



**BONAVISTA
DESIGN
BRIEF**



JOJO FREEMAN '72



Originally Approved By City Council May 28 - 1973

REVISED DESIGN BRIEF

Technical Coordinating Committee February 28 - 1974

Calgary Planning Commission April 3 - 1974

Approved by City Council May 30 - 1974

Bonavista Design Brief



THE CITY OF
CALGARY
PLANNING, DEVELOPMENT & ASSESSMENT

Note: This office consolidation includes the following amending Bylaws.

Amendment	Bylaw	Date	Description
1	M-1	1983 August 03	Bonavista Design Brief Amendment
2	Item M-5	1988 September 12	Amendment to the Bonavista Design Brief Amendment
3	E91-20 CPC-Report M-90-042	1991 November 04	Rescinds the Bonavista Design Brief Amendment

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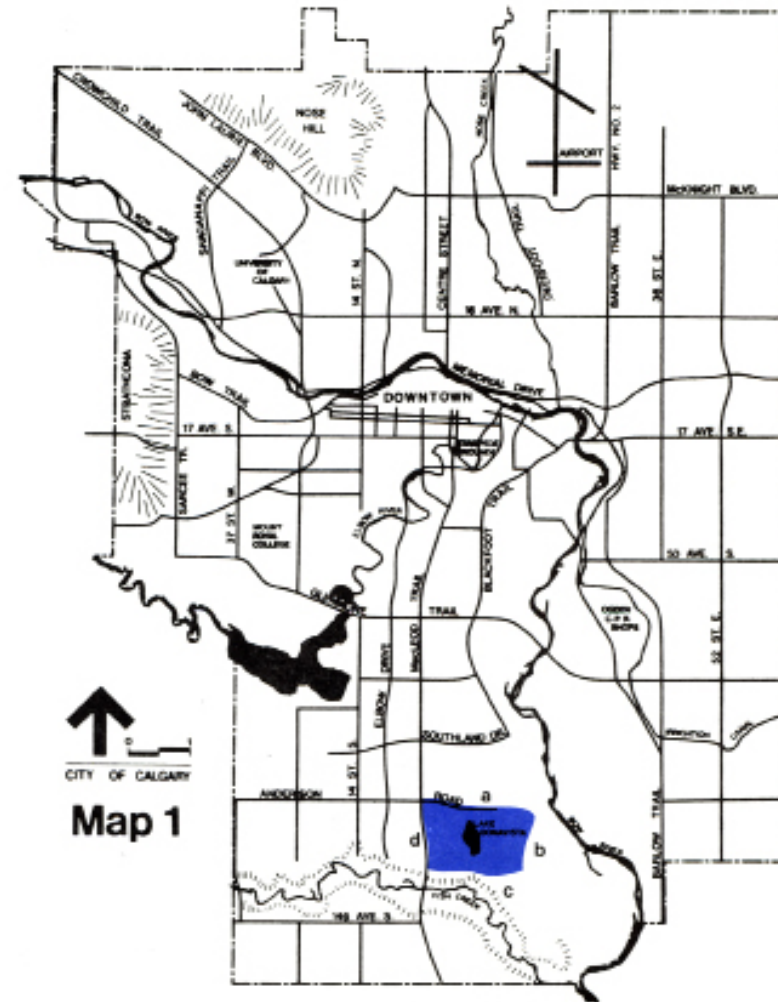
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	Page
Bonavista Location Map No. 1	3
Bonavista Area Map No. 2	4
 CHAPTER 1	
The Plan	5
Recommendations	6
 Proposed Land Use and Circulation System Map No. 3	7
 Population Distribution and Density Table 1	8
Design Population Map No. 4	9
 Reserve Provision Table 2	10
 Reserve Provision Map No. 5	11
 Proposed Transit Routes Map No. 6	12
 CHAPTER 2	
 Appendix	13
 Recommendations May 28 - 1973	14
 Approved Design Brief May 28 - 1973 Map No. 7	15





