

Welcome

Why are we here and how can you get involved?

The City of Calgary is currently working on amendments to the existing West Springs Area Structure Plan (ASP).

The changes will identify areas for increased density, while also incorporating a mix of residential, retail and commercial uses, with a focus on an improved road network and better access to transit services.

At this session you can:

- Learn about the planning process for the West Springs ASP amendments.
- Learn about applications in the area and how they impact the West Springs ASP.
- Share your vision for the West Springs area and tell us your ideas, thoughts and concerns about the proposed changes to the ASP.
- Ask questions to City of Calgary staff.



West Springs ASP area



Legend

- - - West Springs ASP Boundary
- - - West Springs Developer Funded ASP Amendment Area
- - - West Park Outline Plan Application
- - - West District Outline Plan Application
- - - Saint Michael Catholic Community Application

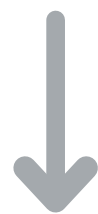
The planning process



Municipal Development Plan vol. 1 and Calgary Transportation Plan

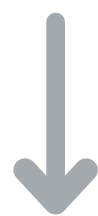
Adopted by City Council in 2009.

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



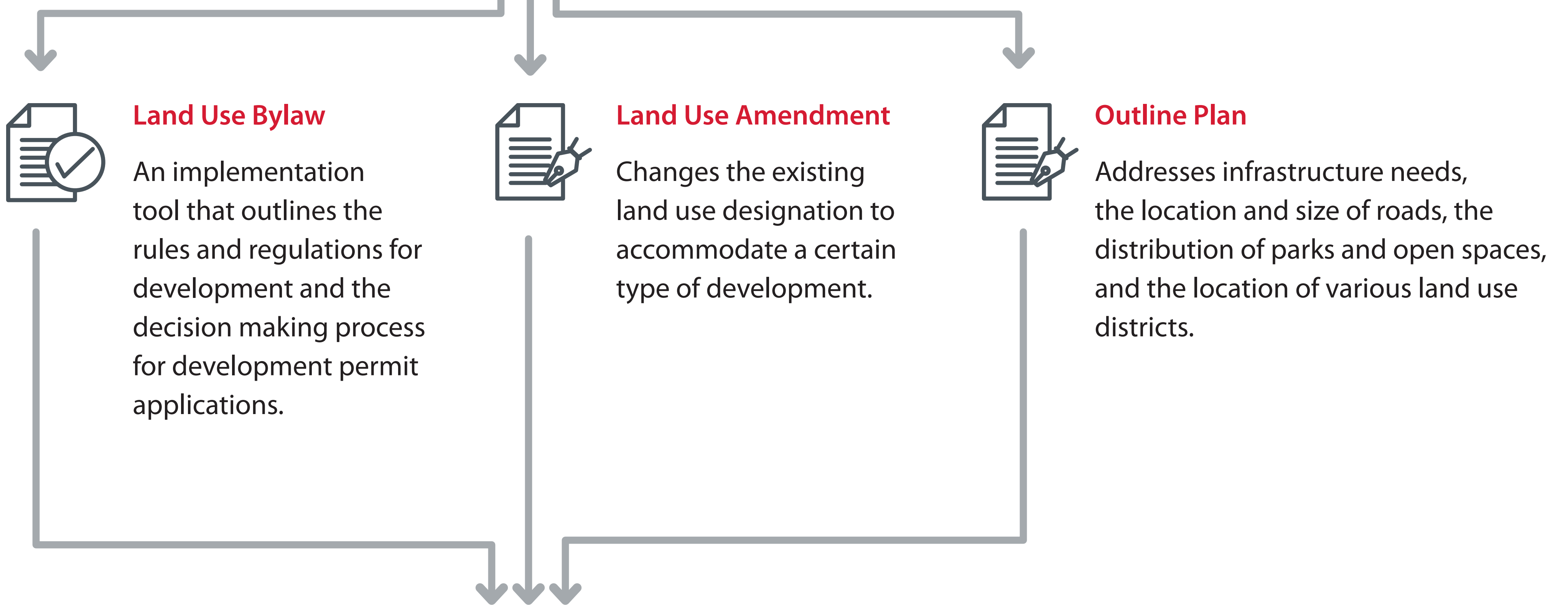
Municipal Development Plan vol. 2, Part 1: The New Community Planning Guidebook

Provides the building blocks for new community design and sets common standards for new community development. It contains policy that is applied in combination with Area Structure Plan policies.



