



Interim Alternative Uses of Blue Line and Green Line LRT Rights-of-Way - Parcels

The purpose of this document is to describe the process for evaluating parcels of land along the future Blue Line and Green Line LRT rights-of-way that may be of interest for interim partner-led enhancement or activation, and to highlight three sample parcels which demonstrate the range of sites available within the boundaries of these two projects.

In order for large transportation projects to proceed in an orderly fashion, transportation rights-of-way are identified and reserved far in advance of project implementation. In the case of Blue Line and Green Line LRT extensions (for the Green Line, referring to extensions beyond the initial phase currently being designed and constructed) these lands were either known and reserved at the Outline Plan stage for new communities, or have been gradually acquired over time to ensure that the transportation infrastructure is feasible.

More broadly, throughout Calgary there are land parcels that are owned by The City for a variety of reasons including future transportation infrastructure, future utilities, future social service or recreation facilities or other specialized purposes. Every parcel is unique in size, layout, topography, shape, location, utility access, and existing condition. Many of these parcels are maintained by The City as empty grassed lots for extended periods prior to the implementation of their ultimate use.

For The City to open up these parcels for temporary use by partner organizations, it is necessary to create site profiles to provide an understanding of the specific context of each site. This information will allow potential partners to look at different sites and comprehend whether the land and its context match their potential project.

For the Blue Line and Green Line LRT rights-of-way, Administration has assessed various parcels of land along each alignment and identified a number of "high potential" parcels. Each parcel may be of interest to a variety of potential partners. Each comes with its own unique set of opportunities (such as available utility connections or high visibility) and challenges (an unusual shape or poor lighting), and each parcel is uniquely located within the city, whether in a newly developing area at the edge of Calgary (e.g. Redstone) or in an established community with many existing amenities (e.g. Highland Park).

Sample parcel profiles for three sites (in Redstone, Skyview, and Highland Park) are included on the following pages.

As noted elsewhere in this report, the project team recommends advancing one or more pilot projects in an initial phase of work, leading towards a more robust intake process to invite the broader community of partner organizations to consider projects along the full range of rights-of-way. One component of developing that intake process would be to create a full inventory of parcels that The City would be interested and able to make available for interim community supporting uses, along with information on the duration of their availability and the appropriate asset owner to contact for further information.

Example Site 1: Redstone, 128 AV & Redstone BV NE

Site Profile

Location
NW corner of 128 Avenue and Redstone Boulevard NE

Size
10560 m², 24m x 440m

Land Classification
Road right-of-way

Existing Site Conditions
Long and narrow, level field adjacent to single family homes (separated by noise barrier)

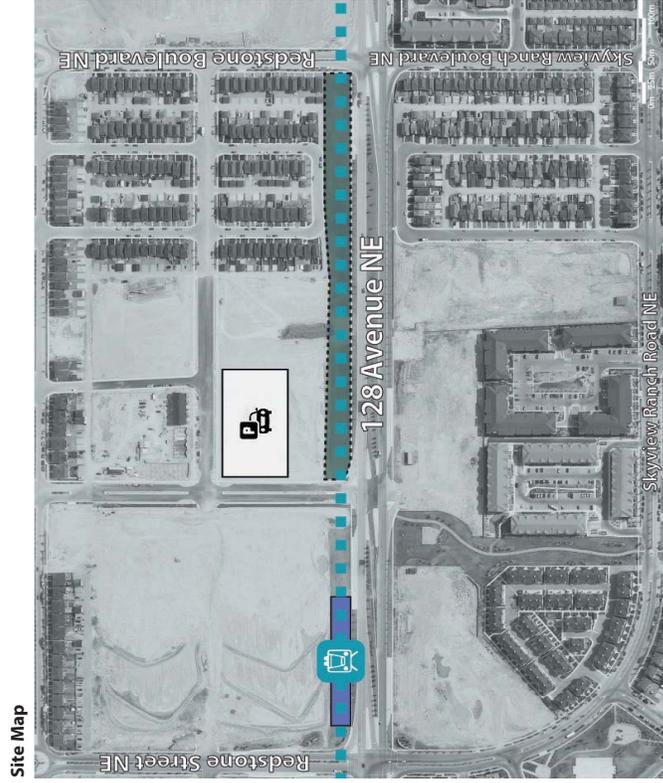
Utilities
Water line 128 Avenue NE (200 PVC) that could service the site (southern street).
Storm/sanitary line along 128 Avenue

Transportation Options
Site Accessible by all modes:
By Car/Bike/Walk – 128 Avenue NE
By Transit – Route 145 bus stop just South of Site, 6 minute walk
Parking – Available on Skyview Ranch Road and Redstone Way

Site Photos



Parcels



LEGEND

-  Future Blue LRT Line
-  Future Train Station
-  Redstone Site
-  Future Park & Ride

Example Site 1: Redstone, 128 AV & Redstone BV NE

Surrounding Context

Community
Redstone

Population within 600m of Site
4,688 people (2018)

Existing Neighbourhood Amenities

Apostle of Jesus School (separate) (750 m)
Commercial area: Small grocery store, restaurants, liquor store, gas station (600 m)

Open Space Statistics

The amount of open space in Redstone is 9.87% (2018), just below the City targets of 10%, however the community is still developing and has not reached full build out of population or jobs.