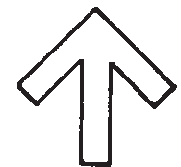
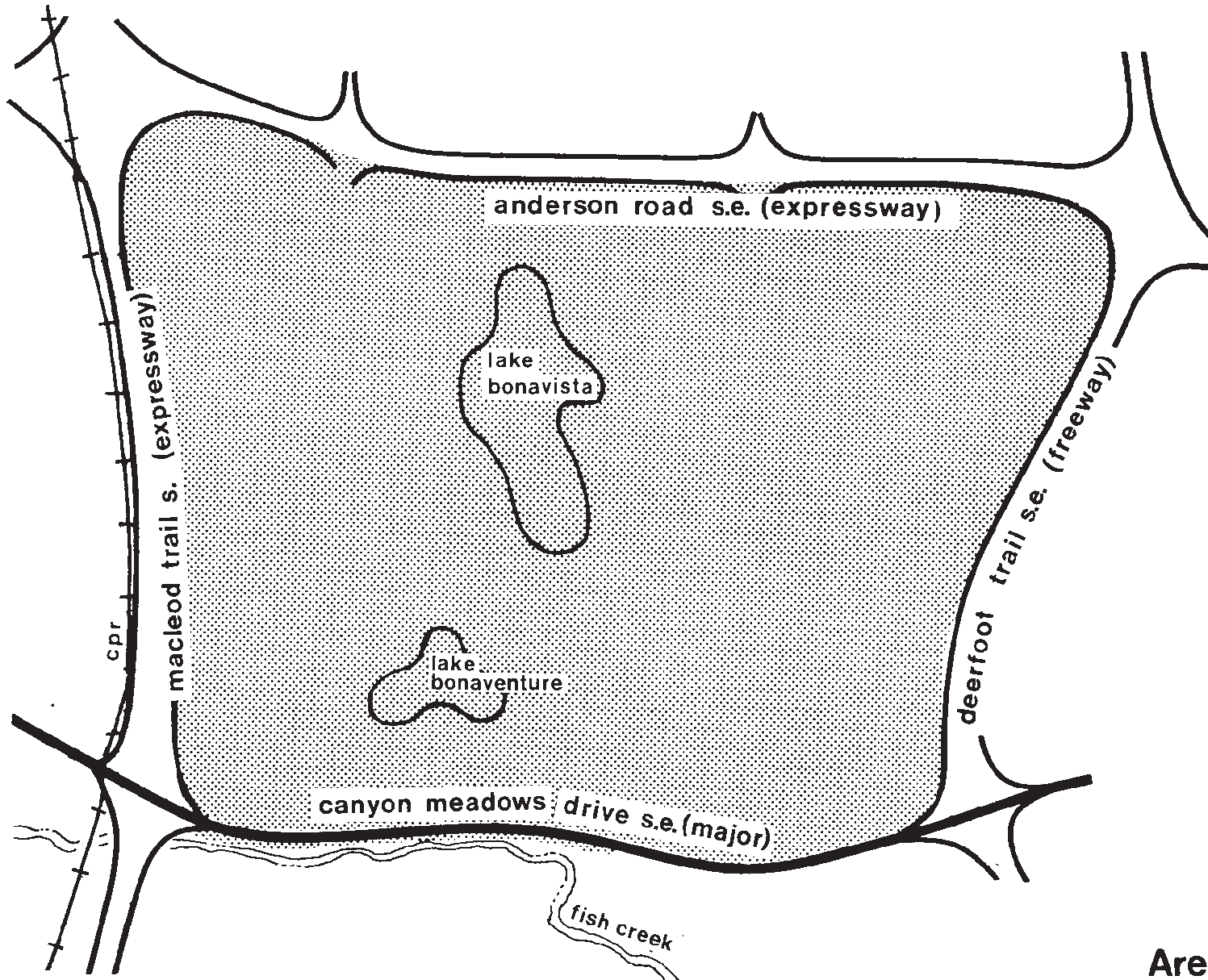
The boundaries of the Design Brief area are: -

- a) the south boundary of Anderson Road right-of-way
- b) the west boundary of Deerfoot Trail right-of-way
- c) the south boundary of Canyon Meadows Drive right-of-way
- d) the east boundary of Macleod Trail right-of-way

The rights-of-way boundaries are based upon the ultimate design of the facilities.

Area Map

Bonavista Design Brief



Map 2
Area 1387 acres



POPULATION AND DENSITY

- Design population is projected at 16,174 persons at a gross overall density of 11.7 p.p.a.

LAND USE

- Primarily residential land use and associated neighbourhood facilities and services.
- A commercial centre located adjacent to Macleod Trail to be highly controlled architecturally and subject to complete architectural control by the Planning Commission.
- Multiple residential land uses be located in close proximity to the key elements of the community.
- A site of 20 acres be reserved for a hospital between Macleod Trail and Bonaventure Drive south of the proposed commercial centre. If it is decided in the future that the site is no longer required for hospital purposes then the 20 acre parcel be developed for low density residential purposes as the most appropriate alternative use.
- Non residential uses along Macleod Trail be limited to the commercial centre and the hospital.

PARKS/RECREATION

- Areas excluded from gross area for reserve calculation.