Area Structure Plan

A long-range planning document that includes policy to support a common vision, and outlines neighbourhood-specific policies such as density, priority streets and open spaces.



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.

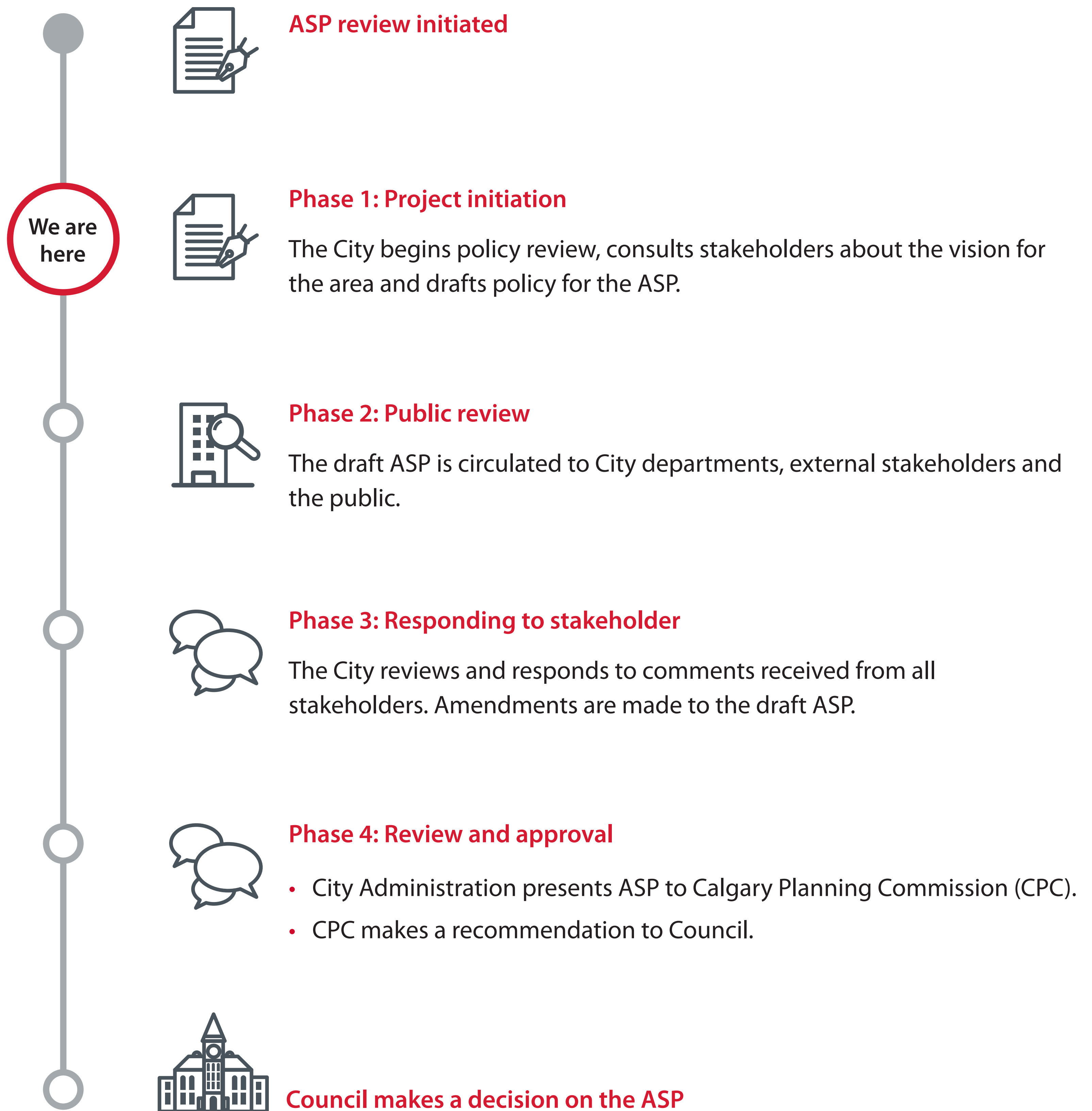


Development Permit



Development Construction

The ASP review process



How will public feedback be used?

