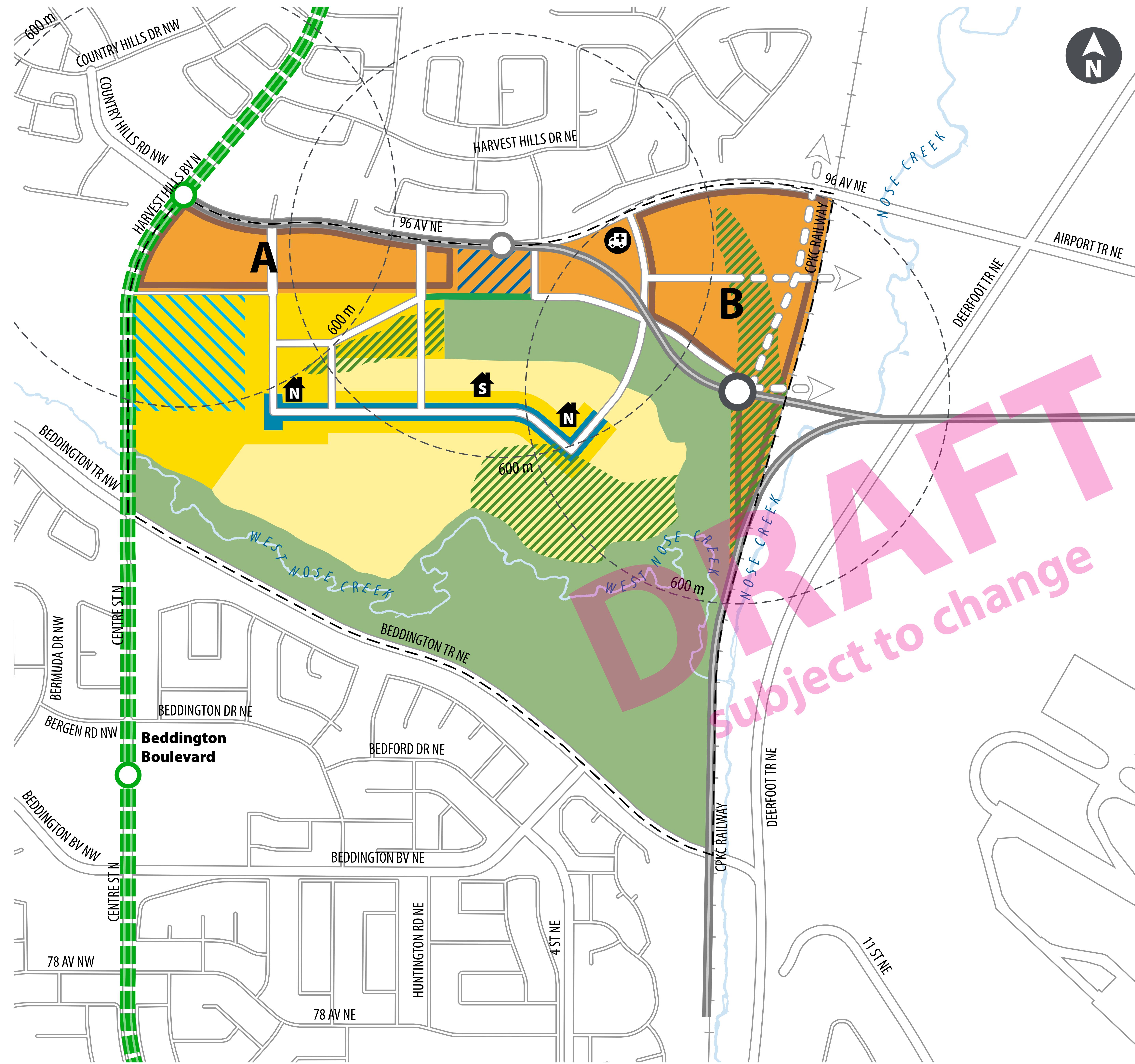


Land Use Concept



- Mixed Use Area A
- Mixed Use Area B
- Mixed Use
- Multi-Unit Residential
- Ground-Oriented Residential
- Park and Open Space
- Neighbourhood Corridor
- Environmental Open Space Study Area
- Dry Pond
- Transit Storage and Maintenance Facility
- Airport Connector Station
- Future Greenline LRT Station
- Regional Hub
- Fire Emergency Service Station
- Neighbourhood Activity Centre
- Senior High School
- Transit Station
- Planning Area (600m)
- Active Mode Connection
- Primary Road Network
- Primary Road Network - Additional Connection
- Plan Area Boundary



A final draft of the Aurora Area Structure Plan (Plan) is ready.

The Plan provides guidance for the development of the plan area over the next 30 years.

The Plan aims to enable more housing while limiting the impacts on the area's significant natural features.

Key drivers of the new Plan:

Housing: Create new housing development opportunities.

New policies: Refresh the vision by ensuring the plan is relevant to today's priorities.

Environment: Include more connections between neighborhoods and parks while preserving natural spaces.

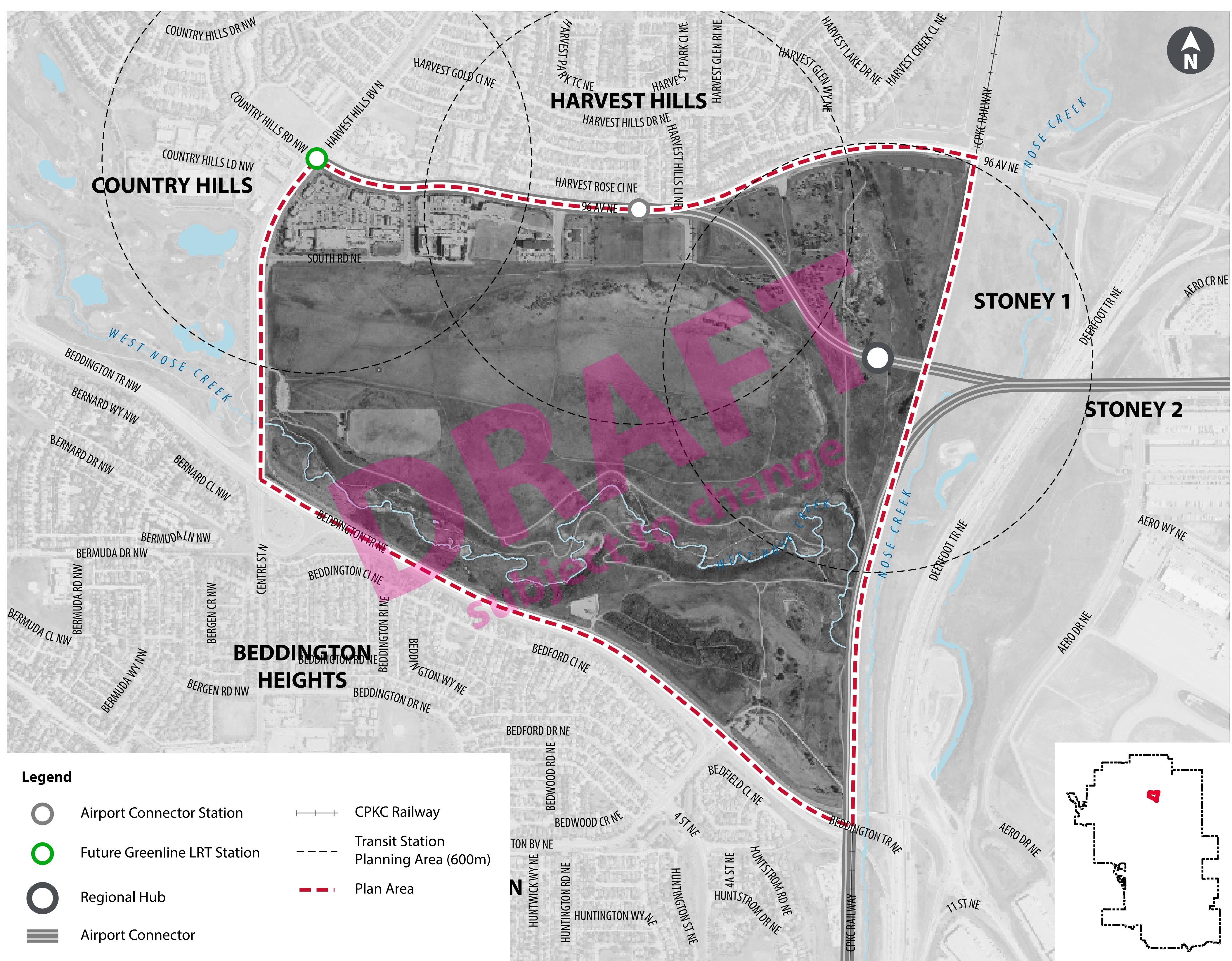
Community: Put forward a mix of uses to ensure the needs of local residents are met over their entire lifetime.



