

PROVIDENCE DEVELOPMENT LAND

17302 - 53 ST SW CALGARY, AB 140.75 ACRES



HOUSTON REALTY

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- prime southwest Calgary development land in the new subdivision of Providence
- site slopes to southwest capturing incredible mountain views
- great access provided by new Stoney Trail ring road and Highway 22X
- area structure plan currently under review, city services available in vicinity
- site photos link.... <https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Ascds%3AUS%3A34c7cd07-cf91-4813-9c99-c6a3b0e0aaf4>

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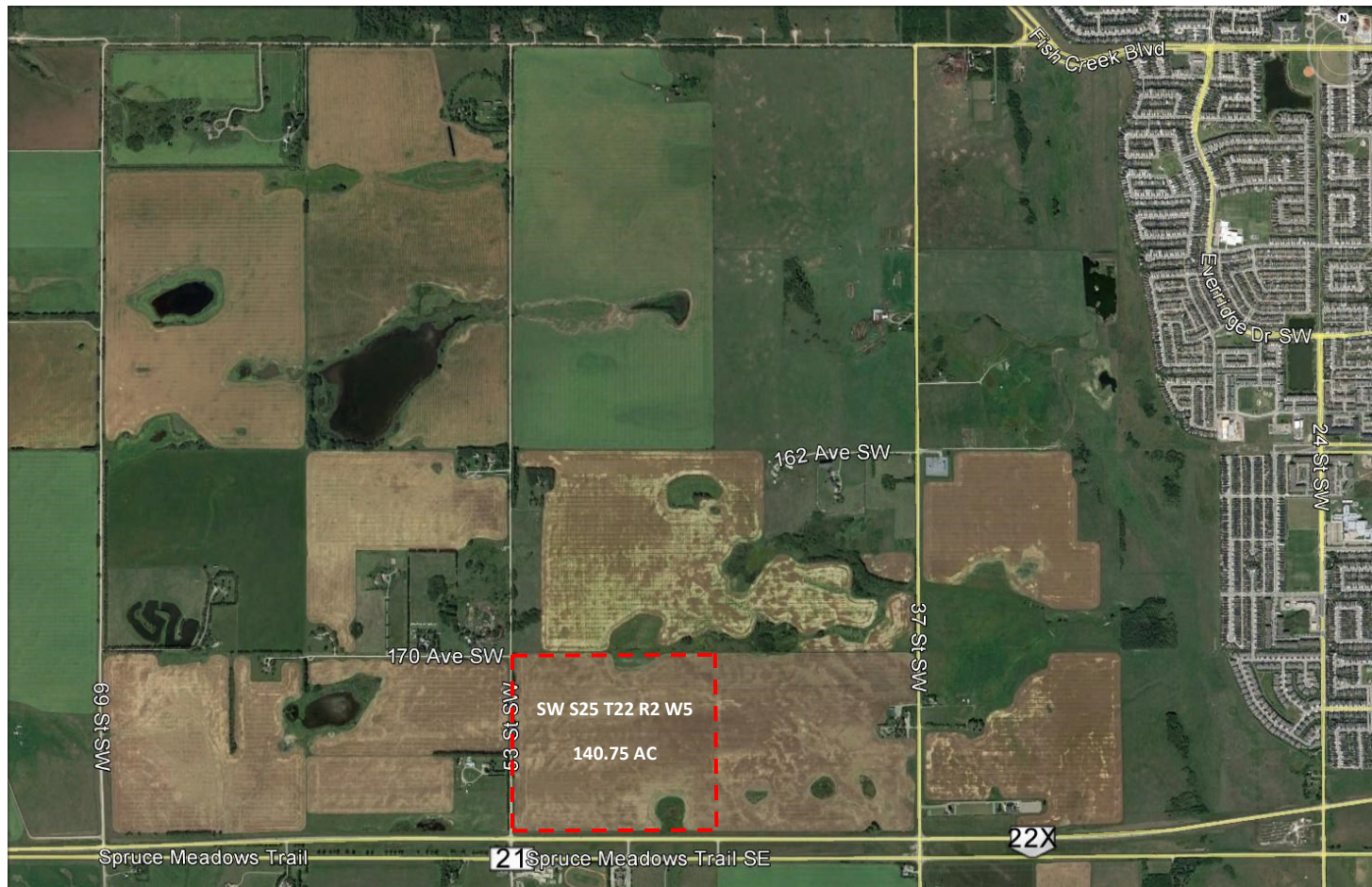
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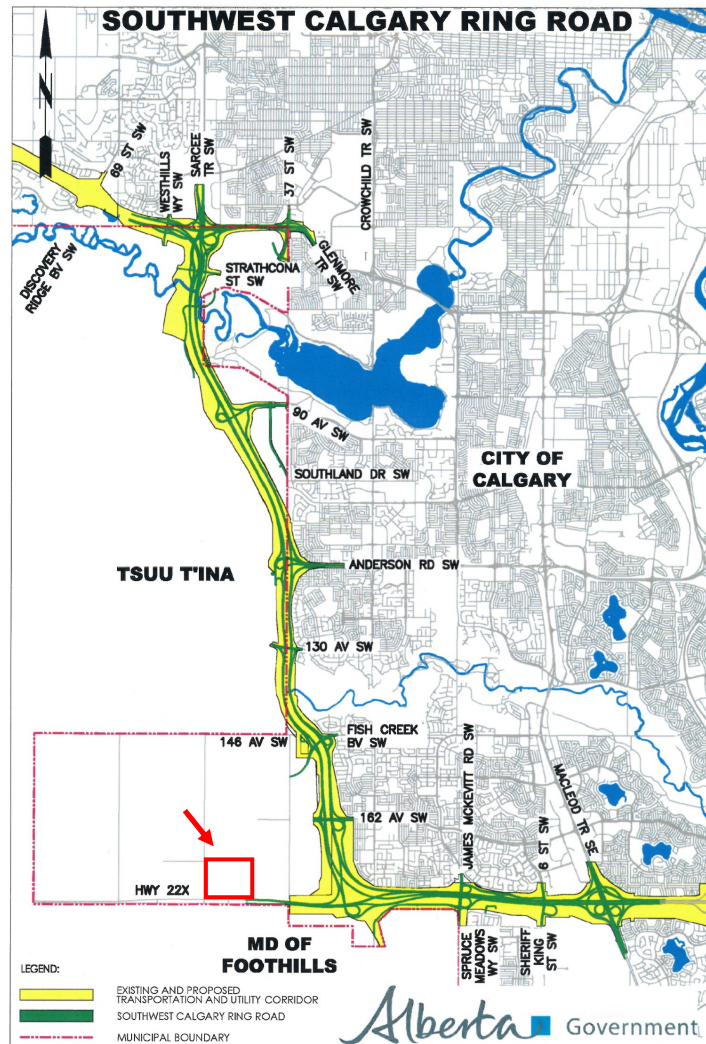
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STONEY TRAIL