The City will prepare a report summarizing all feedback from the public following this open house. This **What We Heard** report will include a summary of key ideas and areas of concerns. Your input will help inform The City's review of the draft ASP and applications.

We will return to the community in May 2017 to share the **What We Heard** report and a draft ASP.

All feedback is summarized and included in the final report to Calgary Planning Commission and City Council.

Timeline

2009

Council provides new direction on how the city will grow and move with the approval of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP).

2014

Developer-led public engagement.

2015

May 13

City Council approves new land use district at 85 St. S.W. and Westward Ave. S.W. (Gateway)

2016

March 24

Development Permit for Gateway approved for two eight-storey mixed-use buildings.

October 3

Application submitted for an Outline Plan and Land Use amendment to accommodate a proposal for West Park. Amendments to the West Springs ASP are required.

November 24

Council directs Administration to undertake a developer-funded amendment to the West Springs ASP. This includes lands identified as West District. It did not include lands identified as West Park.

2017

February 15

Application submitted for an Outline Plan and Land Use amendment to accommodate a proposal for West District.

April / May

Online and in-person public engagement activities hosted.

Q3/Q4

- West Springs ASP amendments to be presented to Calgary Planning Commission.
- West Springs ASP amendments to be presented to Council.

Why are we amending the 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.



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.

The City is now reviewing the West Springs Area Structure Plan (ASP) to align with the MDP targets.

What is an Area Structure Plan?

An Area Structure Plan (ASP) is a long-range planning document that guides future land use decisions.

The purpose of an ASP is to:

1. Implement The City's broad planning objectives of the Municipal Development Plan, the Calgary Transportation Plan, and other plans and policies by promoting logical, compatible and sustainable development.
2. Guide decisions that determine the form that the plan area will take as it relates to essential services and facilities, land uses, transportation systems, population, jobs and densities, and the sequence of development.

What is the current vision for the West Springs ASP?

- By 2025, the West Springs community has over 15,000 people.
- The community core and mixed use area are the focus of activity and intensification, with street-oriented and pedestrian-scale developments.
- There are six neighbourhoods within the West Springs community, each with central amenities.
- West Springs is designed to respect natural features, protect existing ecosystems and wildlife habitat.
- Neighbourhoods are connected locally and regionally through connected streets and pathways.

Understanding community priorities

Tell us what priorities are important to you, by placing a dot in that square. Your feedback will help inform the vision for the West Springs Area Structure Plan.

Urban character / aesthetics	Improve vehicle travel times	Pedestrian accommodation	Bicycle accommodation
Community connectivity	Efficient transit services	A new neighbourhood with a strong sense of place and character	An interconnected neighbourhood that enables an active lifestyle (cycling, walking)
Development intensification to support community amenities (retail and transit)	Ensuring development is sensitive to adjacent development	Attractive community gathering spaces	Variety of housing choices
Optimize public open space and infrastructure to benefit the community	Provide opportunity for people to work in close proximity to where they live	Other:	Other:

