

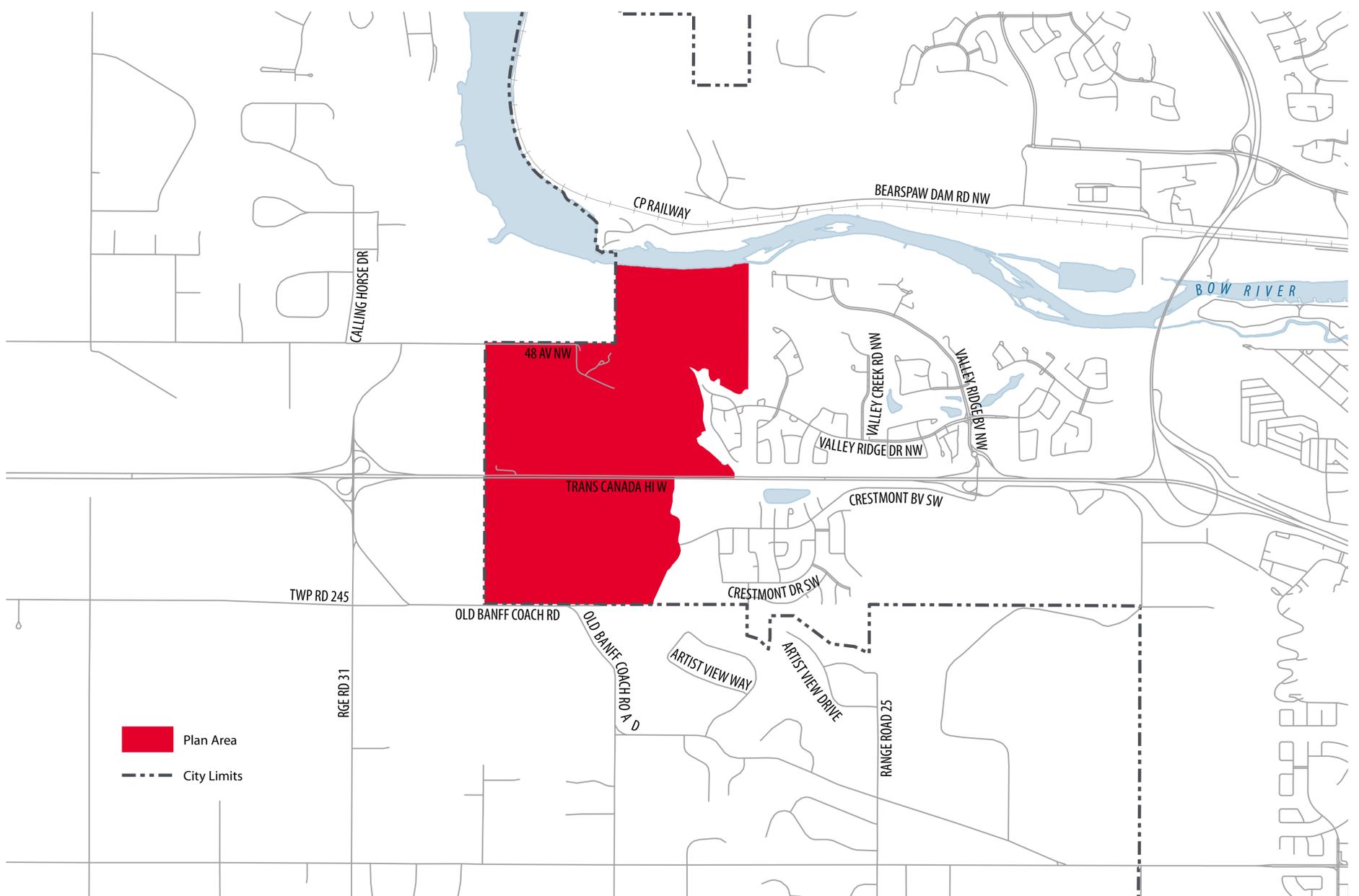
# Welcome

## Final West View Area Structure Plan information session

The City has drafted a new Area Structure Plan (ASP) for the West View community. The ASP will provide a vision for future development in the area, and will put in place policies and guidelines that work towards achieving the goals of the Municipal Development Plan (MDP).