Plan context

The ASP applies to approximately 234 hectares (578 acres) of land in the City's northeast.

The Plan Area is surrounded by the established communities of Harvest Hills, Country Hills, Beddington Heights, and Huntington Hills, and is bound by 96 Avenue N.E. to the north, Beddington Trail N.W. to the south, Harvest Hills Boulevard N. to the west, and the Canadian Pacific Kansas City (CPKC) railway to the east.





Public engagement

What we heard and how your feedback informed the final draft Aurora Area Structure Plan (the Plan).

What we heard

Greenspace

Preserve natural habitats and wildlife; maintain recreational and off-leash areas.

What we did

Preserve natural habitats:

- A large part (minimum of 37 per cent) of the Plan Area will remain as parks and open space.

Maintain recreational and off-leash areas:

- Priority for any new parkland (Municipal Reserve) is for school sites and preservation of cultural resources.
- Existing off-leash area in the south-eastern portion of the Plan Area will remain.

Housing

Support affordable, diverse housing options; address concerns about traffic and green space loss.

The draft Plan contains policies that encourage building non-market housing i.e. affordable, social and emergency housing throughout the Plan Area.

Connectivity

Support easy access to green spaces, residential areas, and amenities by car, foot, and transit.

The draft Plan includes a primary road network, open space network, a local transit network and pedestrian network.

Pathways

Extend the multi-use pathway system for walking, jogging, and wheeling.

The draft Plan includes an urban cycling network that is connected to the recreational pathway system in West Nose Creek Park, Nose Creek Valley, and adjacent communities.

Small businesses

Encourage small businesses over large retail chains and industrial developments.

The draft Plan provides a Neighbourhood Corridor at the centre of the community. This area is ideal for small-scale restaurants, patios and shops.

Community uses such as schools and community association buildings are also located on this street.



Highlights of the final draft Aurora ASP

Housing

- City land will be used to increase housing supply.
- This plan will support the development of up to 5,500 new dwellings.

Preservation of green space

- About 37 per cent of the draft Plan remains as parkland (West Nose Creek & Environmental Reserve), with additional lands to be added for parks as part of the Outline Plan phase.
- The draft Plan promotes better access to the existing West Nose Creek Park and central wetland all while also gaining new neighbourhood parks and schools.

Transit

- Three future LRT transit stations within walking distance from neighbourhoods within the Plan Area.
- Two existing rapid bus routes on Harvest Hills and 96 Ave. N.E.

Place-keeping and cultural landscapes

- Traditional knowledge informs this Plan.
- New spaces for Indigenous Peoples and Calgarians to practice ceremony, connect with the landscape and educate future generations.
- Plan requires continued engagement with Nations for future development in this area.

Public spaces

- A large Neighbourhood Corridor at the heart of the community.
- New opportunities for shops and restaurants.
- Policies to encourage new landscape features including walkways, plazas, boardwalks, entry features, crosswalks and escarpment viewing platforms.



Indigenous perspectives

Traditional knowledge shared with the City has helped to shape certain elements of the Plan. While more engagement is to happen at subsequent phases (see development continuum), so far this is what we heard from Elders, Traditional Knowledge Keepers and First Nations Consultation offices.

What we heard	Explanation
The Aurora Lands are part of the collective memory of Indigenous Peoples.	<ul style="list-style-type: none">To Blackfoot, the lands we know as Aurora are not historical, but a living landscape of their ancestors.In 2001, Chief Peter Strikes with Gun expressed the Piikani Nation's interest in preserving significant sites, sacred to the Blackfoot people, near the confluence of Nose Creek and West Nose Creek.Sacred sites are the connection to the sacred realm; places of annual ceremonies, prayers, language, songs and healing.
The Aurora Lands are part of the Old North Trail.	<ul style="list-style-type: none">The Old North Trail is well known to Blackfoot People and is regarded as the ancient route from the North (arctic) to the South (Mexico) thousands of years ago.Naato'siyinnipi (Brings Down the Sun) and others said, <i>"that all tribes have, ever since, continued to follow their ancestors on this trail."</i>
Aurora is associated with Akokatsin (Sundance).	<ul style="list-style-type: none">Akokatsin is an important ritual for Blackfoot and many First Nations, as it deepens spiritual knowledge, and strengthens connections between community members.This ceremony is performed at strategic locations, using plants, tools and landscape features from the surrounding environment.



Naato'siyinnipi

(Brings-down-the-Sun)



To the Blackfoot and Piikani, the Aurora lands are associated with Naato'siyinnipi.

Born in 1830s, Naato'siyinnipi was a prolific leader who advocated for and practiced non-violence. He lived among his community at a time of great strife. His wisdom and supernatural powers are legendary and was given the name of Naato'siyinnipi after his vision quest. He had many teachings for his people that included ceremonial and spiritual knowledge of Blackfoot customs. He traveled on many excursions on the Old North Trail. It was on one of these travels that led him to a bison hunt for an Akokatsin at what we now know as the Aurora site.

His teachings echo through generations of his people and remain embedded within Akokatsin and other ceremonies.

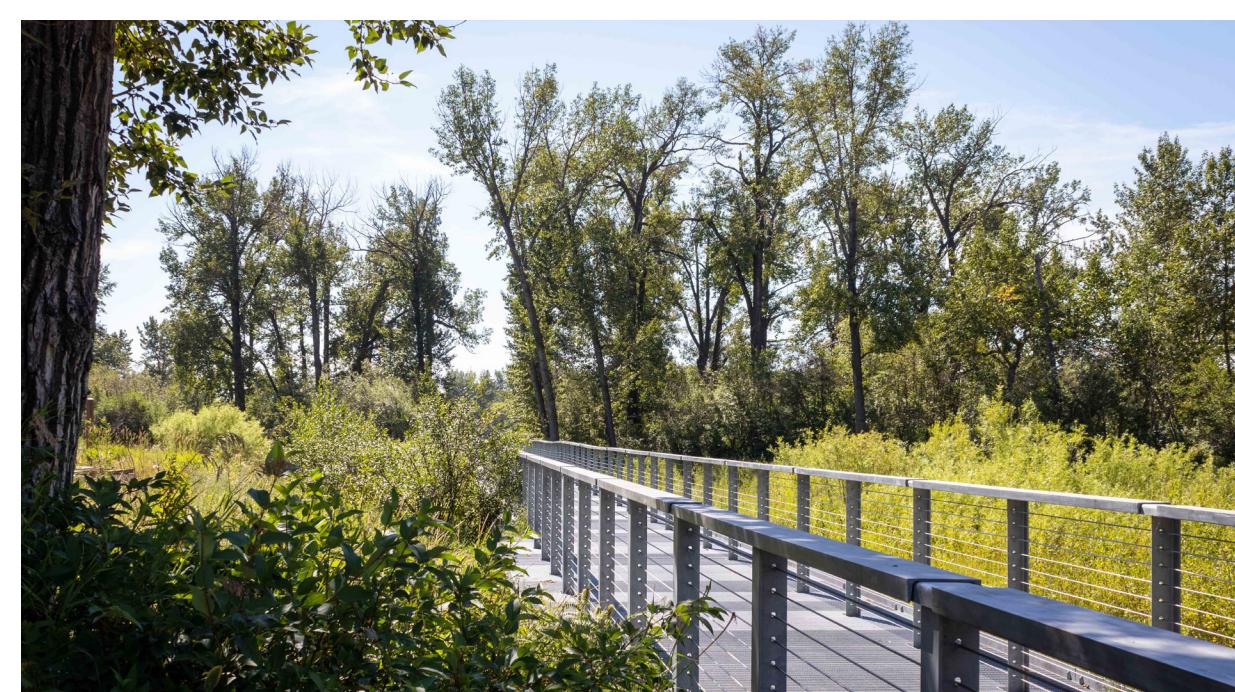


Core ideas

The core ideas outline the aspirations for the Plan Area to effectively implement the Plan's vision:



Create new housing opportunities



Preserve ecological features and their functions



Developing a transit-oriented community



Foster sense of place

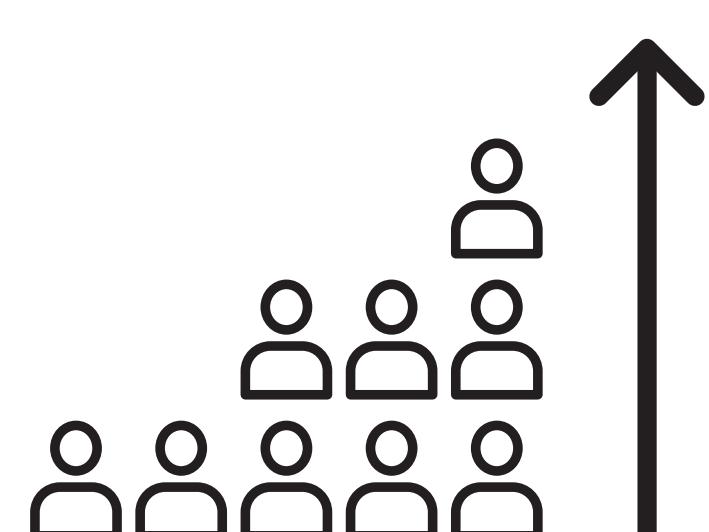


Model sustainable and environmentally responsible development

Population and job forecasting

(These numbers are subject to change)

Population



~ 12,500-14,500
people

Employment



~ 5,500-6,500
jobs

Dwellings



~ 4,500-5,500
units

Vision

The Aurora Area Structure Plan is a new transit oriented residential community in North Calgary.

