

**Calgary**



**THE BRIDGES**  
*Building an urban legacy*

## **The Bridges: Final Opportunity for Development**

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to learn more

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**One future opportunity remains to develop in the heart of Bridgeland - a beautiful, inner city, hillside community**



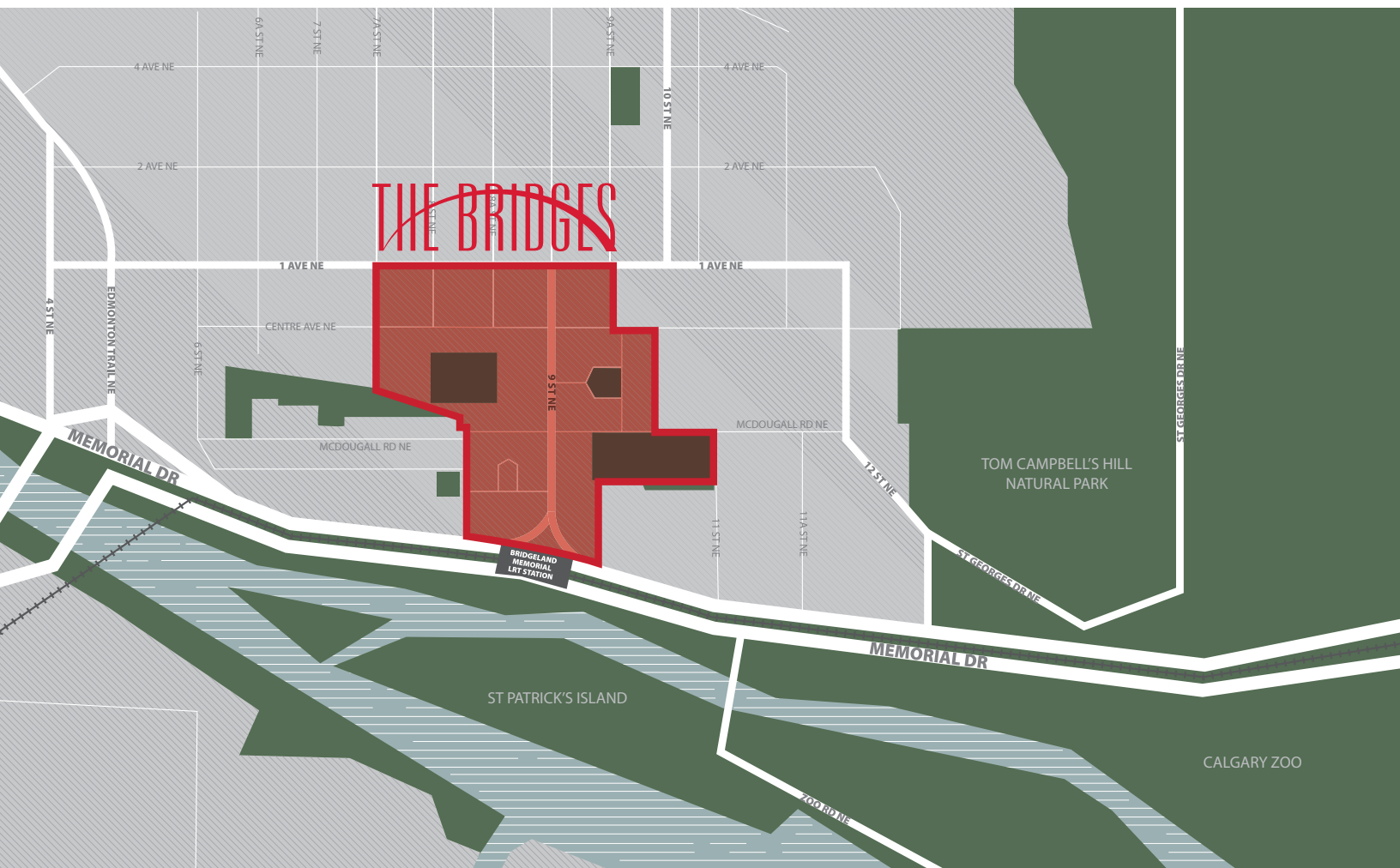


# Welcome to the Neighbourhood

Built on the site of the former Calgary General Hospital, The Bridges is a unique offering by The City of Calgary that has been designed as a 14.9 hectare mixed-use, multi-residential urban village, which respects and enhances the surrounding neighbourhood and its culture.