We were out in the community in February and May 2018 asking your vision for the area, how you use the land, and issues and concerns that you had. At today's information session, you can:

- Learn more about the land uses we're proposing for the area.
- Ask questions to City of Calgary staff and learn about next steps.



# Final engagement summary

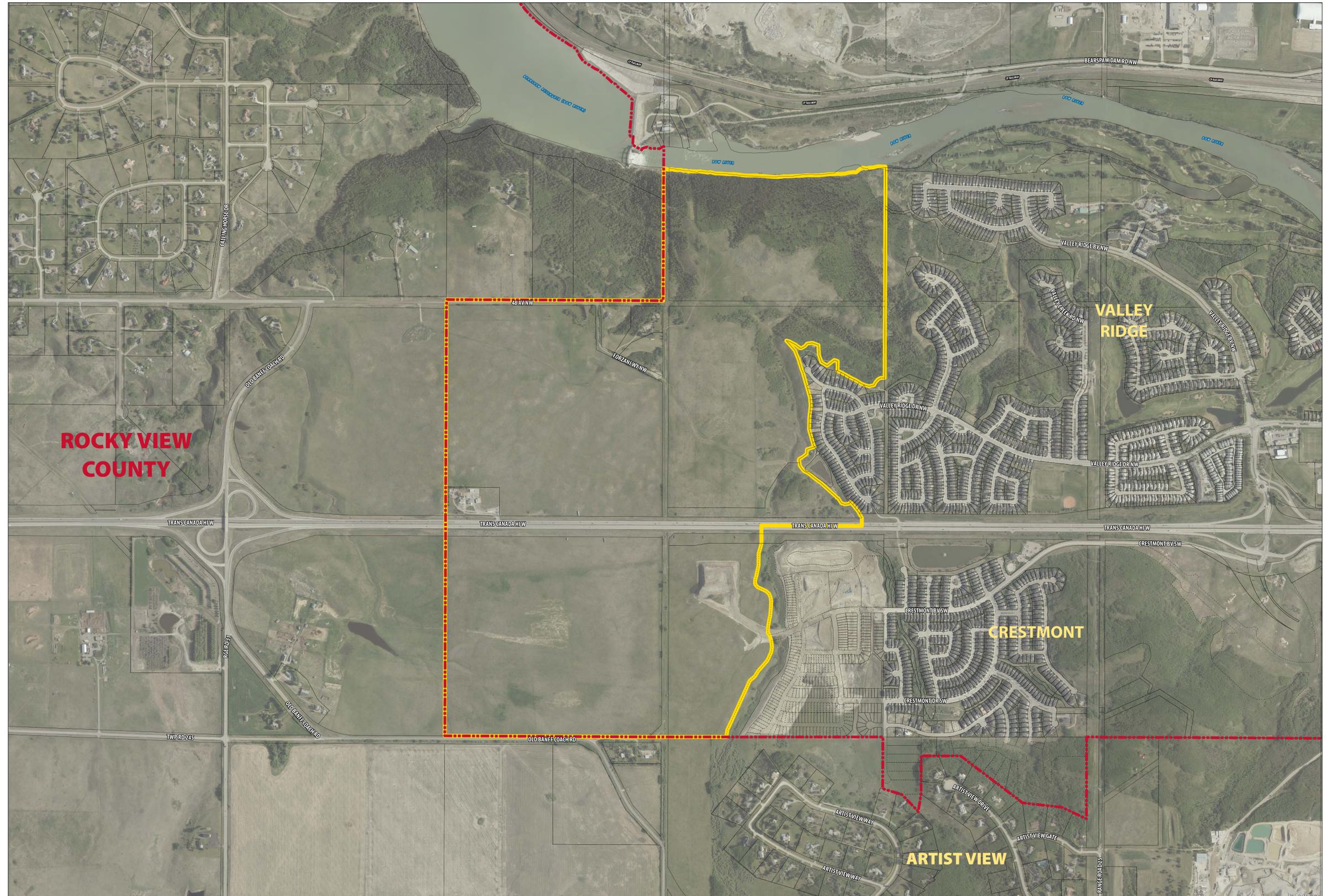
Our engagement program for the West View ASP was developed at the Listen & Learn level and included a phased approach to collect input at the key milestones throughout the policy’s creation. Throughout our program we held two public open houses and conducted two online surveys to collect feedback to inform the proposed plan. In total we had over 400 participants get involved in the project.