With an easy walk to transit, and a diversity of housing forms, Aurora is a desirable and accessible new community to all Calgarians. The new neighbourhoods in this area have an abundance of parks, regional pathways, sidewalks and unique streets making it easy and fun to walk, cycle and play outdoors. The area's significance to Indigenous Peoples is celebrated and reflected in the community's place names, urban design and public art.





Proposed land use areas

Mixed Use Area

- The area will have commercial, residential, and office buildings, plus residential buildings with shops or offices on the first or second floor.
- Policies would support up to 12-storey buildings in this area.
- This area will have the most people living there to follow The City's transit-oriented development goals.



Multi-Unit Residential Area

- Dwellings in this area will include apartment buildings and townhomes.
- Policies would support 4-6 storey buildings.
- This will be a medium density area.



Ground-Oriented Residential Area

- Dwellings in this area may include singles, semis and row housing.
- The land use area regarded as the local neighbourhood zone will have the lowest density of dwellings.





Proposed land use areas

Parks and Open Space Area

Areas proposed as Parks and Open Space include regional parkland (West Nose Creek) and existing environmental reserve lands.

Environmental Open Space Study Area

Lands near wetland and sloped terrain in N.E. of the plan are identified for further study.

Maintenance and Storage Facility (MSF) Special Area

A light industrial area that will accommodate a future MSF for the Green Line LRT. This facility will be an employment hub for transit workers.

Regional Rail Hub Special Area

Planned location for a transit hub connection to the Green Line, Blue Line, and Calgary International Airport.

Joint Use Site

Approximate location of schools, playgrounds and community facilities and within the Plan Area.

Neighbourhood Activity Centre (NAC)

A neighbourhood activity centre is a location designed with homes and businesses located close to transit. The NAC will be pedestrian-friendly with unique street fronts and public spaces.

Regional Pathway

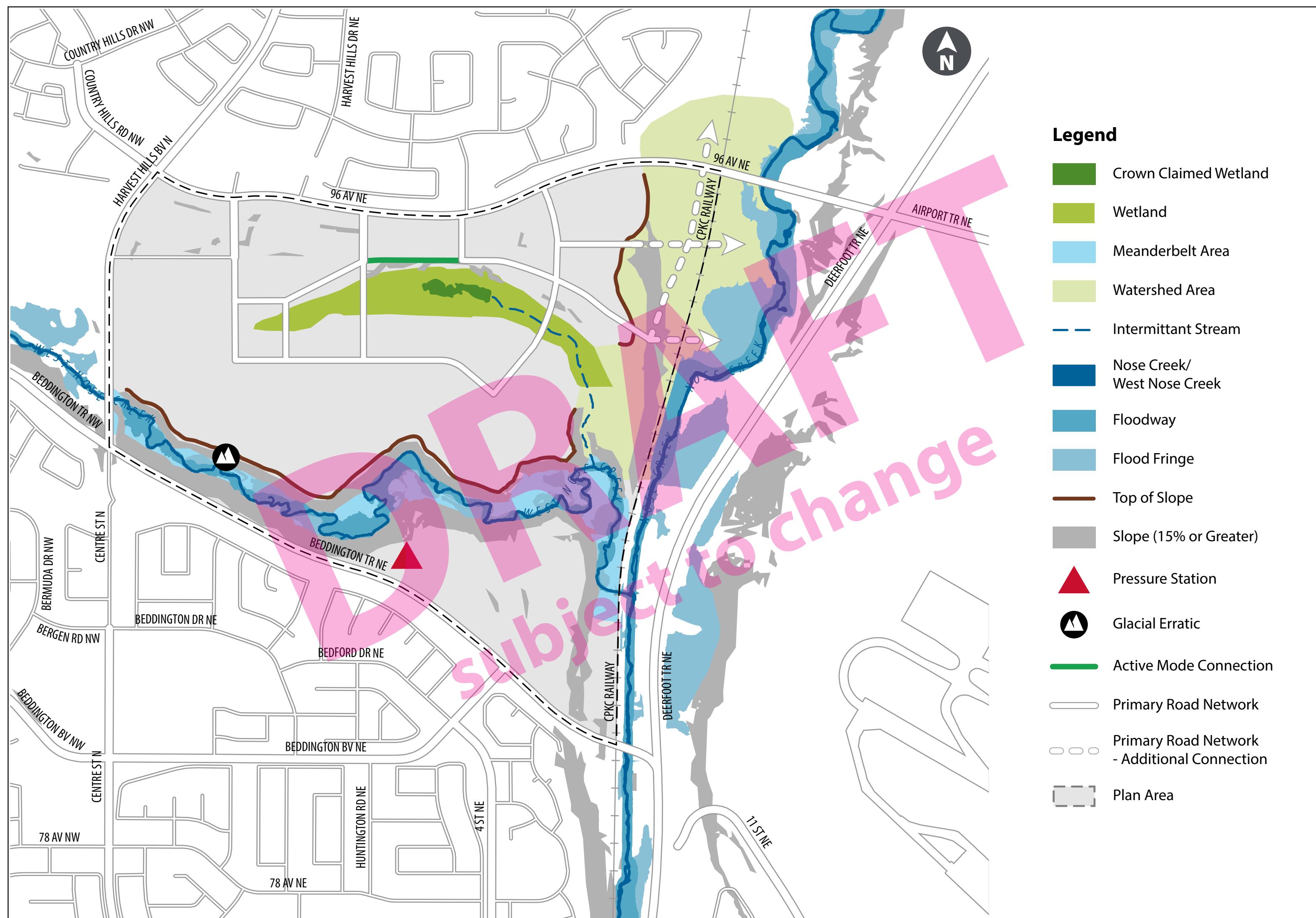
The regional pathway system provides cycling and walking connections within the Plan Area and to surrounding communities.

Neighbourhood Corridor

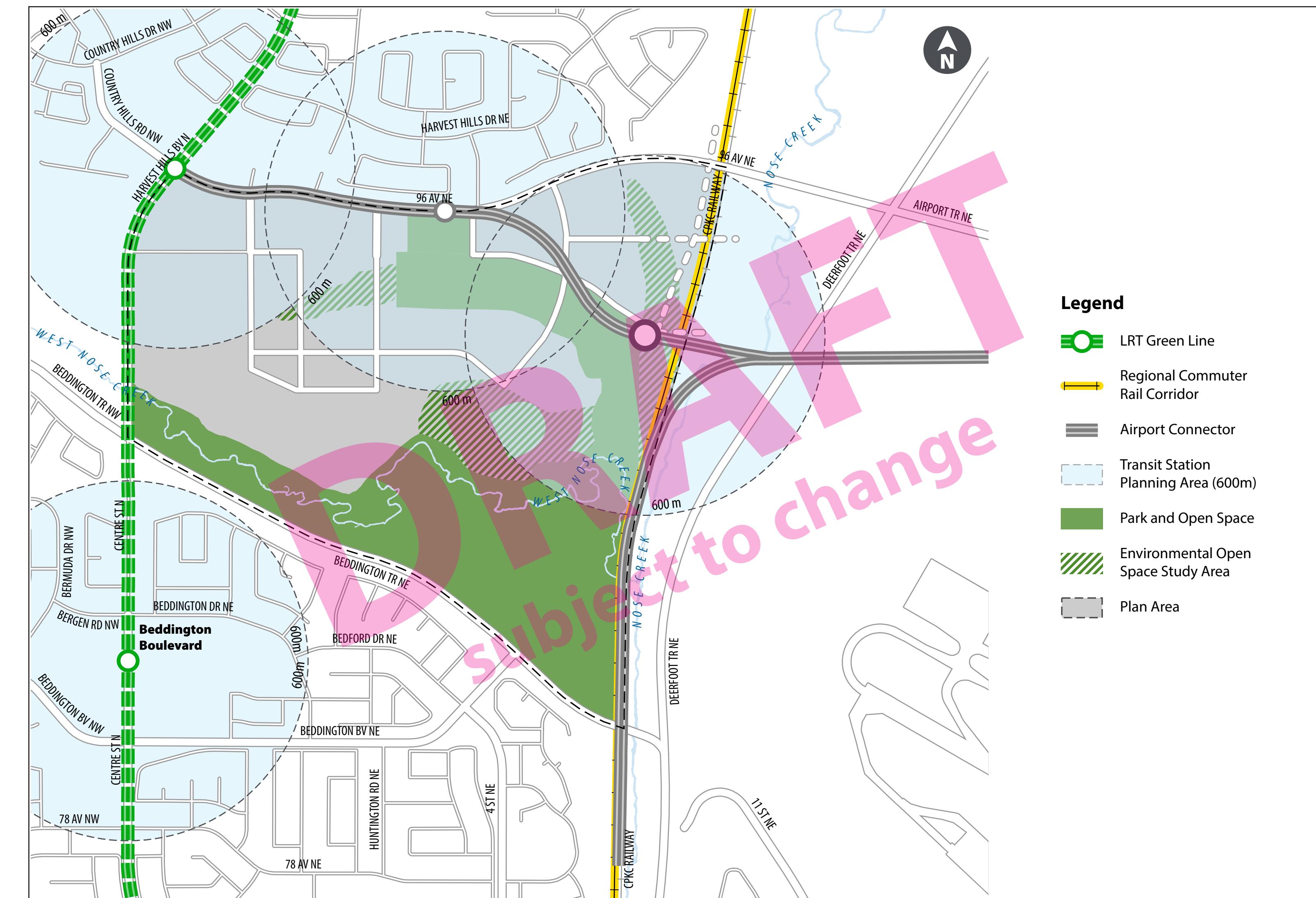
A walkable street offering access to a mix of services and amenities. Both commercial and residential developments along this street are required to provide active frontage to support eyes on the street.

