

Applicant Submission



Arbour Lake Development - Applicant's Submission

Introduction

B&A Planning Group, on behalf of Hopewell Residential, submitted on June 1, 2017 an Outline Plan and Land Use Redesignation application for approximately 17.0ha (42.02 acres) of land in the northwest community of Arbour Lake. The triangular parcel of land is bound by Arbour Lake Road NW in the south and west; and the former 85 Street NW right-of-way in the east. Crowchild Trail, Stoney Trail, and Nose Hill Drive NW provide regional vehicular access to the plan area, while the Crowfoot LRT station provides transit access. The subject lands are locally known as the "Aurica Hawkwood" homestead. The Hawkwood Family were the original owners of the lands which make up the community of Arbour Lake and the plan area was, until recently, the home of Aurica Hawkwood.

Development Proposal

The application seeks to redesignate the subject lands to encompass a mix of housing options that cater to a diverse set of individuals in all life-cycle stages. At full build-out the area will see approximately 803 units, comprised of 148 single-detached homes and 655 multi-residential units, totaling about 2,000 future residents. The Plan Area, near transit, achieves a residential density of approximately 50 units per hectare and will include approximately 4 acres of public park space, additional pathway connections, and retains an existing wetland and vegetation as environmental reserve. The street and open space network has been designed to purposefully connect to the existing community. Access to Arbour Lake Road NW, provides future residents with multi-modal connections to amenities in the broader community that include Crowfoot Commercial Centre, Crowfoot LRT Station, and other park spaces.

The Outline Plan proposes land uses and accompanying built forms that create complementary interfaces with existing multi-residential and single-detached dwellings. Higher density multi-residential uses have been strategically located along Arbour Lake Road NW, adjacent to bus routes. Community design reflects the values and vision of the Arbour Lake Community. High-quality housing, purposeful green space, parks and thoughtfully planned neighbourhood pathways enhance the neighbourhood identity while maintaining connections and integration with the broader community.

Engagement has been a crucial aspect of this project. Since 2016, the project team has held numerous stakeholder engagement sessions sharing details about the project, answering questions and gathering stakeholder feedback. The final version of the plan incorporates feedback from City Administration, stakeholders and the local community.

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), and the Developed Areas Guidebook. The application provides for sensitive and compact infill development that leverages the City's existing infrastructure investments.