

Calgary Housing: **Bridlewood Development**

The City of Calgary has worked in the design phase to address citizen questions, wants and concerns raised during the engagement process. Detailed reports on what we heard through engagement can be found at engage.calgary.ca/bridlewood-affordable-housing

Themes raised through the process included:

Theme: Concern with neighbourhood safety.

Response: The site has been designed to foster safety, including wide, well-lit pathways and sightlines on all public spaces.

Theme: Concern regarding impact on neighbourhood parking.

Response: Dedicated parking for each unit, plus nine visitor spaces, have been included in the design.

Theme: Concern with sightlines from neighbouring units.

Response: Lower buildings in the final design allow for visibility from the upper floors of the neighboring building.

Theme: Consider inclusion of a neighbourhood park/garden/community space.

Response: A parklet and community space have been included in the design.

Theme: Ensure access from neighbouring parcels to the adjoining retail area.

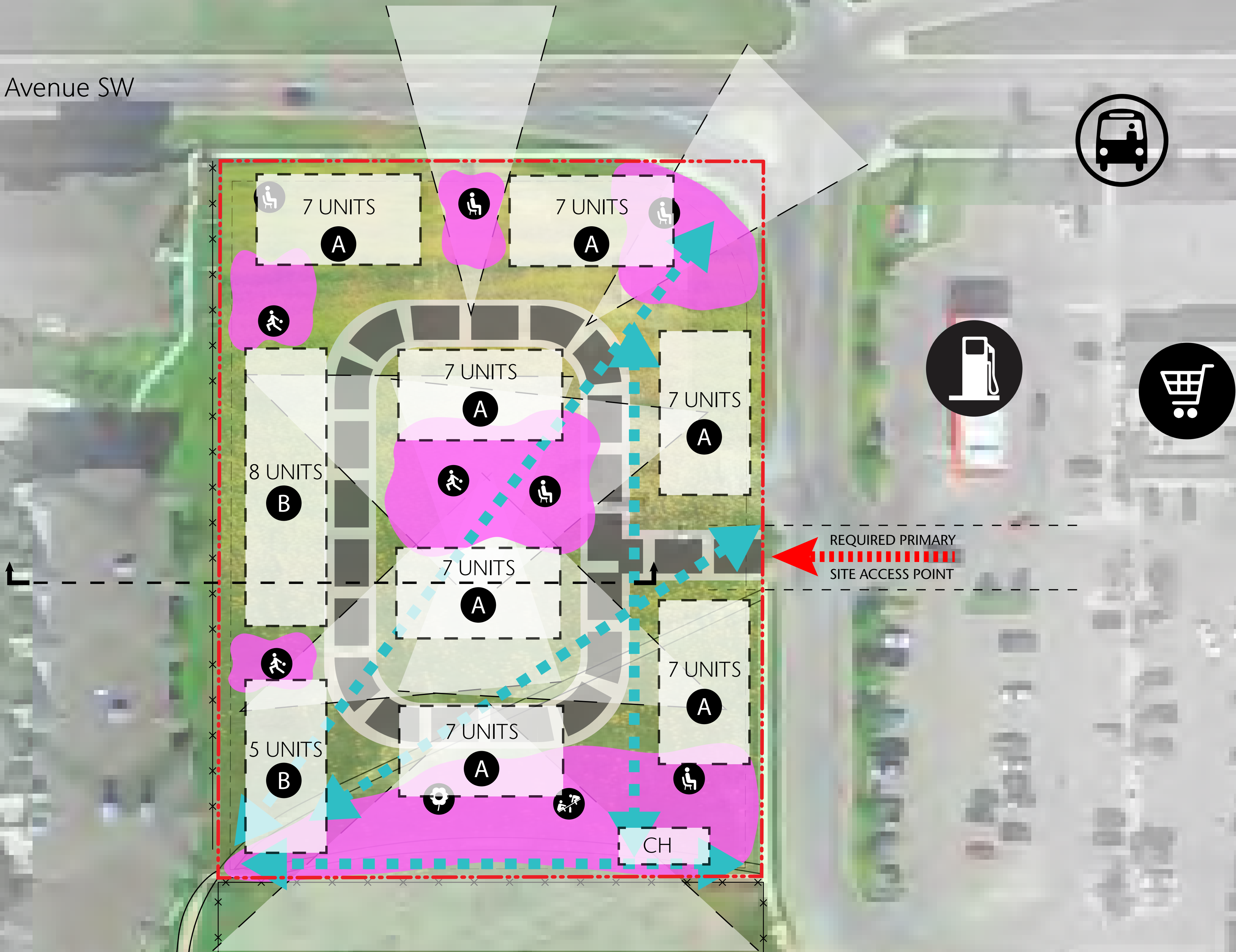
Response: A dedicated pathway has been included in the design.

