



Calgary – Chestermere Interface Intermunicipal Development Plan



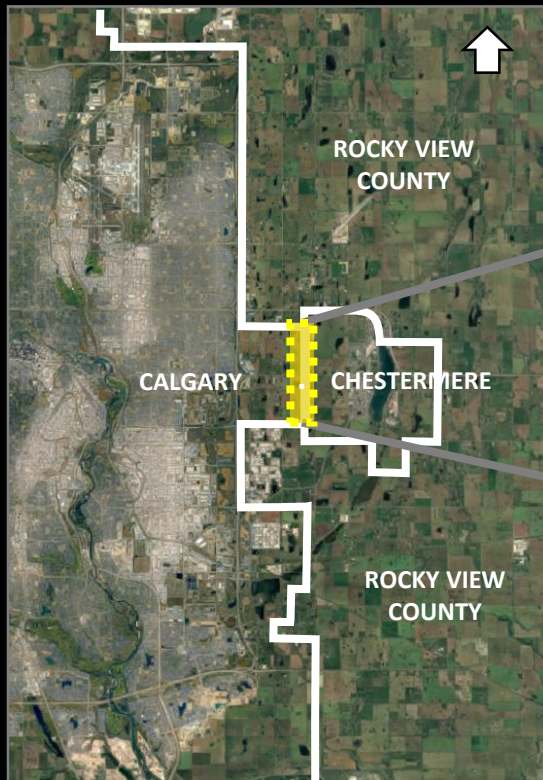
Stakeholders Meeting
Session 3
September 23, 2019





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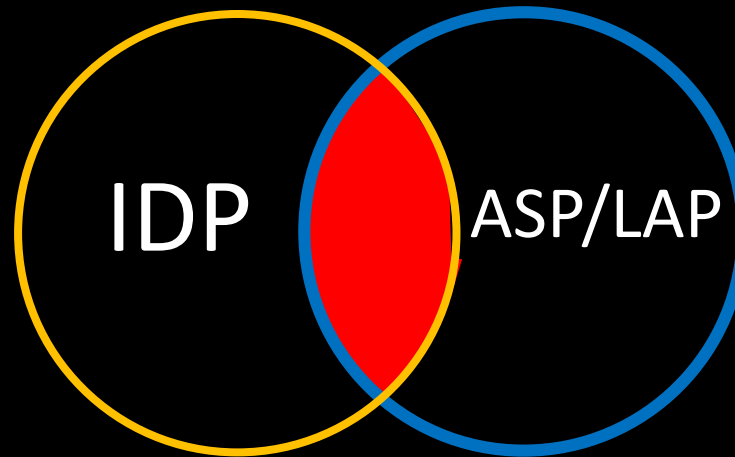
Policy Area





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The Approach





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Vision

The Plan Area will develop and evolve into an attractive, unique, high-quality and vibrant residential corridor with mixed-use nodes and gathering areas near natural features. The Plan Area will be designed to offer a pleasant pedestrian experience, encourage pedestrian and cyclist activity, and the streetscape will express each municipality's unique identity.





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Values and Core Ideas

- **Working together**
 - Intermunicipal collaboration and coordination
- **Uniqueness**
 - Collaborative approach to urban design elements
- **Creating an attractive and active pedestrian experience**
 - Vibrant pedestrian realm
 - Uses that front into the street
 - Urban design elements and art features