Below is a summary of the feedback received and how it was considered in the creation of the plan.

What we heard	What we did
Citizens value the area for its natural areas and shared concerns for trees, waterways and wildlife.	The Environmental Open Space (EOS) Study Area identifies environmentally significant areas – shown on the land use concept as the hatched green area. An Ecological Inventory technical study has been completed as part of this ASP process to identify EOS. Further work will be done at the outline plan and land use stage to refine the natural area boundaries and formally determine Environmental Reserve (ER).
Citizens have a desire for a well-connected community with lots of pathways, bikeways and good vehicle access.	Regional Pathway and Green Corridor connections from Crestmont, Valley Ridge and Rocky View County are provided throughout the plan area and provide pedestrian and cyclist links to the Recreational Facility and Library, Joint Use Sites, Community Association, Neighbourhood Activity Centres, and EOS. Vehicular access to the Plan Area will be provided via a partial interchange off of the TransCanada Highway. The general location of the interchange is shown on the land use concept and will be further refined at the outline plan and land use stage.
Citizens would like to see a multi-purpose Regional Recreation Facility to be centrally located in the area and service all ages.	An Optimized Recreation Facility and Library will be provided in the southern neighbourhood that will function as a community gathering space and be responsive to the recreational, leisure and cultural needs of the future residents of West View. Primary amenities will include aquatics, fitness and gymnasium. Other recreational amenities will be identified through a needs and preferences study.
Citizens value having local commercial and amenities.	A Neighbourhood Activity Centre has been provided in the north and south neighbourhoods which will provide opportunities for local commercial and retail development, provide public gathering space, and allow residents the opportunity to meet their day-to-day needs within their neighbourhood.
Citizens shared concerns about the transportation network specifically around the provincial highway and roads in Rocky View County.	The City continues to meet with Alberta Transportation and Rocky View County to discuss the transportation network including proposed access to Highway 1, access to Old Banff Coach Road and the Old Banff Coach Road / Highway 1 interchange. Alberta Transportation’s 2014 Functional Study is being reviewed by The City and area developers.

# Where do you live?

Place a dot on the map to mark where you currently reside.



