

Why are we here tonight?

What is Real Estate and Development Services?

The City of Calgary is one of the city's largest landowners.

Real Estate & Development Services (RE&DS) is the City's real estate arm. It handles the development, leasing, and sales of City lands and is responsible for the land at 9797 Harvest Hills Blvd.

RE&DS, in collaboration with Calgary Transit, is proposing a new development on this land. Before we start the City's review process, we want your feedback.

Why are your opinions important?

The City planning department must review and approve our proposal. This review process will begin when RE&DS applies for a Land Use Redesignation (LUR) for this site.

We want to share your feedback as part of this upcoming application.

How do you share your questions and opinions?

Before you leave tonight, please:

- Approach our team members with your questions and comments
- Complete a comment card and drop it in the box, or fill out online

If you need more information or a contact:

- Please send an email to: michael.carnegie@calgary.ca
- Visit: calgary.ca/harvest96

Final decisions are subject to the City of Calgary's planning approvals process.

About Harvest Hills/96

About the Project

Calgary Transit and the City of Calgary remain committed to the long-term vision for locating Greenline rapid transit stations in north Calgary.

Calgary Transit is optimizing Park n' Ride sites located near transit stations and determined that this site at Harvest Hills Blvd NW and Country Hills Road NW would be better utilized as Transit-Oriented Residential (TOD) development.

A portion of the site will be dedicated to bus terminal infrastructure, and the remainder is now being proposed for housing. The housing development is approximately 1.31 (ha) 3.25 acres, and the City anticipates it will become a multi-residential complex of up to six stories, projected to accommodate 325 units.

The housing development will focus on providing market and non-market housing.

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 Project location

The review process

We are at the very start of the process.

In the coming weeks and months, you can share your opinions with Ward 3 Councillor Jasmine Mian, the City of Calgary's Planning and Development department, the Calgary Planning Commission, and with Calgary City Council.

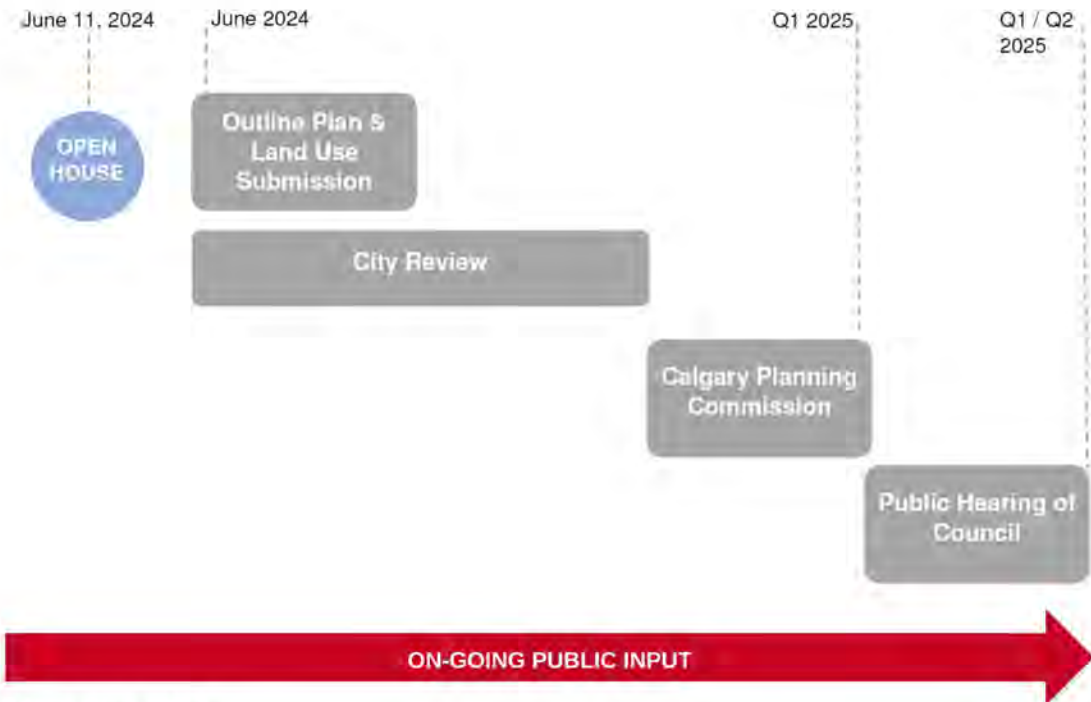
These are your opportunities to follow the process and/or provide input.