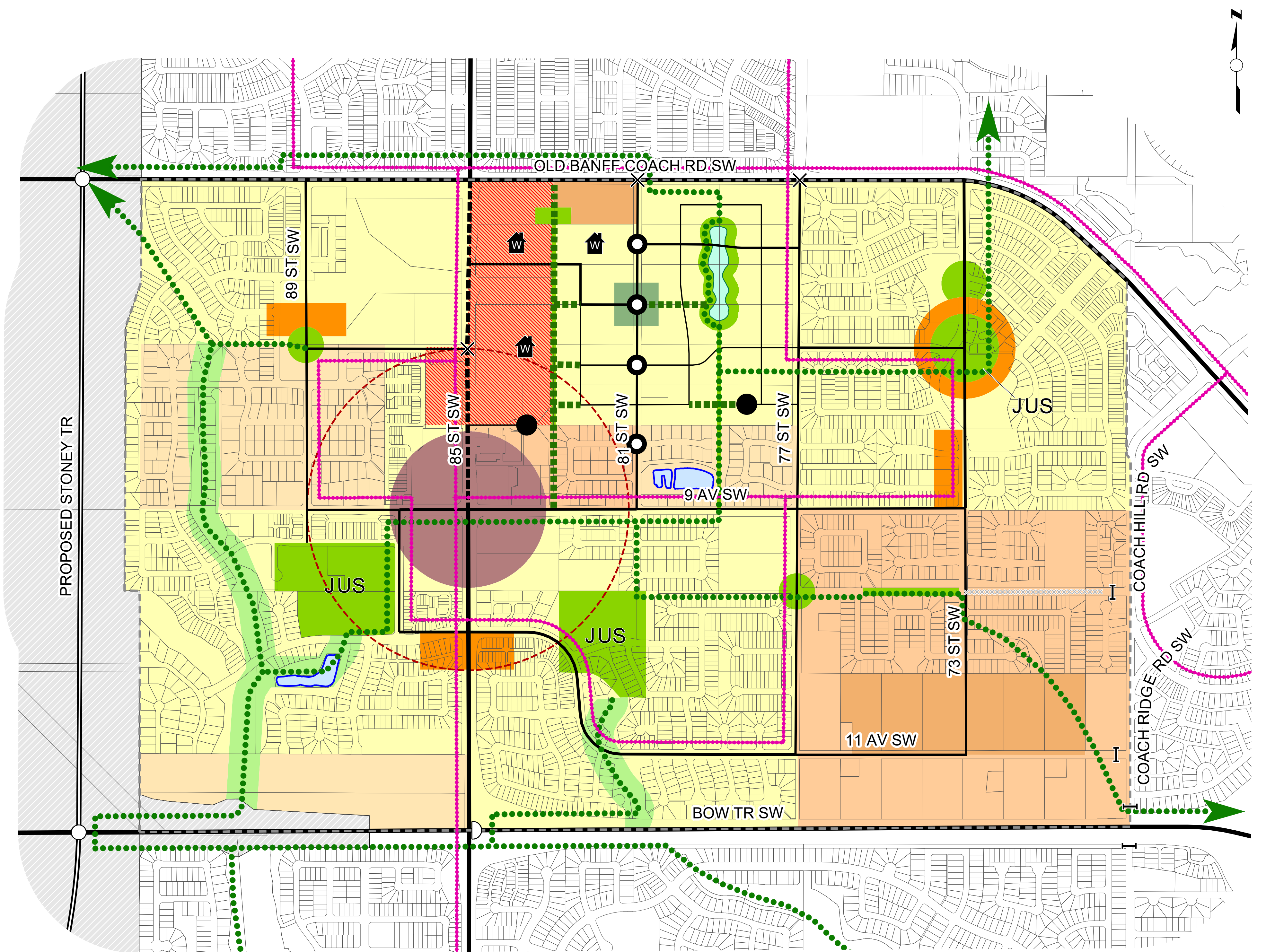
Next steps

- The City will review and amend the West Springs Area Structure Plan (ASP) based on the feedback heard both in-person and online.
- In May 2017, The City will share a draft ASP and detailed outline plans for West District and West Park.

How can I stay involved?

- Watch for information about The City's next public engagement event in May 2017.
- Visit calgary.ca/westspringsasp to review the proposed documents and fill out an online survey between April 3 and 10, 2017.
- Contact Dino Civitarese at The City of Calgary to talk specifically about the project at 403-268-3695.