Plan maps

Environmental and Plan constraints

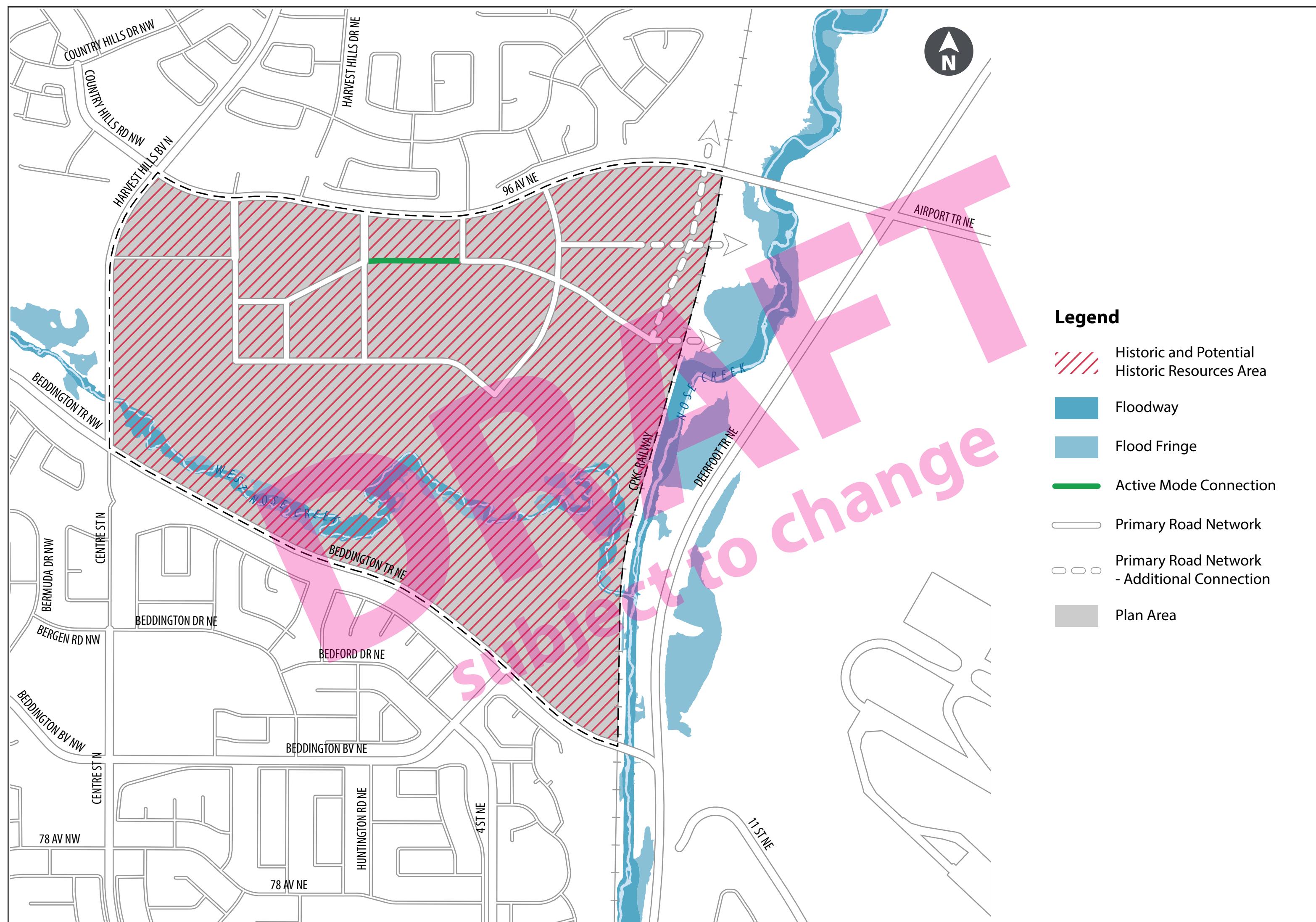


Transit station planning areas

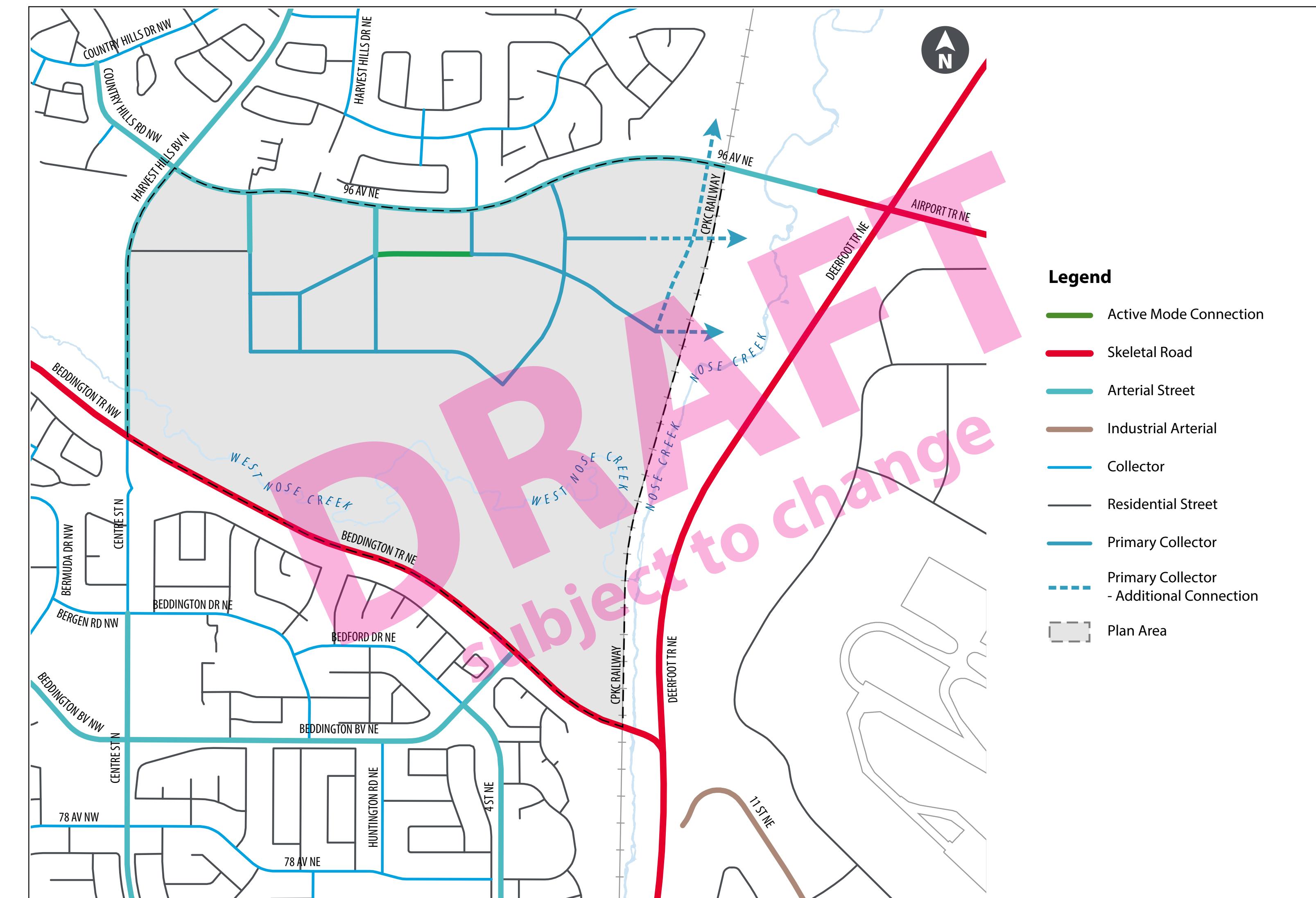


Plan maps

Historic and potential historic resources



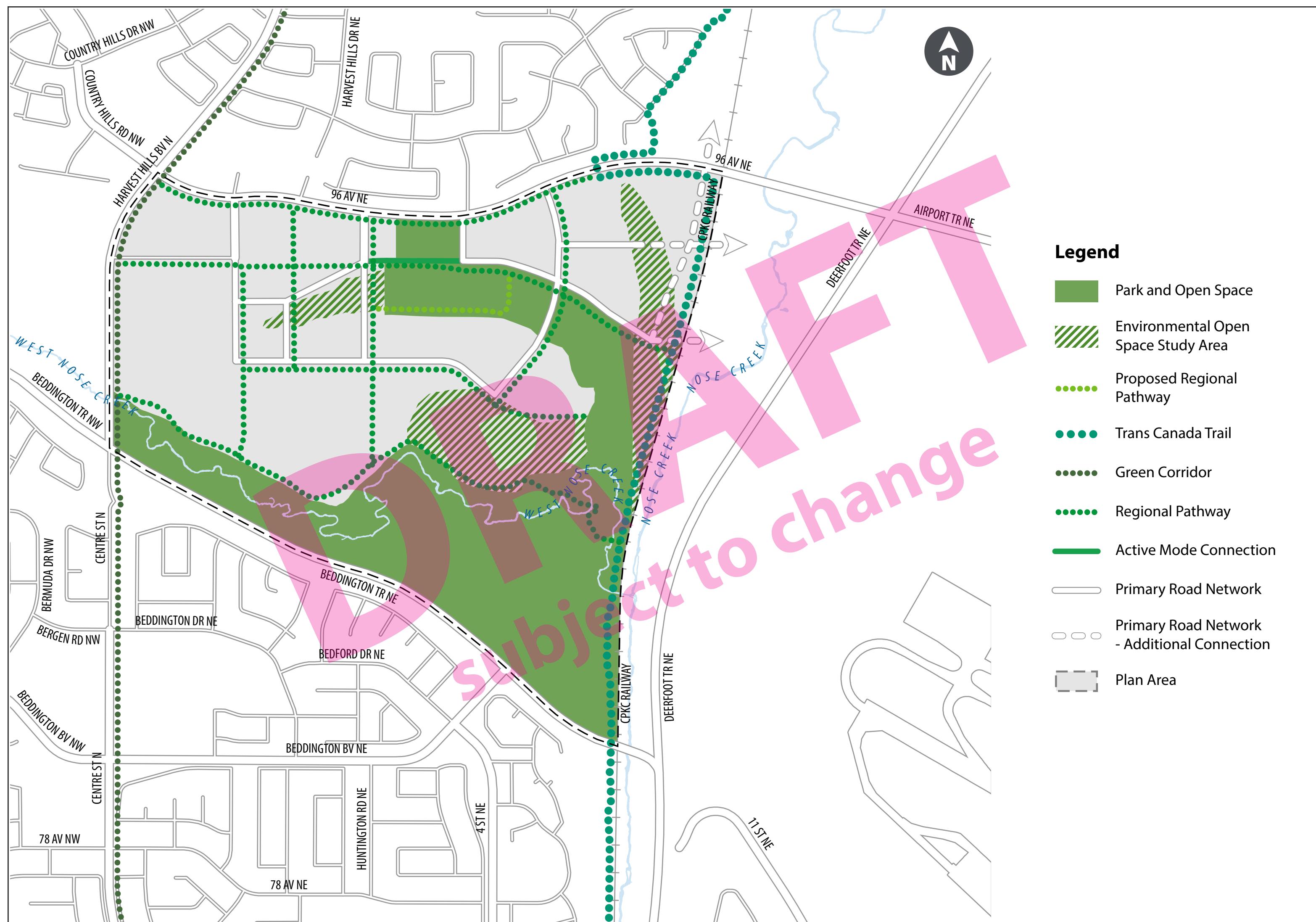
Local road network



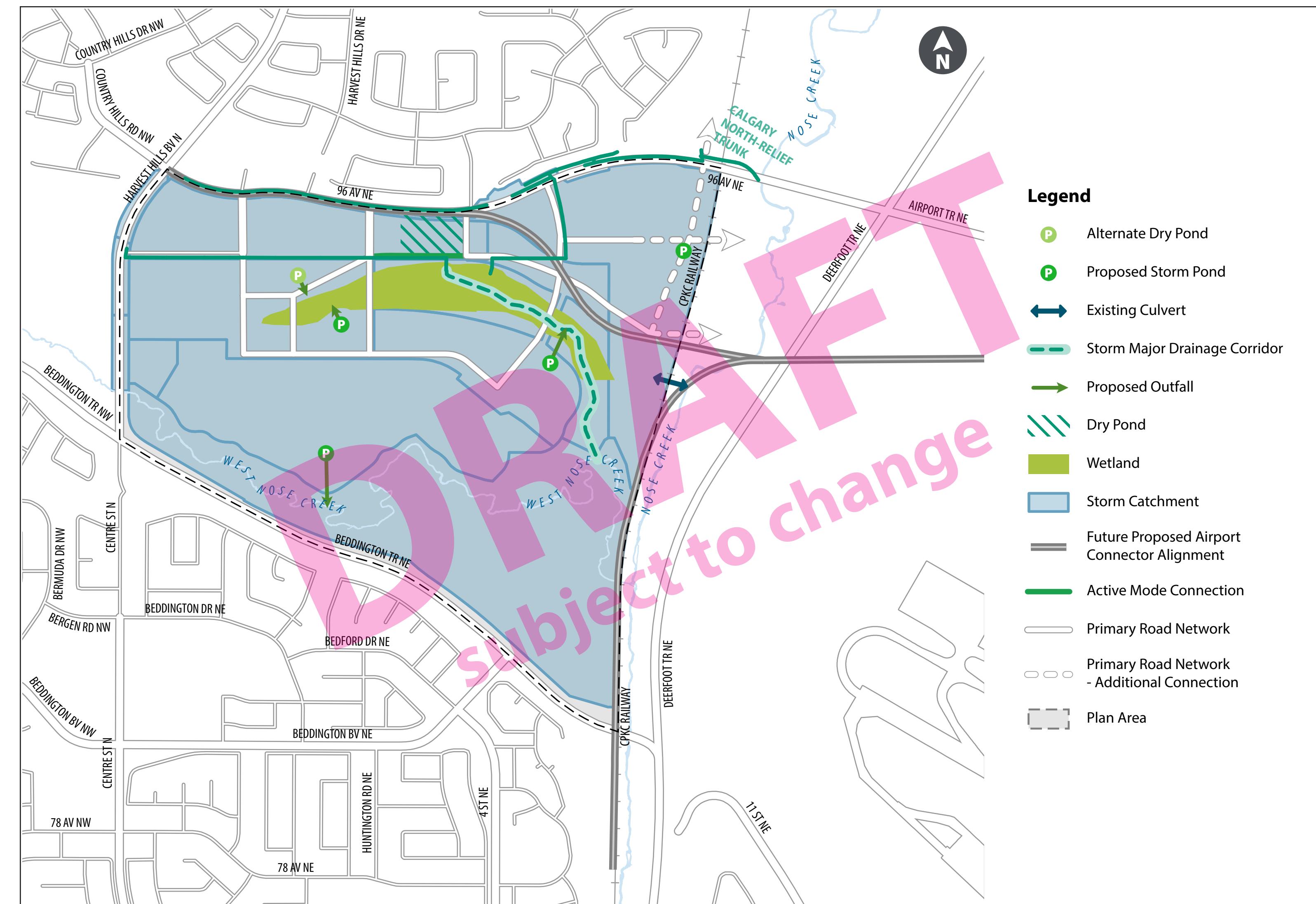


Plan maps

Parks and open space network

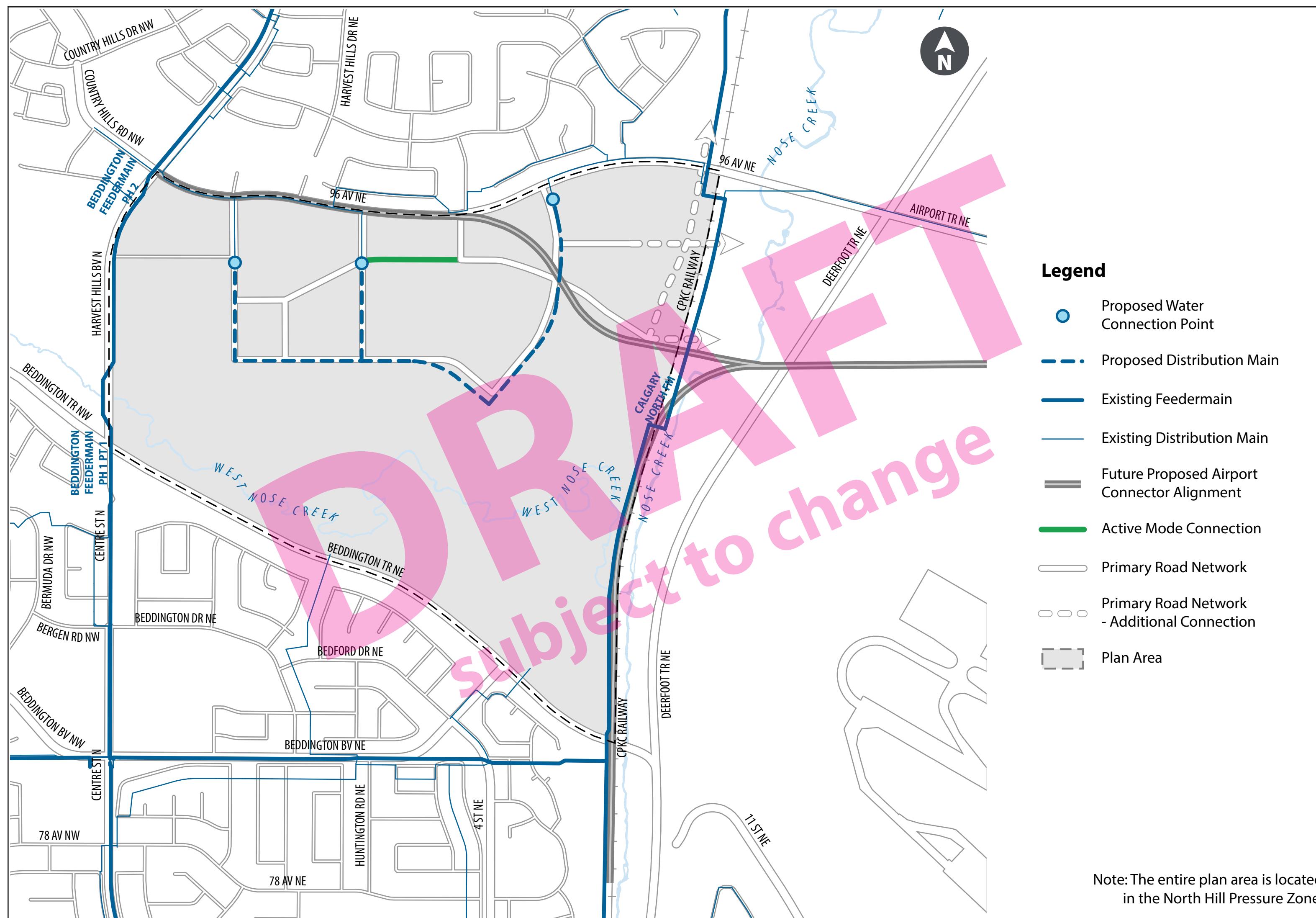


Stormwater servicing

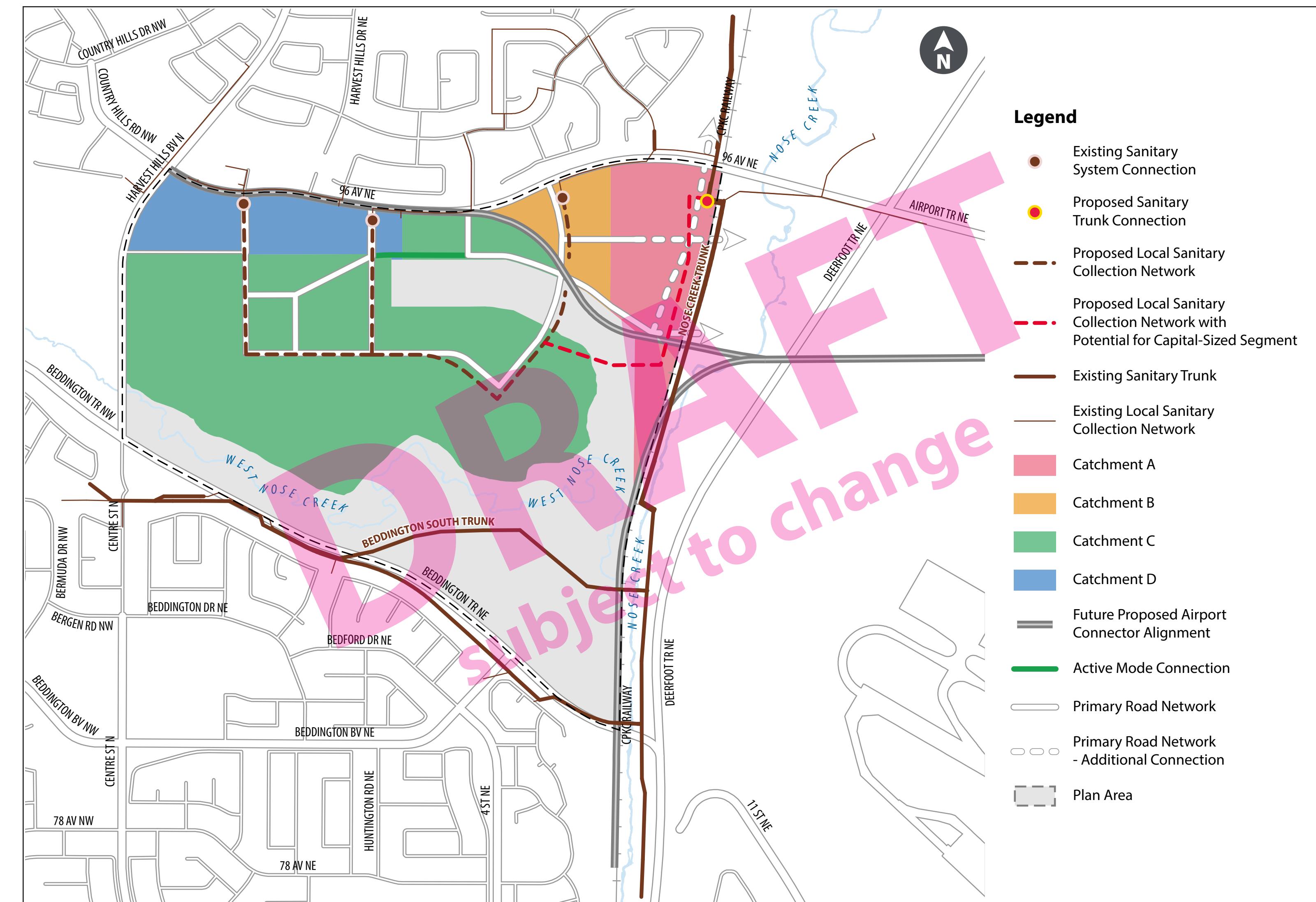


Plan maps

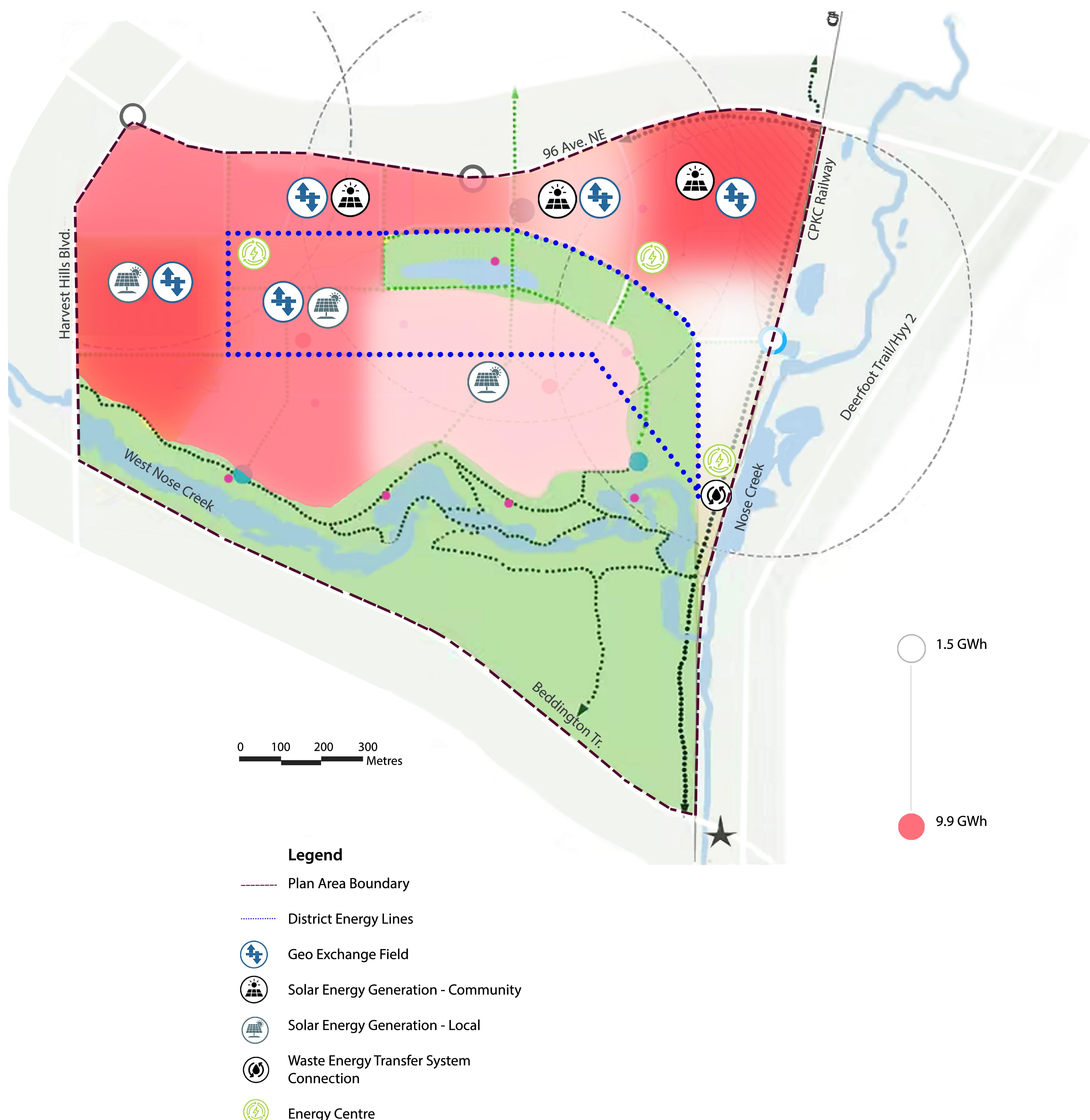
Water network



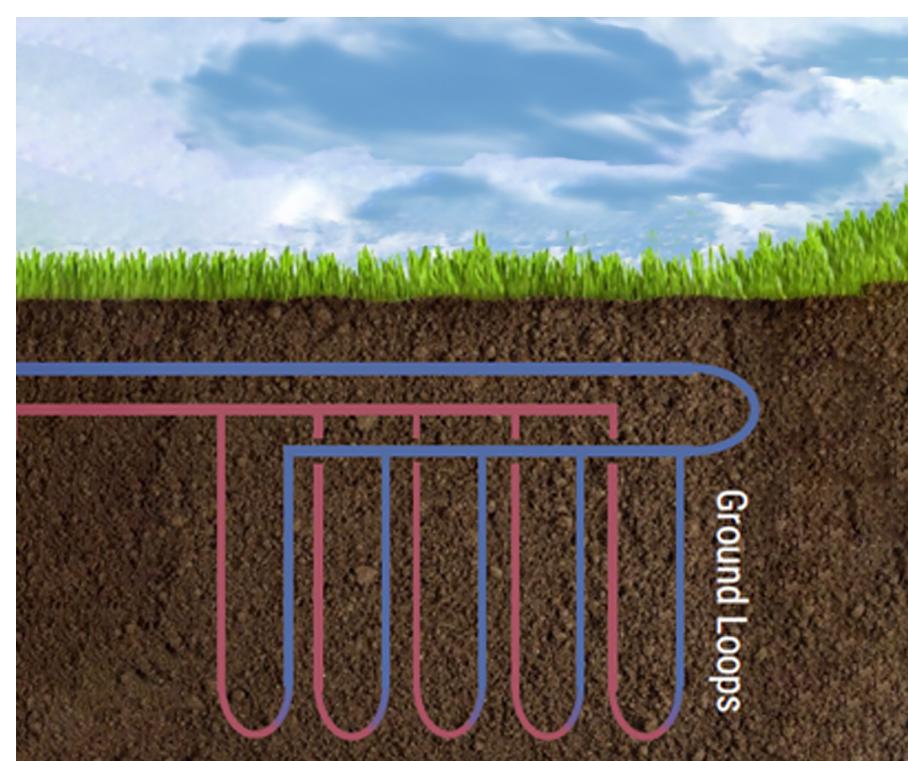
Sanitary network