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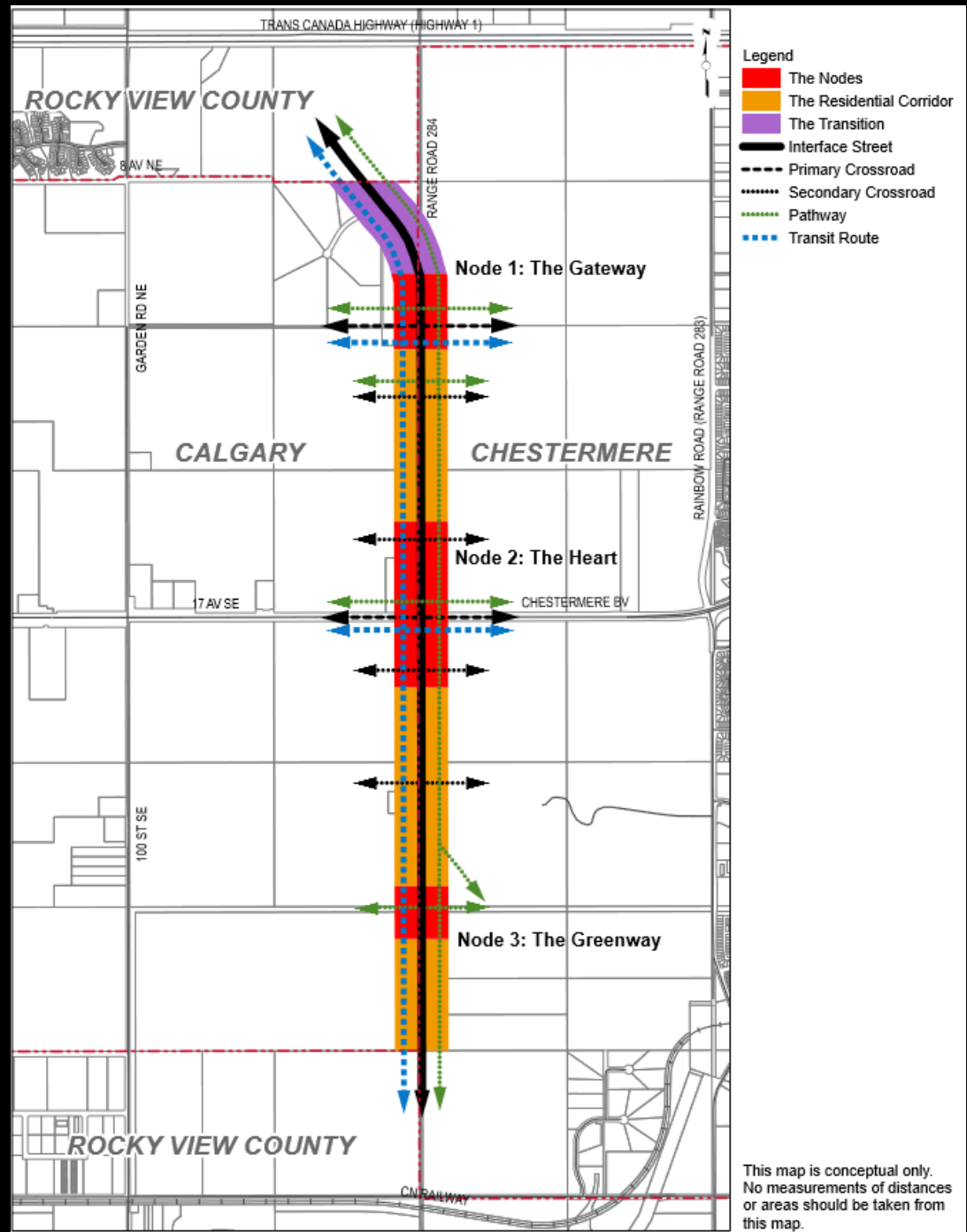
Values and Core Ideas

- **Creating a well-connected street**
 - Regional network
 - Accommodates various travel options
 - On-street parking
- **Creating vibrant mixed-use nodes**
 - Higher densities, tallest buildings
 - Enhanced public realm
- **Protecting and integrating nature**
 - Natural features
 - Open Space network
 - Compatible design
 - Road alignment
 - Environmentally friendly measures