# What is an Area Structure Plan (ASP)?

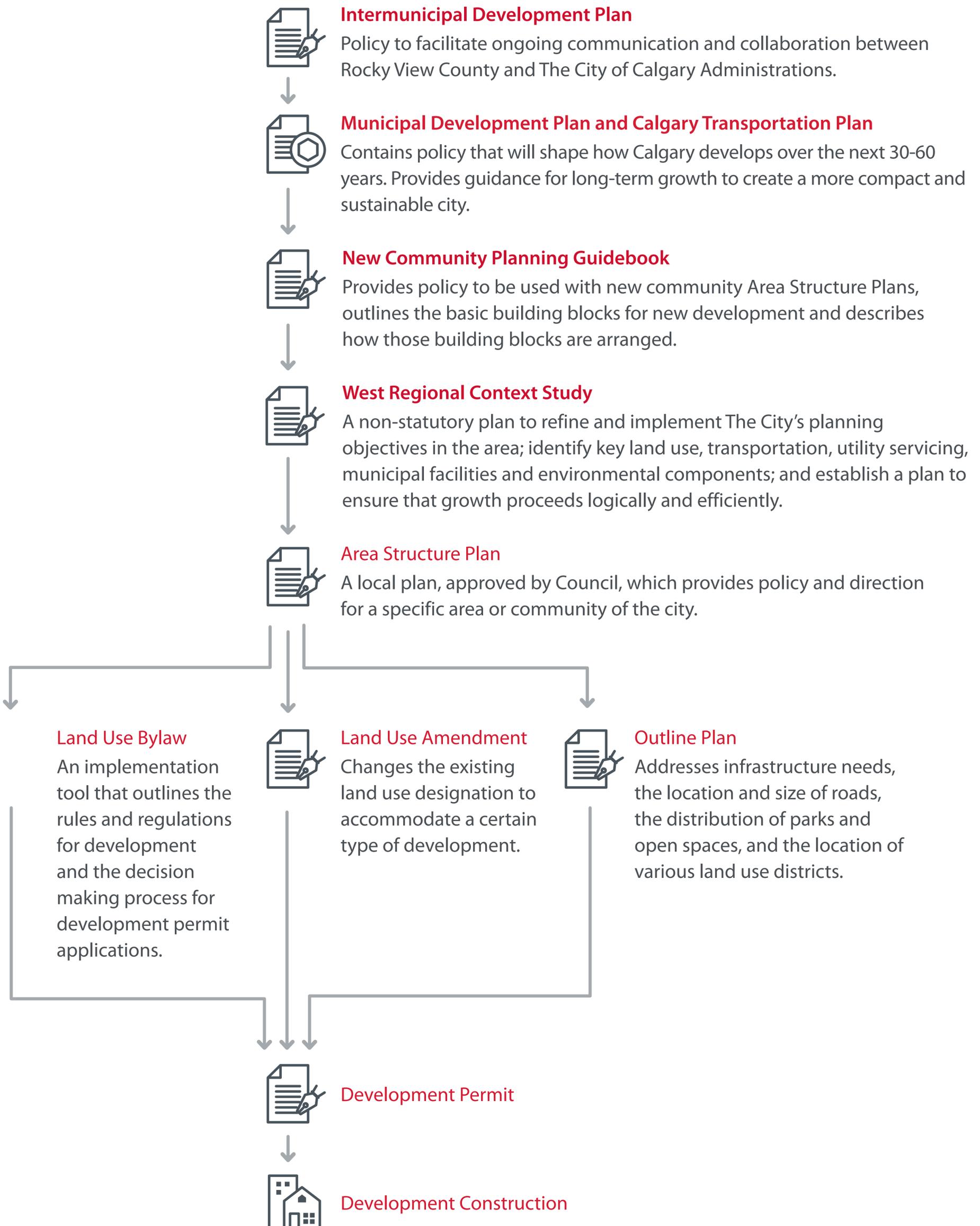
An Area Structure Plan (ASP) is a long-term planning document that sets out a vision for a community. It puts in place policies and guidelines that work towards achieving that vision.

The purpose of an ASP is to:

- Implement The City's broad planning objectives and policies of the Municipal Development Plan.
- Promote logical, compatible and sustainable development.
- Guide and direct specific land use, subdivision and development decisions.
- Set a vision for the form the plan area will take.
- Guide land uses, essential services and facilities, transportation systems, population, jobs and densities, and the sequence of development.



# How does an ASP fit into the planning process?



# Why are we creating a new ASP?

In 2009, City Council approved the Municipal Development Plan (MDP). The MDP provides guidance for long-term growth and development to create a more compact and sustainable city.

Through the process of creating a new ASP, we will work to achieve the priorities of the MDP outlined below.



Providing diverse housing choices for all residents in all communities.



Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



Encouraging more walking, bicycling and transit use in the city.



Strengthening our existing business and commercial districts.



Using our resources wisely, making the most efficient use of public investment, now and in the future.



Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.