Theme: Avoid development of the forested area to the south.

Response: The forested area to the south of the site is not in the scope of this development and will not be touched.

Basis of Design: Housing Form and Density

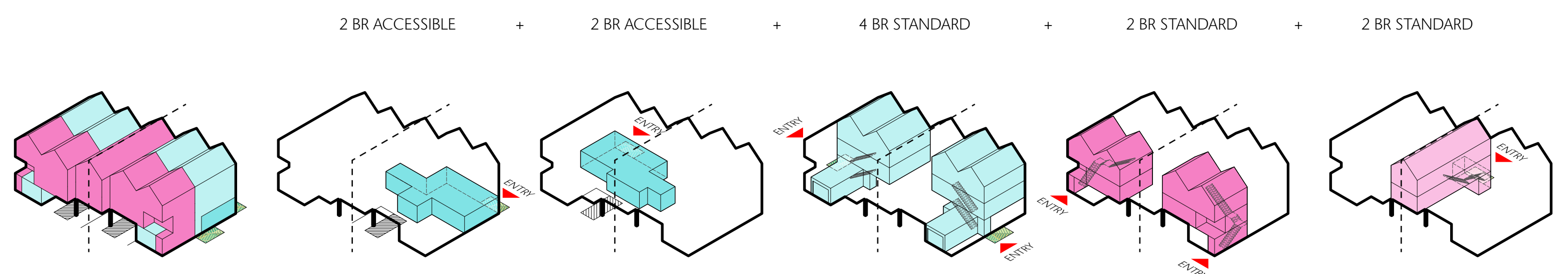
162nd Avenue SW



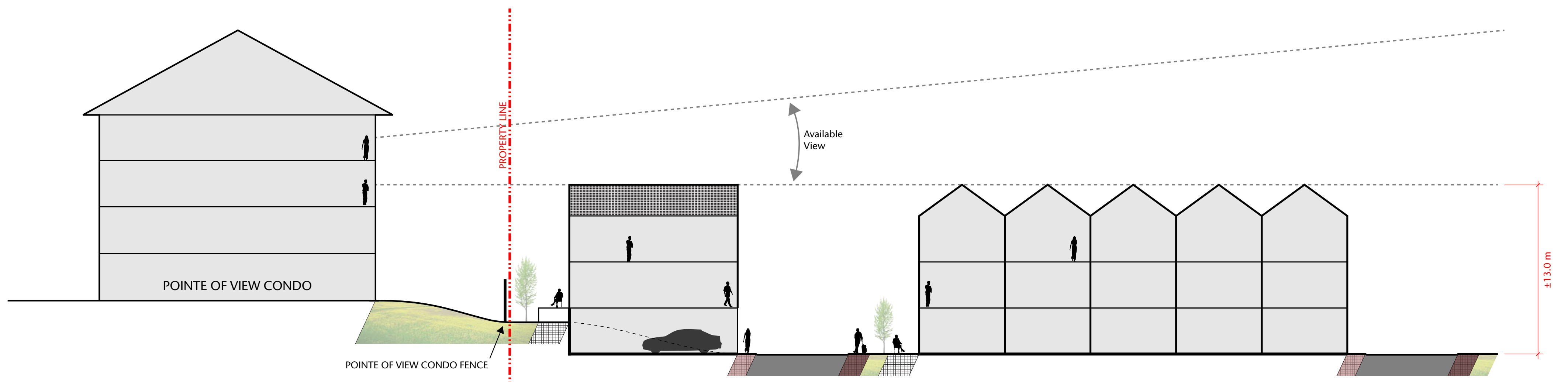
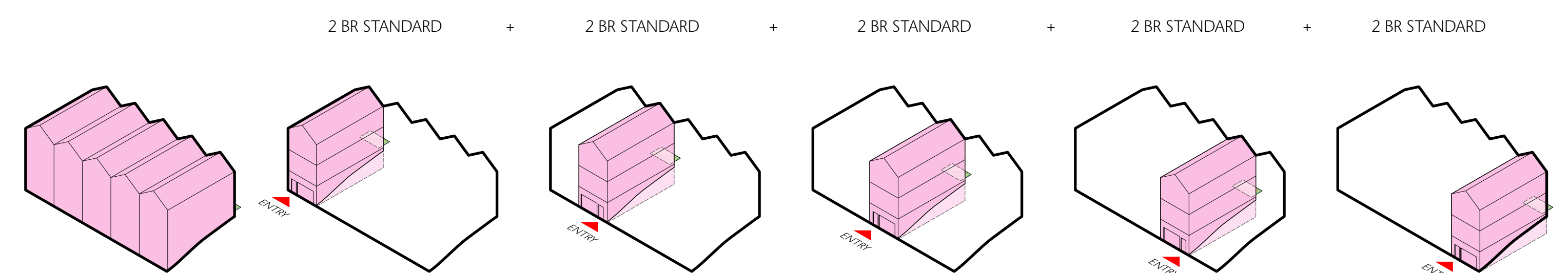
PROPOSED DEVELOPMENT

- 62 dwelling units (zoned for up to 148)
- 20% of all units to be Barrier Free
- Mix of townhomes and stacked townhomes
- 3 storey buildings
- Minimum 1 parking stall per dwelling unit plus additional visitor stalls