The Land Use Concept

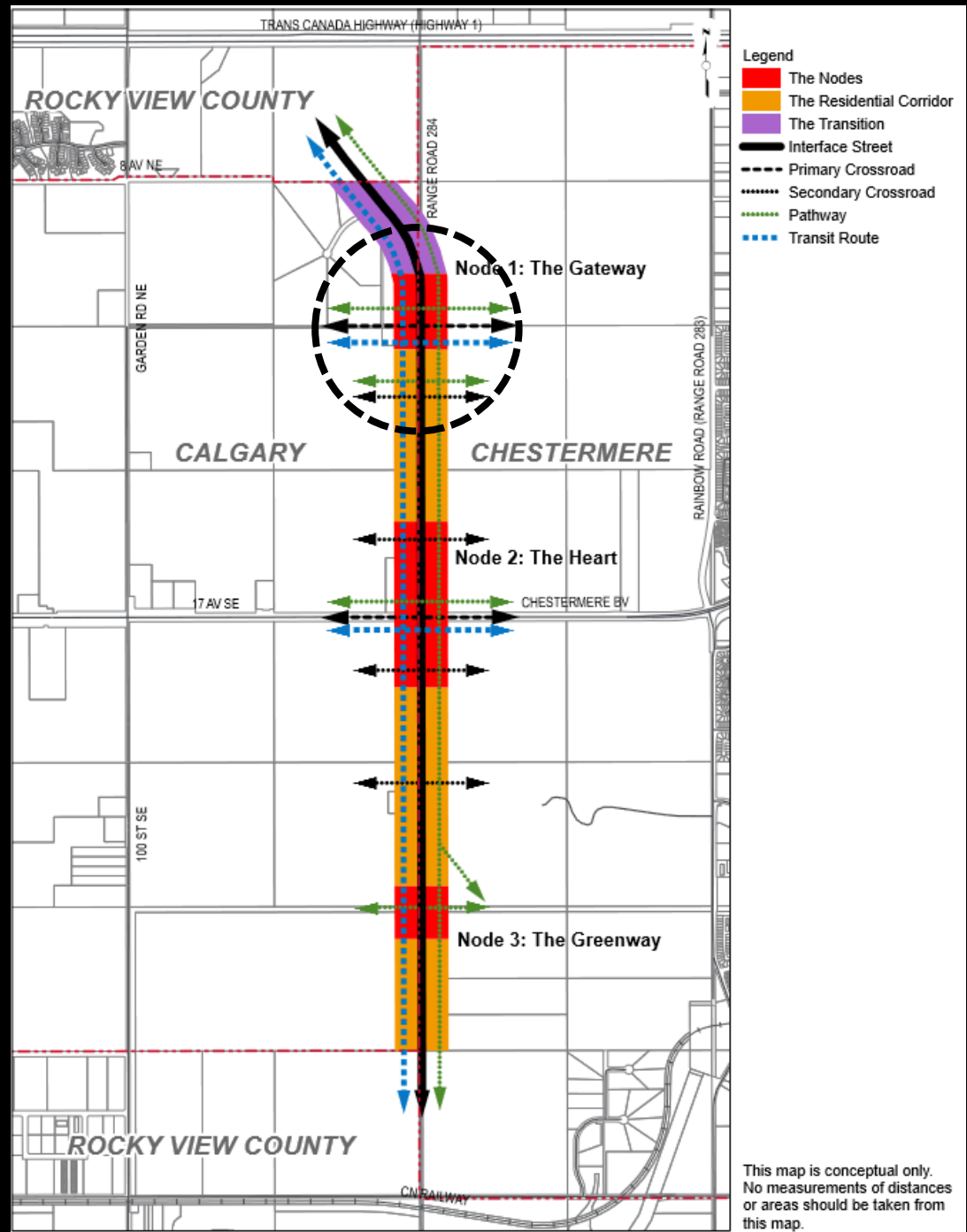
- Provides direction for development
- Features three character areas:
 - The Nodes
 - The Residential Corridor
 - The Transition Area
- Main intersections, and planned pathways and transit routes



