

## Hybrid Scenario ▪ Assumptions & Scenario Strategies

The Hybrid Scenario illustrates one outcome of applying the City of Calgary Sustainability Principles. Invited Stakeholders used these principles and their suggested performance targets for six priority indicators to generate this plan. This scenario will inform the joint plan | it | calgary and UBC Design Centre for Sustainability project team in our exploration of the opportunities for an integrated Land Use and Mobility Plan for Calgary.

### Assumptions:

The Stakeholders assumed these rules in the generation of the Hybrid Scenario:

- Scenario generation must reflect the City of Calgary Sustainability Principles
- There will be no second ring road

### Scenario Strategies:

These strategies generally describe the sequence of design moves the Stakeholders used to generate the Hybrid Scenario:

#### 1: Environmental Assets

- Provide approximately 5.9 hectares of open space per 1,000 people
- Provide buffers, edges, and boundaries to environmentally sensitive areas
- Preserve environmental assets in the west and enhance existing environmental assets in the east
- Increase open space connectivity throughout the city
- Connect existing environmental assets to create an open space “green belt” around the city that generally contains development

#### 2: Priority Movement Corridors

- Achieve a balanced ratio of freeways to arterials of 50/50
- Ensure approximately 75% of jobs are within 600m of LRT and BRT corridors
- Ensure approximately 65% of the population is within 600m of LRT and BRT corridors
- Decrease intensity of development along transportation routes slightly in comparison to the Compact Scenario
- Create a node-supportive, high-capacity transit service grid similar to Compact Scenario
- The ring road functions as a city by-pass, goods movement route, and provides access to adjacent development

#### 3: Areas for Growth

- Accommodate growth within 2005 City of Calgary boundary
- Development in areas that are already in approved ASPs is acceptable
- Major density increases occur in nodes, and generally there is limited infill in established residential neighbourhoods.
- Legalize secondary suites across established residential neighbourhoods
- Target the Inner City (approximately a 5km radius) first for infill, and node intensity and quantity
- Offset commercial nodes from the ring road

#### 4: Integrate & Capitalize on the Synergies

- In the East, use the “green belt” as a buffer between the City and the ring road, with an active, recreational side adjacent the city, and a non active, buffering side towards the ring road. Locate industrial uses between the “green belt” and the ring road, thereby generating jobs in proximity to housing and the ring road.