DMAP: Provide comments to the review team online via <https://dmap.calgary.ca/>

Calgary Planning Commission: The review team will present its recommendation (e.g., approve, approve with conditions, refuse) to the Calgary Planning Commission.

Public Hearing at City Council: When the matter goes before Council for a decision, anyone may speak to the application for up to five minutes or provide comments in advance.

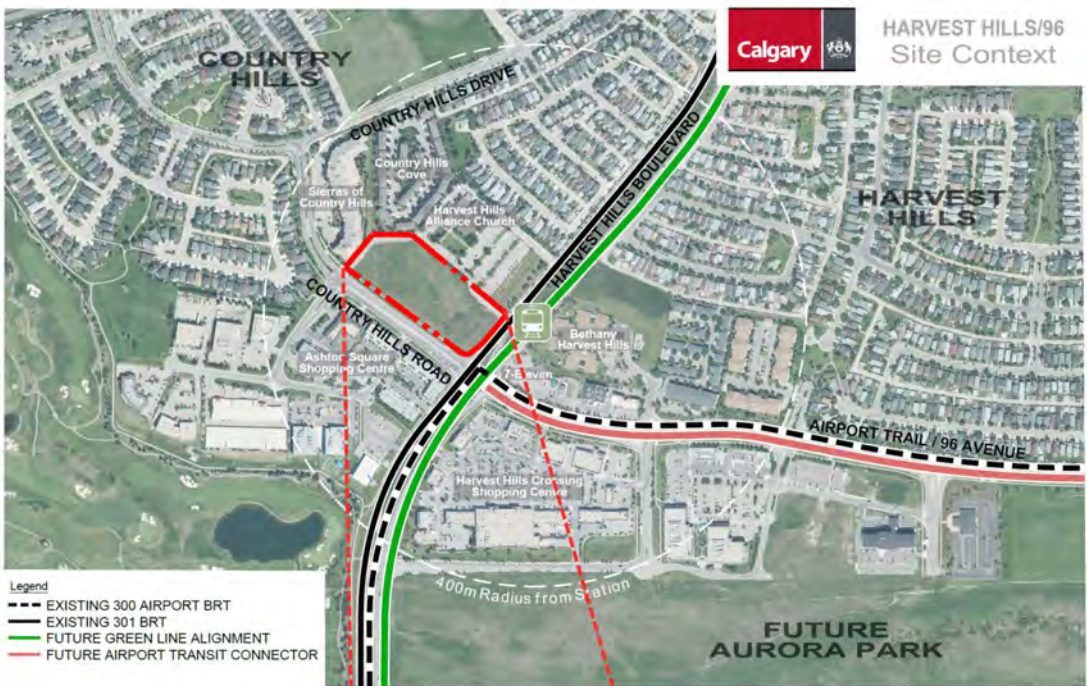
Timeline



Subject to change, not final

Where is the site located?

Subject to change, plans not final



What are we proposing?

Primarily, a residential development with:

- Up to six-stories of market and non-market, multi-residential housing
- Bus terminal infrastructure adjacent to the development site

Final decisions are subject to the City of Calgary's planning approvals process. RE&DS will start this process with an application for a land use amendment.

Sample structures (*images do not represent final design*)





Site plan

Subject to change, plans not final



Transit connections and access

Park & Ride

Transit Oriented Development (TOD) is a strategy that promotes higher density, mixed use development within walking distance of public transit stations. Park & Ride lots allow people who live far from transit to drive to a station and take transit from there.

This site was planned for Park & Ride when Calgary was a smaller city. The city has grown and there is now a large Park & Ride at North Pointe, where customers can connect to the 301 BRT, future MAX BRT, and future Green Line LRT. Park & Ride is no longer the highest and best use of the land infrastructure. A bus terminal with transit oriented, high-density housing will provide more value to Calgarians by increasing the city's housing supply in an area with good transit service.

