



# ANDERSON STATION

**Vision for a New Future** Envision a place in the city that buzzes with people coming and going, where a range of daily needs is reachable within walking distance, and people socialize in beautiful public spaces. The vision for Anderson Station transforms an under-utilized site into a true transit-oriented neighborhood that is integrated into the regional pathway network and provides lifestyle amenities to new residents, employees, and residents of surrounding communities.





**A Place to Live, Work, and Play** True mixed-use neighbourhoods are active throughout the day, week, and year. Anderson Station will be an attractive location for new residential, offices, and employment, especially given the ability to walk to transit and access the downtown. Restaurants serving lunch and dinner, coffee shops, entertainment, and daily services will line the streets, providing high-quality amenities for residents and workers alike. The park spaces provide places for people to eat lunch, read a book, or unwind. On evenings and weekends, residents of Anderson and nearby neighbourhoods will activate the spaces and businesses.



*(Top) The High Street has shops, restaurants, and offices lining an active, pedestrian-friendly street (Bottom) Quieter park spaces will provide places for residents to enjoy year-round, as well as for employees to eat lunch, read a book, or participate in evening recreation such as yoga classes or volleyball games*





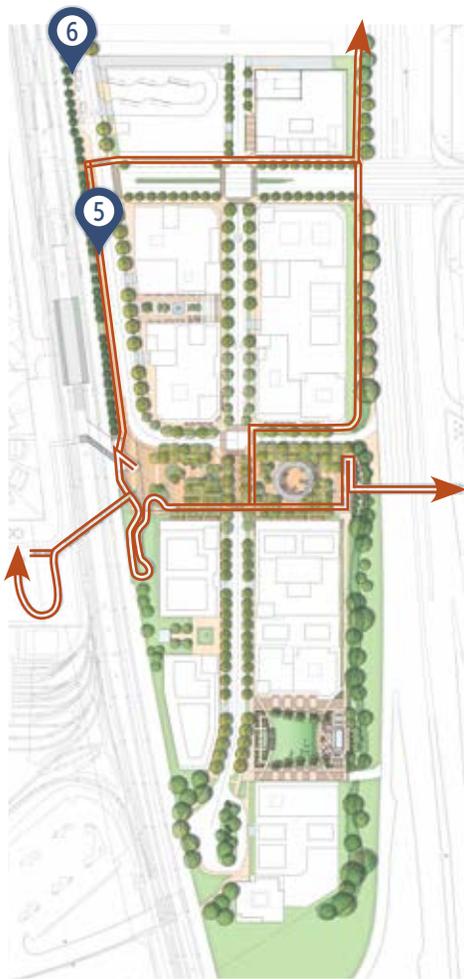
**Vibrant Public Spaces for Everyday Use** Beautiful, well-loved urban parks and public spaces follow a specific recipe – active edges, 24-7 activity, solid programming, small outdoor rooms where people love to spend time, and human-scale elements that make people feel comfortable. The location, geometry, and uses of the open spaces at Anderson Station have been carefully selected to create the ideal DNA for an active, lively place for everyone.



*(Top) A variety of elements will bring the parks to life, including places for outdoor seating, public art, and pathways for cycling and running  
(Bottom) Just outside of the station, people gather on benches and enjoy shaded bosques and garden areas*



**A Place for Pedestrians and Cyclists** At Anderson Station, everyone is a pedestrian at the beginning and end of their trip, and that brings the site to life with activity. Transit riders transfer from the bus to the train, neighbours and roommates drop off friends at the station, cyclists cross the site connecting to the regional pathway, and new residents and employees arrive at Anderson Station on the train. A robust system of sidewalks, crosswalks, and multi-use pathways provides for safe and intuitive connections for each mode, minimizing conflicts.



== Bicycle Routes



*(Top) Pedestrians and cyclists share a multi-use path leading to the station entrance (Bottom) A site designed for cycling and walking, Anderson will be a place where healthy activity is encouraged and supported*



## RICHARD BARDON

Willow Park Resident

Richard is a long-time resident of Willow Park. Having worked as an engineer most of his career, he used to ride the train downtown for work. Since retiring, he and his wife ride into town occasionally for meetings or to events.

This weekend, his wife is traveling to visit her great-niece, and Richard is looking forward to catching up with friends. Early on Saturday, he drives over to Anderson Station, parks up the street and hustles to meet a few old friends for their regular Saturday morning get-togethers at the coffee shop. They grab their usual table while the owner brings over a plate of homemade baked goods as the hearty banter picks up. Before he knows it, breakfast turns into lunch, and Richard runs back outside to feed the parking meter. Walking back, he passes through an art fair in full swing, thinking how just a few years ago this was an empty parking lot on weekends.



## ANGELA ASEFA

Sunnyside Resident

The real estate company Angela works for recently moved their office to Anderson Station. Angela has been riding the Northwest/South line into work since the move, taking advantage of her reverse-commute, which usually means she gets a seat. Today she has a lunch meeting, so she drove. Waking up early to beat traffic, Angela turns onto 109th Avenue as the morning buzz is starting at the station. She grabs a coffee, noticing co-workers getting off the train and filtering into the office.

At the end of the day, Angela is catching up on emails and checks the time. Shutting down her computer, she grabs her mat and rushes out to make it to yoga in the park, a summer session she's been looking forward to all week. She waves to the instructor and a few familiar faces as they get ready to start their practice.





## THE YEE FAMILY

Southwood Residents

Peter and Vivienne live in Southwood with their daughter Meena. Peter walks Meena to school in the morning and then takes the train downtown, where he owns and manages a dry cleaning and tailoring shop. Vivienne drives to work at Mount Royal University in the morning, returning to pick Meena up from school in the afternoon. Later in the evening, Peter steps off the train and stops at a market near to the station to pick up milk before heading home.



