

Saddle Ridge, 88 AV & 60 ST

Site Profile

Location
SW corner of 88 Avenue and 60 Street NE (Saddlehorn Drive to 88 Avenue NE)

Municipal Address
170 Saddlehorn Close NE

Size
9400 m², 35 m x 270 m

Land Classification
S-CRI (Special Purpose – City and Regional Infrastructure District)

Existing Site Conditions
Narrow, level field adjacent to single family homes

Utilities
Water lines east and south of site (connection to water feasible)
Abandoned utility line west of site
Stormwater line east of site

Transportation Options
Site Accessible by all modes:
By Car/Bike/Walk – 60 Street NE
By Transit – Route 159 stop adjacent to site, routes 59 and 60 within a 2 minute walk, Saddletowne LRT Station 5 minute walk with access to routes 202, 23, 59, 60, 61, 68, 71, 85, 119, 145, 159 and Max Orange.
Parking – Available on Saddlehorn Close NE (adjacent to site)

Site Photos



Site Map



LEGEND

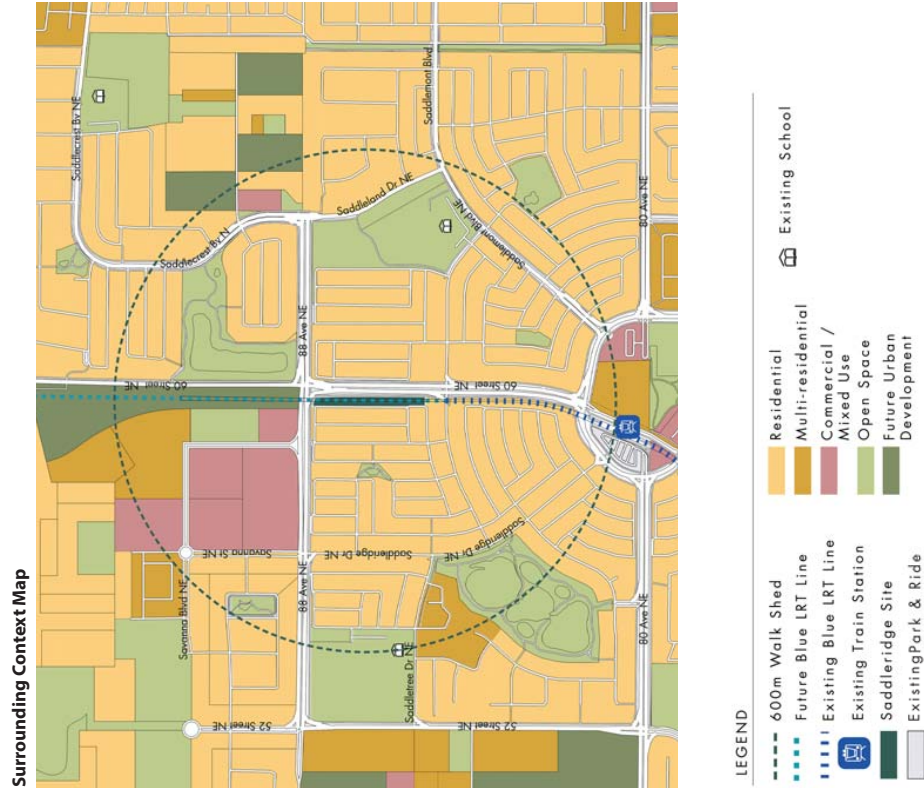
- Future Blue LRT Line
- Saddle Ridge Site

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Surrounding Context Map

LEGEND

600m Walk Shed	Residential	Existing School
Future Blue LRT Line	Multi-residential	
Existing Blue LRT Line	Commercial / Mixed Use	
Existing Train Station	Open Space	
Saddleridge Site	Future Urban Development	
Existing Park & Ride		



Country Hills, Country Hills RD & Harvest Hills BV

Site Profile

Location
NW corner of Country Hills Road and Harvest Hills Boulevard N

Municipal Address
9797 Harvest Hills Boulevard NW

Size
18000 m², approximately 220 m x 90 m

Land Classification
S-CRI (Special Purpose – City and Regional Infrastructure District)