Aurora clean energy concept



Sustainable energy systems



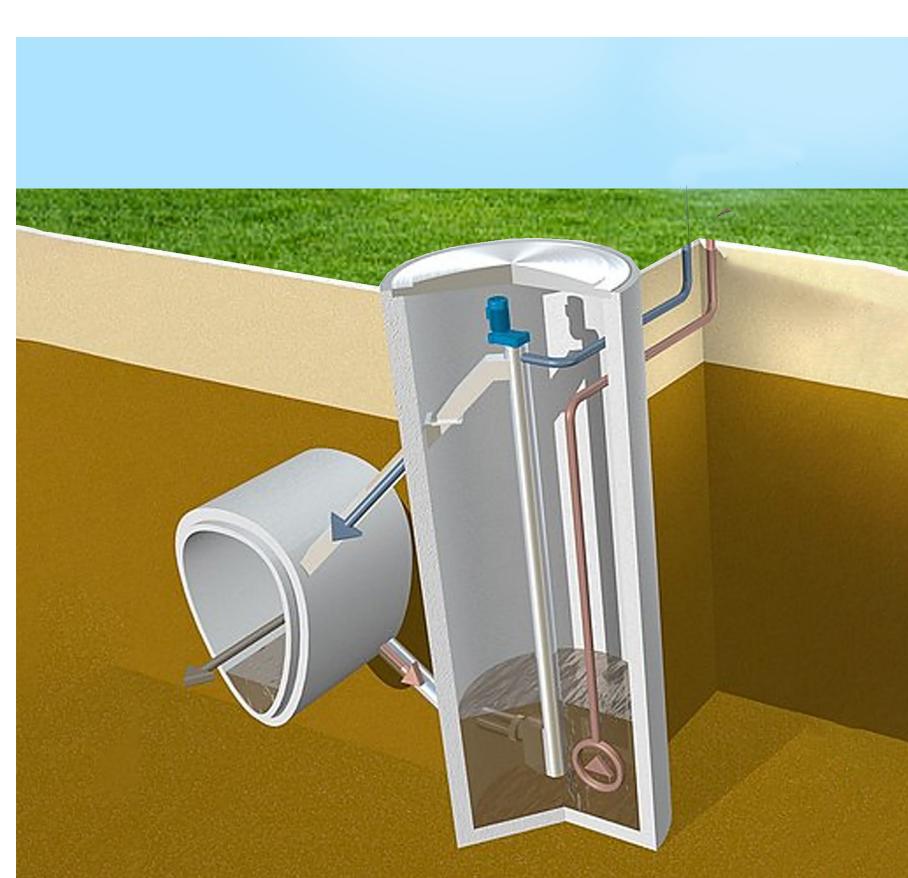
Geo-exchange

Geo-exchange systems, also known as ground source heat pumps, use the stable temperatures of the ground to heat and cool buildings. They work by transferring heat through buried piping system.



District energy

District energy systems centralize heating and cooling production, distributing it through an underground piping network to connected buildings. These systems are efficient and can reduce carbon emissions.



Wastewater Energy Transfer

Wastewater Energy Transfer (WET) systems capture thermal energy from wastewater in sewer systems and use it for heating and cooling buildings. These systems are efficient and can significantly reduce carbon emissions by utilizing the heat found in wastewater.



Energy centres

Energy centres are buildings that share energy and house multiple energy solutions. Their size varies depending on the area served, technologies used, and energy demand. For example, a 20,000 sq. ft. Energy Centre with 55 MW of boilers supplies heat to 19 downtown buildings through a 5.5 km thermal pipe network.



Solar energy generation – community and local

Solar energy is generated by converting sunlight into electricity using photo voltaic (PV) panels or concentrated solar power. It is suggested that solar PV be installed on the rooftops of mixed-use buildings.



Your input matters

City of Calgary planners draft planning policies in the best interest of all Calgarians. Participant input is an important part of creating the Area Structure Plan but is one of many areas of consideration.

Council directives, City policies, professional expertise, current context and trends, and equity also factor into the ultimate decision-making process and concept development.