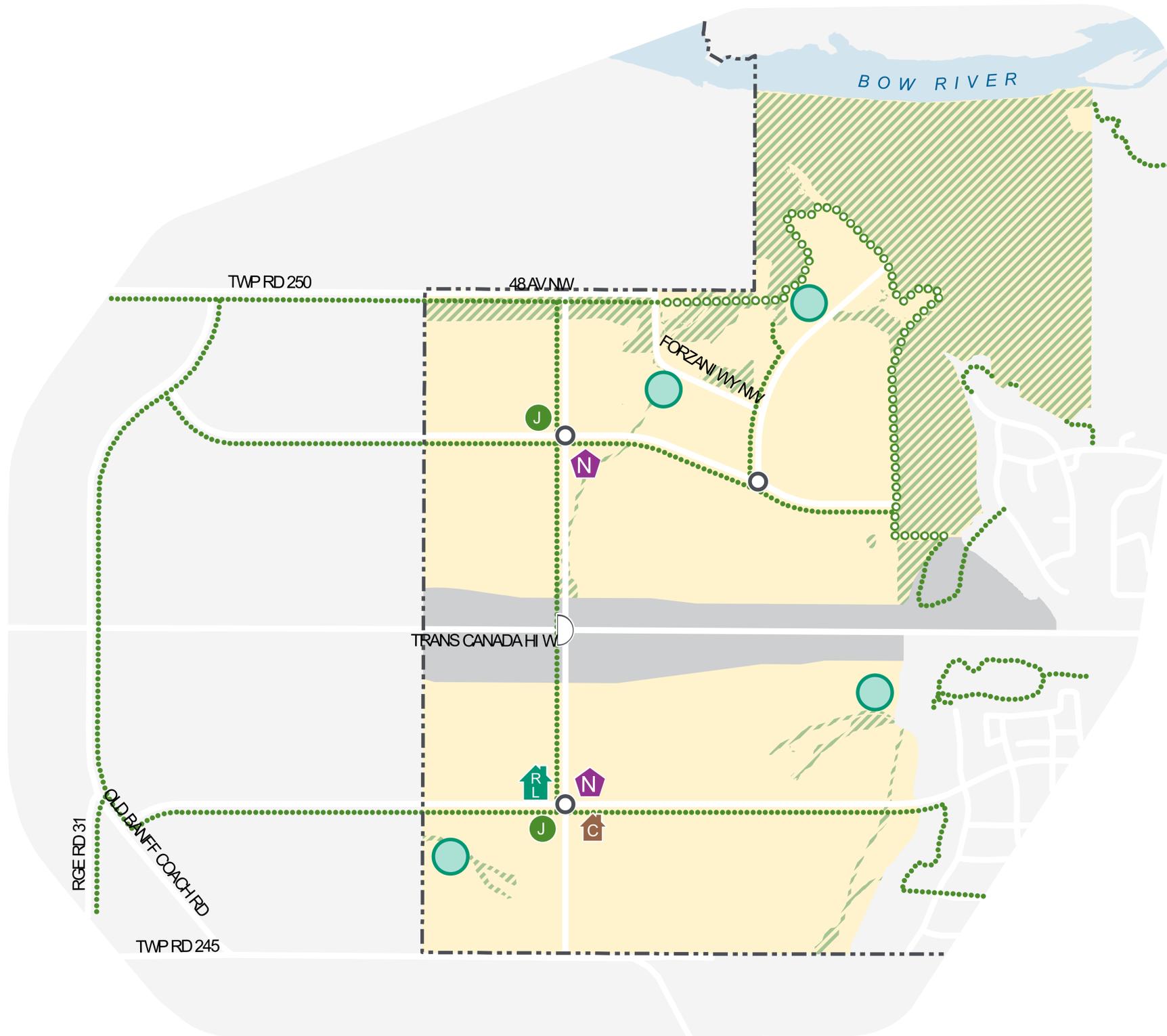
# Land use concept

## What is being shown here?

The City has selected a land use concept based on a combination of technical analysis, community input, City policy and market viability. This map outlines the general allowable land uses in a specific area.

### Unique features

- Partial interchange with direct access to Highway 1
- Two Neighbourhood Activity Centres
- Optimized Recreation Facility & Library
- Pedestrian, cyclist, transit and vehicle connectivity to the north and south planning cells



- Trans Canada Highway Right-of-way
- Neighbourhood Area
- Environmental Open Space Study Area
- Green Corridor
- Regional Pathway
- Roundabout
- Proposed Partial Interchange
- Community Association Site
- Joint Use Site
- Neighbourhood Activity Centre
- Regional Recreational Facility/Library
- Storm Ponds
- City Limits

# Land use concept elements



## Neighbourhood Activity Centre

Neighbourhood Activity Centres (NAC) are the focal point of neighbourhoods and will feature higher density multi-residential housing, a central amenity area, a transit stop and non-residential uses.



## Neighbourhood Area

Surrounding the activity centres, Neighbourhood Areas allow for an appropriate mix of residential and non-residential uses.



## Joint Use Site

Joint Use Sites (JUS) provide locations for an elementary or junior/middle school as well as public recreation and community uses.