The community of Bridgeland – Riverside was established by Russian-German immigrants during the 1880s. The Bridgeland – Riverside Community Association was founded in 1908 and the Calgary General Hospital was built in 1910. Nearly 90 years later in 1998, redevelopment of the former hospital site through The Bridges began. Of the 16 sites in The Bridges, only three sites remain, with opportunities for multi-residential, mixed-use, and affordable housing developments.

Bridgeland – Riverside won the designation of Best Neighbourhood in Calgary, in both 2016 and 2017, as voted through Best of Calgary. It is also in the top 10 of Calgary's Best Communities as ranked by Avenue Magazine. With plenty of local shops, restaurants, and community events stewarded by the Bridgeland – Riverside Community Association, this peaceful neighbourhood is burgeoning into a popular hub for foodies, young entrepreneurs and professionals, and families alike.

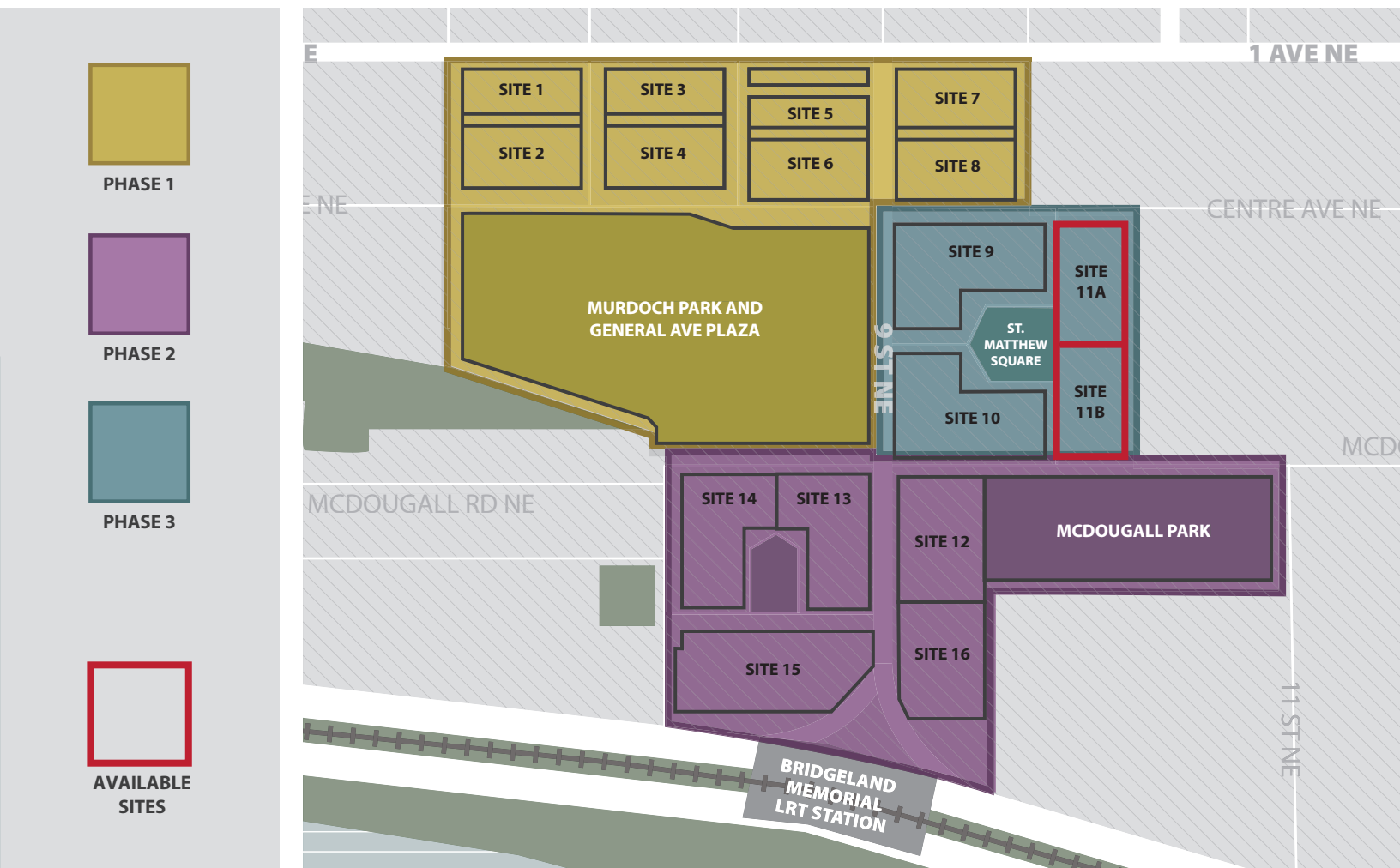


## Only one future opportunity remains

The Bridges has a natural connection to its community. The name is symbolic, referencing a structure that joins, connects and draws people and places together. It represents a connection between traditional and contemporary, old and new.