Existing Site Conditions
Rectangular, level field adjacent to Church and parking lot

Utilities
Water line along Harvest Hills Boulevard N and Country Hills Road NW (300 PVC and 400 PVC) that could service the site
Storm/sanitary line along Harvest Hills Boulevard N

Transportation Options
Site accessible by all modes:
By Car/Bike/Walk – Harvest Hills Boulevard N (pathways along Harvest Hills)
By Transit – Routes 88, 109, 114, 116, 142, 300, 301 within two minute walk
Parking – Available parking lot adjacent to site

Site Photos



Country Hills, Country Hills RD & Harvest Hills BV

Surrounding Context

Community

Country Hills

Population within 600m of Site
2,737 people (2018)

Existing Neighbourhood Amenities

- Ascension of our Lord Elementary and Junior High School (separate) (850m)
- Harvest Hills Alliance Church (50 m)
- Country Hills Golf Club (300 m)
- Harvest Hills Community Garden & Ice Rink (1000 m)
- Harvest Hills Hub (1300 m)
- Country Hills Library (1500 m)
- Vivo for Healthier Generations (1500 m)
- Commercial Area: Grocery store, restaurants, personal services, liquor store, banks (60 - 300m)

Open Space Statistics

The amount of open space in Country Hills is 13% (2018) and 3.1 hectares/1000 people (2013). Both are above city targets for open space of 10% and 2 hectares/1000 people.

Community Profiles

- [Country Hills Demographics](#)
- [Country Hills Socio-economic Information](#)

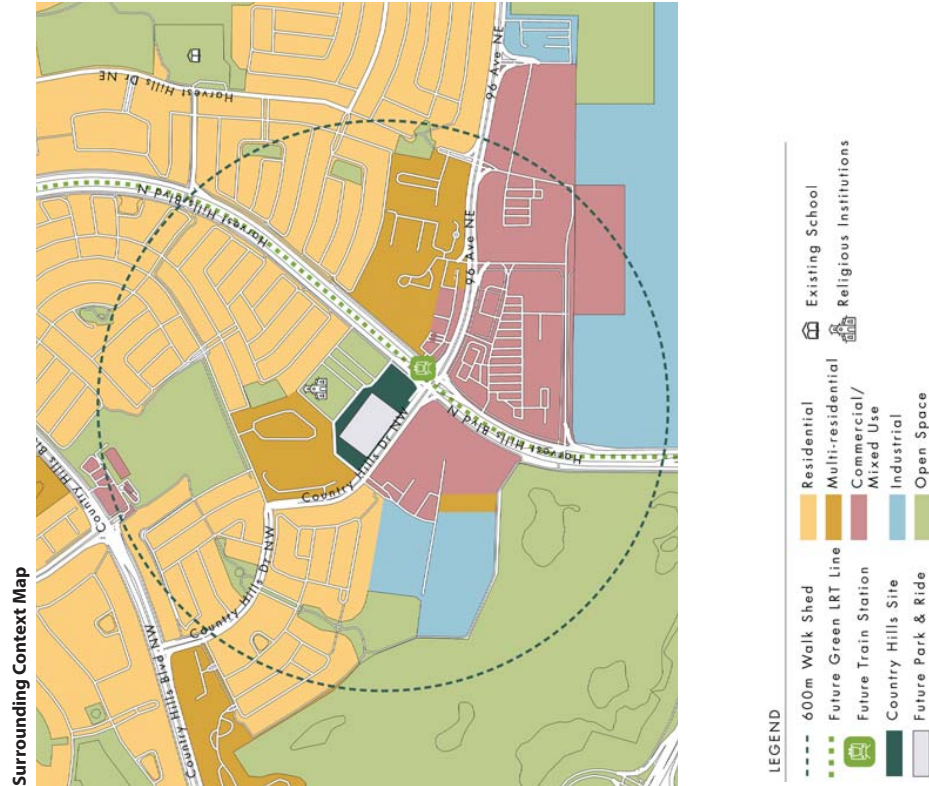
Community Considerations

The communities of Harvest Hills and Country Hills were established in 1990. Harvest Hills is undergoing redevelopment in the area that was once the Harvest Hills golf course. There is still a private golf course in Country Hills. Both communities have access to small business areas and strip malls. Residents typically access VIVO for various recreation activities, as well as the Calgary Public Library.

