

PLANNING update

July 2006

By Jeff Loomis, Community Planner

Building Stronger Communities

The FCC **Urban Planning Committee** believes that our city is a better place due to the community volunteers who actively participate in the planning process. We volunteer our time to work with the FCC's Community Planner, **Jeff Loomis**, to assist community associations and their volunteers by providing information and guidance, as well as training and networking opportunities.

We are:

Heather Galbraith	Bob Lang
Martina Jileckova	Rob Taylor
Heather Jablonski	Bill Scott
Neil Hughes	Bob Lyon
Jaime Hansen	Lisa Kahn
Liz Austrom	Qian Zuo
Marc D'Hont	Melissa Bain
Jeff Loomis	



The Bridges Urban Design Award

The **Bow Valley Centre Master Plan**, which has guided The Bridges development on the former General Hospital site in Bridgeland, was awarded the **Royal Architecture Institute of Canada (RAIC) National Urban Design Award** on June 17th in Vancouver. The award winning design was a collaborative effort of Sturgess Architecture, Carlyle + Associates and Keith Orlesky working in conjunction with The City's Corporate Properties and Buildings and Land Use Planning and Policy.

The 37-acre Bridges site is anticipated to be home to approximately 2,000 to 2,500 residents who will be able to enjoy the development's amenities including Murdock Park, two other smaller squares and the new businesses opening on the ground floor of the buildings fronting on 1st Avenue NE.. Murdock Park is the site of the new **Bridgeland/Riverside Community Centre**, which was also designed by Sturgess Architecture, and a memorial wall to the former General Hospital. The Bridges has provided Calgary with a model of **Transit Oriented Development** through its successful integration of density and open space, provision of pedestrian friendly streetscapes and the incorporation of mixed land uses and building types. Another positive example The Bridges has provided is its success at positively introducing higher density housing into an existing community.

This urban design award is not the first commendation for the project as The Bridges has also been honoured by the Canadian Society of Landscape Architects Professional Awards Program and the Alberta Association of the Canadian Institute of Planners. Future awards are sure to follow as the development is just completing its first phase. **Phase 2** of The Bridges includes three land parcels for multi-dwelling residential buildings, two parcels for mixed-use buildings with residential above street level retail, one parcel for non-market family housing and two public park spaces. Five sites in Phase 2 were sold by The City earlier this year to Assured Developments, Sandlewood Developments and Apex Limited Partnership. This future development will hopefully build upon the success achieved thus far in The Bridges in creating a mixed-use, transit supportive urban village within the Bridgeland community.



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Providing A Community Perspective

Reader Rock Garden Re-Opens

The historic Reader Rock Garden was officially re-opened to the public last month after an intense **18 month rehabilitation** of the gardens and **William Reader's** former residence. **Reader Rock Garden** is one of Calgary's first cultural landscapes to be extensively rehabilitated, which was made possible by funding from the Infrastructure Canada-Alberta Program, a partnership involving municipal, provincial and federal governments. The heritage garden site is a tribute to William Reader's, the Superintendent of Calgary Parks from 1913 to 1943, passion for plants and landscape design. He transformed a bare hill-side into an international-acclaimed garden around his City-supplied home on the north slopes of Union Cemetery. The rehabilitation was completed according to Reader's original drawings and diaries of the garden and his former home has been reconstructed to host an educational classroom, public washrooms as well as a **café on the main floor** with rental space available on the second floor.

Located on the edge of the inner city at **MacLeod Trail** and **25 Avenue S.E.**, the 3 acre garden will bloom from mid-March to mid-November. The site is open to the public **7 days a week** from **5 am to 11 pm**, so make a trip to the Gardens to enjoy Calgary's fabulous summer weather.

City of Calgary Sustainable Communities Award

The City of Calgary was awarded a Sustainable Communities award from the **Federation of Canadian Municipalities (FCM)** in June for its **Climate Change Action Plan**. The award recognized excellence and innovation in municipal service delivery that advances sustainable community development in the energy/renewable energy category. The Climate Change Action Plan is aimed at reducing corporate greenhouse gas emissions by 50 percent from 1990 levels by 2012. Calgary is the first major North American city to undertake such an ambitious climate change strategy. For more information on the Federation of Canadian Municipalities sustainable community development initiatives, check out www.sustainablecommunities.ca.

Development News

One recently announced project is a unique suburban office building proposed for just off of 24th Ave NW and Crowchild Trail in the **Banff Trail** community. The 53,000 square foot office building, which will be the new head office of **Acera Developments**, is situated on a triangular piece of land where United Rentals operated for many years before vacating the site three years ago. **Riddell Kurczaba Architecture** has designed the three-storey building with a dramatic south corner to fit on the triangular site. The building is targeting a silver Leadership in Energy and Environmental Design (**LEED**) accreditation while also making the building attractive to its neighbours by concealing garbage containers and screening the underground parking entrance with a glass façade and landscaping (Calgary Herald, June 15: D2). Construction of the building is slated to start this fall with completion targeted for the end of 2007.

A ground breaking ceremony was held in June for a \$13.2 million, 60 unit affordable housing project in the community of **Millican-Ogden**. The **Crestwood Affordable Housing Development** will help working families and disabled persons in Calgary access much needed below-market housing. Funding for the project includes \$6.3 million from The City of Calgary; \$5.4 million in capital funding from the federal and provincial governments under the Canada-Alberta Affordable Housing Partnership Initiative (AHPI); and a \$1.5 million donation from the Calgary Real Estate Board Charitable Foundation. The project will also not require any operational funding as it will operate on a break-even basis. The City of Calgary's **Affordable Housing Strategy** identified a need to create 200 units annually with the 60 units in the Crestwood Affordable Housing Development contributing towards that goal. Construction started in June and is expected to be completed by the summer of 2007. For more information on affordable housing in Calgary, check out the City of Calgary website at www.calgary.ca/corporateproperties or the Calgary Homeless Foundation at www.calgaryhomeless.com.

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