

Welcome

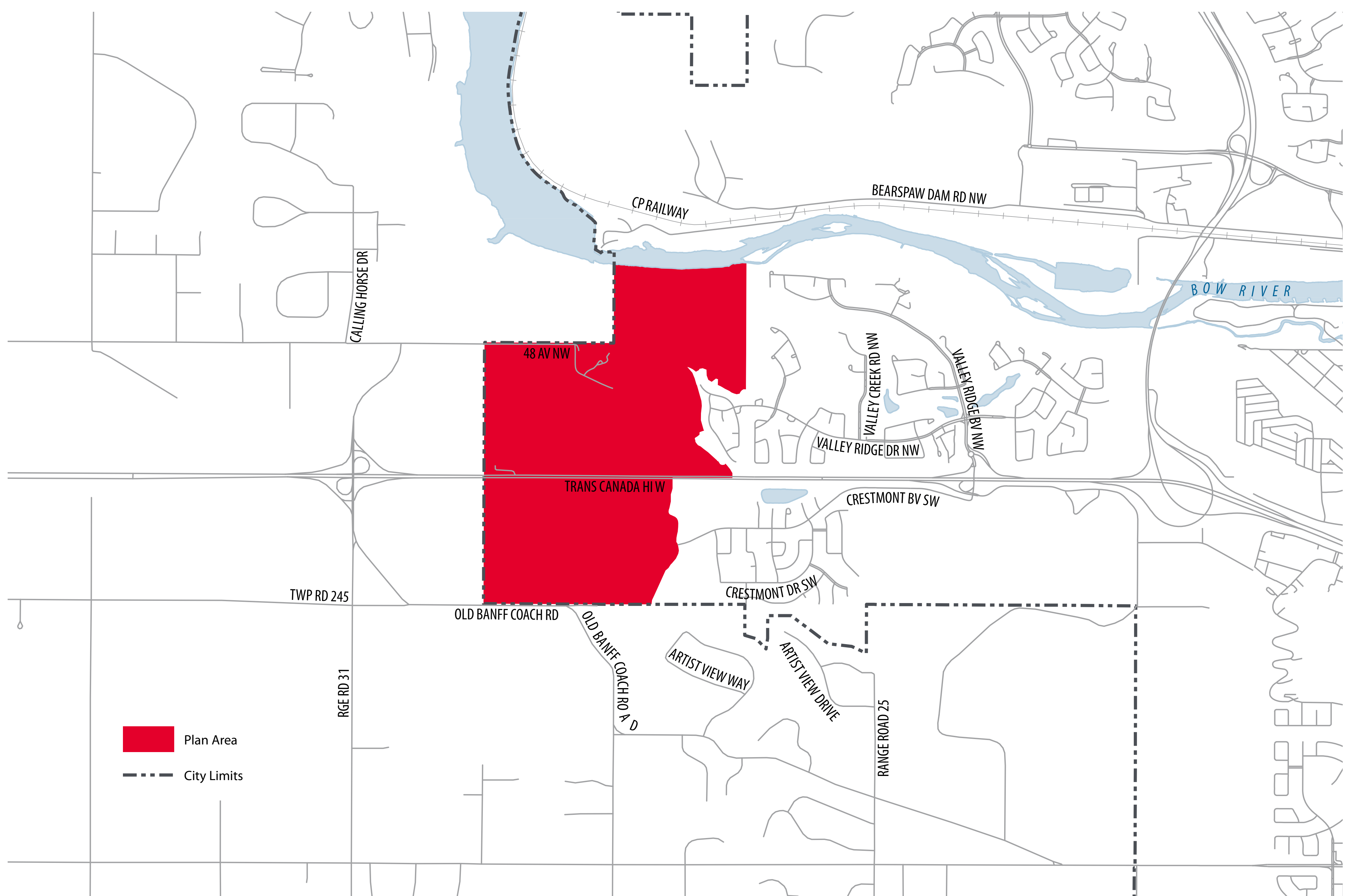
To the West View Area Structure Plan phase two open house

The City is working on drafting 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 2018 asking your vision for the area, how you use the land, and issues and concerns that you had.

At today's open house, you can:

- Learn more about the land uses we're proposing for the area.
- Share your thoughts and feedback on the two draft land use concepts.
- Ask questions to City of Calgary staff and learn about next steps.