Over the weekend, the family walks to the park at Anderson, enjoying a warm fall day before the weather changes. There is a concert going on with vendors set up in the square. Meena begs to have her face painted, and her parents can't resist. The family orders a few sandwiches to go and walks home just as the evening crowd is starting to pick up.



## CAT DUNLAP

Anderson Station Resident



Cat recently moved back to Calgary from Montreal to be closer to her nieces and nephew. A friend purchased a condo at Anderson Station and offered her a sublet for a few months until he returns from an assignment in China. At first, Cat was hoping to move closer to the City, but she's discovering things she loves about this new neighbourhood everyday. She's able to drive to her brother's house in less than 10 minutes, but with the train across the street and access to regional pathways, her car gets used less and less.



Cat has been bartending at a cocktail bar tucked into a quiet mews just off the High Street that it's become a gathering place for her group of friends. On her days off, Cat enjoys hopping on the regional pathway for a run or taking her beloved bicycle out to take care of a few errands.



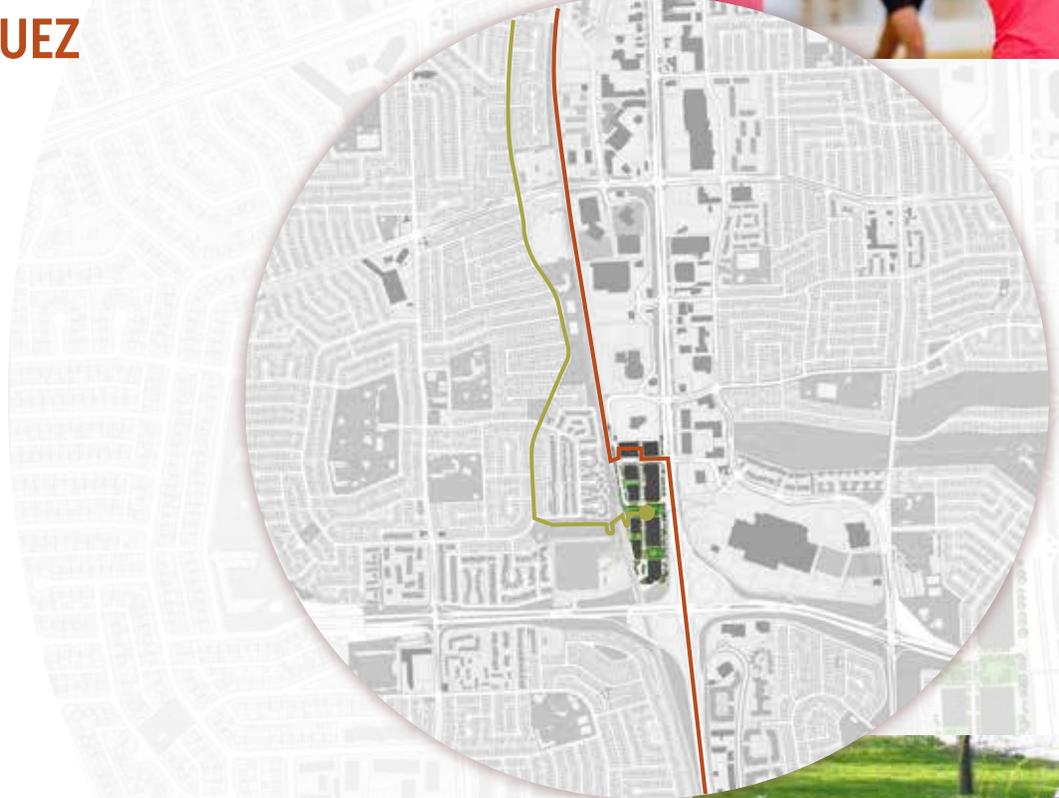


## ELENA RODRIGUEZ

Park-and-Ride Customer

Elena had been working as a nurse at the South Calgary Health Centre, but she recently got her dream job assisting on a research project at the Provincial Laboratory for Public Health. She has started parking at Anderson Station, taking the South/Northwest to SAIT and connecting to the new BRT on 16th Avenue NW. The parking is cheaper than gas and wear and tear on her car when the weather is bad.

Working in public health, Elena is an advocate for healthy lifestyles. She loves that Anderson Station has become part of her daily routine, since it gives her so many options. On Thursday evenings in the summer, there is a farmers' market where she picks up fresh vegetables. A new gym just opened near the station, and Elena is getting certified to teach fitness classes on the weekend.



## LEN POWELL

Recreational Bicyclist

Len is a programmer by trade, but his real passion is biking. He's explored many of the hundreds of miles of pathways and routes in the city. Len sits on the Advocacy Committee for Bike Calgary and has been advising the City on their pilot projects for the new cycle track.

This weekend, he is meeting some friends at a new bike shop at Anderson Station for a ride to North Glenmore Lake. Len zips down Sacramento Drive and over the new pedestrian bridge, landing in the heart of Anderson Station. He locks his bike, buys an iced tea at the corner shop and checks his phone for the address of the bike shop. Just around the corner, he walks into the shop where his fellow bikers are talking with the owners about the latest gear and picking up a few accessories.



**An Opportunity Waiting to Happen** Anderson Station presents the City with an opportunity to create the type of neighbourhood and amenities that people crave – places to eat and drink, places to recreate, places to gather for events, and new places to live and work that take advantage of the high level of access that already exists on the site. Anderson Station can become a residential and office destination for people and businesses in South Calgary and across the City. These stories are only the beginning of many more.

