

Updated Applicant Submission

RIVERBEND TOD - APPLICANT'S SUBMISSION

The City of Calgary's Real Estate and Development Services (RE&DS) Business Unit is proposing land use Redesignation for redevelopment of 5.66 hectares (14.01 acres) of Riverbend TOD lands owned by The City and private owner 763892 Alberta Ltd.

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 mixed-use development intended in South Hill Station Area, east of 24 Street SE.

Redevelopment of these brownfield lands is envisioned as an extension of the community of Riverbend and will support new housing form adjacent to the future South Hill Green Line station.

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 higher intensity South Hill Station Area east of 24 Street;
- 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 direct multi-modal connectivity and pathway system with enhanced pedestrian experience, that link existing Riverbend residents to the future Green Line Station, east of 24 Street; and
- A commitment to address visual impact along 24 Street through a combination of street-oriented development and landscaping.

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

RE&DS is prepared to offer one site to the non-market land sale to address the growing need for housing in affordable categories.

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!