Current Transit Service

There are two rapid transit routes, two local routes, three express routes, and several school routes serving this site:

Rapid Transit Routes

- 301 BRT travels from North Pointe to downtown
- 300 BRT travels from downtown to Calgary International Airport

Local Routes and Express Routes

- 88 Harvest Hills
- 109 Harvest Hills Express
- 114 Panorama / Country Hills
- 116 Coventry Hills Express
- 142 Panorama Express

Future Transit Improvements

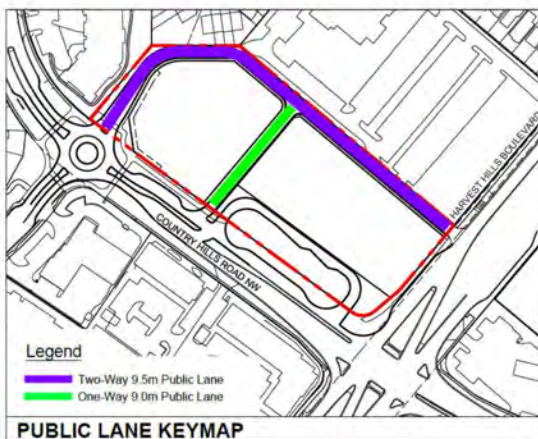
- **BRT Improvements:** Construction is underway on 301 BRT stop improvements.
- **96 AV Terminal and Roundabout:** This terminal will connect local bus routes to BRTs, future Green Line LRT and future Airport People Mover.
- **Future Green Line LRT:** Plans for the future Green Line LRT have not changed. Design work on the north section will occur in coming years when funding is made available.
- **Future Airport People Mover:** A future rapid transit line is planned to connect Calgary International Airport to 96 AV Terminal (the development site) and the Blue Line LRT.

Example: MAX Orange, North Hill Station (EB)



Changes to traffic infrastructure

Subject to change, plans not final



Proposed changes to traffic infrastructure include:

- Bus terminal, providing connections near the existing BRT station and future Greenline LRT station.
- Single lane roundabout at the intersection of Country Hills Road and Country Hills Landing, allowing busses to get onto Harvest Hills Blvd or 96 Ave in all directions. This will increase capacity of the intersection and improve sight-lines.
- Two-way public land (paved alley) to provide access to new multi-family residential parcels and maintain secondary access to Harvest Hills Alliance church.
- One-way public land (paved alley) to provide a passenger drop-off area for the bus loop.
- Staged improvements will be required at the intersection of Harvest Hills Blvd and 96 Ave to accommodate the development, adjacent developments, and Greenline LRT.

How does the City support non-market housing?

Over 84,600 households cannot afford where they currently live and that number is growing. Rental prices and housing costs continue to rise. New Calgarians are arriving in record numbers, attracted by economic opportunity and the city's high quality of life.

Low and middle-income Calgarians are particularly hard hit. The City's non-market housing land disposition program helps experienced non-profit housing groups build new affordable homes through discounted non-market land sales.

If RE&DS' proposal is approved, one parcel will be market housing and RE&DS will offer one parcel through a competitive process for non-market housing. The builder will be a non-profit housing group with a proven track record in constructing non-market housing.

Site selection for non-market housing

Non-market housing sites are chosen based on specific criteria including proximity to amenities such as schools, transit, grocery stores and other essential services.

Engagement on non-market housing development proposals












Non-market housing development proposals, whether City-led or partner-led, are required to go through standard City land use, development and building permit processes. Community outreach is an integral part of the application process. The applicant is responsible for engaging with the community to gather feedback. Members of the public also have an opportunity to share their feedback on the proposed amendment with Council at a public hearing.