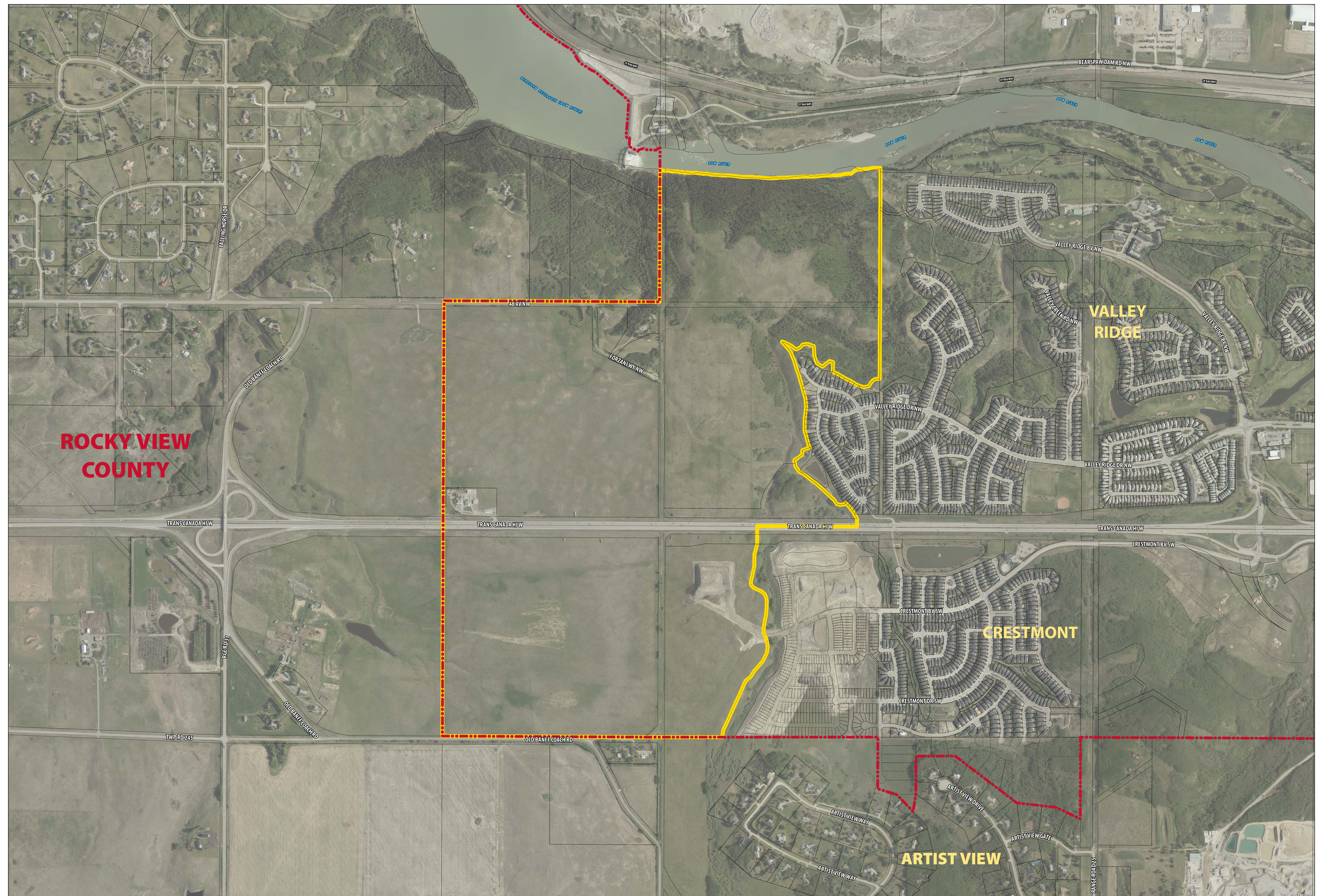
Phase 1: What we heard and what we did

In our last phase of public engagement, we received more than 280 comments from the open house and 78 comments from the online survey. Below, we have summarized some of the main themes that emerged and how we are able to respond.

