

APPLICANT'S SUBMISSION - HIGHLAND VILLAGE GREEN (LoC2014-0190)

APPLICANT – BROWN & ASSOCIATES PLANNING GROUP

The former Highland Golf Course land is located 4.5 km (2.8m) north of Downtown Calgary, Alberta, within the community of Highland Park. The land is bounded on the:

- West by the ridge of a valley and low density residential housing fronting 4 Street NW. Immediately west of 4 Street NW lies the community of Highwood.
- North by the ridge of a valley and low density residential housing fronting McKnight Boulevard NW (Arterial Street) and Laycock Drive NW. A portion of these lands are within the southern boundary of the community of Thorncliffe.
- East by the ridge of a valley and low density residential housing fronting 2 Street NW and 44 Avenue NW and the most easterly edge by community reserve. The community of Greenview and the Greenview Industrial Park lies immediately east of Centre Street.
- South by 40 Avenue NW (collector). James Fowler Senior High School lies immediately south of 40 Avenue NW and commercial uses lie along Centre Street.

Maple Projects Inc., the new owner, is proposing a redevelopment of the golf course lands into a comprehensively planned, mixed use, primarily residential development in North Calgary.

The Community of Highland Park (including the golf course lands) was created in the late 1950s. The former Highland Park Golf Course lands comprise a total area of approximately 20.83 hectares (51.47 acres) of which 4.09 hectares (10.11 acres) are City owned rights-of-way, in addition to a number of easements that exist through the site.

The Highland Park Golf Course ceased operation in 2012, prior to Maple Projects Inc. purchasing the land. During its operation, the golf course was privately owned and accessible only to fee-paying golfers.

The proposed Highland Village Green plan provides the vision and framework for a new neighbourhood, integrating the former Highland Park Golf Course lands sensitively and efficiently into the fabric of the Highland Park community.

The plan proposes to:

- Meet the vision of the Municipal Development Plan (MDP) to strategically intensify established area;
- Address the development patterns that have evolved throughout the area; and
- Refine and enhance the historical and physical location assets of the lands into a vibrant neighbourhood that meets the needs of its residents and the existing Highland Park residents in a unique and exciting manner.

Highland Village Green will is anticipated to accommodate 2,071 residential units and approximately 4,500 square metres of retail space. The plan design implements the following Ten Guiding Principles:

1. Revitalize and regenerate the existing golf course lands;
2. Respect the existing, adjacent neighbourhoods;
3. Prioritize a safe and walkable neighbourhood;
4. Promote pedestrian connectivity through well-designed public spaces;

5. Contribute to a vibrant, mixed-use commercial/residential urban corridor;
6. Accommodate density in order to support existing municipal services (e.g., transit), area schools, and places of worship.
7. Promote uniqueness in built-form and site design due to existing conditions;
8. Target housing markets that offer choice to all residents;
9. Prioritize streetscape and landscaping design; and
10. Create a multi-modal access network.

The “heart” of the neighbourhood is created through the vibrant naturalized park corridor and “outdoor room” parks system. The corridor and parks bring people to and through the neighbourhood while integrating high-quality multi-dwelling residential buildings and retail opportunities for the community as a whole.

The neighbourhood is a mix of multi-dwelling residential buildings such as street and stacked townhouses, three to four-storey terraced apartments and eight to twelve-storey apartments aligning the transit-oriented Centre Street “urban corridor”. Commercial opportunities along Centre Street contribute to the vitality of those living in the neighbourhood as well as those using the open space system as they walk and bike through the neighbourhood. The unique landscape of the lands have created a neighbourhood with a mix of interesting building types and open spaces that respond to natural and man-made slopes, and special connectivity opportunities for the pedestrian or bicyclist to the surrounding residential neighbourhoods and broader community.

Highland Village Green focuses around an urban central roadway that connects to Centre Street at the north, 40 Avenue NW at the south and 4 Street NW at the west. A pedestrian open space corridor follows the alignment of the roadway spine albeit separated. The combination of the roadway and open space corridor have created a variety of unique residential building parcels to connect and integrate with the landscape and the surrounding residential neighbourhoods and open space connections.

The higher-density building types along Centre Street will provide the opportunity for a potential grocery store and neighbourhood retail opportunities such as coffee shops and personal services. The opportunity exists for the commercial to further support the transit-oriented urban corridor such that local residents can walk for neighbourhood services as well as use this commercial amenity as they commute with transit to and from work to the downtown or elsewhere.

Highland Village Green will contribute a high-quality mix of residential, parks and pathways, and streetscape/urban design to the Highland Park community, while implementing the City’s Municipal Development Plan policy for strategic and sensitive intensification in established areas.

Public engagement with the Highland Park, Thorncliffe, and Greenview communities began in November 2013. The first two phases of the public engagement program has been successfully completed. The Outline Plan and Land Use Redesignation application reflects the public engagement process to date. Phase three will involve the discussion of more detailed design concepts/layouts.

Maple Projects Inc. is kindly requesting the support of Administration, Calgary Planning Commission and City Council.