SW CALGARY RING ROAD (SWRR)

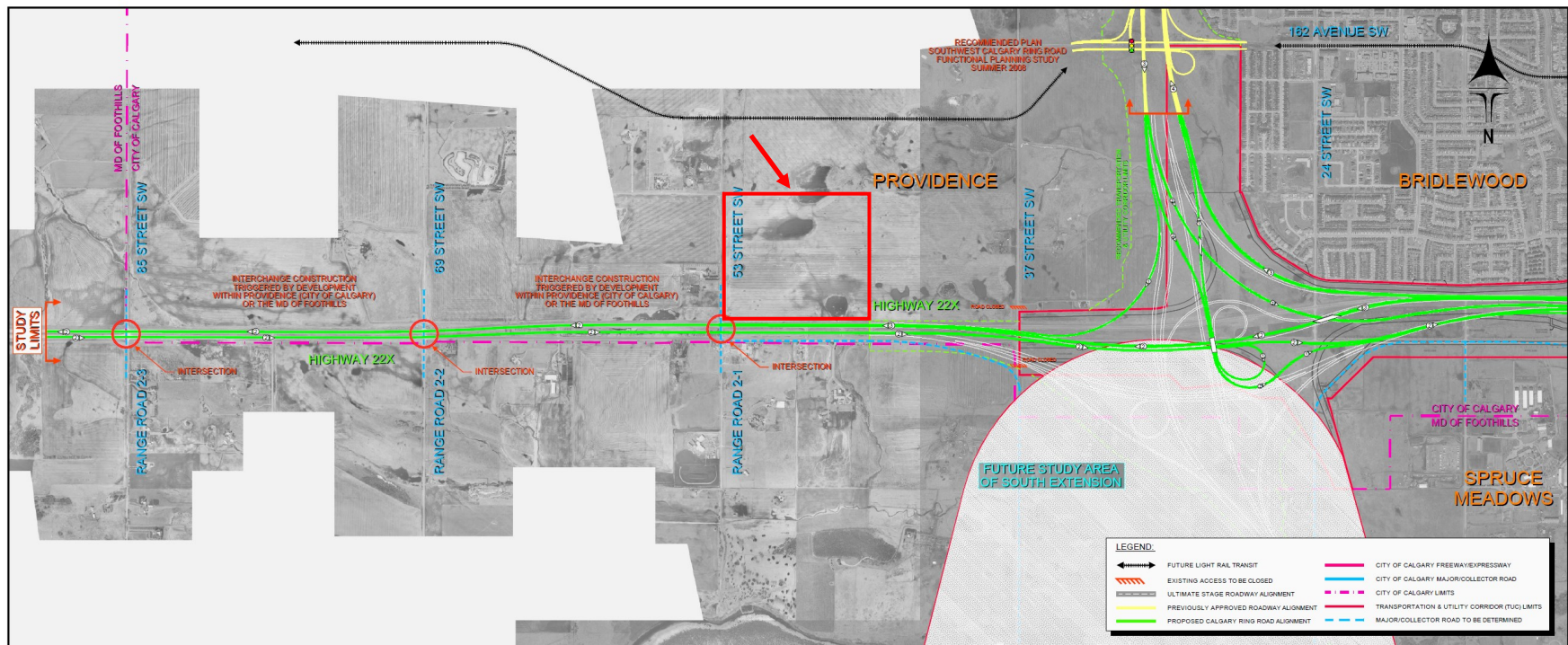
- Mountain View Partners were awarded the contract to design, build, finance and maintain the project - contract valued at \$1.42B
- SWRR starts at 69 St on Highway 8 and runs south to Highway 22X and east to Macleod Trail