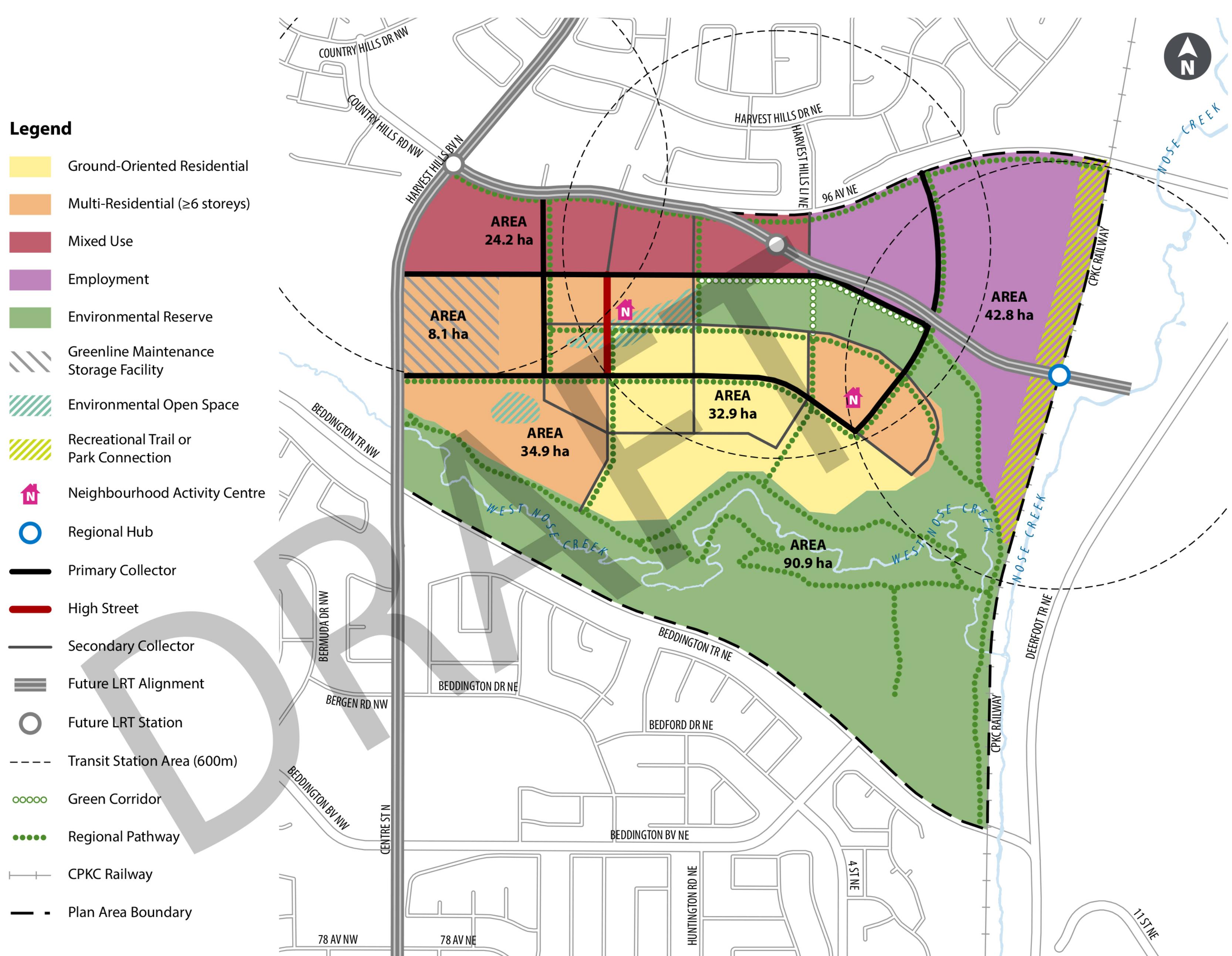


Evolution of the Land Use Concept

Phase 2 – Envision | First Land Use Concept (July – Sep. 2024)

Main ideas

- Four proposed land use districts,
- An updated airport connector alignment,
- Two Neighborhood Activity Centre locations,
- A proposed High Street,
- A conceptual street network, and
- A green corridor in northeast of the Plan Area.

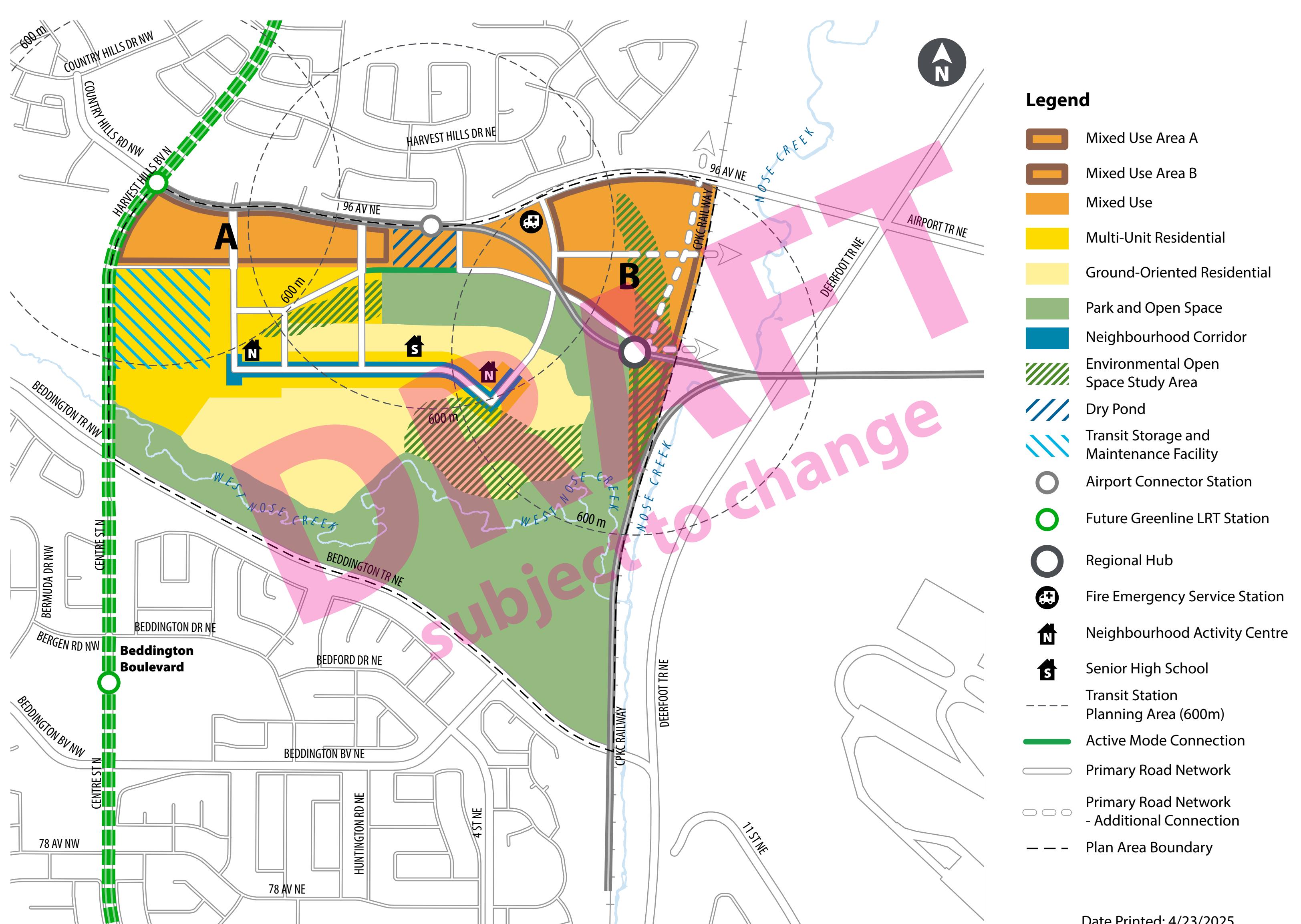


Evolution of the Land Use Concept

Phase 3 – Land Use Concept (Dec. 2024 – Apr. 2025)

Key changes

- Removed standalone employment and industrial land uses,
- Relocated the ground-oriented residential development,
- Revised the size and area for Parks and Open Space,
- Increased the areas subject to Environmental Open Space Study Area,
- Updated the conceptual road to remove south access from Harvest Hills,
- Relocated the airport connector station north to 96 Ave. N.E.,
- Relocated and added a second Neighborhood Activity Centre,
- Removed the green corridor in the northeast of the Plan Area,
- Added Neighborhood Corridor, and
- Deleted the previous High Street.





Next steps

The proposed Aurora Area Structure Plan would be brought forward to the Infrastructure and Planning Committee (IPC) for review and decision. Final dates for IPC and Council will be published on the project website calgary.ca/AuroraASP or join our email list to receive updates.

If you, or people you know, are interested in submitting comments or speaking at Committee, it may be helpful to visit calgary.ca/PublicHearing to learn more about the process and go over some tips for presenting or submitting comments.

The agenda for both meetings will be posted a few days prior to the hearings. Those wishing to participate in the public hearings can submit their comments or register to speak. Comments submitted should clearly state that the submission is for "Aurora Area Structure Plan".

Stay informed



Go to calgary.ca/ASPAurora or scan the QR Code to subscribe to our email list.

Learn more



Go to calgary.ca/PublicHearing or scan here to learn more about submitting comments or speaking at Committee.



Tell us what you think!