The Nodes

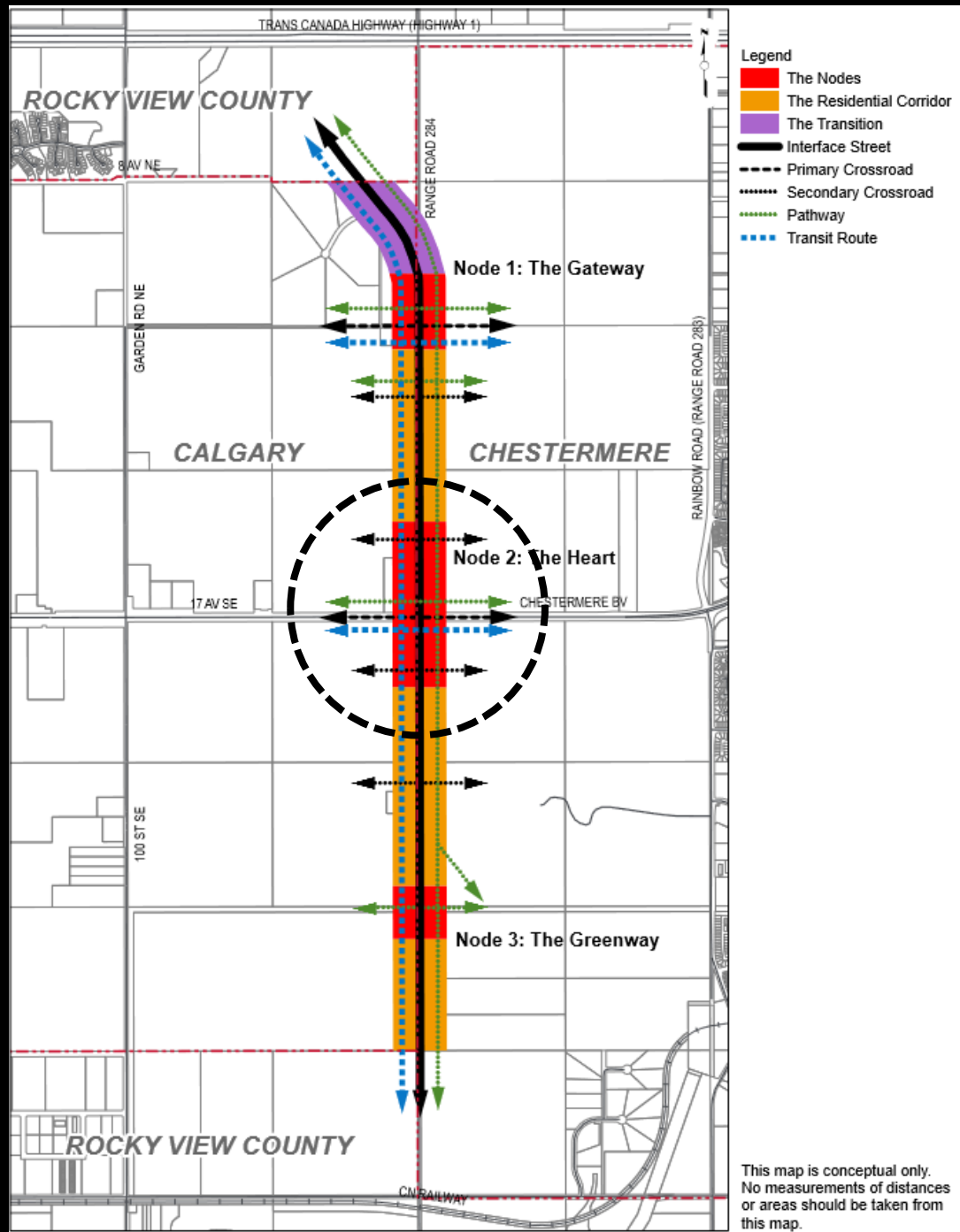
- Support mixed-use development
- Three nodes:

