

The Memorial Drive project meets many of the imagineCALGARY targets and seeks to achieve several more with partnerships.

ACHIEVABLE

Target 19 By 2016, we are developing “complete communities” that enable people to meet most of their daily needs within a reasonable walking distance from home.

Target 22 By 2036, we reduce the annual private vehicle kilometres travelled per capita by 20%

Target 23 By 2016, we increase the residential population within walking distance (600 metres) of LRT stations and major transit nodes by 100%

Target 25 By 2036, there is a 50 per cent reduction from 1990 levels in the pollution (greenhouse gases) associated with automobiles.

Target 26 By 2036, we increase peak period transit, walking and cycling and carpool travel to downtown by 50%, 40% and 20% respectively.

PARTNERSHIP OPPORTUNITIES

Target 6 - By 2036, all new and retrofitted communities, buildings, vehicles, equipment and processes are built to be within five per cent of the highest energy-efficient design available out of all economically competitive products, as measured on a life cycle basis. *We could work with a builder that supports this target, but we worry about costs.*

Target 7 By 2036, Calgarians support local food production. – *Partner with TinyPlots on our rooftop garden and composting opportunities.*

Target 20 By 2036, all Calgarians have the option of spending less than 30 per cent of their gross family incomes on housing.

Target 21 By 2036, the Calgary market can meet the housing needs of those below the Low-income Cut-off (LICO). – *Partner with Norfolk House for affordable housing*

Target 31 - By 2036, 85 per cent of the waste generated within Calgary is diverted from landfills.

Target 32 - By 2036, 75 per cent of construction industry waste materials are recovered for reuse and/or recycling.

Target 33 - By 2036, 85 per cent of waste materials are converted to other useful products. *Who can we partner with to achieve these 3?*

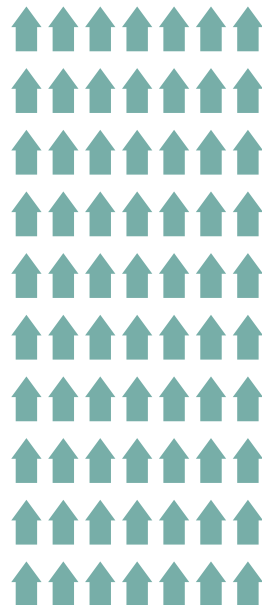
MEMORIAL DRIVE MC-2 REZONING

1134 - 1160 Memorial Drive NW

LOC2013-063

BUILDING

70 Homes ²³



67% Family Units

- A broad mix of affordability and family suitable units
- 3 Storey Townhouse
 - 2 Storey Townhouse
 - Two Bedroom
 - One Bdrm+Den
 - One Bedroom
 - Studio

²⁰ E
²¹ F

126 Residents ²³



5.5x

Local Economic Impact of the existing population on the site



ARP & TOD CRITERIA

The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) encourages the retention of existing dwellings in good repair while providing for family-oriented infill development that is compatible with the character and scale of existing dwellings.

Transit Oriented Development (TOD) criteria include:

- A** Within 600m walking distance from the Sunnyside LRT Station
- B** Primary pedestrian and vehicular traffic corridors
- ...
- C** Lands that have the best potential to accommodate higher densities with minimal impact on the surrounding low-density residential community

ARP development Guiding Principles include increased housing and respect for existing community character and quality of life:

- D** Sensitively increase residential development within the vicinity of the Sunnyside station and along the study area transportation corridors;
- E** Accommodate a wide variety of housing types and choices to meet residents' needs through various stage-of-life and economic situations;
- F** Create opportunities for affordable housing, especially for families with children;
- G** Locating higher density developments in low impact locations (e.g. where shadowing and traffic impacts are limited).

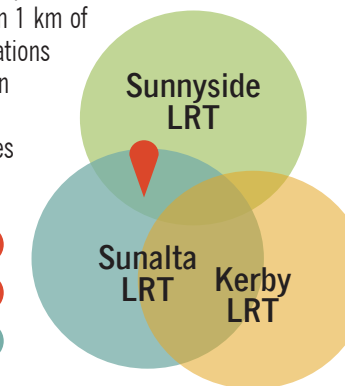
TRAFFIC

3

LRT Stations

The development lies within 1 km of 3 LRT Stations and within 2 TOD boundaries

²² ²³
²⁵ ²⁶
A D



1



Minute per Vehicle

Traffic study indicates an increase to 1 minute between cars using the laneway during rush hour, post-development. Current use is 1.6 minutes between vehicles at peak periods of use.

90+

New Parking Stalls

Underground secure parking for all residents and visitors

50 ²⁶

New Bicycle Stalls

35 secure stalls and 15 visitor stalls

COMMUNITY

8% ²³

Percentage of Current TOD Developments

The Hillhurst/Sunnyside area expects up to 1,517 new residents under existing development permits with the City.

Walk Score
85
¹⁹ ²²

Walkability

Hillhurst is the 9th most walkable neighborhood in Calgary according to WalkScore.com.

40,000

Daily Vehicle Traffic on Memorial Drive ^B

\$120k Estimated Annual Municipal Tax Revenue

Total estimated Municipal Tax on completed dwellings at 2013 rates and comparative assessed value of similar units.

SOURCES

- Hillhurst-Sunnyside Transit-Oriented Development Area, June 2012 - prepared for HSCA Community Planning Committee
- HSCA Area Redevelopment Plan - Part I and II (Transit Oriented Development Area) 2011, 2012 & 2013 City of Calgary Civic Census Results
- City of Calgary Transit System Map
- City of Calgary - Traffic Volume Flow Maps
- Bunt & Associates, Traffic Impact Assessment Study (Draft Document)

CONCEPT & DESIGN - The Dobbin Group