



Preserving Paskapoo Parklands

“We are committed to preserving the beauty and integrity of East Paskapoo Slopes. A respect for nature and a strong emphasis on preservation will guide us in creating a special community along the lower slopes,” Brad Caco, Vice President, Trinity Development Group.

Trinity Hills approved by Planning Commission

The revised Development Group proposals went to Calgary Planning Commission (CPC) on June 4 where they received unanimous endorsement. CPC also recommended land use approval going forward to Council. Leading up to CPC, Trinity modified its outline plan proposal. Most significantly, Trinity removed from its proposal a prominent ridge that extended south toward the east end of the property. Thanks to the many individuals and groups we’ve consulted with in helping to shape our proposals. Please see map on pages 2-3 of this newsletter for more details.

Archeological Study Underway

An archeological study is underway on Trinity lands. Trinity has engaged Lifeways of Canada, a respected archeology firm with decades of experience in Alberta and on the Paskapoo Slopes, to undertake this study. The project will involve hand-digging in six previously-recorded sites.

The management for archeological sites falls under provincial jurisdiction. Alberta Culture provides guidelines for how these sites must be explored to assess their scientific and interpretative significance prior to property development.

Lifeways has hired two recent graduates of the First Nations Archaeological Field Skills Training Program -2015 to assist with the study. The program is sponsored by Alberta Culture and Tourism.

Private owner commits to preserving 160 acres for public park



Calgarians treasure the walking and biking paths within the privately-owned lands on East Paskapoo Slopes. As the owners of this land, Trinity understands the value to Calgarians and has proposed dedicating two-thirds of their property to Calgarians.

“We will preserve the existing pathways on the upper slopes and will build new local and regional trails as well as cycle lanes within the Trinity Hills community. Through this exercise we will retain the same kilometres of trails that exist today,” says Trinity Vice-President Brad Caco, adding that the pathways will be better integrated to Calgary’s larger park system.

The highest quality parkland on the upper slopes will be protected as park while the area along the Trans Canada Highway will be developed into a complete neighbourhood where residents can walk or cycle to work, to shop or eat at local restaurants.

“We’ve worked hard to ensure the City of Calgary and Calgarians benefit from our purchase of these important lands. We’re providing a large dedication to preserve the Paskapoo slopes as parkland, while still contributing economically and providing jobs for Calgarians,” Caco says, adding the developed area will give the City an annual \$10 million in increased municipal taxes and about 2,000 jobs will be created.

“We recognize that the upper slopes – about two-thirds of the total area – will be protected. While Calgarians often use these lands recreationally, they are privately owned and not currently protected.”



Calgary is forecast to grow by another 1.3 million people over the next 50 to 60 years. In some years, growth could be up to 40,000 new residents annually. The City and Trinity are acutely aware of the need to think about the future in more sustainable ways to accommodate new, and more residents.

Trinity Hills Outline Plan Updates



Protection of more Primary Environmentally Significant Areas

- 1 Residential Village development boundaries have been reduced to preserve an additional 1.58 acres of Balsam Poplar forest and leave more land in its natural state.
- 2 Townhouse boundaries (in the Town Centre) have been reduced to increase the open space provided to the City.
- 3 Residential development on the eastern ridge (5.0 acres) has been removed from the plan for additional open space and preservation of grassland.
- 4 Native grassland will be relocated to restore areas already negatively impacted by human activities.

Changed road alignment to preserve sensitive areas

- 5 Relocation of a ravine crossing (between Entertainment Gateway and the Residential Village).
- 6 Development boundaries and internal road narrowed through the Residential Village.

Improved traffic mobility

- 7 Refinements to the Sarcee Trail intersection design will improve traffic flow to and from Bowness, Wilson Gardens and the site along Sarcee Trail.

Modified height and number of towers

- 8 Limited maximum height to five potential point tower sites located within Gateway Centre, to create a modern urban entrance to the City where the WinSport ski jump is already highly visual.
- 9 Four potential point tower sites have been identified at the lowest portion of the Town Centre to allow for a mix of commercial and residential uses.
- 10 Reduced the overall height of buildings within the residential area to a maximum of six storeys and included single and semi-detached units to better interface with natural areas.

In addition to the changes noted on the map, we are also making the following refinements

- Identified locations where point towers may be allowed, if supported by a Transportation Impact Assessment and are contextually acceptable.
- Committed to a design review process to ensure high-quality design and to minimize visual impacts.
- Committed to a minimum percentage of structured parking at various points though the development.

Preserving high quality parkland on Paskapoo Slopes



Trinity is proposing a dedication of approximately 160 acres of land to be preserved as a Regional Park. Much of this prime open space is land that could be developed. However, Trinity's proposal acknowledges the value of creating an area of uninterrupted open space on the upper slopes. These 160 acres will be dedicated to the City following the approval of the Trinity development proposal. The photos on this page show the iconic areas on the slopes that will be preserved for the enjoyment of Calgarians.



Map by Brown & Associates Planning Group

Yellow markings indicate developable areas on private land that will be dedicated to City as parkland.