1. The Gateway



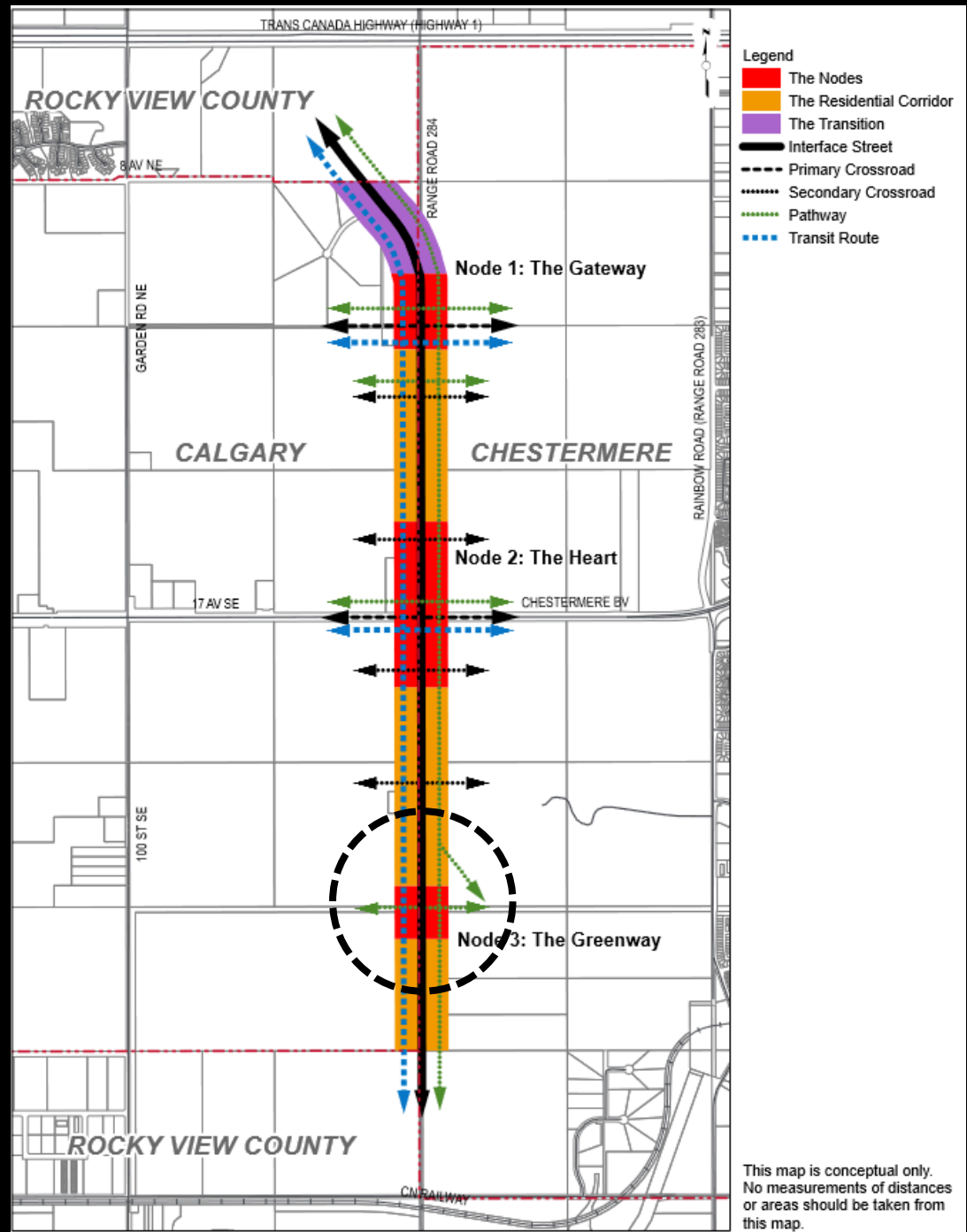
The Nodes

- Support mixed-use development
- Three nodes:
 1. The Gateway
 2. The Heart



