

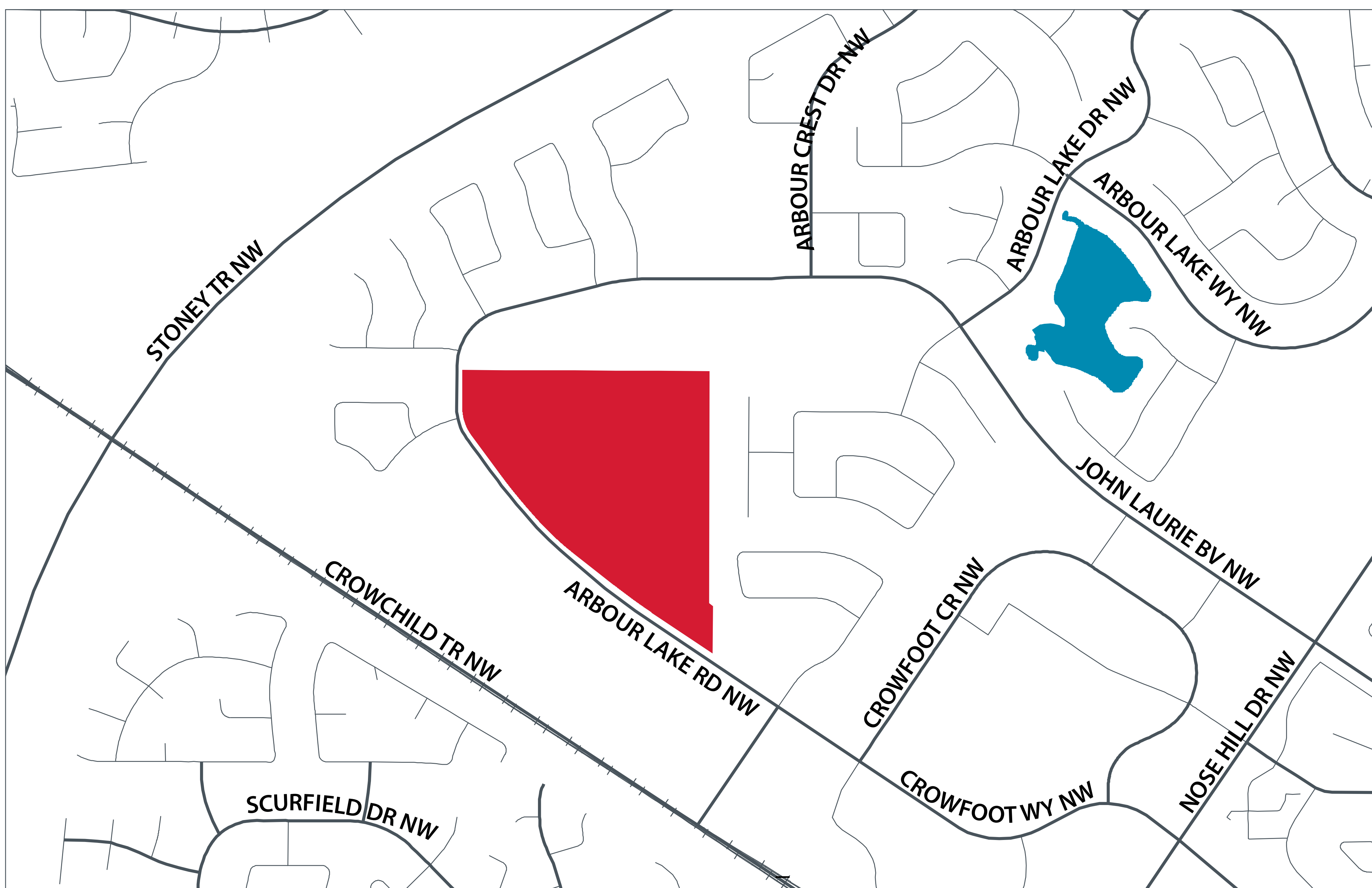
Arbour Lake Development Application

This public engagement session is intended to share information about the proposal to develop the Hawkwood Farm, answer questions and collect feedback on various parts of the plan. You will find display boards that provide an overview of the process The City undertakes in reviewing this application and an explanation of key components of the proposal.

At this session you can

- Understand the details about the development application for the former Hawkwood Farm land.
- Learn more about The City's policies, review processes and public engagement plan.
- Provide feedback on the application.
- Ask questions of City staff and the applicant.