Lake Bonavista	76 acres
Escarpments	34 acres
Small reserve parcel	4 acres
Road Plans	16 acres
	<hr/>
	130 acres

- 10% reserve dedication - Gross area 1,387 less 130 = 1,257 acres.

	Dedicated	To Be Dedicated
Joint use sites	69 acres	9 acres
Local parks (tot lots, ornamental)	18 acres	13 acres
Land south of Canyon Meadows Drive		17 acres
	<hr/>	<hr/>
	87 acres	39 acres
		Total 126 acres

- Other open space

Non credit reserve (small ornamental parks, buffer strips)	21 Acres
City purchase of land for district recreation complex	15 Acres
	<hr/>
	36 Acres

- The Design Brief area contains 141 acres of public land for educational and recreational purposes provided by the 10% reserve dedication and City purchase of 15 acres for a recreational complex. In addition 76 acres of semi-private open space is provided by Lake Bonavista and adjoining park land. The 141 acres of public open space provides a standard of 8.7 acres per 1000 persons in the Design Brief area, which is above the recommended minimum standard of 5.5 acres per 1000 persons contained in the Calgary Plan.

- That a minimum of a 60 foot strip of land be dedicated along the edge of Fish Creek escarpment to be measured from the escarpment edge to the south curb of the Canyon Meadows Drive carriageway or any property lines.

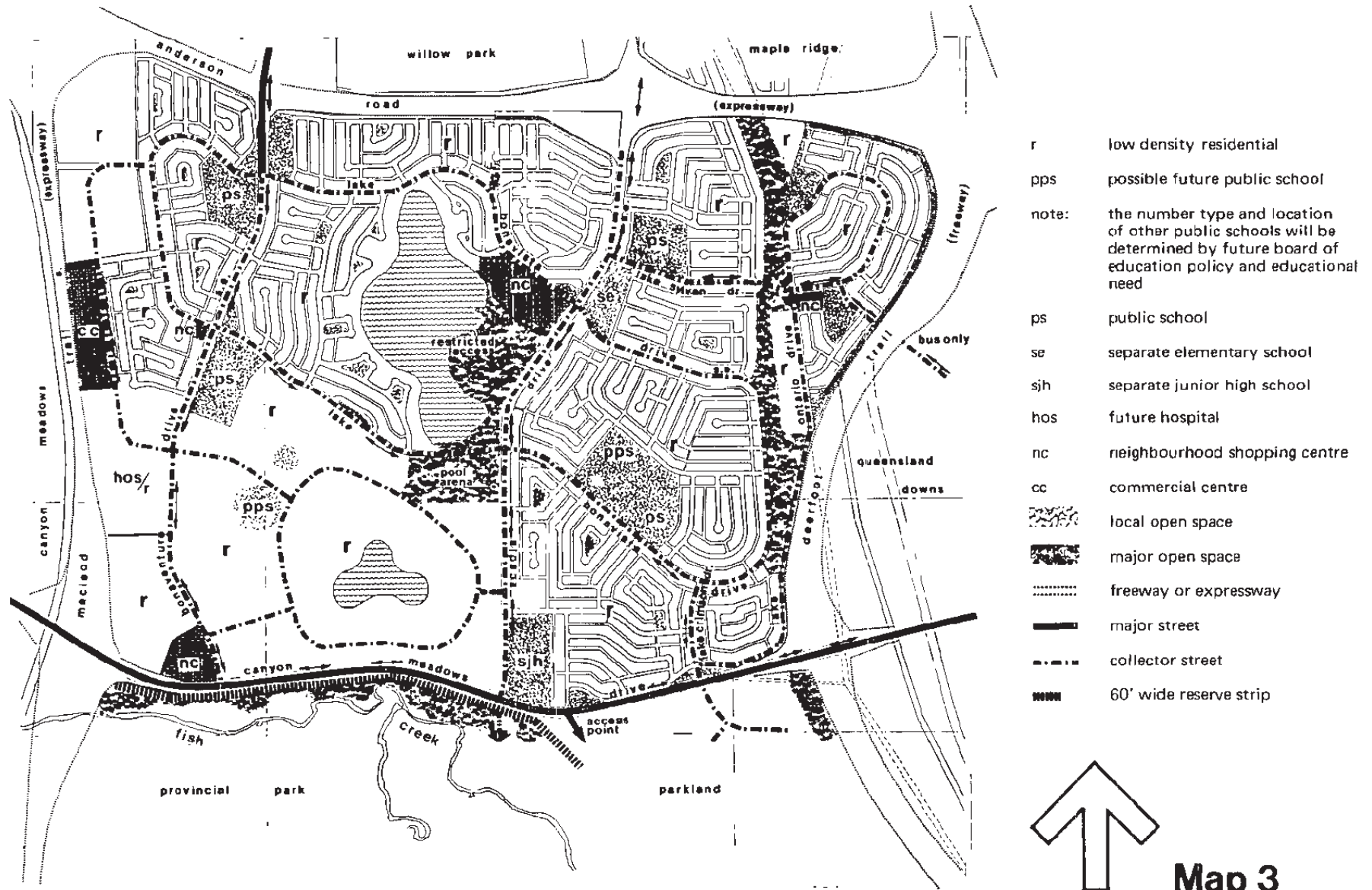
- A city swimming pool and arena to be constructed on the 15 acre parcel acquired by the City south of Lake Bonavista.