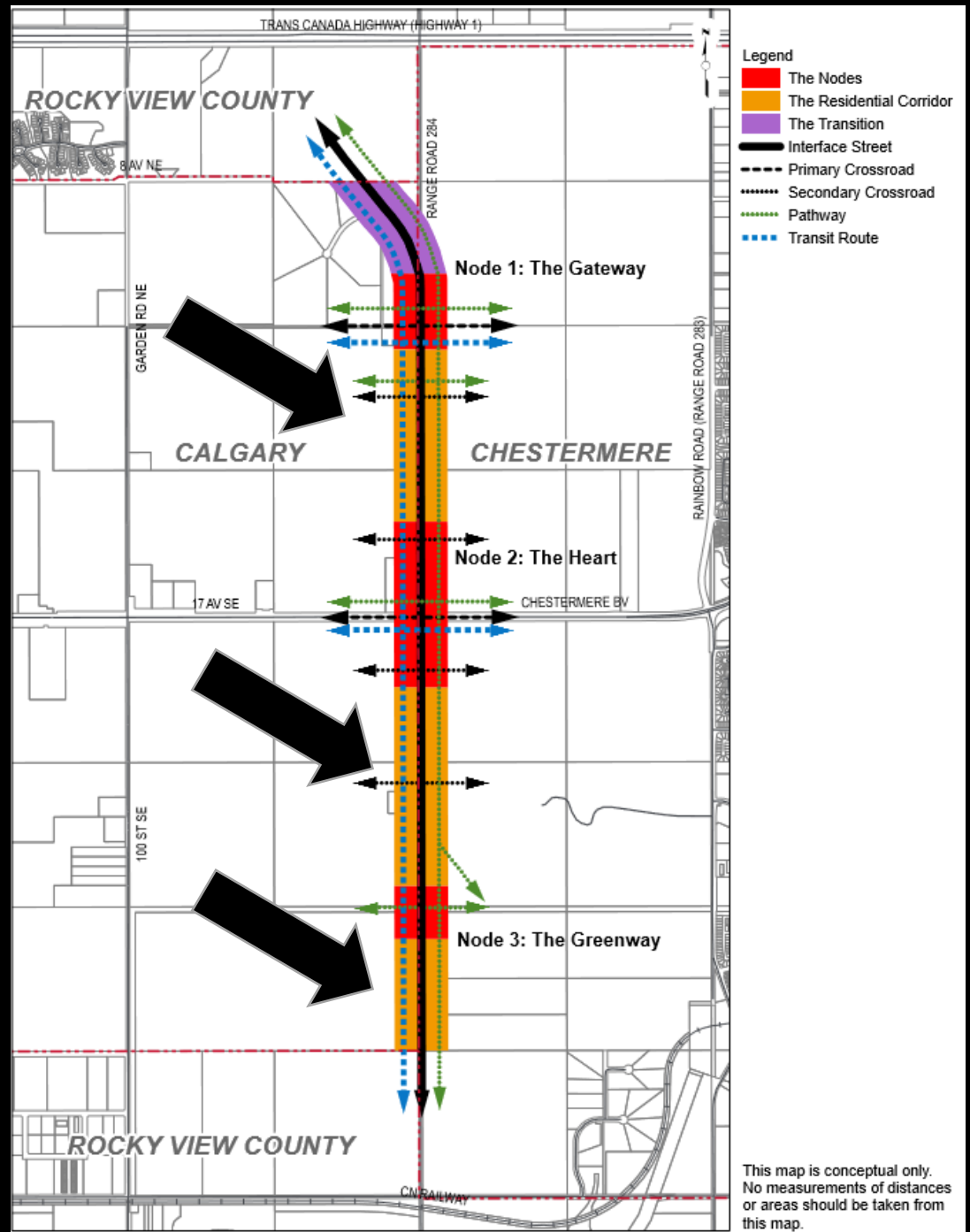
The Nodes

- Support mixed-use development
- Three nodes:
 1. The Gateway
 2. The Heart
 3. The Greenway