Development in The Bridges is guided by the Bow Valley Centre (BVC) Architectural Design & Control Guidelines, which promote quality, sustainable architectural; encourage a sense of community; and enable residents to live, work, play and grow in The Bridges. These guidelines support sensitive housing intensification through mixed-use, transit oriented development; ensure enhanced viability of 1st Avenue N.E. businesses; and the creation of open space and multi-use pathways.

The inclusion of mixed-use developments enhances the viability of this master-planned community. According to the Urban Land Institute, urban mixed-use developments are an expected best bet for 2017 in Canada. As millennials and boomers alike flock to urban cores in search of a vibrant lifestyle, convenience, and proximity to work, the market for mixed-use properties combining residential, retail, and offices is a solid play (Emerging Trends in Canadian Real Estate, 2017).



## You're in Good Company

### Previous and Current Developers in The Bridges

- Site 1** The Vento by Windmill Developments
- Site 2** Bella Citta by Bucci Developments Ltd.
- Site 3** The Acqua by Windmill Developments
- Site 4** Pontefino I by Sandlewood Developments
- Site 5** The Piazza by Townscape Properties Ltd.
- Site 6** Pontefino II by Sandlewood Developments Ltd.
- Site 7** Olive by Homes by Avi Urban
- Site 8** Bella Lusso by Bucci Developments Ltd.
- Site 9** Radius by Bucci
- Site 10** Dominion by Bucci
- Site 12** The Crossings II by Apex Cityhomes + Gablecraft Homes
- Site 13** The Bridge by GEMM Properties
- Site 14** Steps Bridgeland by Giustini Developments Corporation
- Site 15** McPherson Place by INHOUSE Society  
+ New Urban Development
- Site 16** The Crossings I by Apex Cityhomes + Gablecraft Homes

### Future Opportunity in The Bridges

#### Site 11A/11B

- Multi-residential development, where a commitment has been made that 26 units will be purchased by The City of Calgary for affordable housing
- 11A: 0.65 acres
- 11A: FAR 4.5, Height 23 metres
- 11B: 0.67 acres
- 11B: FAR 5.0, Height 23 metres





## A Vibrant and Established Inner City Community Awaits

### Parks And Plazas

**Almost 1/3 of The Bridges 14.9 hectares is parkland**

- Murdoch Park - the heart of the community with a promenade, creative playground, toboggan run, the Bridgeland – Riverside Community Association Centre and the Calgary Tool Library.
  - The BRCA was established in 1908.
  - The BRCA holds a variety of programming including kids camps in the summer, a community garden, and a farmers' market in the Spring / Fall.
- McDougall Park - a regional pathway runs through McDougall Park that leads to the Bridgeland-Memorial LRT station and the city-wide pathway system.
- Almost 1,000 trees have been planted in all 3 phases of the project throughout the parks, plazas, squares and boulevards. Efforts were made to protect or relocate existing vegetation wherever possible and to integrate it into the community's mature landscape.
- General Avenue Plaza - is located on the main street and provides a gathering place in front of the retail businesses on General Avenue.
- Tom Campbell's Hill Natural Park - features an off-leash area, hiking trails, and overlooks the Bow River and Nose Creek.



### Public Transit

- The Bridges is one of the best examples of Transit-Oriented Development in Canada, just steps from the Bridgeland – Memorial LRT Station.



### Accessibility

- The Bridges is close to major thoroughfares including Edmonton Trail NE (19,000 vehicles per day), 16th Avenue N (60,000 vehicles per day), Memorial Drive NE (104,000 vehicles per day), and Deerfoot Trail (176,000 vehicles per day)

### Proximity to Downtown Core

- Accessible by LRT, bus, walking or cycling along the pathways, or a short drive



### Retailers in Bridgeland – Riverside

- 113 licensed businesses
- 11 “Made in Calgary” retailers
- 16 restaurants
- 11 speciality retailers
- 9 salons / barber shops
- 6 cafes
- 5 spas
- 4 fitness studios
- 3 grocers

### In the Neighbourhood

- Bow River pathway
- St. Patrick’s Island
- Calgary Zoo and Telus Spark
- 19 places of worship
- Seniors’ care centres





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