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 both land use concepts as the hashed green area. The landowner’s environmental consultants are working on an Ecological Inventory (EI - technical study) that will be submitted to Parks this summer. 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 connections from Crestmont, Valley Ridge and Rocky View County are proposed, in accordance with the MDP and West Regional Context Study. These proposed regional pathways are shown on both land use concepts with green dotted lines, however, the details of the pathway rights-of-way and alignment will be finalized later this year.
Citizens value low-density development.	The West View ASP intends to provide a variety of housing options and services so that people can meet their day-to-day needs within their own neighbourhood. This aligns with the MDP goal of creating a compact city that is made up of complete communities that provide a broad range of housing choices and services, and will also contribute to the vibrancy of the plan area by creating a community where residents can live, work and play.
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.
Citizens would like to see a multi-purpose Regional Recreation Facility to be centrally located in the area and service all ages.	A recreation facility has been proposed 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. The City is in the preliminary stages of determining the requirements for such a facility.

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?



Intermunicipal Development Plan

Policy to facilitate ongoing communication and collaboration between Rocky View County and The City of Calgary Administrations.



Municipal Development Plan and Calgary Transportation Plan

Contains policy that will shape how Calgary develops over the next 30-60 years. Provides guidance for long-term growth to create a more compact and sustainable city.



New Community Planning Guidebook

Provides policy to be used with new community Area Structure Plans, outlines the basic building blocks for new development and describes how those building blocks are arranged.



West Regional Context Study

A non-statutory plan to refine and implement The City's planning objectives in the area; identify key land use, transportation, utility servicing, municipal facilities and environmental components; and establish a plan to ensure that growth proceeds logically and efficiently.



Area Structure Plan (we are here)

A local plan, approved by Council, which provides policy and direction for a specific area or community of the city.



Land Use Bylaw

An implementation tool that outlines the rules and regulations for development and the decision making process for development permit applications.



Land Use Amendment

Changes the existing land use designation to accommodate a certain type of development.



Outline Plan

Addresses infrastructure needs, the location and size of roads, the distribution of parks and open spaces, and the location of various land use districts.



Development Permit



Development Construction

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 1

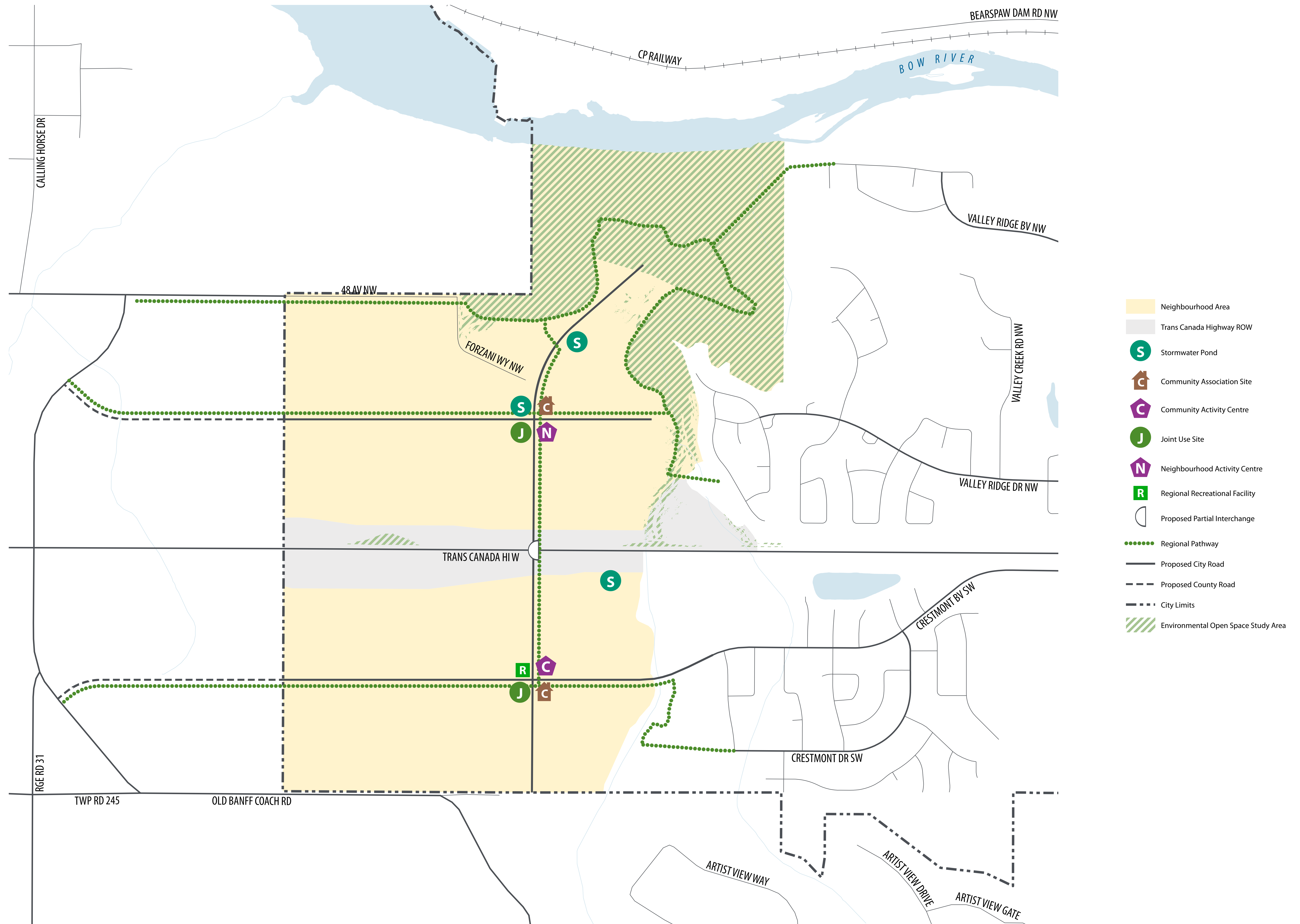
What is being shown here?