## Optimized Recreation Facility & Library

The Recreation Facility and Library will serve the recreational, leisure, and cultural needs of the residents in surrounding areas.



## Community Association Site

A Community Association (CA) Site provides a location for Community Association uses.



## Environmental Open Space

The Environmental Open Space (EOS) Study Area identifies environmentally significant areas. Where land does not qualify as Environmental Reserve, development may occur.



## Regional Pathway

The Regional Pathway system provides cycling and walking connections with the plan area and surrounding communities.

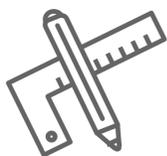
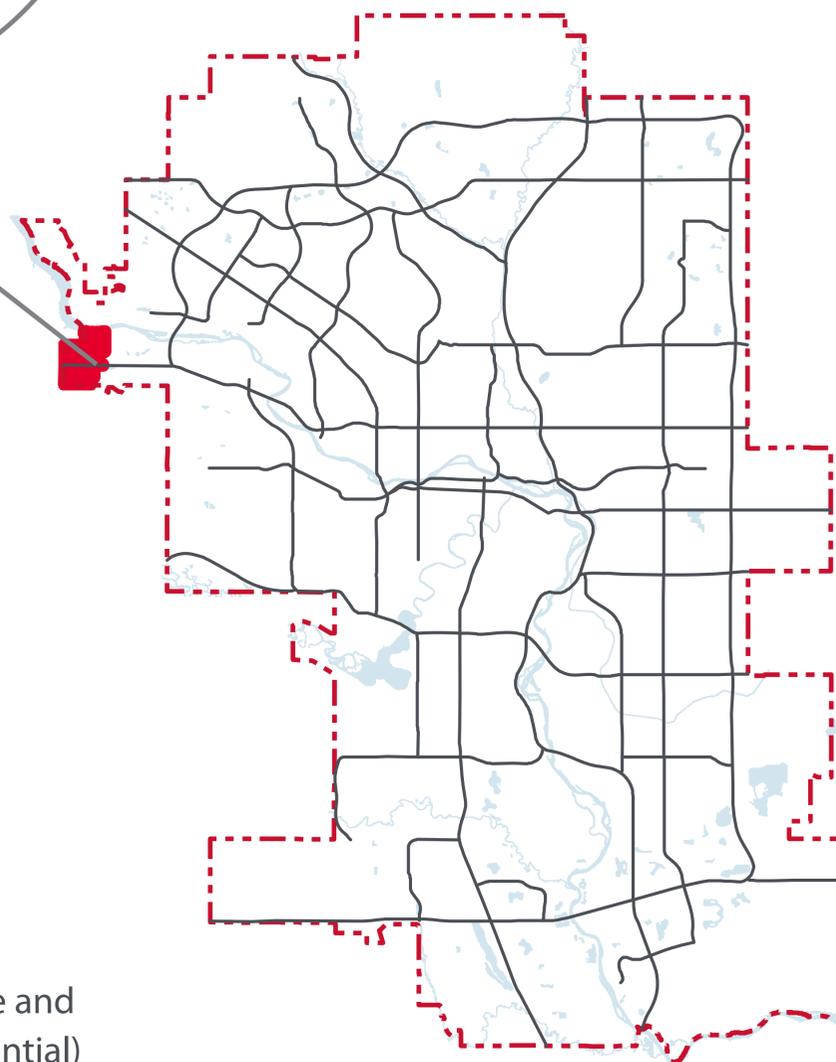


## Green Corridor

Green Corridors connect natural areas through a variety of ecological corridors and also provide places for people to walk and cycle in a natural environment.