- Pockets of small parking lots, well screened and adequately landscaped by the City be provided on the south side of Canyon Meadows Drive above the escarpment to provide parking facilities for the Fish Creek Provincial Park.

CIRCULATION SYSTEMS

- Identify collector streets, existing and proposed.
- The Transit Circulation System to cover all areas within 1/4 mile distance.
- Pedestrian and bicycle crossings be provided across Canyon Meadows Drive at Bonaventure Drive and Acadia Drive connecting the Bonavista Community to the Fish Creek open space.
- The status of the traffic routes abutting the sector be accepted as shown.
- The Macleod Trail boulevards from Anderson Road to Fish Creek be extensively landscaped and planted with trees in keeping with its importance as one of the major approaches to the Fish Creek Provincial Park.
- A 50' wide landscaped buffer strip be provided along Macleod Trail Anderson Road and Deerfoot Trail where residential areas abut these major transportation facilities and berming be placed within the 50' buffer strip to achieve maximum protection for the residential area.

Proposed Land Use & Circulation System



Projected Population Distribution & Density

Bonavista Design Brief

Table 1

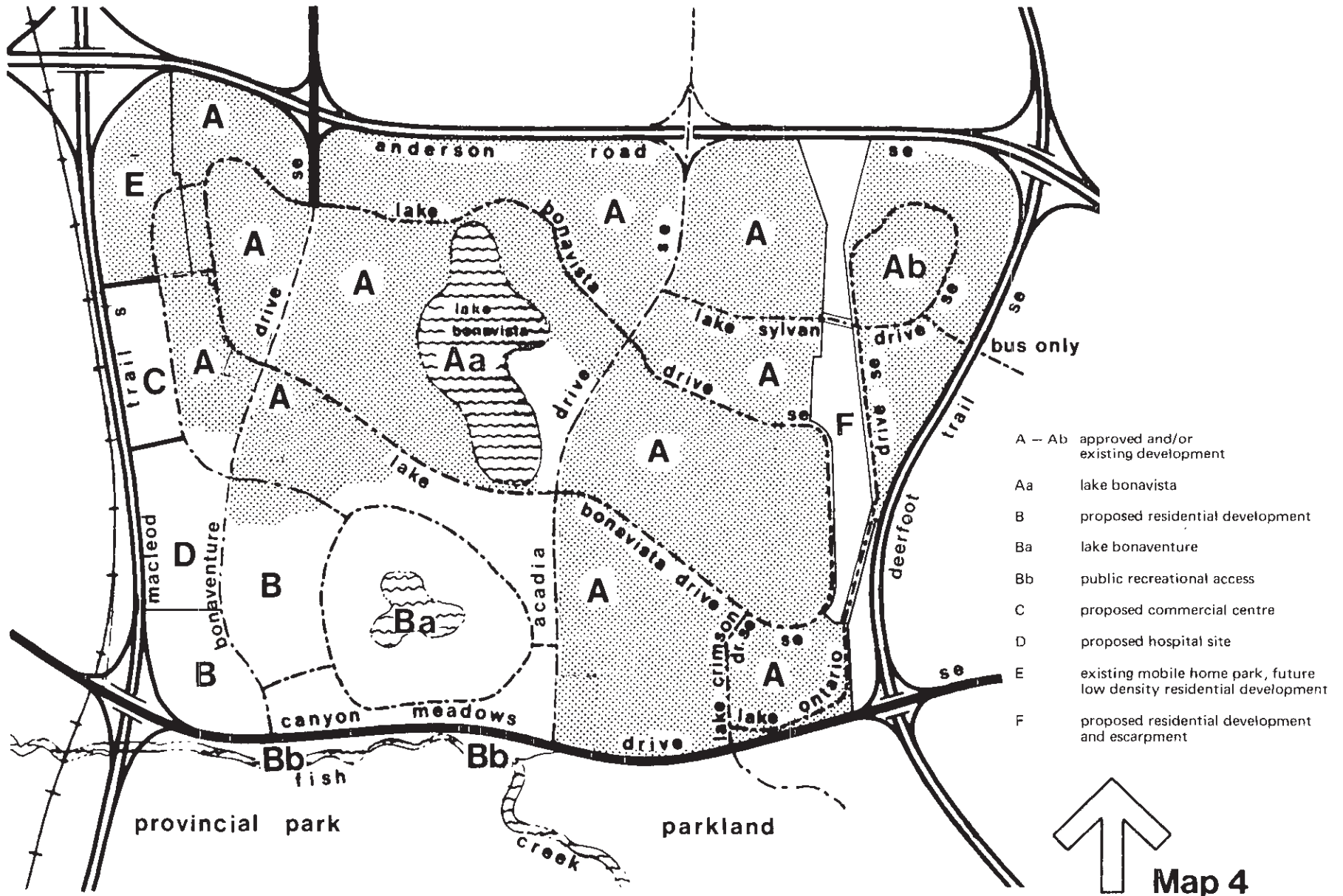
AREA		GROSS ACRES	D.U.	TOTAL PERSONS ^a	DENSITY
A	Lake Bonavista approved Residential Phases	817	2,673	10,692	13.1 p.p.a.
Aa	Lake Bonavista	76	—	—	—
Ab	Bonavista Downs Residential Phases	87	336	1,344	15.4 p.p.a.
B	Future Residential Phases	229	727 ^b	2,908	12.7 p.p.a.
Ba	Lake Bonaventure	31	—	—	—
Bb	Open Space Between Canyon Meadows Drive and Base of Fish Creek	17	—	—	—
C	Commercial Centre	15	—	—	—
D	Hospital	20	—	—	—
E	Mobile Home Park, future low density residential development	45 ^c	248	990	22.0 p.p.a.
F	i. Future Residential Development	16	60 ^d	240	15.0 p.p.a.
	ii. Escarpment	34	—	—	—
TOTAL		1,387	4,044	16,174	11.7 p.p.a