The City has drafted two land use concepts based on a combination of technical analysis, community input, City policy and market viability. These maps outline the general allowable land uses in a specific area.

Please review these maps and the land use concept elements board and share your thoughts through the comment form and the mapping activity tonight.

Unique features

- Partial interchange with direct access to Highway 1
- One Community Activity Centre
- One Neighbourhood Activity Centre
- Regional Recreation Facility
- Pedestrian, cyclist, transit and vehicle connectivity to the north and south planning cells



Land use concept 2

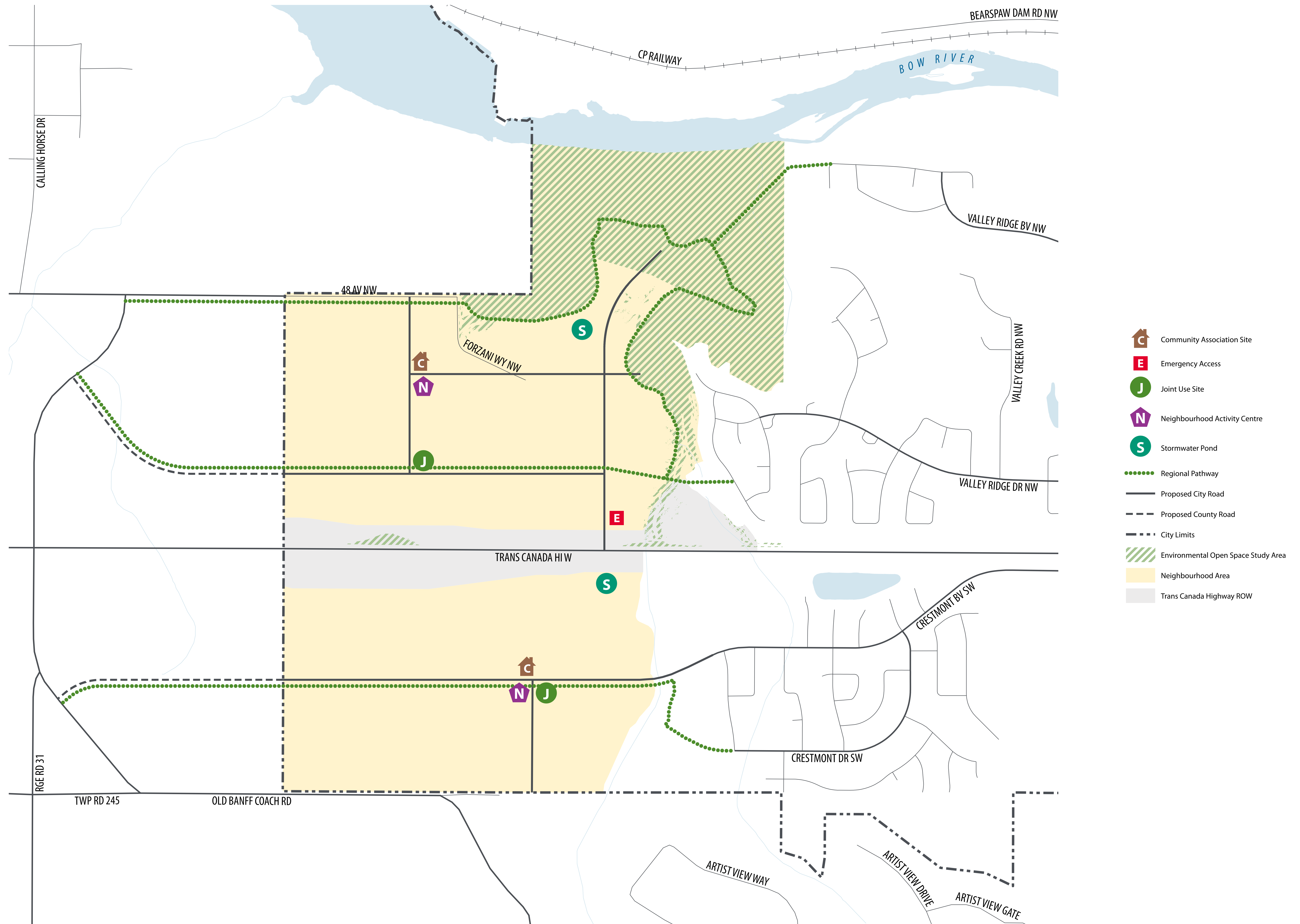
What is being shown here?