- major construction started in spring of 2017
- scheduled to be open to traffic in fall of 2021
- development of Providence is expected to proceed prior to the completion of the SWRR

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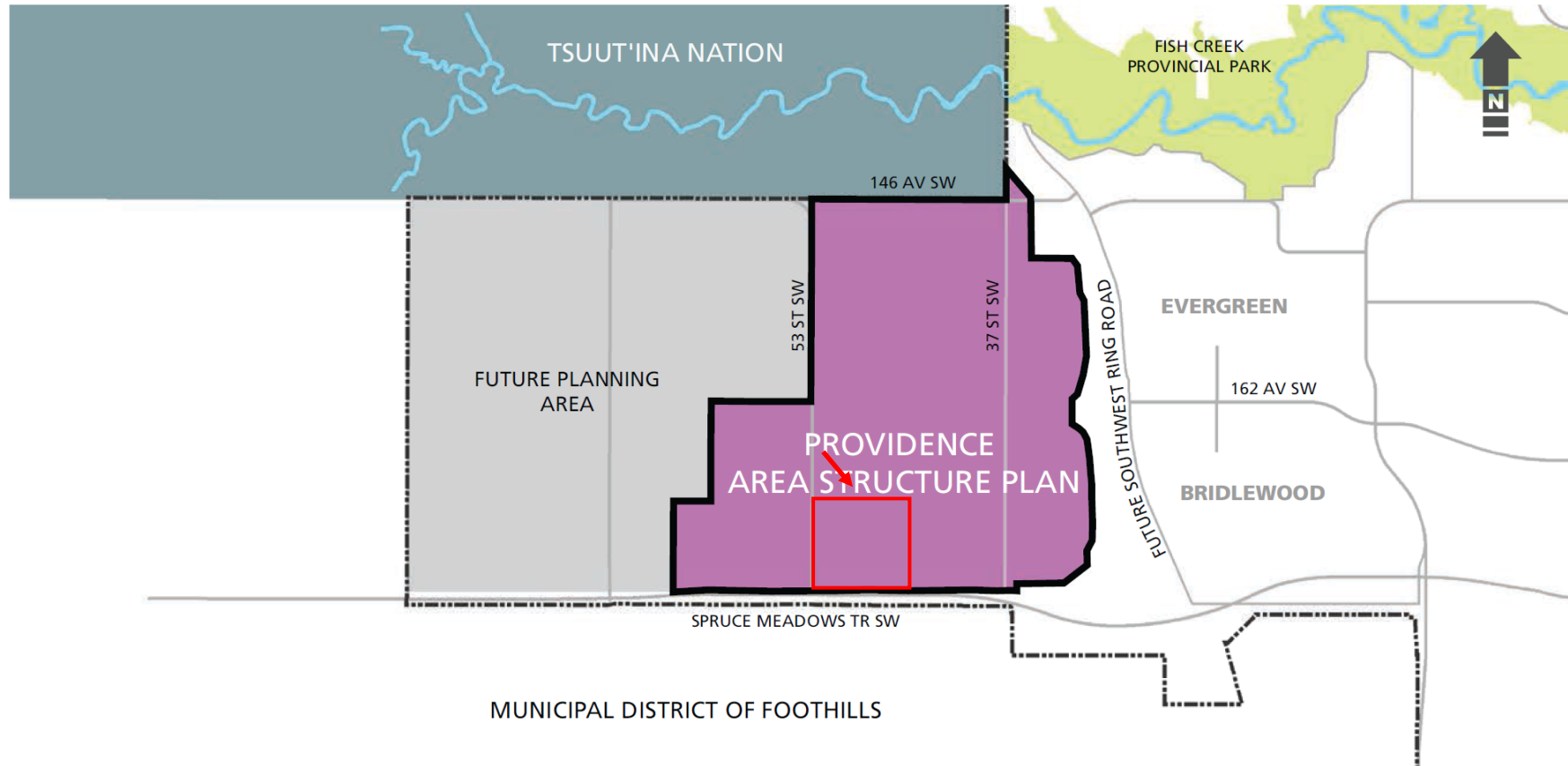
STONEY TRAIL - HIGHWAY 22X INTERCHANGE