a. A factor of 4.0 persons per dwelling unit has been used.

b. On 28th May 1973 City Council endorsed the proposed agreement between Keith Construction and the City respecting the transfer of the lake to the Homeowners' Association. The draft agreement included as one of its main provisions that the total membership of the Homeowners' Association shall not exceed 3,400. This is based on the maximum number of homes that could be built on the Keith lands.

c. Does not include 12.4 acres of the mobile home park required for Macleod Trail/Anderson Road interchange.

d. Part of this area is in Kelwood ownership and is subject to the limitations set out in note b.



Reserve Provision

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Table 2

AREA		GROSS ACRES	10% RESERVE REQUIREMENT	RESERVED Credit	DEDICATED Non-credit	PROPOSED RESERVE TO BE DEDICATED
A	Lake Bonavista approved Residential Phases	817	79.7 ^a	78.3 ^b	16.1 ^c	—
Aa	Lake Bonavista	76	— ^d	—	—	—
Ab	Bonavista Downs Residential Phases	87	8.7	9.1 ^f	5.1	—
B	Future Residential Phases	229	22.9	—	—	32.6
Ba	Lake Bonaventure	31	3.1	—	—	
Bb	Open Space Between Canyon Meadows Drive and Base of Fish Creek	17	1.7	—	—	
C	Commercial Centre	15	1.5	—	—	
D	Hospital	20	2.0	—	—	4.5
E	Mobile Home Park	45	4.5	—	—	
F	i. Future Residential Development	16	1.6	—	—	1.6
	ii. Escarpment	34	— ^d	—	—	—
TOTAL		1,387	125.7	87.4^f	21.2	38.7

a. 4.3 acre reserve parcel excluded from gross area for reserve calculations - C.P.C. decision, 19 June 1968, and 16.0 acres contained in road plans for Canyon Meadows Drive, Lake Sylvan Drive and Acadia Drive is excluded leaving a gross area of 797 acres as the basis for reserve calculation.

b. Balance of reserve owing to be dedicated in future phases which will increase proposed reserve in B by an additional 1.4 acres.

c. Includes the 4.3 acre reserve parcel mentioned in note A.