The City has drafted two land use concepts based on a combination of technical analysis, community input, City policy and market viability. These maps outline the general allowable land uses in a specific area.

Please review these maps and the land use concept elements board and share your thoughts through the comment form and the mapping activity tonight.

Unique features

- No direct public highway access
- Emergency highway access only
- No Community Activity Centre
- Two Neighbourhood Activity Centres
- No pedestrian, cyclist, transit or vehicle connectivity between the north and south planning cells
- Due to limited access, no Regional Recreation Facility in this scenario



Land use concept elements



Community Activity Centre

Community Activity Centres (CAC) provide convenient locations for a range of higher density housing types, local employment and retail services to the surrounding community.



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.



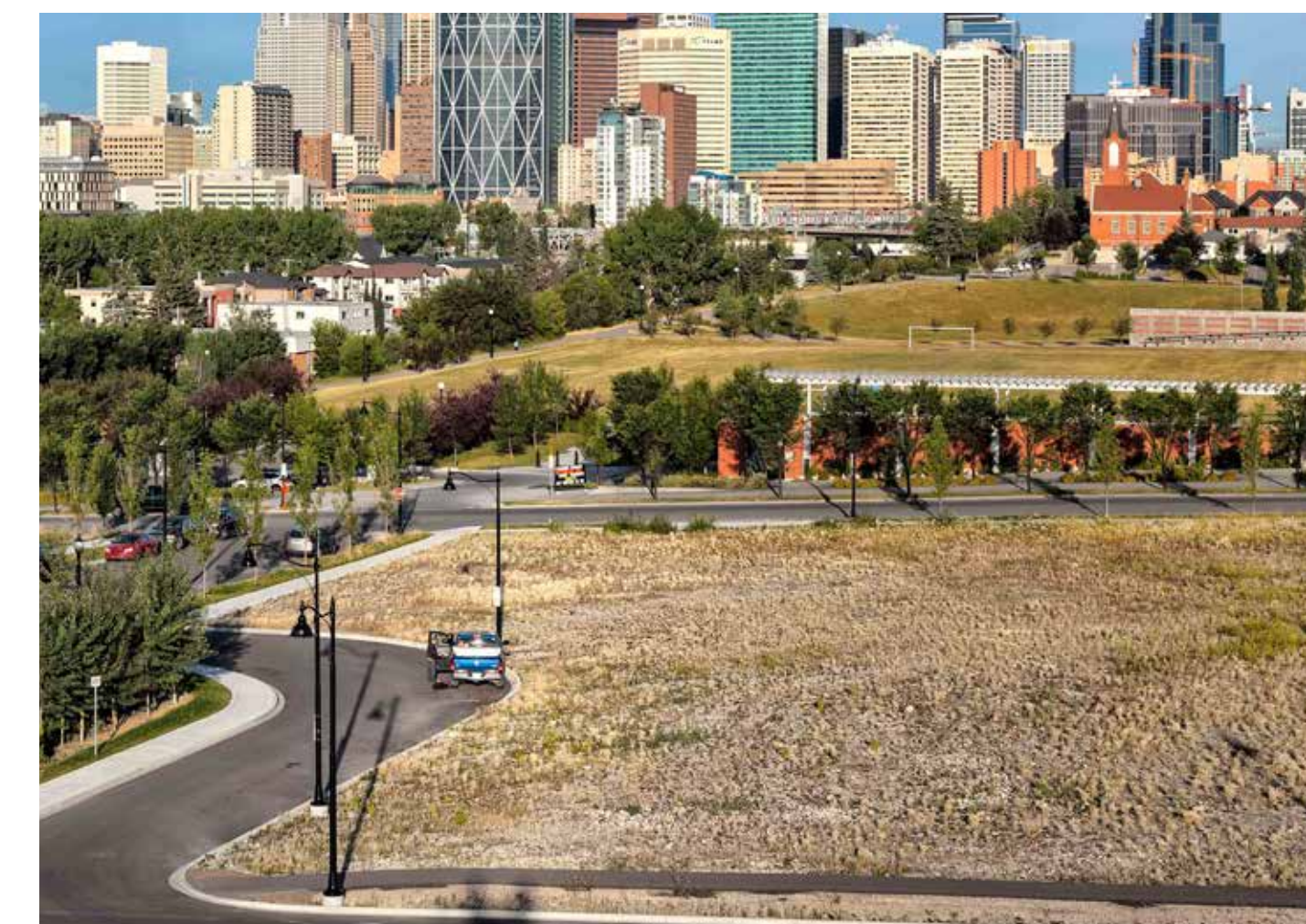
Regional Recreation Facility

The Recreation Facility 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

Overview



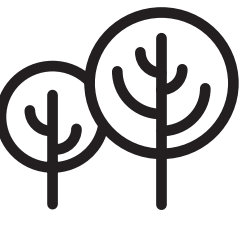
Plan area: 254 hectares



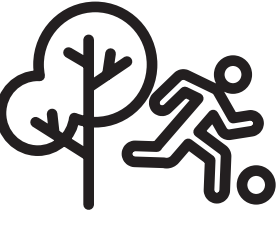
Estimated population: 10,500 – 10,800



Estimated jobs: 800



Environmental Open Space Study Area: 55.4 hectares



Municipal Reserve (public park space, school sites): 25.4 hectares

Total community plan area stats

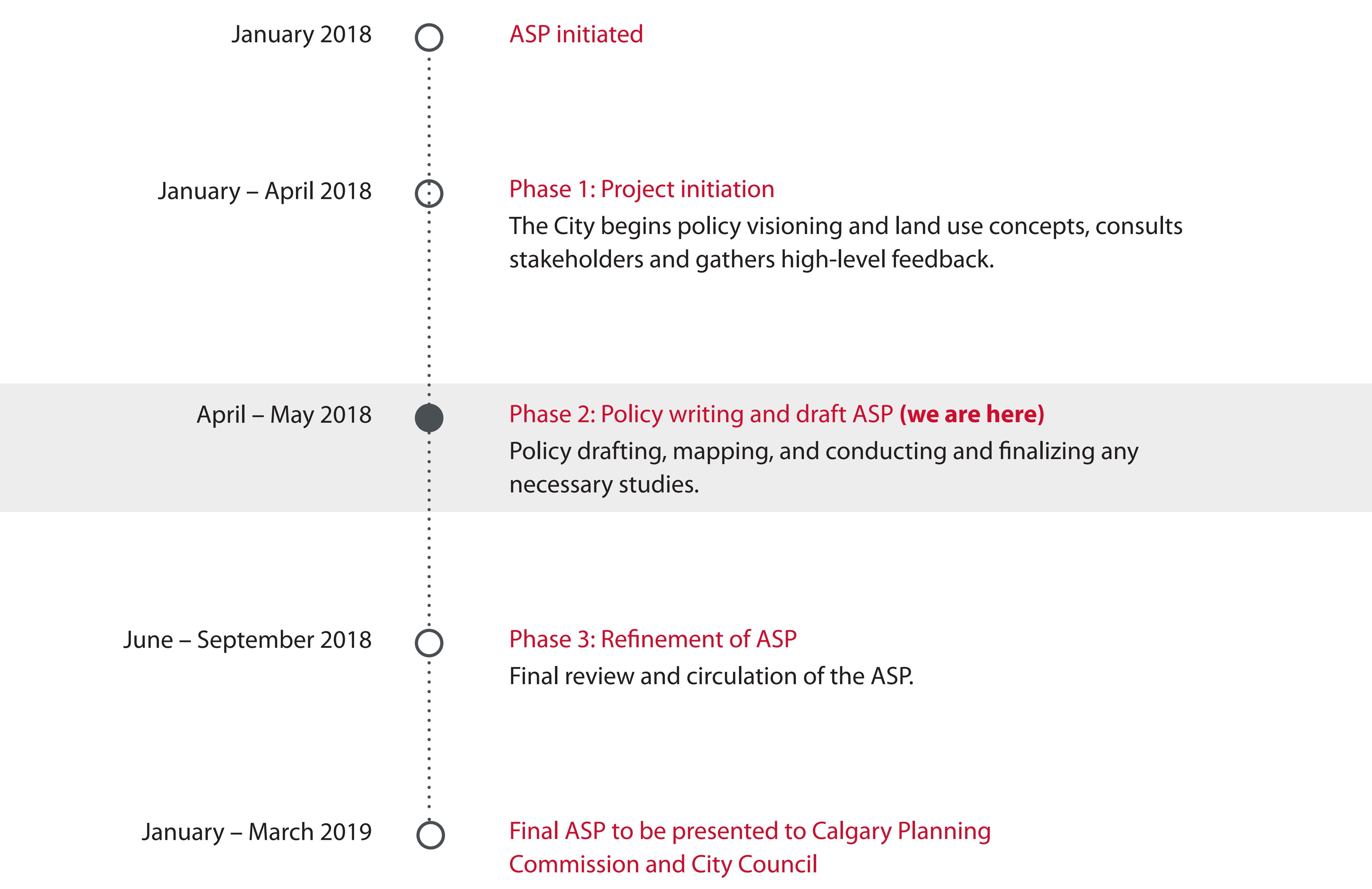
	Min scenario	Max scenario
Housing units	3,700	3,800
Single family units	2,200	2,300
Multi-family units	1,500	1,500
Population	10,500	10,800
Jobs	800	800