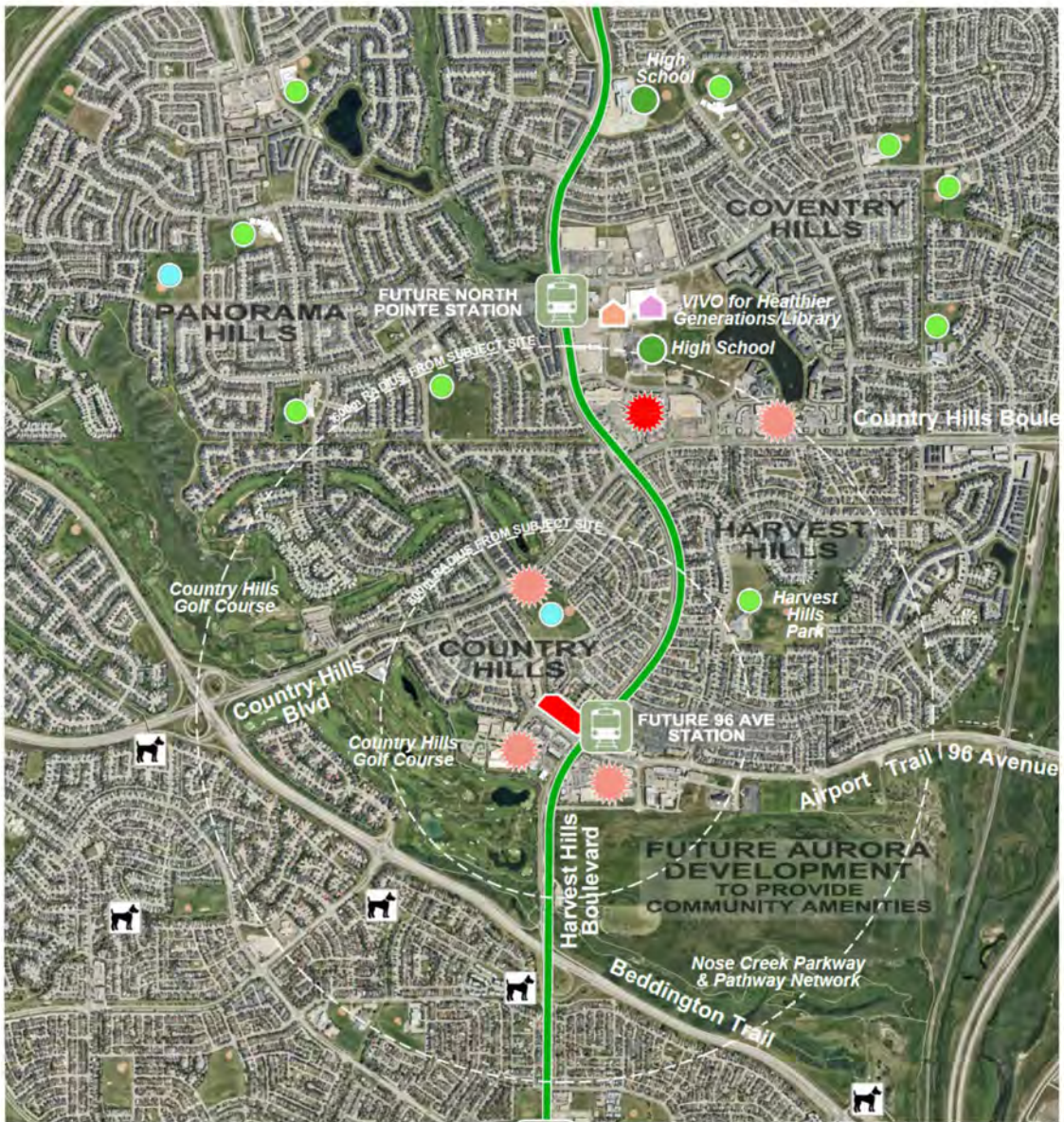
Sample non-market housing developments



Nearby amenities

Legend

-  SUBJECT SITE
-  FUTURE GREEN LINE ALIGNMENT
-  EXISTING BRT STOPS & FUTURE GREEN LINE LRT STATION
-  REGIONAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  REGIONAL RECREATIONAL CENTRE
-  LIBRARY
-  EXISTING SCHOOL & SPORTS FIELDS
-  FUTURE SCHOOL & SPORTS FIELDS
-  HIGH SCHOOL
-  DOG PARK





What are the potential benefits

More affordable housing for Calgarians

Too many Calgarians need access to more affordable and accessible housing right now. This project will create more options for those in need of a home.

Community access to Transit

The development will provide residents with easy access to Transit and to city-wide mobility without owning a car. The impact on traffic and parking will be minimal, and increases in local transit service levels will give the community more transportation options.

A more vital streetscape

The proposed development is in keeping with the existing apartments to the northwest. The proposed development and bus terminal will encourage walk traffic and provide a more vital streetscape than the parking lot initially proposed.

Supporting community businesses

More people at this location will bring business to nearby malls and businesses. More pedestrian traffic to and from the site will give the current streetscape more life.

Traffic calming

Traffic calming measures will be implemented on Country Hills Rd.

Green Line

Subject to change, plans not final

G Green Line LRT



Full Vision

Seton to 160 Avenue N