The display boards and a feedback form regarding this application can be found online at calgary.ca/arbourlake



Arbour Lake Development Application

In June of 2017, Hopewell Residential submitted an application to develop the former Hawkwood Farm with the intention of building a new residential community that includes approximately 890 new residential units. The proposal includes a mix of housing types including single detached dwellings, townhouses and apartment buildings (up to 4 storeys). The proposal also includes new streets, public parks and public pathways.



1-3 storeys-singles, semi-detached, duplex, suites, row house, town houses.



Up to 4 storeys.

Why is The City considering this application?

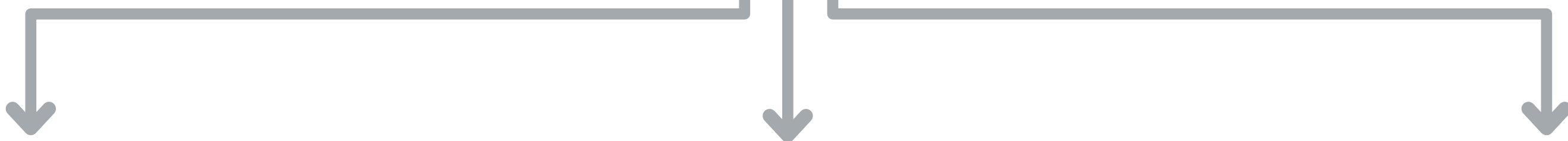
The former Hawkwood Farm is a privately owned piece of land. The landowner has the right to apply to The City through a land use redesignation application, to change the way they use their land. The City is obliged to conduct an impartial review of these applications.

The planning process



Municipal Development Plan vol. 1 & Calgary Transportation Plan
Adopted by City Council in 2009.

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



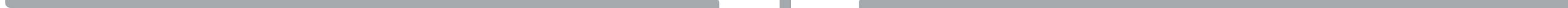
Land Use Redesignation
Changes the existing land use to accommodate a specific type of development.



Outline Plan
Addresses infrastructure needs, location and size of roads, distribution of parks and open spaces, and location of land use districts.



Master Plan and Design Guidelines
Provides direction and guidance for The City in evaluating future development permit applications for buildings on the site.



Development Permit
A Development Permit application involves a review of the detailed design of a specific site and/or building within the plan area. Development Permit applications require approval from The City and deal with things like architectural design, location and amount of parking, landscaping, etc.



Development Construction
Construction of the development may begin if all applications and permits are approved.

Why is development in this area being considered?

In 2009, City Council approved the Municipal Development Plan (MDP). The MDP provides guidance for long-term growth and development to create a more compact and sustainable city. Development of these lands will help build a more compact city that makes efficient use of our services and infrastructure, while minimizing urban sprawl. City staff will review the development application against the key policies of the MDP.

Key MDP Policies



Creating Great Communities

Ensure a diversity of housing forms and a full range of community services and facilities while respecting and enhancing the neighborhood character. This includes provision for quality public parks, open spaces and other community amenities which make leisure and recreation activities available to all Calgarians.



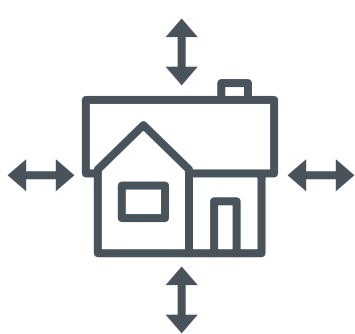
Shaping a More Compact Urban Form

Foster the development of complete communities with a strong sense of place, and establish land uses that optimize population and job growth within walking distance of transit.



High Quality Parks System

Provide a high-quality park and open-space system to meet the varying needs of Calgarians.

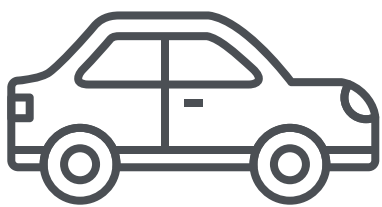


Developing Established Residential Areas

Recognize the existing built form and density, and support moderate intensification in a form that respects the character of the neighborhood.

Studies submitted with this application

The City is currently reviewing the supporting information submitted with this application. This review involves making sure the documents meet the required scope of work and that the conclusions are in adherence with City technical standards.