Harvest Hills has a community garden, outdoor ice rink and the newly completed Harvest Hills Hub. The Harvest Hills Hub is more than a revitalized playground, it is a place where community can gather and plans are underway to run a variety of programs at this space in 2019.

Northern Hills Community Association (NHCA) represents the communities of Harvest Hills and Country Hills, along with the communities of Coventry Hills, Panorama Hills and Country Hills Village. The vision of the community association is that these communities will be vibrant, diverse, inclusive and sustainable. NHCA's mission is to enhance the quality of life by enriching and empowering the diverse communities through advocacy, education and provision of opportunities for engagement. NHCA operates out of VIVO and partners closely with VIVO and other community partners to bring a variety of programming to the communities they represent.

Parcels – Additional Example Sites



Harvest Hills, Harvest Hills BV (Median)

Site Profile

Location
Harvest Hills Boulevard N (median)

Municipal Address
1 Harvest Oak Drive NE & 10552 Harvest Hills Boulevard NE

Size
6900 m²

Land Classification
R-C1 (Residential - Contextual One Dwelling District)

Existing Site Conditions
Long and narrow field with trees and vegetation inbetween busy roadway

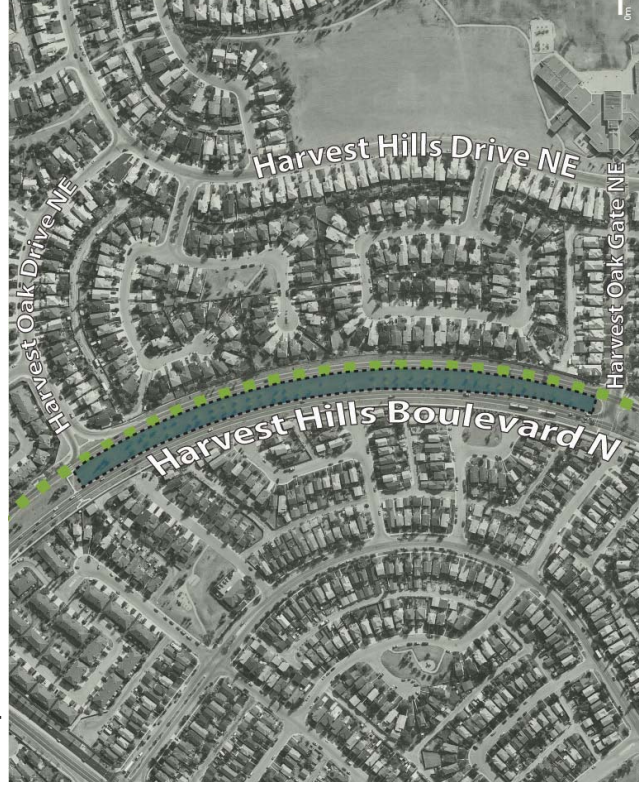
Utilities
Water line along Harvest Hills Boulevard N (300 PVC) that could service the site
Storm/sanitary line along Harvest Hills Boulevard N

Transportation Options
Site accessible by all modes:
By Car/Bike/Walk – Harvest Hills Boulevard N (pathways along Harvest Hills west side)
By Transit – Routes 88, 109, 116, 301 adjacent to site
Parking – Available parking on adjacent streets: Country Hills Place and Country Hills Circle NW

Site Photos



Site Map



LEGEND

- Future Green LRT Line
- Harvest Hills Site

Harvest Hills, Harvest Hills BV (Median)

Surrounding Context

Community
Harvest Hills

Population within 600m of Site
4,702 people (2018)

Existing Neighbourhood Amenities

Ascension of our Lord Elementary and Junior High School (separate)
Harvest Hills Alliance Church (400 m)
Harvest Hills Community Garden & Ice Rink (600 m)
Harvest Hills Community Hub (1000 m)
Country Hills Library (1000 m)
Vivo for Healthier Generations (1000 m)
Commercial Area north of site: Grocery stores, restaurants, hardware stores, cinema, banks (400 - 600 m)
Commercial Area south of site: Grocery store, restaurants, personal service, liquor store, banks (600 - 800 m)

Open Space Statistics

The amount of open space in Harvest Hills is 10.29% (2018) and 2.4 hectares/1000 people (2013). Both are above City targets of 10% and 2 hectares/1000 people.