Frequently asked questions (FAQ)

Question	Reponse
Will The City be preserving natural areas within the plan area?	Yes - The Environmental Open Space (EOS) Study Area identifies environmentally significant areas – shown on both land use concepts as the hashed green area. Where land does not qualify as Environmental Reserve (ER), development may occur.
Will there be any environmental studies conducted for this project?	An Ecological Inventory will be 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 ER.
What is happening with the temporary road in Crestmont?	<p>A Condition of Approval for the next phase of development in Crestmont requires a second public access out of the community to the transportation network. An intersection of Crestmont Boulevard with Old Banff Coach Road (Hwy 563) was approved by Alberta Transportation under their Roadside Development Permit program. Conditions of Approval should be discussed with Alberta Transportation or the applicant.</p> <p>The extension of Crestmont Boulevard is to have paving completed in the spring of 2018 and is open to all users.</p>
What is happening with the Alberta Transportation Study?	Alberta Transportation should be contacted directly to discuss their study. At this time, The City and the area developers are reviewing the 2014 study and are in active discussions with Alberta Transportation.
Will there be any upgrades to roads in Rocky View County (Old Banff Coach Road/Hwy 563)	Upgrade requirements for existing and future traffic outside of The City’s jurisdiction should be directed to the appropriate authority.

Timeline and process

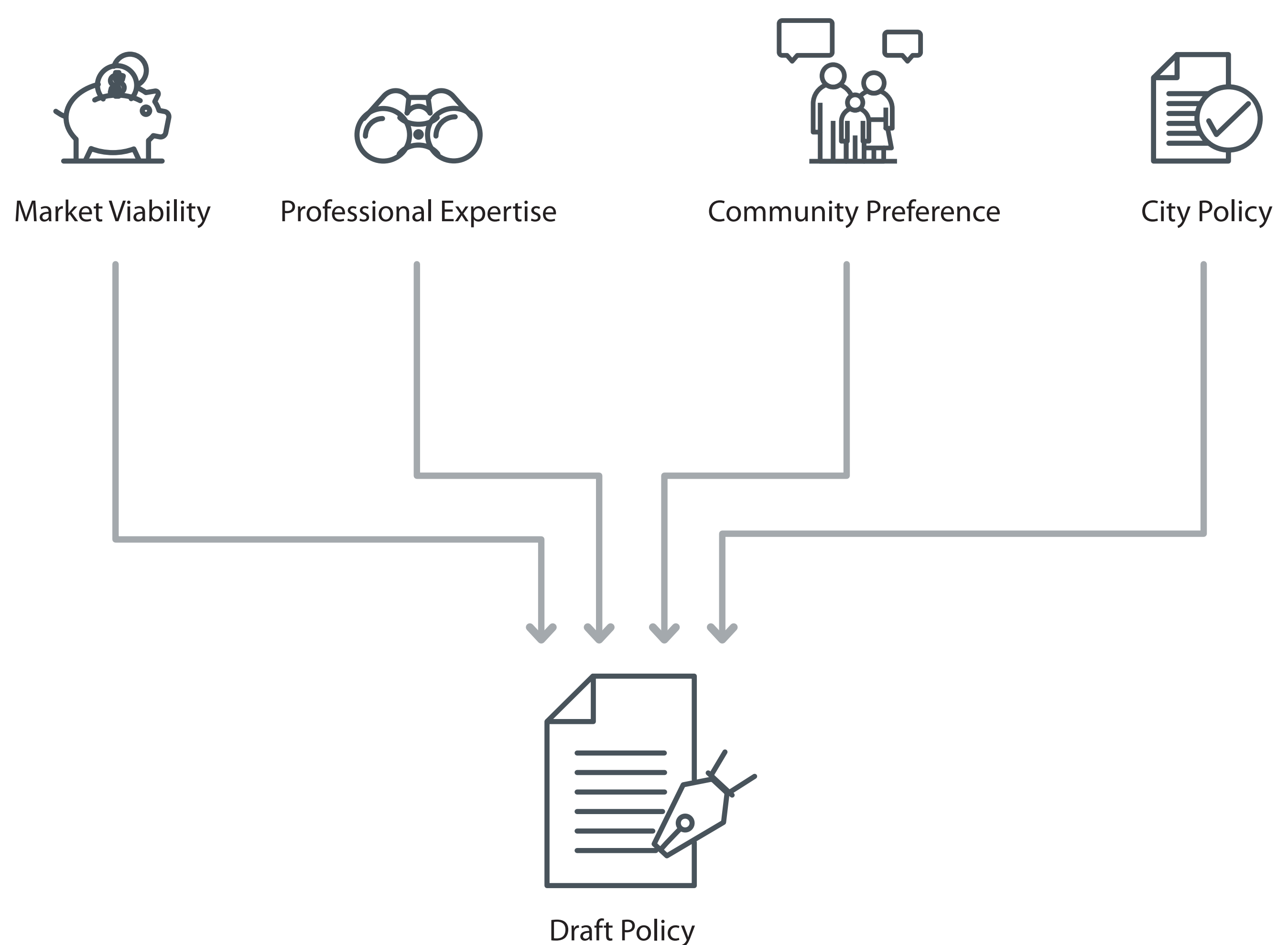
Timeline



