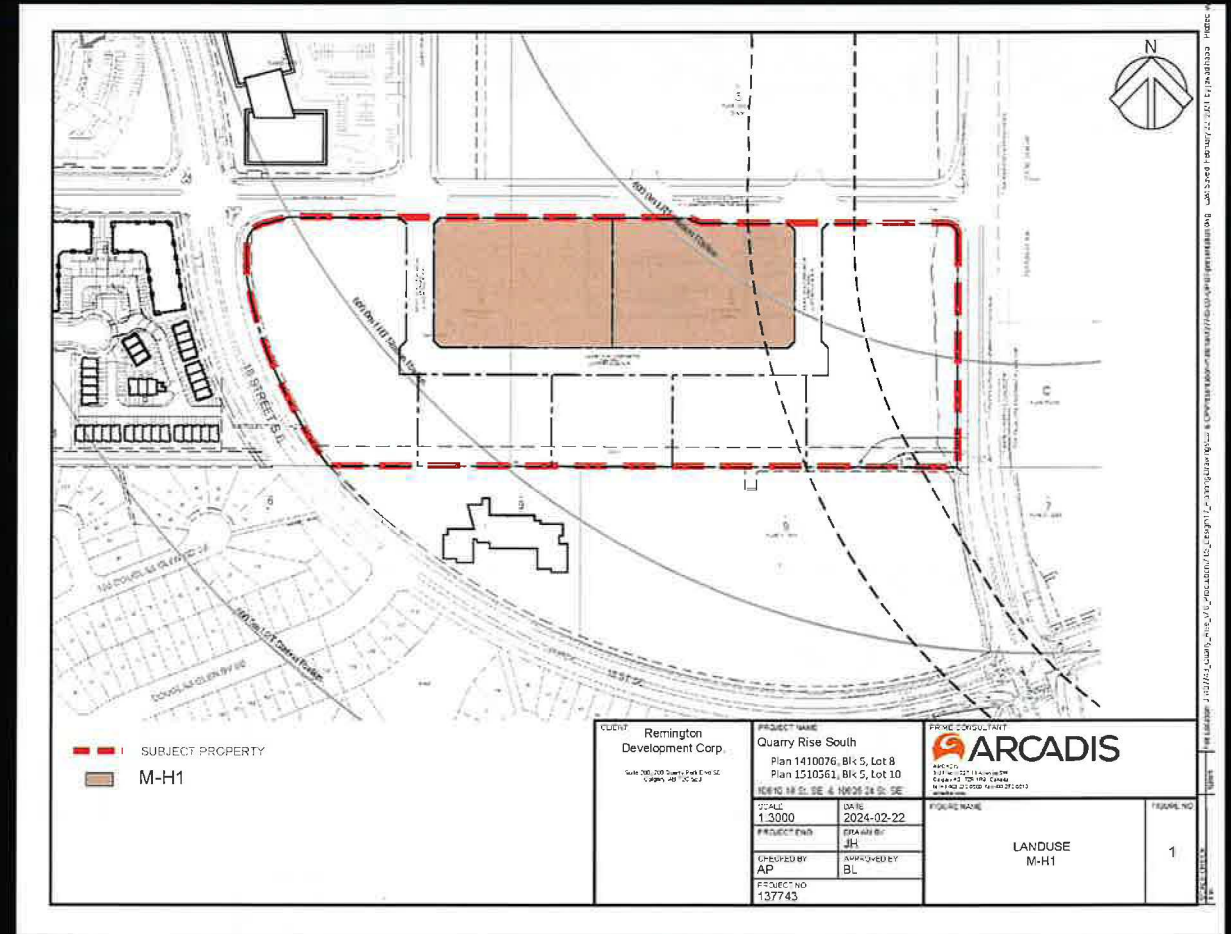


## QUARRY RISE SOUTH – PROPOSAL OVERVIEW



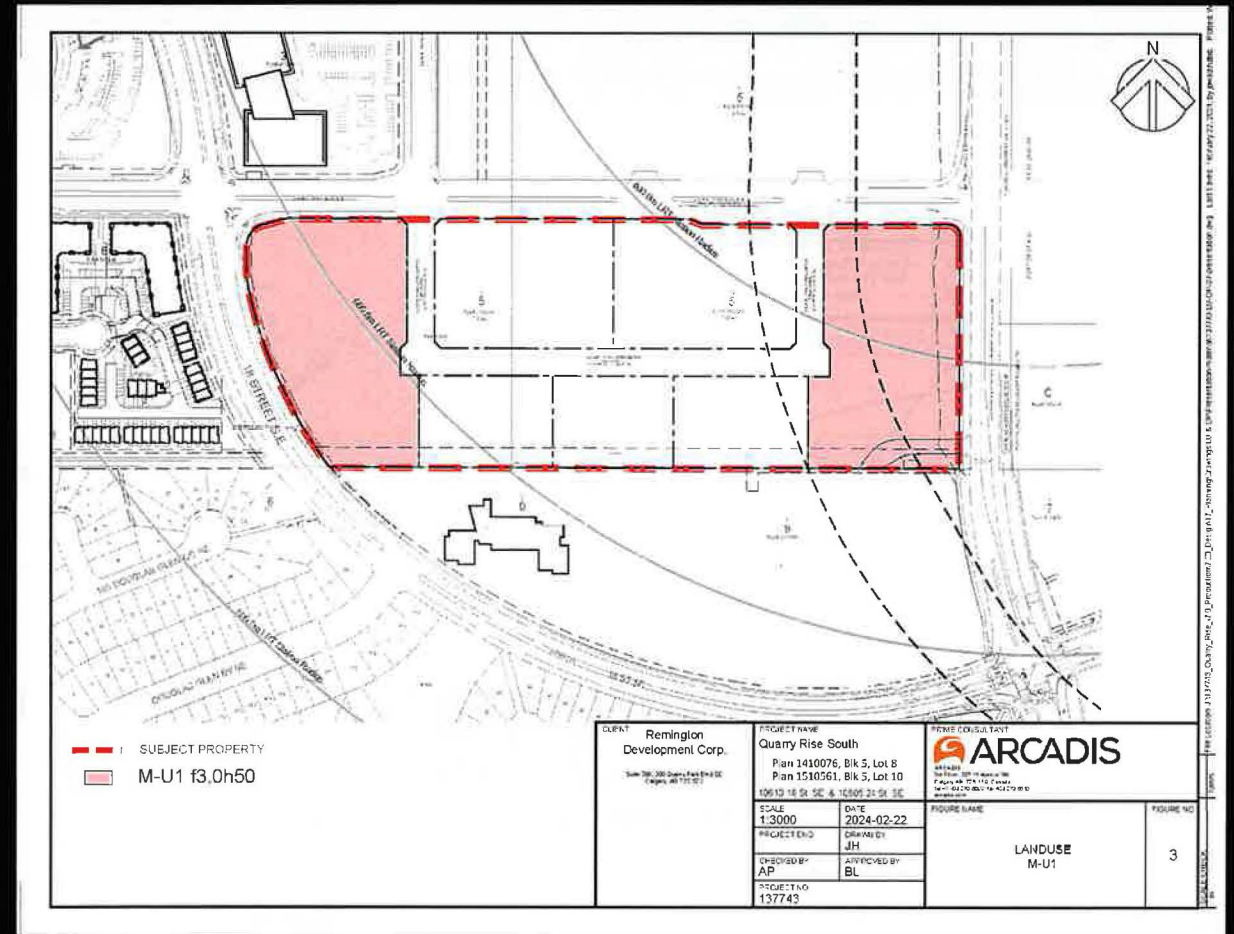


# QUARRY RISE SOUTH – M-H1: Mid Profile Multi-family





# QUARRY RISE SOUTH – MU-1: Mixed Use Centre & Hotel



## QUARRY RISE SOUTH – PROPOSAL OVERVIEW

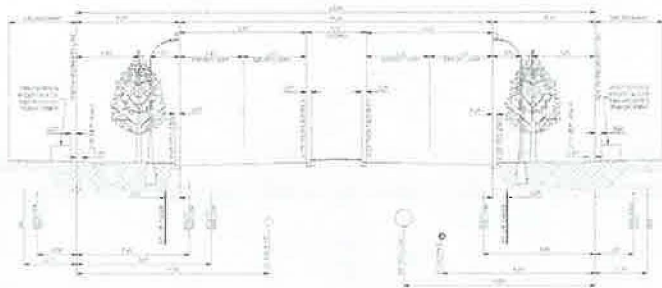