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3.0 Land Use Concept and Plan Area Structure

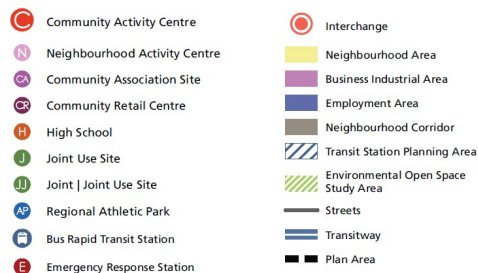
This section outlines the land use concept, community and neighbourhood structure, and anticipated number of people, jobs and dwelling units to be located in the plan area.

3.1 LAND USE CONCEPT

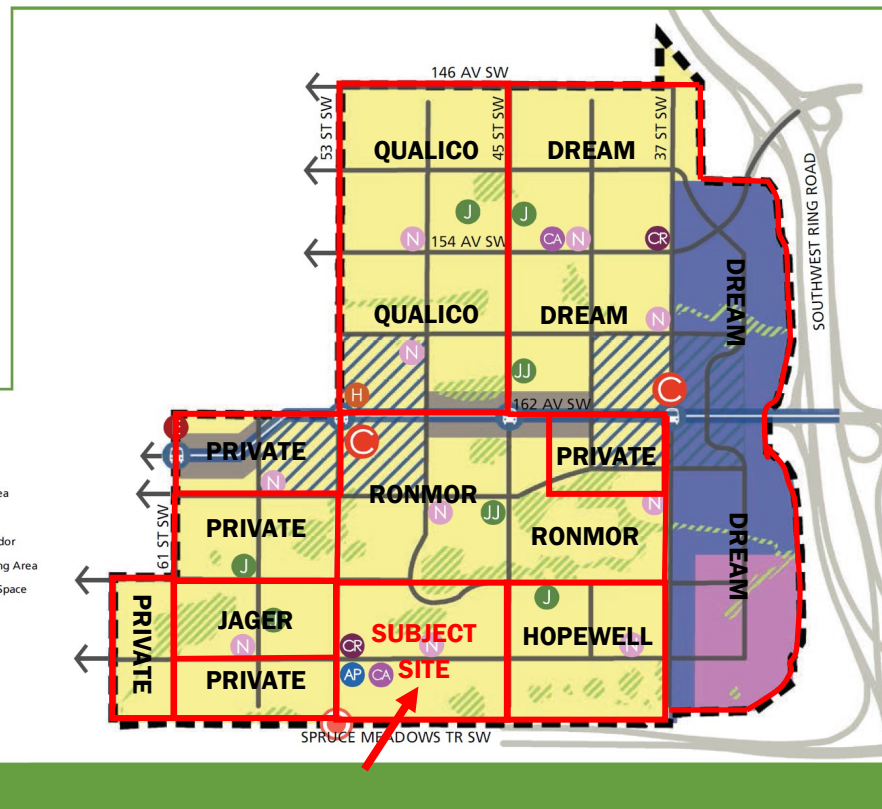
The Land Use Concept is shown on **Map 2: Land Use Concept** and depicts the general location of proposed land uses throughout the plan and the general location of major streets. **Table 1: Land Use Concept Elements** provides a more detailed description of the land use areas and other elements on the Land Use Concept.