Community Profiles

[Harvest Hills Demographics](#)
[Harvest Hills Socio-economic Information](#)

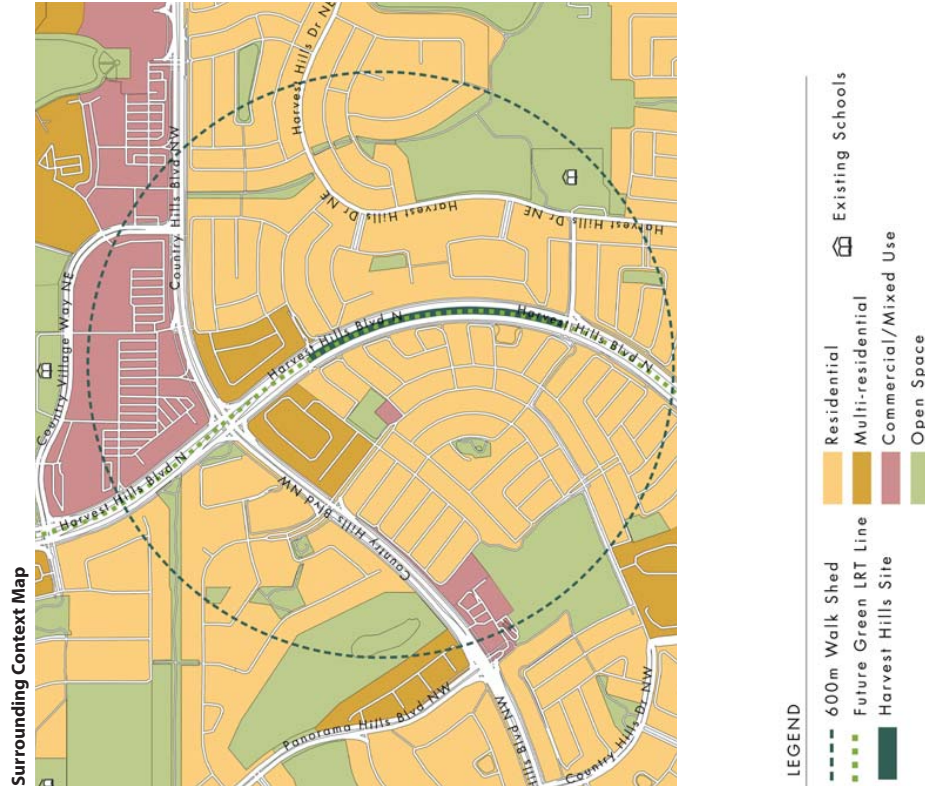
Community Considerations

The communities of Harvest Hills and Country Hills were established in 1990. Harvest Hills is undergoing redevelopment in the area that was once the Harvest Hills golf course. There is still a private golf course in Country Hills. Both communities have access to small business areas and strip malls. Residents typically access VIVO for various recreation activities, as well as the Calgary Public Library.