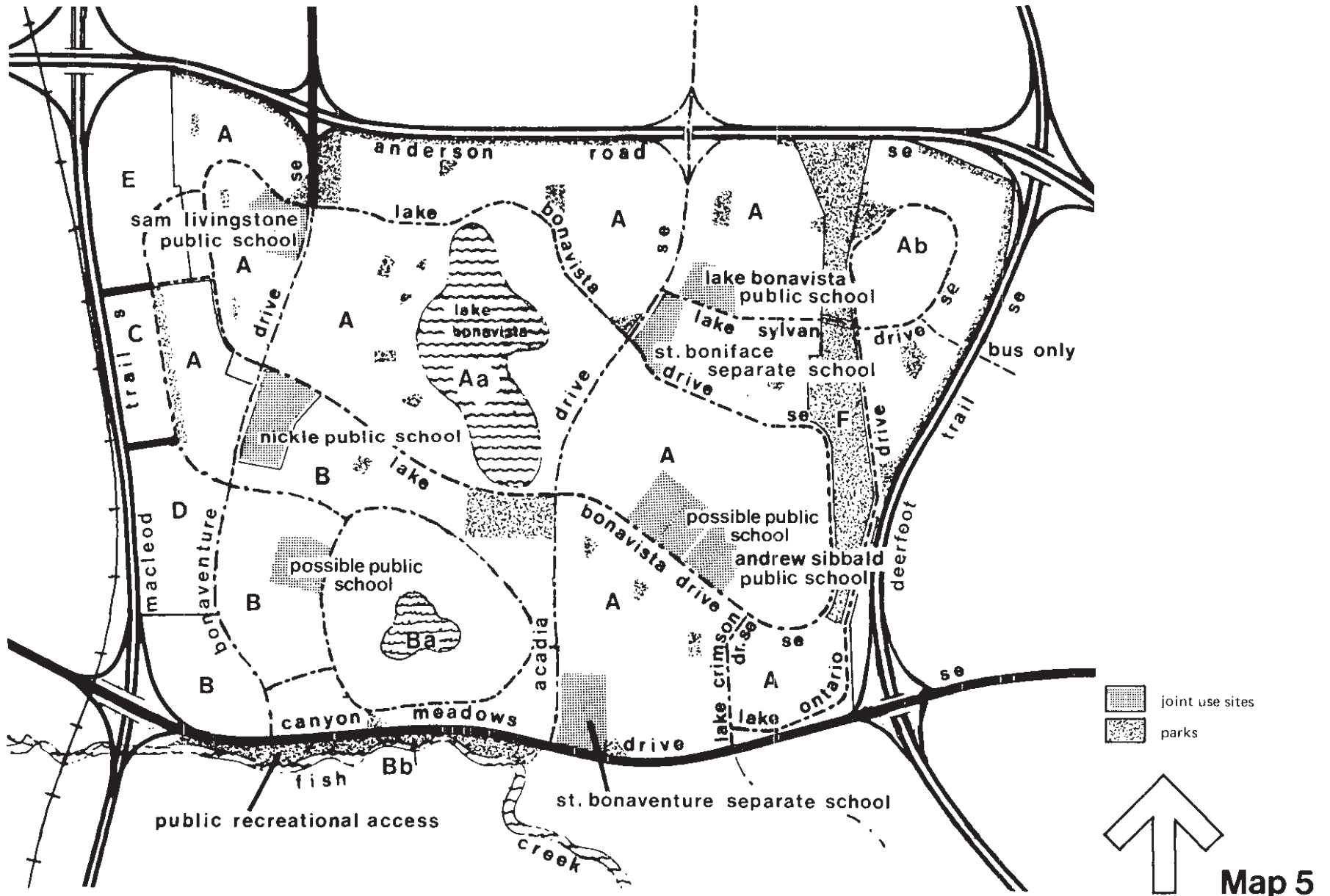
d. Lake Bonavista and escarpments are not subject to the 10% reserve dedication.

e. Includes 1.4 acres from A (see note b).

f. Includes 0.4 acres overdedication in Bonavista Downs.

