

Applicant Submission



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Jayman Living and Telsec Property Corporation envision Nostalgia Townlet to be a self-sustaining node for southeast Calgary. B&A prepared this application, with a team of technical experts in support of the Nostalgia Townlet Outline Plan (OP) and Land Use Redesignation application for approximately 537 acres (217 hectares) of land. Nostalgia Townlet raises the bar for suburban development in its diversity of housing, offering a balanced variety of low to high density housing types. Proposing approximately 5,825 units (15.2 upa), Nostalgia Townlet will be a self-sustaining community within southeast Calgary, providing housing for people in all segments of their life cycle, far exceeding the density of a typical community (8 upa).

The Nostalgia Townlet Outline Plan is based on New Urbanist design principles, supplies a innovative mix of low to high density housing, active mode connections, neighbourhood activity centres, open space, enhanced public realm features and integration with the natural environment. Activity centres will be the hubs of the neighbourhoods, anchored by key facilities for community foundations, such as a Signature Health and Wellness Centre, the Homeowners Association, and providing direct public access to escarpment. In alignment with the ASP, the plan proposes multiple public access points to the escarpment, encouraging people to use the Escarpment Green Corridor and enjoy views of the Bow River. NACs have been thoughtfully placed within the plan area adjacent to key natural assets, such as the escarpment and the Bow River, to stimulate the health and wellness of neighbourhood residents, enhance public access to natural amenities, enhance the public realm and create a unique sense of place.

The plan locates medium and higher density homes close to the NACs and along corridors, with multi-residential units in the village centre, fishing village and areas along the escarpment to take advantage of the natural setting a view of the Bow River and Rocky Mountains. Missing middle housing forms will be scattered throughout the plan area, with medium to high-rise apartments strategically located to leverage the Village Centre and unique topographical features. The unique Direct Control R-G land use district makes up the majority of the Plan Area, proposing laned single, semi-detached or townhomes along collector streets. Wide Shallows, Estate lots, cluster homes, move-up, laned and front-drive housing options are strategically placed throughout the plan area which provide multiple options for future residents. In addition, Nostalgia Townlet proposes a custom wide-shallow housing form to establish a unique street presence, reducing unnecessary setbacks to create a quaint neighbourhood environment.

The housing mix enhances long term resiliency and establishes a sense of community by offering a variety of housing forms at densities that far exceed the MDP policy requirements and adjacent plans. This will enable residents the ability to remain in the neighbourhood throughout their various life-cycle phases and establish Nostalgia Townlet as a self-sustaining community.

Finally, Jayman and Telsec are proposing to build sustainable and innovative infrastructure that mitigates the impacts of climate change and progresses society towards net-zero. This includes a minimum of 10 solar panels on all low density residential homes; considering additional solar and geo-exchange on multi-residential and commercial buildings; and proposing an innovative nautilus stormwater pond.

This plan is innovative and unique in its approach to suburban development and can be realized through the adoption of the proposed land use and outline plan applications. We look forward to building this community and request the support of Calgary Planning Commission and Council to make this a reality.