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Parcels – Additional Example Sites



Auburn Bay, 52 ST & Auburn Bay AV SE

Site Profile

Location

NW corner of 52 Street and Auburn Bay Avenue SE

Municipal Address

40 Auburn Meadows Street SE

Size

8450 m², 65m x 130m

Land Classification

S-CRI (Special Purpose – City and Regional Infrastructure District)

Existing Site Conditions

Rectangular level field buffered by greenspace and adjacent to residential

Utilities

Water line along Auburn Bay Avenue SE, south of site (400 PVC) and water line along Auburn Meadows Street SE, west of site (200 PVC) that could service the site
Storm/sanitary line along 52 Street SE

Transportation Options

Site accessible by all modes:

By Car/Bike/Walk – 52 Street SE

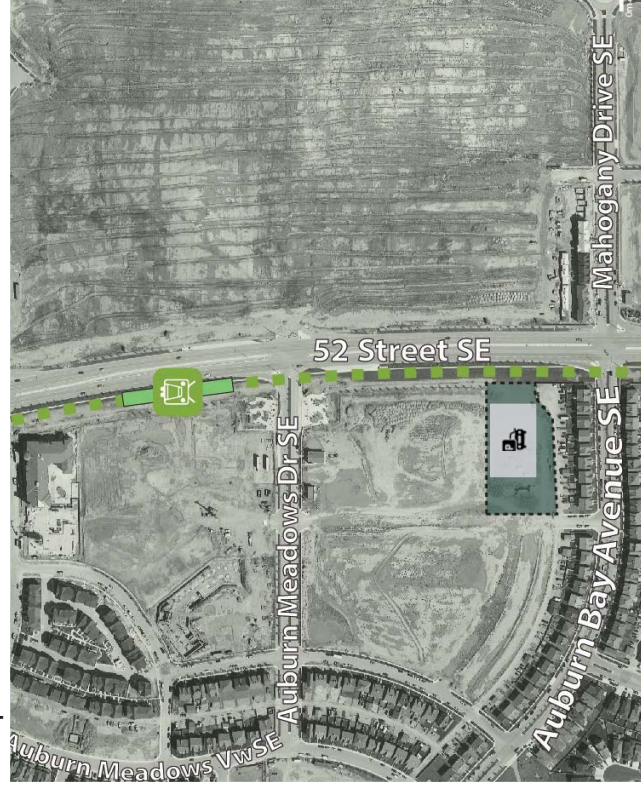
By Transit – Route 302 bus stop just North of site, 3 minute walk

Parking – Available along Auburn Bay Avenue SE

Site Photos



Site Map



LEGEND

- Future Green LRT Line
- Future Train Station
- Auburn Bay Site
- Future Park & Ride

Auburn Bay, 52 ST & Auburn Bay AV SE

Surrounding Context

Community
Auburn Bay

Population within 600m of Site
4,259 people (2018)

Existing Neighbourhood Amenities

Prince of Peace School (separate) (350 m)
Auburn Bay Residents Association (1050 m)
Seton Recreation Facility (1200 m)
Brookfield Residential Seton YMCA (1200 m)
Commercial area: Grocery stores, restaurants, banks, pharmacy, personal service (300 - 800 m)

Open Space Statistics

The amount of open space in Auburn Bay is 9.92% (2018) and 3.9 hectares/1000 people (2013). City targets for open space are 10% and 2 hectares/1000 people.

Community Profiles

[Auburn Bay Demographics](#)
[Auburn Bay Socio-economic Information](#)

Community Considerations

The community of Auburn Bay is a suburban community in the south-east quadrant of Calgary, bounded by Seton Boulevard to the south, Deerfoot Trail to the west, 52 Street SE to the east and Stoney Trail to the north. Auburn Bay development is nearing completion with limited multi-family construction remaining.

The community was designed to be an 'at home vacation' destination with a Residents Association maintaining a facility, private 13-acre park, a 43-acre freshwater lake, skating areas and a splash park. Auburn Bay boasts an off leash dog park, Auburn House Residents Association facility with recreational programming and gathering spaces and a pathway trail system designed to encourage residents to be active outdoors. There are several local schools within the community that are already bursting at the seams, with Auburn Bay having the largest number of preschool aged children in the city.

The South Health Campus (hospital) is located immediately to the south of the community, along with the brand new Brookfield Residential Seton YMCA, a large new area high school and many commercial shopping opportunities within and surrounding the community.

The community is well positioned for quick access with Stoney Trail, Deerfoot Trail, and a future Green Line LRT station (Auburn Station) putting the rest of the city within easy reach.

Parcels – Additional Example Sites