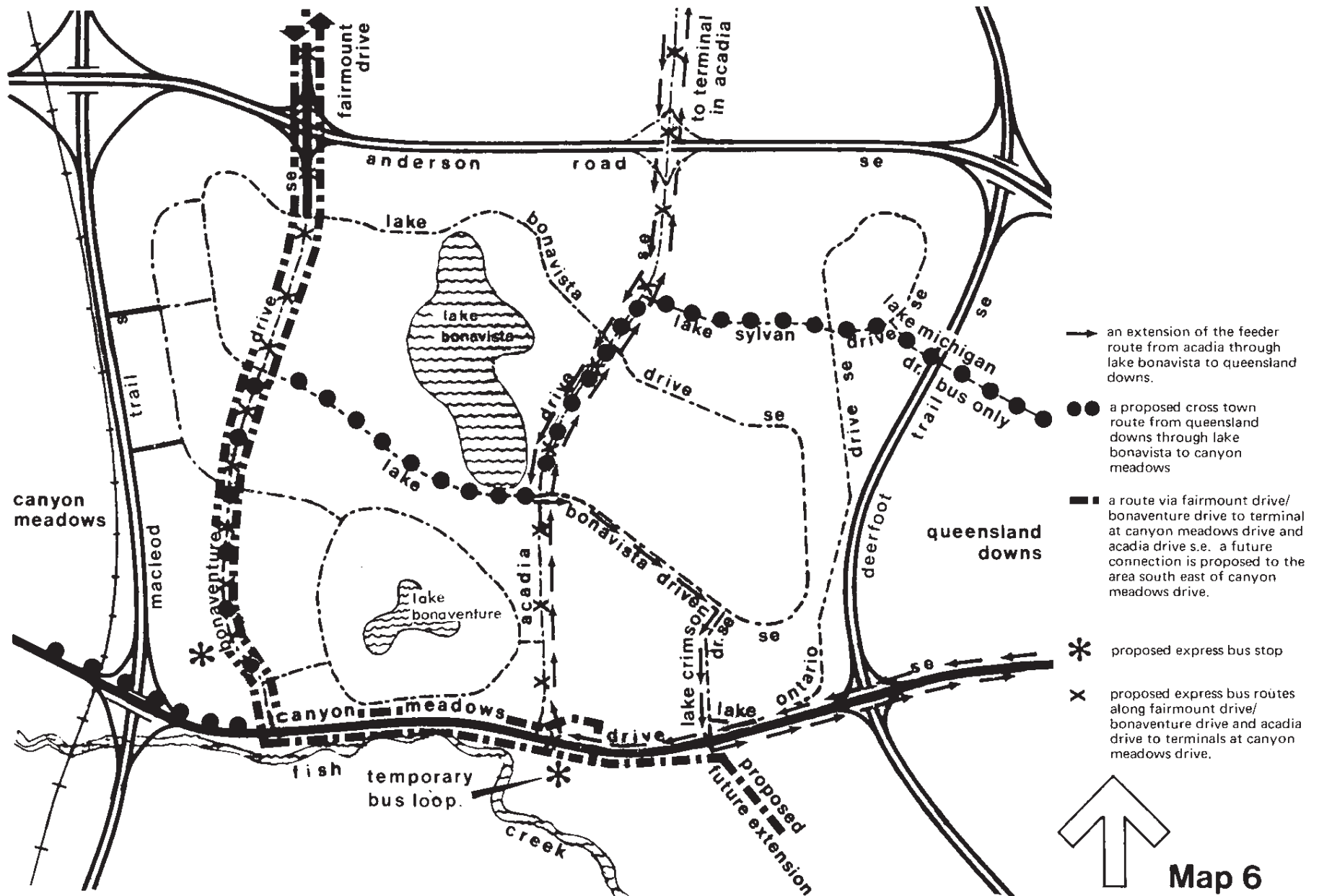
RECREATION

15 acres of land to be purchased by the City for a district recreation complex which will include a public swimming pool, ice arena and athletic fields.



Proposed Transit Routes

Bonavista Design Brief





Recommendations

Approved by Council
May 28, 1973

POPULATION AND DENSITY

1. Design population is projected at 17,971 persons at a gross overall density of 13.0 p.p.a.

LAND USE

1. Primarily residential land use and associated neighbourhood facilities and services.
2. A commercial centre located adjacent to Macleod Trail to be highly controlled architecturally and subject to complete architectural control by the Planning Commission.
3. Multiple residential land uses be located in close proximity to the key elements of the community.

RESERVE REQUIREMENTS

School dedication	95 acres
Parks (Tot lots, Ornamental)	38 acres
<hr/>	
10% Reserve Dedication Requirement	133 acres

SCHOOLS

1 Public Senior High School	20 acres
2 Public Junior High Schools	24 acres
4 Public Elementary Schools	36 acres
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1 Separate Junior High School	9 acres
1 Separate Elementary School	6 acres
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TOTAL	95 acres