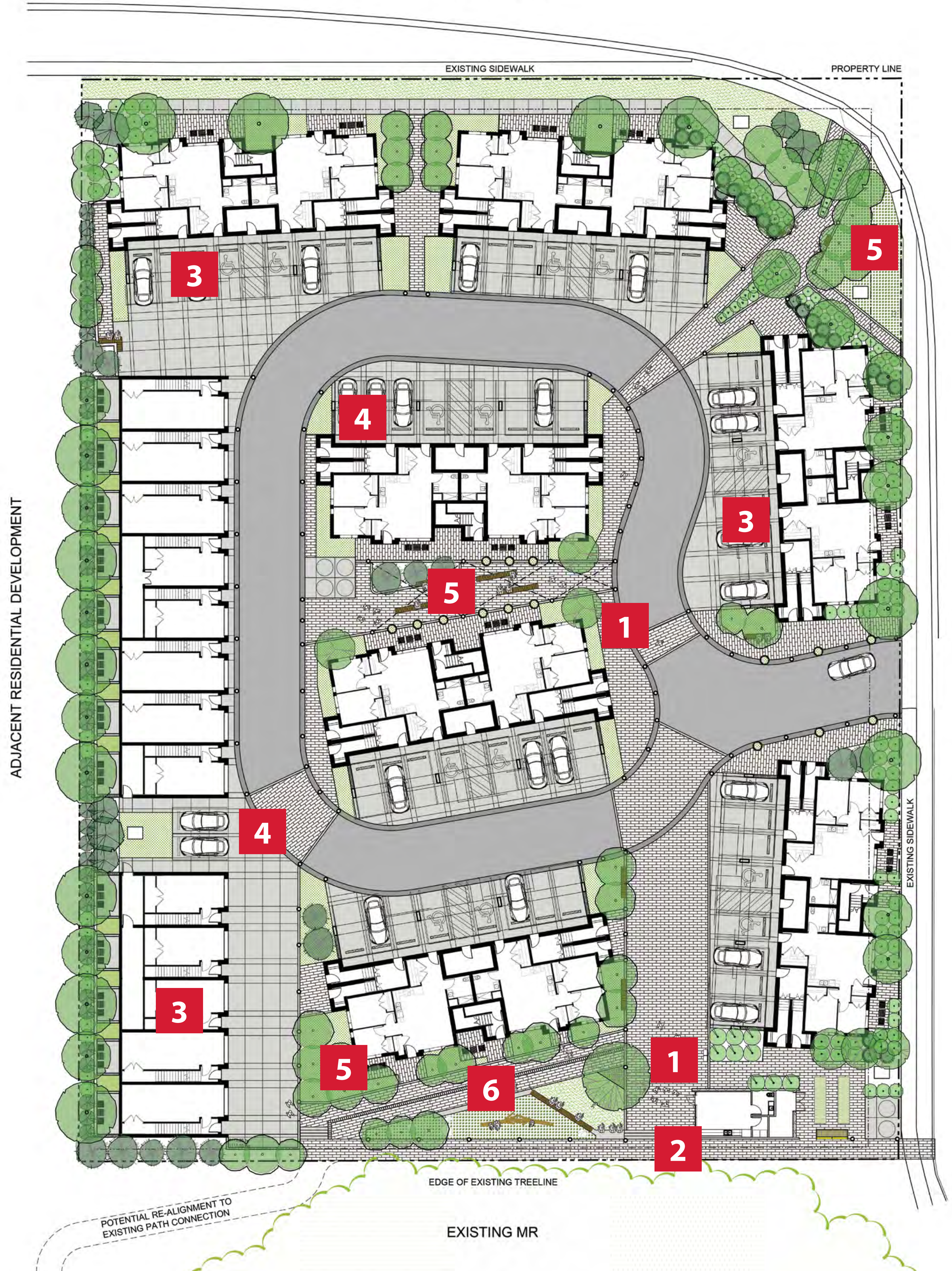
Stacked Townhome - Type A



Standard Side-by-Side Townhome - Type B



PROPOSED BUILDING HEIGHT RELATIONSHIPS



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- 1** Site plan encourages mobility within the site via roadways and walking paths.
- 2** Dedicated route between the adjacent development and commercial area at the south end of the site.
- 3** Dedicated parking for each unit.
- 4** Nine visitor parking spaces - one per building.
- 5** Robust landscaping throughout the site, particularly at the northeast and south areas.
- 6** Leisure spaces included in the site plan.



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- A mix of 3-storey attached and stacked townhomes units designed to enhance the character of the community
- Lower buildings allow for visibility from the upper floors of the neighboring building
- Dedicated walkways encourage pedestrian mobility throughout the site
- Family-oriented 2- and 4-bedroom units
- 22% of the units are designed for accessibility
- Each unit has private access from walkway



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- Well-lit pathways visible from homes adheres to Crime Prevention through Environmental Design (CPTED) principles
- This includes focusing on circulation, visibility of public spaces, lighting, site maintenance and fostering community pride in the physical spaces
- A combination of overhead lighting and lit bollards will illuminate pathways for mobility and reduce dark areas for safety



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- Pathways are well-lit and visible from homes
- Broad, easily-recognizable pathways encourage pedestrian and cycle mobility and promote safety
- Accessible design features curbless walkways and roads, no external stairs without ramps, and lighting to clearly separate pedestrian areas
- Prescribed pedestrian pathways discourage public access to tenant spaces



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- Dedicated route between the adjacent development and commercial area
- Small public parklet included in site design
- Community space for site residents
- Adjacent green space to the south is untouched
- Removal of the fence at the south end of the site allows for more access to the forested area



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- A small public parklet at the south end of the site is accessible to residents and neighbours
- A community space for residents is included in the design
- Walkways and public areas to be maintained by Calgary Housing Company