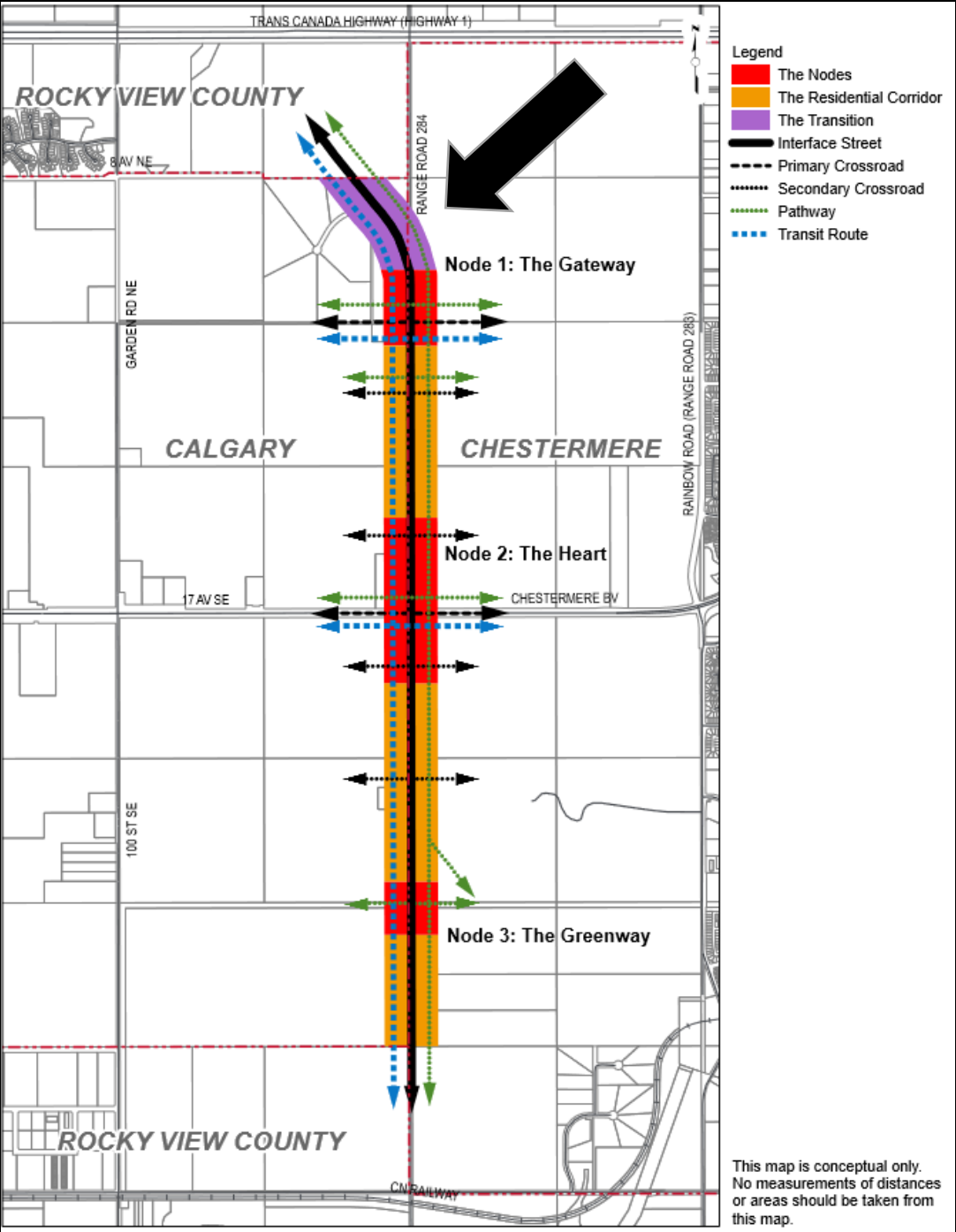
The Residential Corridor

- Low-rise residential uses
- Live-Work units are encouraged



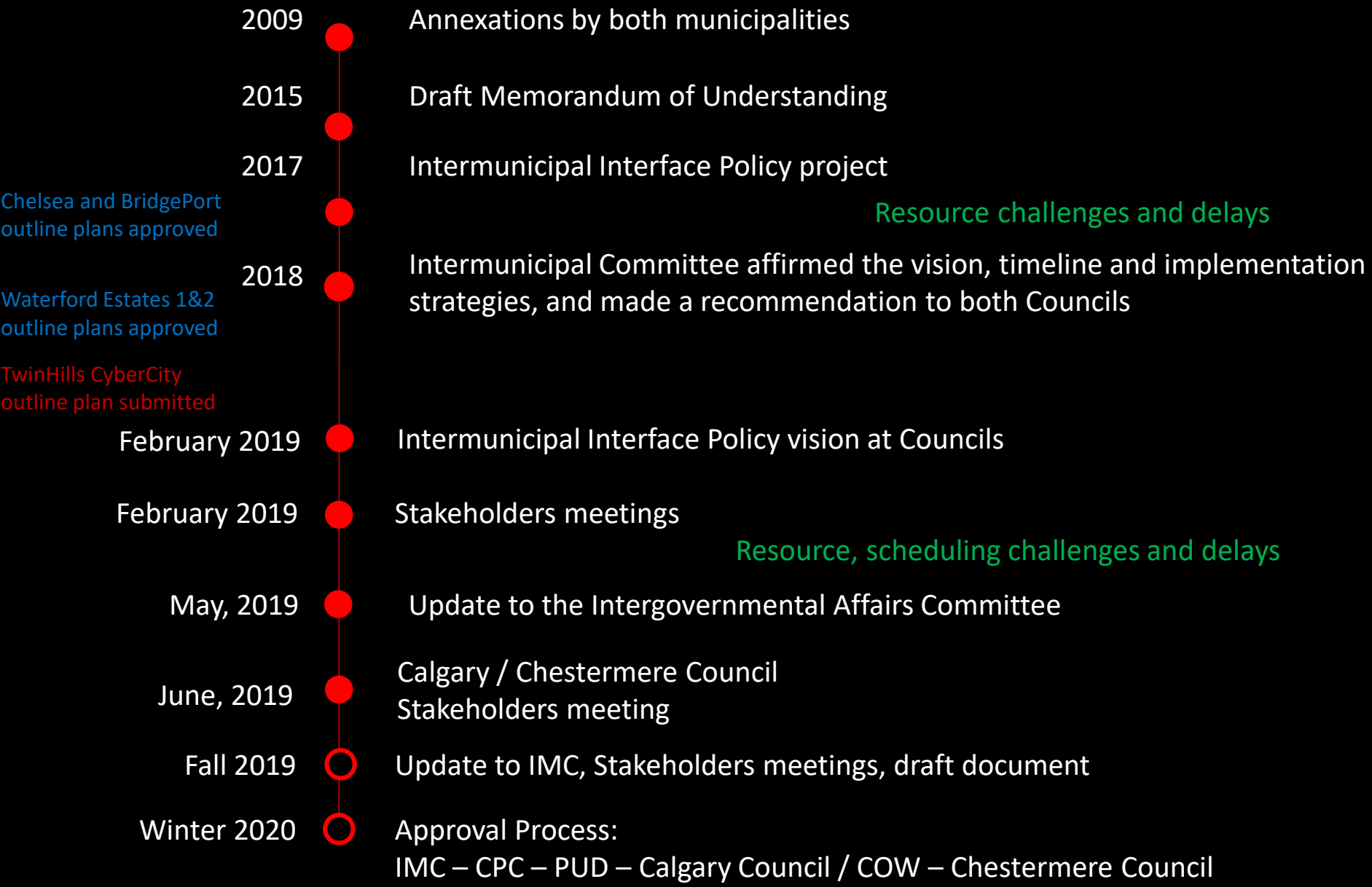
The Transition

- Transition area
- Stand-alone use or mixed-use buildings





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Next Steps

Sept 23 ● Stakeholders' session

Fall 2019 ○ Draft document shared via the project's website
Comments due

Fall 2019 ○ Final draft completed

Winter 2020 ○ Approval process began





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Thank you!