Community Considerations

The community of Redstone initially consisted of farmland and acreages. Predominantly used for agricultural farming, the land was purchased for residential community development by Qualico Communities and in early 2012 saw phase 1 of construction begin. Urbanization of Redstone continues with a local commercial site set to open in March 2019 and a second larger commercial/ residential site scheduled to break ground in late 2019. Current amenities in the area are primarily landscape in nature and include: parks and playgrounds, walking paths, plaza areas with benches, rock feature walls, decorative fencing, entry features, and boulevard and median landscape features. Much like its neighbours to the South, Redstone is close to all major transit ways and to Calgary's International Airport. Redstone also enjoys easy access to the Cross Iron Mills outlet mall located in Balzac.

Approximately 4,846 Calgarians currently reside in the community of Redstone (City of Calgary Census, 2018). Redstone residents tend to gather at venues such as The Genesis Centre, Saddle Ridge YMCA, and religious centres in and around the northeast quadrant of the city.

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Example Site 2: Skyview Ranch, 128 AV & 60 ST NE

Site Profile

Location
SW corner of 128 Avenue and 60 Street NE

Size
6777 m²

Land Classification
Road right-of-way

Existing Site Conditions
Triangular corner, large, level field.

Utilities

Water line along 60 Street NE (9005T) and along 128 Avenue SE (300 PVC) that could service the site
Storm line along 60 Street NE

Transportation Options

Site accessible by all modes:
By Car/Bike/Walk – 128 Avenue NE or 60 Street NE
By Transit – Route 145 bus stop SW of Site, 7 minute walk
Parking – Available on 60 Street NE

Site Photos



Site Map



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LEGEND
 Future Blue LRT Line
 Skyview Ranch Site

Example Site 3: Highland Park, Centre ST & 40 AV NE

Site Profile

Location
SE corner of Centre Street and 40 Avenue NE

Municipal Address
4020 Centre Street NE & 4024 Centre Street NE

Size
1250 m², 36 m x 35 m

Land Classification
M-C1 (Multi Residential – low profile contextual)

Existing Site Conditions
Rectangular, level field within a mature residential/commercial area

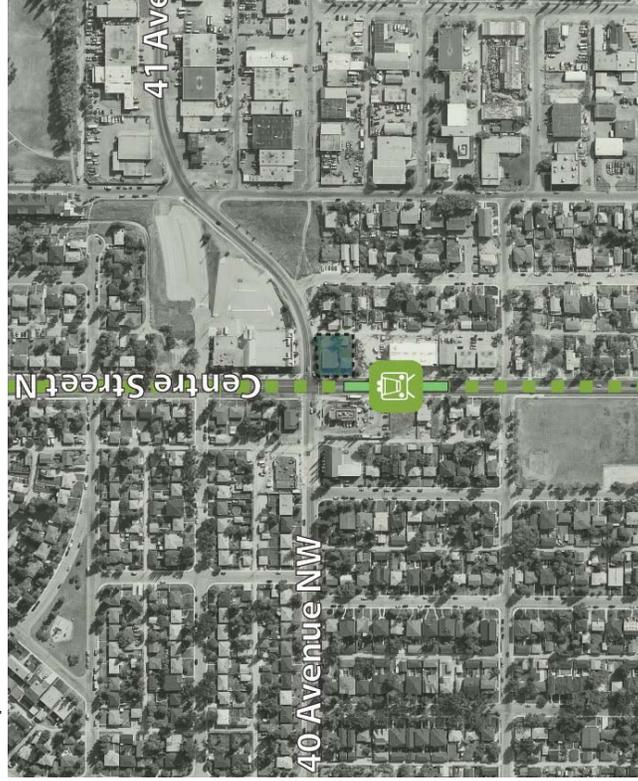
Utilities
Water Line adjacent to site along Centre Street N (250PVC) that could service the site
Storm/sanitary line along Centre Street N

Transportation Options
Site accessible by all modes:
By Car/Bike/Walk – Centre Street or 40 Avenue N
By Transit – Routes 3, 38, 62, 64, 109, 116, 142, 300, 301 within two minute walk
Parking – Available off of Centre Street or 40 Avenue N

Site Photos



Site Map



LEGEND

-  Future Green LRT Line
-  Future Train Station
-  Highland Park Site

Parcels

Example Site 3: Highland Park, Centre ST & 40 AV NE

Surrounding Context

Community
Highland Park

Population within 600m of Site
2,927 people (2018)

Existing Neighbourhood Amenities

Schools: Buchanan Elementary School, Foundations for the Future Charter Academy (public charter) James Fowler High School (public)
Centre Street Church West Campus (50 m)
Centre Street Church (400 m)
Highland Park Community Centre (450 m)
Commercial area: fast food restaurants (20 - 50 m)

Open Space Statistics

The amount of open space in Highland Park is 7% (2018) and 1.7 hectares/1000 people (2013). City targets for open space are 10% and 2 hectares/1000 people.

Community Profiles

[Highland Park Demographics](#)
[Highland Park Socio-economic Information](#)

Community Considerations

Located in Calgary's northwest, Highland Park got its name from the area's high elevation. Once prairie cut up by ravines, The City annexed the land in 1910. Urbanization and substantial development of the community did not begin until the mid-1940's. Currently Highland Park is home to approximately 4,191 people (City of Calgary Census, 2018). In addition to the urban boulevards, residential area, and golf course there is a significant commercial and industrial area within the community. Highland Park also enjoys direct access to downtown via Centre Street and Edmonton Trail and has access to regional bike pathways, Confederation Park and Nose Hill Park.

Highland Park has design value for its streetscape and residential road network resulting in a highly walkable neighbourhood. Residents pride themselves on the community's deep history, its heritage value, and its geography. The Highland Park Community Association envisions the community as being one that is diverse and welcoming, where residents feel safe and respected by their neighbours.

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