POLICIES

1. Land uses should be generally located as shown on **Map 2: Land Use Concept**.
2. Opportunities for civic uses to be co-located with each other should be explored.

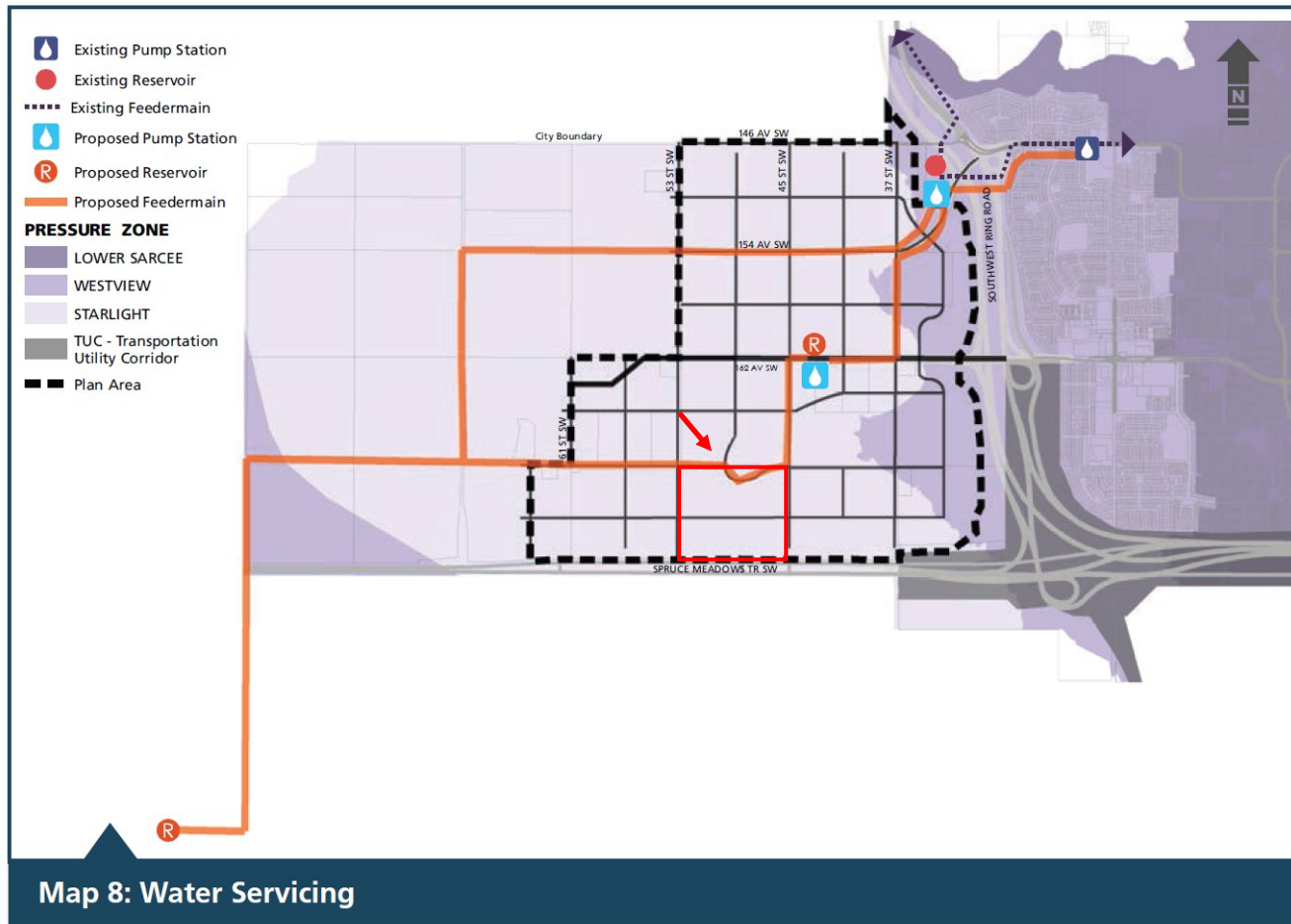


Map 2: Land Use Concept



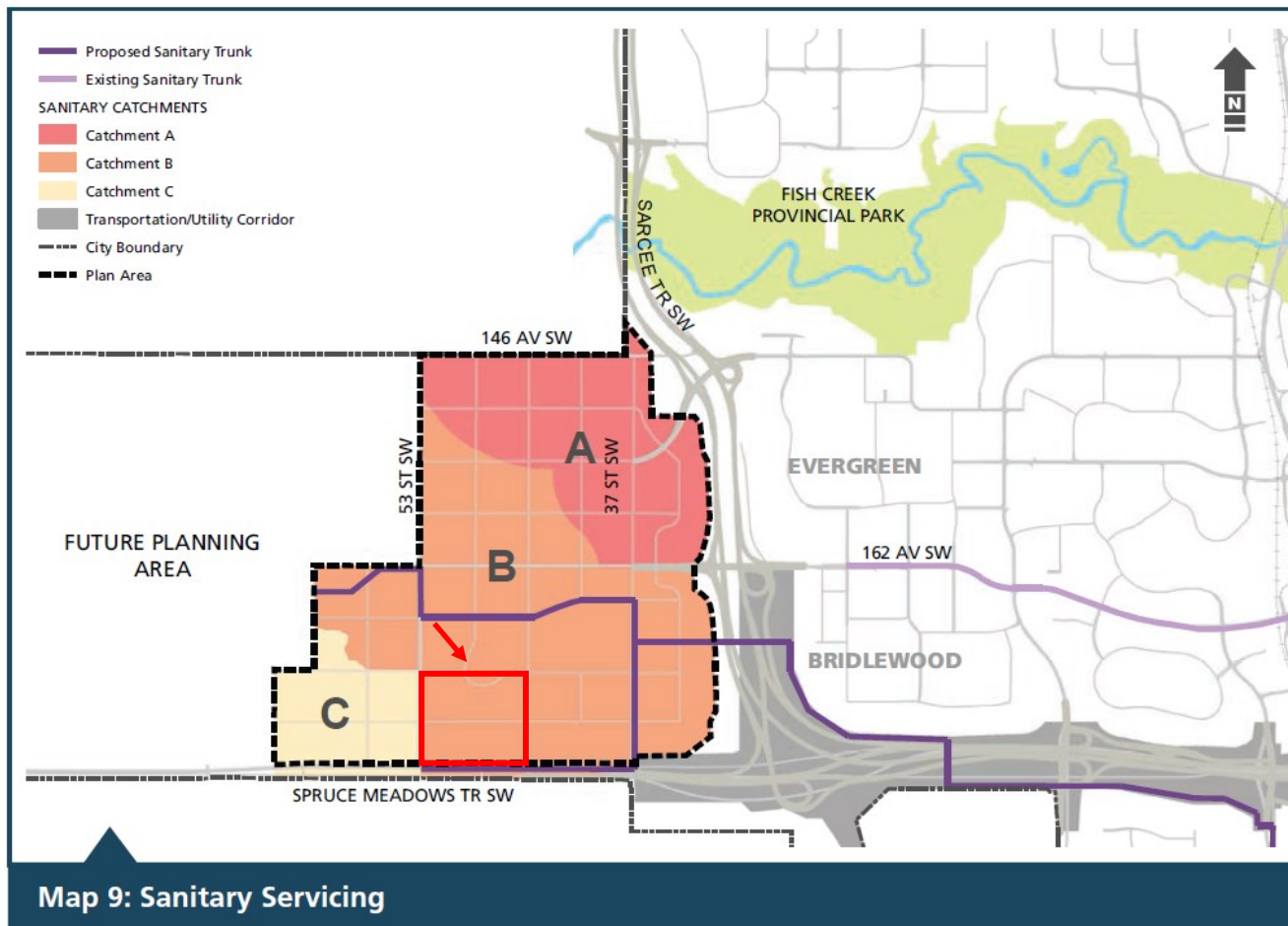
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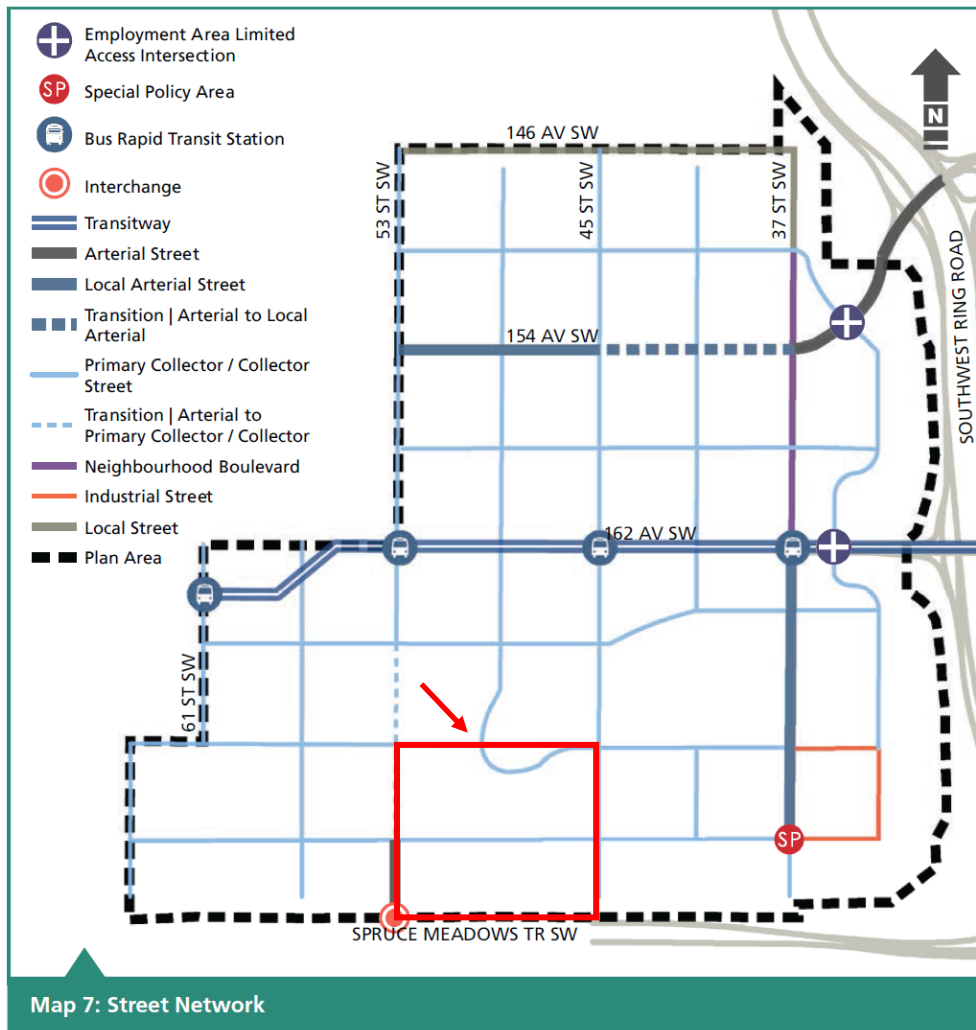
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WEBSITE LINKS

- Providence ASP: <http://www.hansenlandco.com/wp-content/uploads/2017/08/Providence-Area-Structure-Plan.pdf>
- SW Calgary Ring Road: <https://www.transportation.alberta.ca/sw-crrgp.htm>
- Drive SW Stoney Trail: <https://www.youtube.com/watch?v=GOCTjNYrqhE>
- Providence News: <http://www.calgarycitynews.com/2015/07/planning-providence-designing-calgarys.html>
- Dream - Providence Phase I: http://www.dream.ca/centres/wp-content/uploads/sites/2/2014/05/Calgary_Providence_print.pdf
- Providence News: <http://calgaryherald.com/news/local-news/developer-wants-to-build-in-s-w-calgary-corner-before-ring-road-complete>

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