# Geodemographic information

Plan area projections



**250**  
Hectares



**10,400**  
People



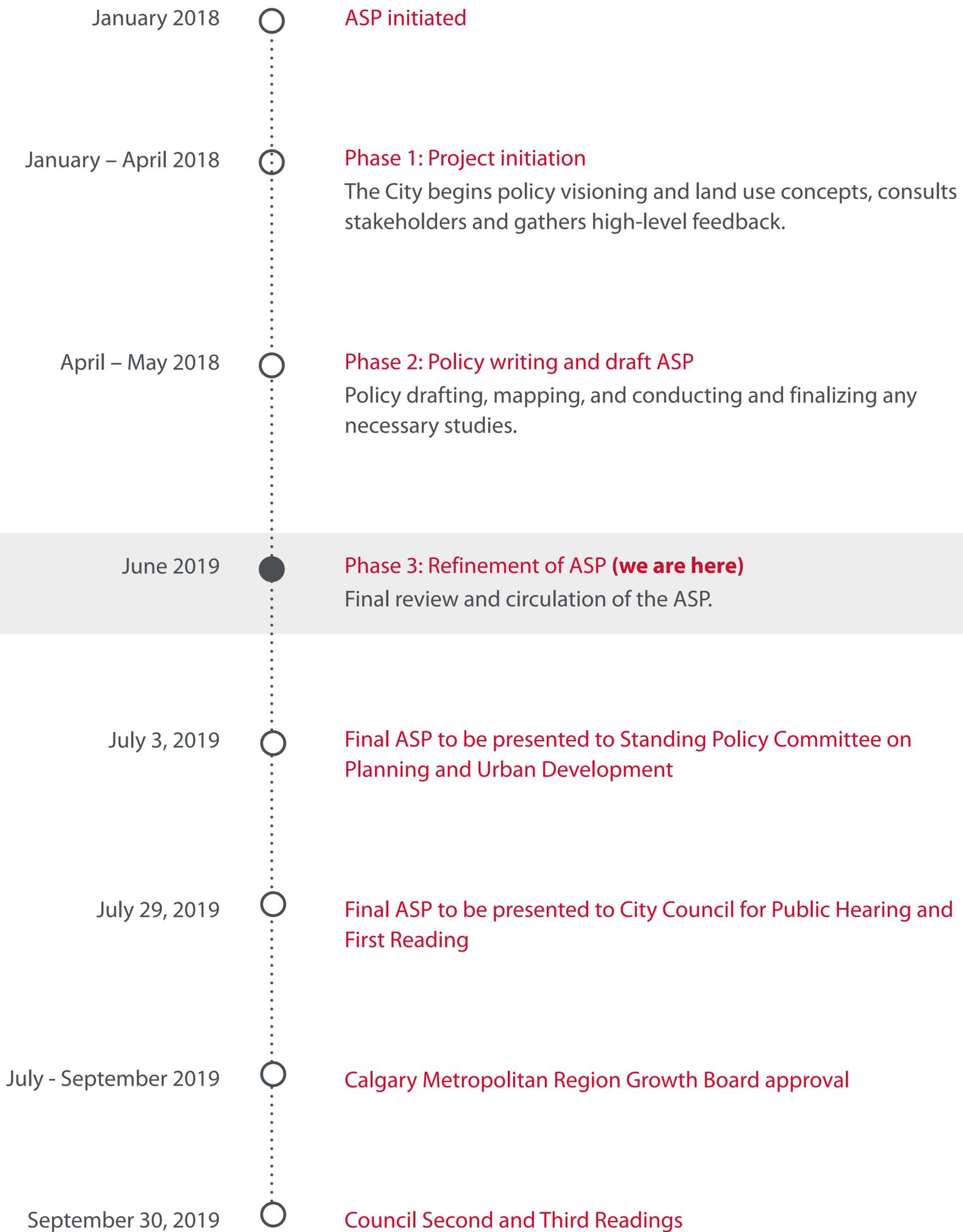
**1,300**  
Jobs



**3,500**  
Units (single and multi-residential)

# Timeline and process

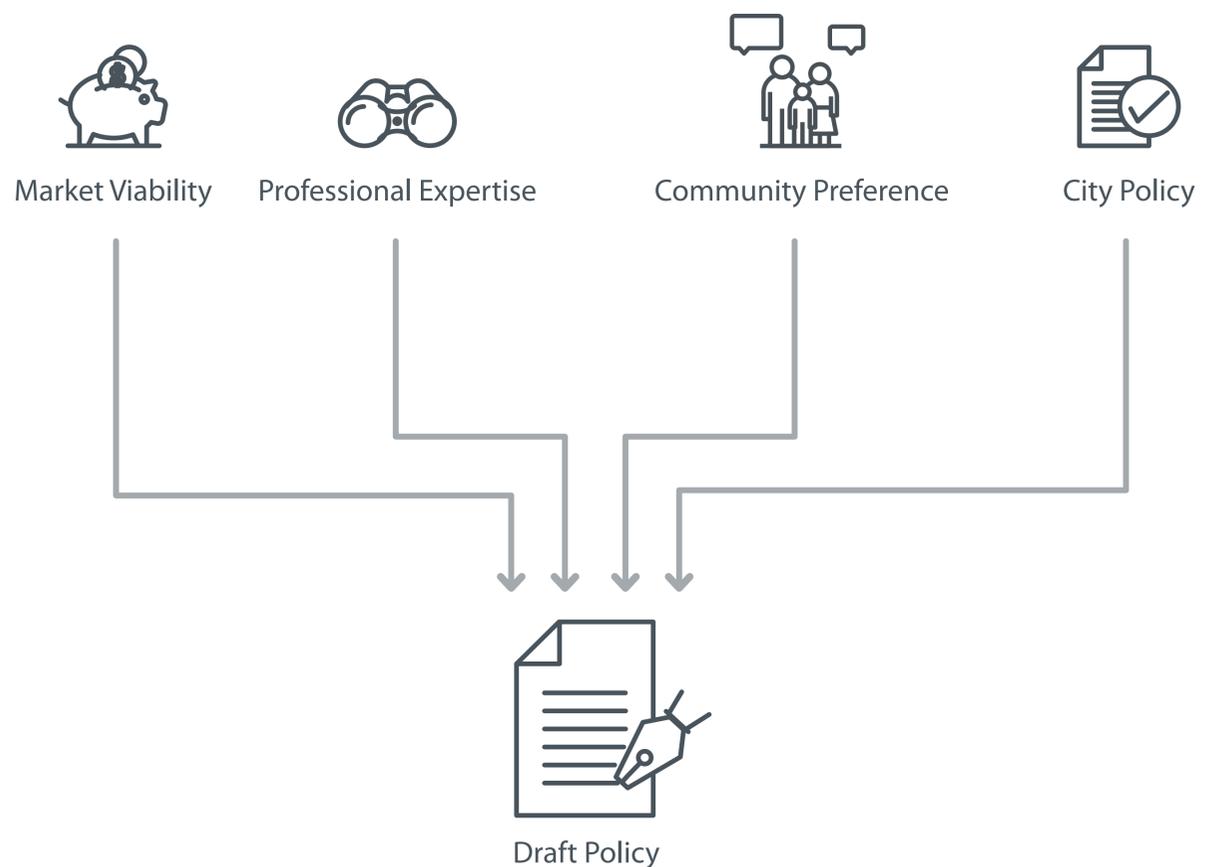
## Timeline



# What happens with your input?

Public input is the vital ingredient in developing a draft plan but there are also three other factors that are equally considered:

- Market viability: to understand what is economically realistic for the area.
- Professional expertise: to understand best practices and to know what's technically possible.
- The City of Calgary policy: to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.



The City has prepared What We Heard reports that include a summary of key ideas and areas of concern. To view these reports, visit [calgary.ca/WestViewASP](https://calgary.ca/WestViewASP). All feedback collected throughout the engagement program is also summarized and included in the final report to Calgary Planning Commission and City Council.

# Next steps

## Finalize ASP

July 3, 2019

- Final Area Structure Plan to be completed and presented to Planning & Urban Development Standing Policy Committee.

## Council Public Hearing

July 29, 2019

- A public hearing will be held by City Council before they make a decision on the new plan.



# How to participate at the Public Hearing of Council

A Public Hearing will be held by City Council before they make a decision on the new ASP. You can speak directly to Council at the hearing or submit written comments in advance of the hearing.

## Submit comments

To submit written letters to Council: you can email [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca). All letters submitted to City Clerks before 10 a.m. on the second Thursday before the Public Hearing date will be included in the final package distributed to all members of Council.

## Speak directly to Council

To speak at the Public Hearing of Council: you will be given five minutes to present to Council, excluding question and answer time. Your comments should be brief and address the land use planning issues specific to this area.

