

Applicant Submission

2025 March 10



APPLICANT SUBMISSION – HOLLINS / HALSTEAD

On behalf of Lansdowne Equity Ventures Ltd., B&A proposes to redesignate two parcels in southeast Calgary to enable a vibrant masterplanned mixed-use and residential neighbourhood in the community of Huxley.

Site Context

The site is approximately 53.83 hectares (133.01 acres) in size and is located in the growing community of Huxley in southeast Calgary. The two parcels of land are divided by the future Memorial Drive SE flyover which will provide a direct connection between east Calgary and the City of Chestermere. The parcels are referred to as Hollins (north of Memorial Drive) and Halstead (south of Memorial). The immediate area is experiencing growth and change, creating a gateway to the city and a strong connection to adjacent communities like Chestermere. Lands to the east have been approved for residential communities. To the south across 9 Avenue SE is East Hills Shopping Centre. To the west is an existing gravel pit and vacant land directly adjacent to Stoney Trail. To the north is the CP Railway.

The site is currently accessed from 84 Street NE, planned as an urban boulevard with a multi-use pathway to encourage active travel and access to adjacent communities. As the immediate area experiences growth, there are significant infrastructure investments, such as the future Memorial Drive flyover, that are under review which will increase connectivity between the site and broader east Calgary. Bus connections are available on 17 Avenue SE, a 10–15-minute walk from the site, providing nearby access to a bus rapid transit system (BRT). Broader destinations include the City of Chestermere, approximately a 10-minute drive east from the site and Downtown Calgary, approximately a 20-minute drive west from the site. It is anticipated future bus connections will be provided on 84 Street to support the growing population and anticipated demand for public transit.

Development Vision

Lansdowne envisions the site as a vibrant, walkable community at Calgary's eastern edge. This new community will expand housing and local community opportunities for individuals attracted to the Huxley/Belvedere area, enhancing open space and creating gathering spaces throughout the community for leisure, play and recreation.

All residents within the site will be within a 5-minute walk of public open space, commercial services and future transit. The submitted land use redesignation and subsequent outline plan incorporate a pedestrian-focused design to provide safe pedestrian travel and prioritize active movement through dedicated off-street

cycling infrastructure, enhanced pedestrian crossings and smaller block lengths to make the pedestrian experience accessible, inviting and enjoyable.

The North Site, Hollins, is a primarily residential neighbourhood focused around a mixed-use Neighbourhood Activity Centre (NAC) and a 6-acre playfield open space. This activity centre will include multi-residential, local commercial, and a large open space with junior playfields, programmable open space and a cricket pitch. The open space program in Hollins is supplanted by a pocket park with play equipment.

The South Site, Halstead, is organized around a 12-acre central open space, comprised of a reconstructed wetland and storm park. The natural open space and programmed park space are seamlessly integrated to create one amenity space. Adjacent to Memorial Drive, a mixed-use residential and commercial node is proposed that will offer community-level retail in a dense, walkable format. Low density development is proposed internal to the site, with breathtaking pond views, and direct connections to a multi-use pathway to support mobility throughout the site.

Policy Framework

The proposed development is located in the Developing Residential Communities area, identified in the Municipal Development Plan (MDP) (Section 3.6). These areas are typically characterized by low density development, including single-family housing, smaller pockets of multi-family and locally oriented retail. The MDP's New Community Planning Guidebook (NCPG) includes core ideas to achieve new communities that efficiently use infrastructure and focus growth in activity areas. The proposed mixed-use residential development will integrate the north and south sites to create a comprehensive community integrated by an open space network, engaging park spaces and active mode corridors. New residents will have access to the full suite of programmable open space, including connections to adjacent neighbourhoods and surrounding amenities such as East Hills Shopping Centre.

The proposed development aligns with the policies of the CTP by focusing on a compact, vibrant and complete community objectives. The development encourages transit use and will reduce vehicle distance travelled by providing safe, convenient and comfortable transit waiting areas.

Belvedere Area Structure Plan

The subject site is located in the Belvedere Area Structure Plan (ASP) which designates the south site primarily as a Neighbourhood Area, with a small portion designated as a Community Retail 2 Centre on the southern section of the parcel boundary. An amendment to the ASP is required to move this Retail Centre north to the southwest intersection of Memorial Drive and 84 Street. This decision was made based on market analysis and establishing some separation from the East Hills Super Regional Retail Centre which has slowed in its buildout of smaller CRUs over the last 3 years.

The ASP designates the north site entirely as Neighbourhood Area, with a Neighbourhood Activity Centre (NAC) situated along the eastern boundary of the site.

The proposed Outline Plan aligns with key objectives of the ASP, as exemplified by the following policies:

- Exceeds the minimum density target of 20 units per gross developable residential hectare (8 units per GDR acre) in the Neighbourhood Area (Policy 6.4.1a).
- Provides a diverse range of housing options including single-detached, semi-detached, rowhouse dwellings, multi-storey apartments, and mixed-use (Policy 6.4.2a).
- Provides a Neighbourhood Activity Centre (NAC) in the north site which meets and exceeds the ASP criteria for density and intensity (Policy 6.5.1.3).
- Emphasizes connectivity and multi-modal transportation through the integration of pedestrian-oriented streets, multi-use pathways, dedicated cycling infrastructure and proximity to future transit (Policy 9.2.1.4).
- Meets the retail floor area requirement for the areas identified as Community Retail 2 Centre as per the ASP (Policy 6.9.1.2). An amendment is required to change the location of the Centre on the Land Use Concept, but the plan will align with all other policies as written.
- Strategically integrates open space throughout the outline plan with key active mode linkages (Policy 7.6.1.1).
- Offers a range of recreational and social opportunities, with different spaces catering to different uses (Policy 7.6.1.4).

Open Space and Municipal Reserve

As part of the broader development vision, a comprehensive open space masterplan is proposed that integrates the natural systems, functional elements of stormwater infrastructure and park space to create a variety of spaces and places for people to gather, connect, play and enjoy.

A series of park space typologies will be the heart of the community, providing active and passive spaces to meet the communities' recreational needs and integrate the natural ecology of the site.

Municipal Reserve open space has been balanced equally between the north and south site to ensure all residents have access to a variety of open space. Over 18% of the 133-acre site will be provided as open space; 4.2 acres of Environmental Reserve, 12.82 acres of Municipal Reserve, and 8.15 acres of storm park/storm pond.

In summary the proposed outline plan and land use application enables a development that will:

- Increases housing diversity in a growing area of southeast Calgary with access to future transit and active modes.
- Creates a comprehensive open space network that provides a valuable community amenity for future residents and visitors.
- Proposes a variety of open space programming including creating a central gathering space in the community.
- Activates street frontages with pathway connections to support the safe and efficient movement of pedestrians and cyclists throughout the community, and
- Implements the policy vision of the Belvedere Area Structure Plan and requirements of the Commercial Retail 2 Centre and Neighbourhood Activity Centre.



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