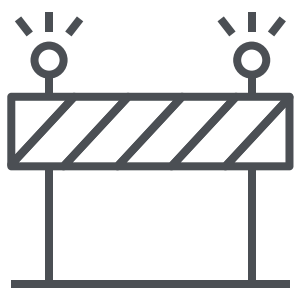
Transportation Impact Assessment

Assesses existing transportation infrastructure and traffic patterns in the area to understand the potential impacts of new traffic and to identify corresponding requirements for new streets, accesses, signals and other transportation related infrastructure.



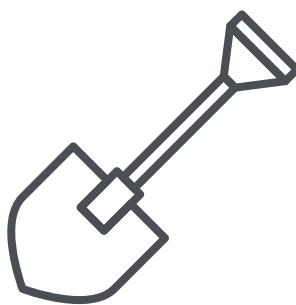
Biophysical Impact Assessment

Assesses environmental features on the property and identifies potential impacts and mitigation strategies.



Staged Master Drainage Plan

Examines post-development drainage conditions and identifies necessary strategies and projects to properly manage stormwater as a result of new development.



Geotechnical Report

Assesses site soil conditions to ensure they are suitable for new development.

Application review process



Step 1 | Plans submitted

Land Use Redesignation, Outline Plan and Master Plan and Design Guidelines submitted.



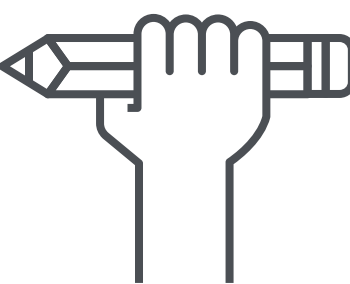
Step 2 | Review

The City reviews the application and circulates them to internal and external stakeholders for technical review and comments.



Step 3 | Engagement

The City hosts multiple public engagement activities to garner feedback from the community.



Step 4 | Feedback

Suggested changes are provided to the applicant from The City, based on technical studies and public input.



Step 5 | Updated application

The applicant provides an updated application in response to The City’s suggested amendments.



Step 6 | Analyses and engagement

Further technical analysis and public engagement activities are conducted based on the revised application.



Step 6 | Calgary Planning Commission and City Council

The City presents the application to Calgary Planning Commission (CPC). CPC then makes a recommendation to Council, who makes the final decision on the application.

Development application detail

There are three parts to this application:

Part 1 | Land Use Redesignation

The Land Use Redesignation is used to change the existing land use designation (zoning) to accommodate a certain type of development. The Land Use Districts establish the rules for future development to occur on the site (e.g. allowable uses, maximum building height, density, landscaping requirements, etc.)

Current	Proposed
<p>Special Purposes Future Urban Development (S-FUD)</p> <p>The S-FUD designation is primarily for lands that are awaiting urban development and is largely limited to uses that can easily be removed to allow for future urban development.</p>	<p>A range of housing designations to anticipate the future development of:</p> <ul style="list-style-type: none">• 149 dwelling units within low density housing forms such as single detached dwellings (R-G)• 155 dwelling units within grade oriented multi-residential housing forms such as rowhouses and townhouse buildings (M-CG)• 586 dwelling units within multi-residential housing forms such as apartment buildings up to 16 metres in height (M-C2)• 1.63 hectares of new public park space connected to the existing neighbourhood by a pedestrian pathway (S-SPR)

Part 2 | Outline Plan

The Outline Plan informs the future subdivision of a parcel of land. This addresses infrastructure needs, location and size of streets, distribution of parks and open spaces, and location of various land use districts. The Outline Plan will also include conditions of approval to deal with issues that are implemented during future subdivision and construction stages.

Part 3 | Master Plan and Design Guidelines

The Master Plan and Design Guidelines provide direction to designers, developers, builders, property owners and community members for future development on the land. These guidelines are non-statutory but can help City staff and other decision makers when reviewing future development permit applications on the property.

Land use and outline plan

This map has been provided by the applicant. It has not been approved by The City.