PARKS/RECREATION

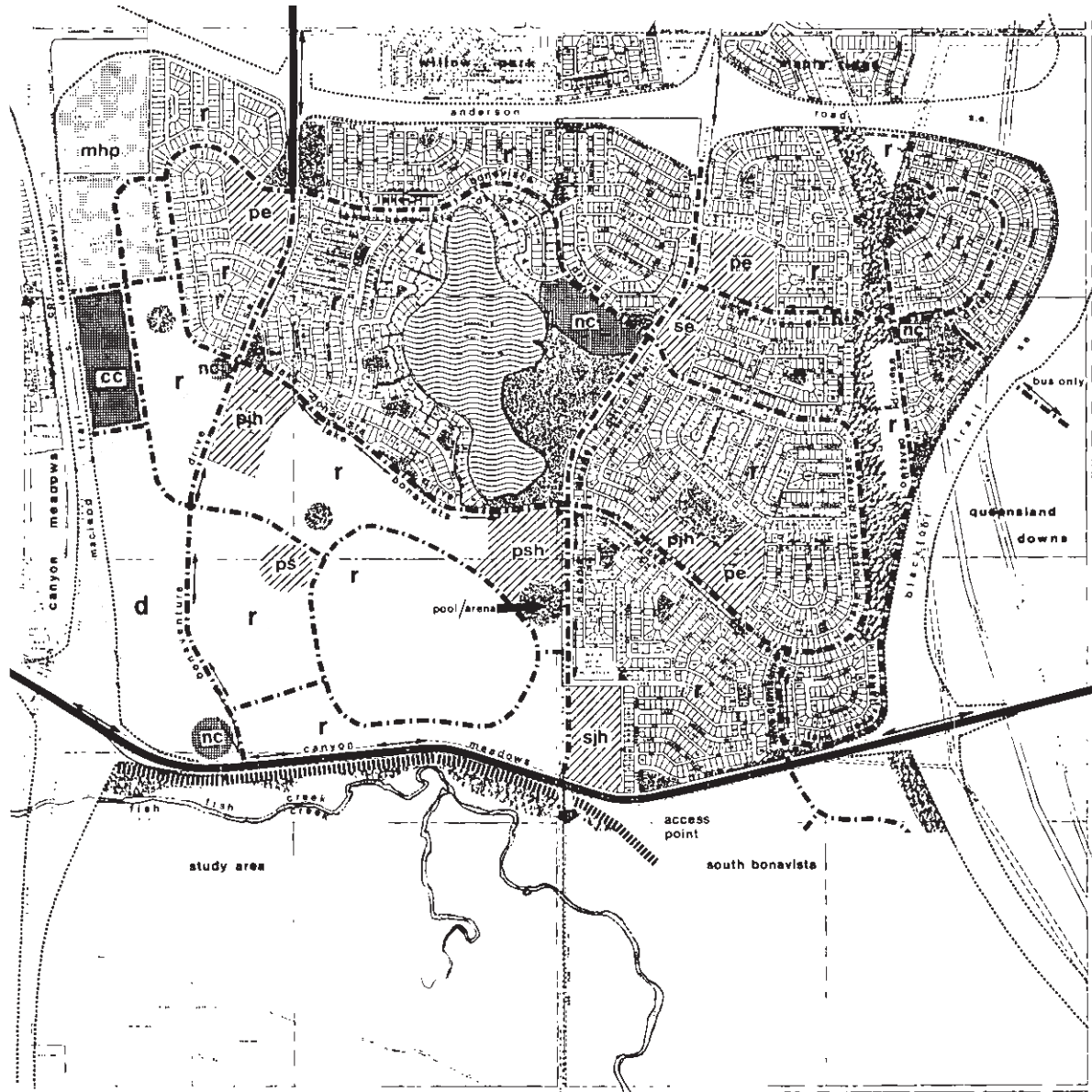
1. That a minimum of a 60 foot strip of land be dedicated along the edge of Fish Creek escarpment to be measured from the escarpment edge to the south curb of the Canyon Meadows Drive carriageway or any property lines.
2. Dedicate 38 acres for local park purposes including a 5 acre reserve parcel for a city swimming pool and arena.
3. Dedicate to the City, under the Planning Act, Section 25(3) adjacent escarpment lands for park and recreational use.

CIRCULATION SYSTEMS

1. Identify collector streets, existing and proposed.
2. The Transit Circulation System to cover all areas within 1/4 mile distance.
3. Pedestrian and bicycle crossings be provided across Canyon Meadows Drive at Bonaventure Drive and Acadia Drive connecting the Bonavista Community to the Fish Creek open space.
4. The status of the traffic routes abutting the sector be accepted as shown.

Proposed Land Use & Circulation System

Approved by Council
May 28, 1973



- r -residential
- mh -Mobile home park
- ps -possible future public school

Note: The number type and location of other public schools will be determined by Future School Board policy and educational needs.

- pe -public elementary school
- se -separate elementary school
- pjh -public junior high school
- sjh -separate junior high school
- psh -public senior high school
- nc -neighbourhood shopping centre
- d -special study area
- cc -commercial centre

- local open space
- major open space
- freeway
- major street
- collector street
- 60' wide reserve strip