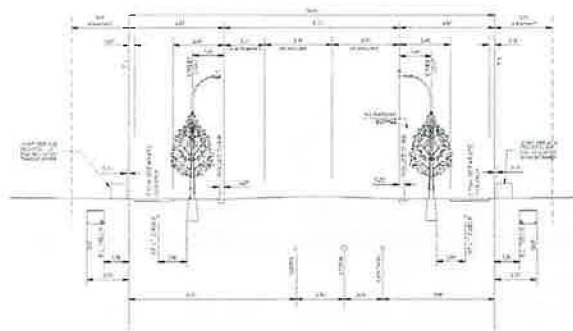




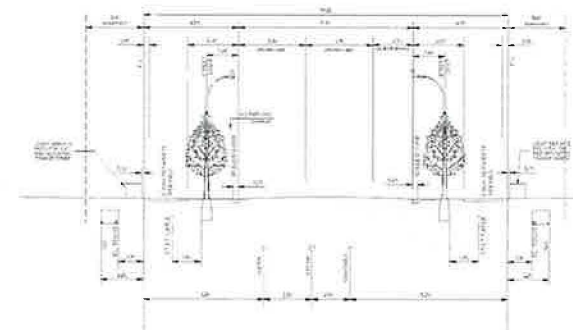
# QUARRY RISE SOUTH – Road Cross-sections



**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





CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

MAY 07 2024

ITEM: 7.2.1 COUNCIL-0092  
Distrib - Presentation 2  
CITY CLERK'S DEPARTMENT