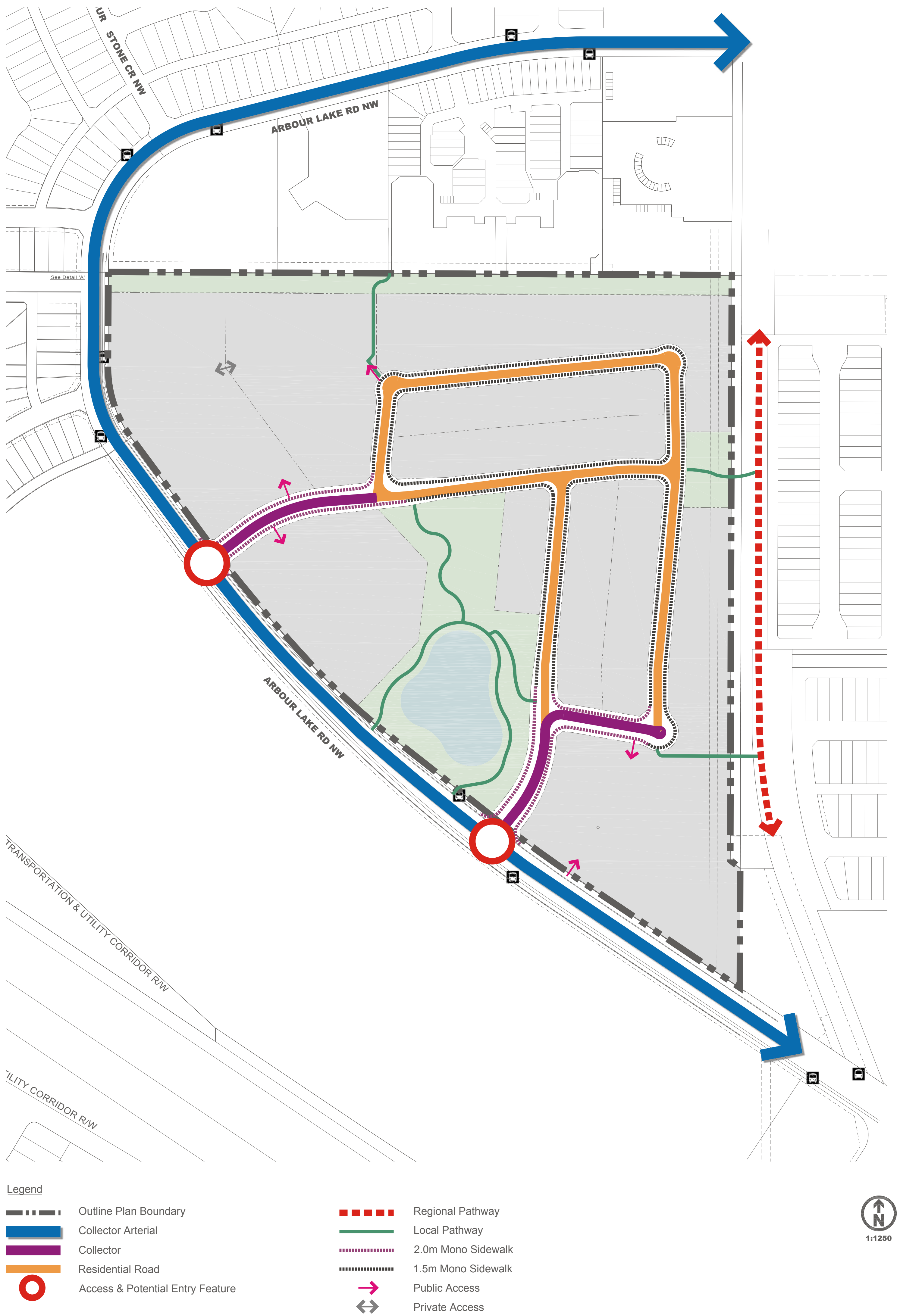
Concept plan

This map has been provided by the applicant. It has not been approved by The City.



Road Network

This map has been provided by the applicant. It has not been approved by The City.



Street Connections and Pedestrian Pathways

Feedback

We’re looking for your feedback on street connections and pedestrian pathways. Please fill out a comment card located on one of the tables and it will be posted to this board once its complete.

Apartment Buildings

Feedback

We’re looking for your feedback on the location of apartment buildings. Please fill out a comment card located on one of the tables and it will be posted to this board once its complete.

Future of the site

Thinking of the future, tell us a bit about the location, programming, versatility of park spaces on the site. Are there specific amenities you’d like to see?

Ideas

Timeline



Next Steps

Provide your input

- Provide your feedback tonight before the end of the event.
- Complete the online survey, which asks the same questions, before Sept. 10 at **calgary.ca/arburlake**

Stay in touch

- Sign up for email updates to stay up-to-date on project information and timelines.
- Visit calgary.ca/arburlake for more information.