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 will prepare a What We Heard report that will include a summary of key ideas and areas of concern. To view this report, visit calgary.ca/WestViewASP and sign up for email updates. All feedback collected throughout the engagement program is also summarized and included in the final report to Calgary Planning Commission and City Council.

Provide your input

After reviewing the two land use concepts presented here tonight, please tell us which land use concept you prefer for each of the following questions.

In February you told us you valued a well-connected community with lots of pathways, bikeways, and good vehicle access. Which concept do you feel best achieves this?

Land Use Concept One (Place dot here)	Land Use Concept Two (Place dot here)

In February you told us you had concerns with the transportation network and connectivity with the provincial highway and roads in Rocky View County. Which concept best addresses these concerns?

Land Use Concept One (Place dot here)	Land Use Concept Two (Place dot here)

In February you told us you wanted a multi-purpose regional recreation facility that was centrally located. One of the plans has a proposed recreational facility (land use concept one) and one does not (land use concept two) due to connectivity constraints. Do you prefer the plan with the recreation facility or without?

Land Use Concept One (Place dot here)	Land Use Concept Two (Place dot here)

Next steps

Provide your input

- Fill out the comment form before you leave here tonight.
- Provide your comments online before **May 29, 2018** at **calgary.ca/WestViewASP**

Stay involved

- Visit **calgary.ca/WestViewASP** to provide your comments online, stay up to date on project information and sign-up for project emails.
- Contact project manager **Morgan Huber** at The City of Calgary at **Morgan.Huber@calgary.ca**