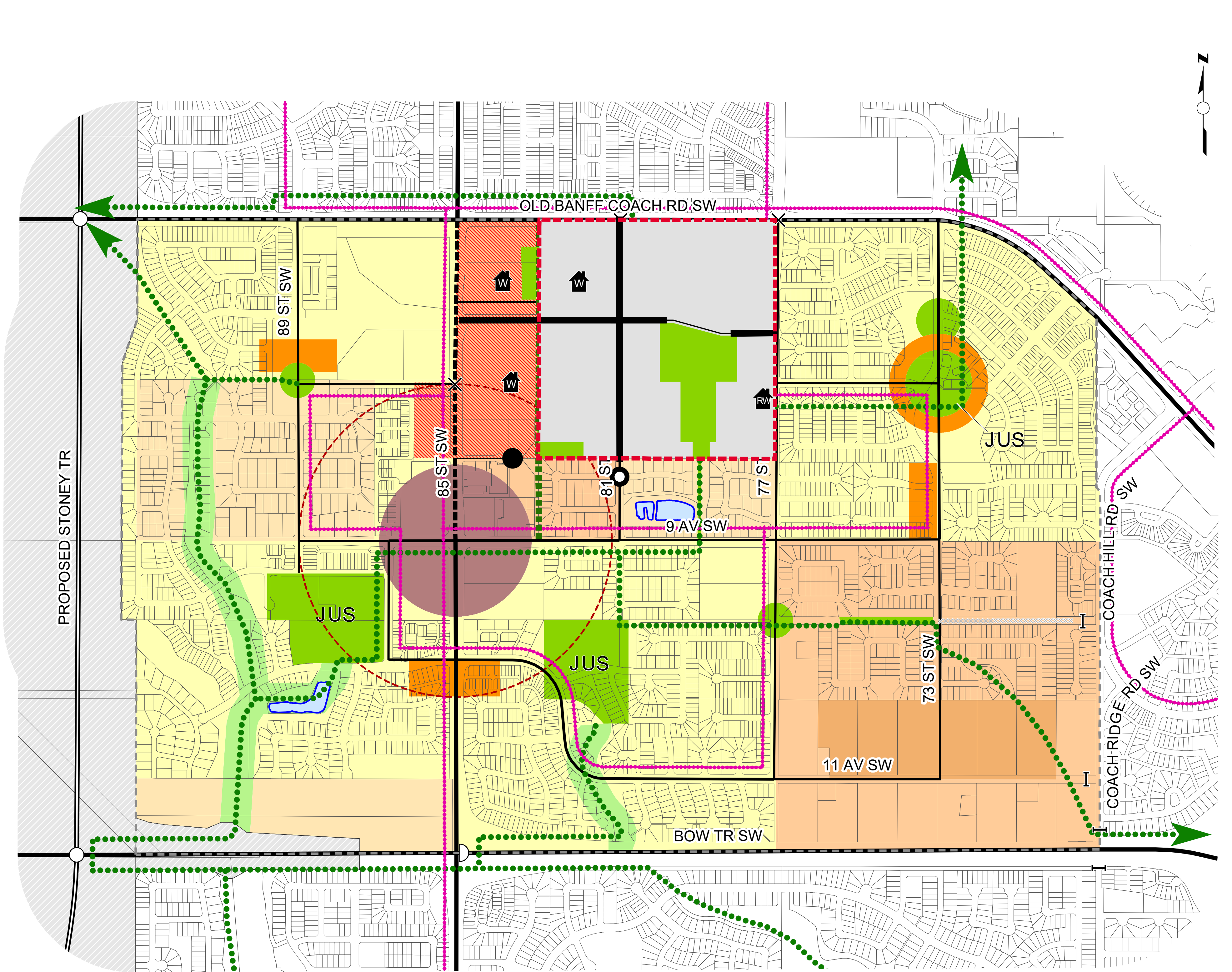
Current land use concept: West Springs ASP



Legend

----- Community Plan Boundary	Mixed Use	Core Area	Arterial Street	Full Interchange
Transportation/ Utility Corridor	Community Core	Place of Worship	Local Arterial Street	Partial Interchange
Urban Development	Central Amenity Space	Regional Pathway	Primary Collector Street	Signalized Intersection
Low Density Infill	Natural Drainage Ravine	Walkway/ Local Pathway	Collector Street	Cul De Sacs
Standard Density Infill	Open Space	Transit Route	Street	No Road Connection
Medium Density	Stormwater Pond	Skeletal Street	Potential Street Closure	
Multi Dwelling Residential	JUS Joint Use Site			

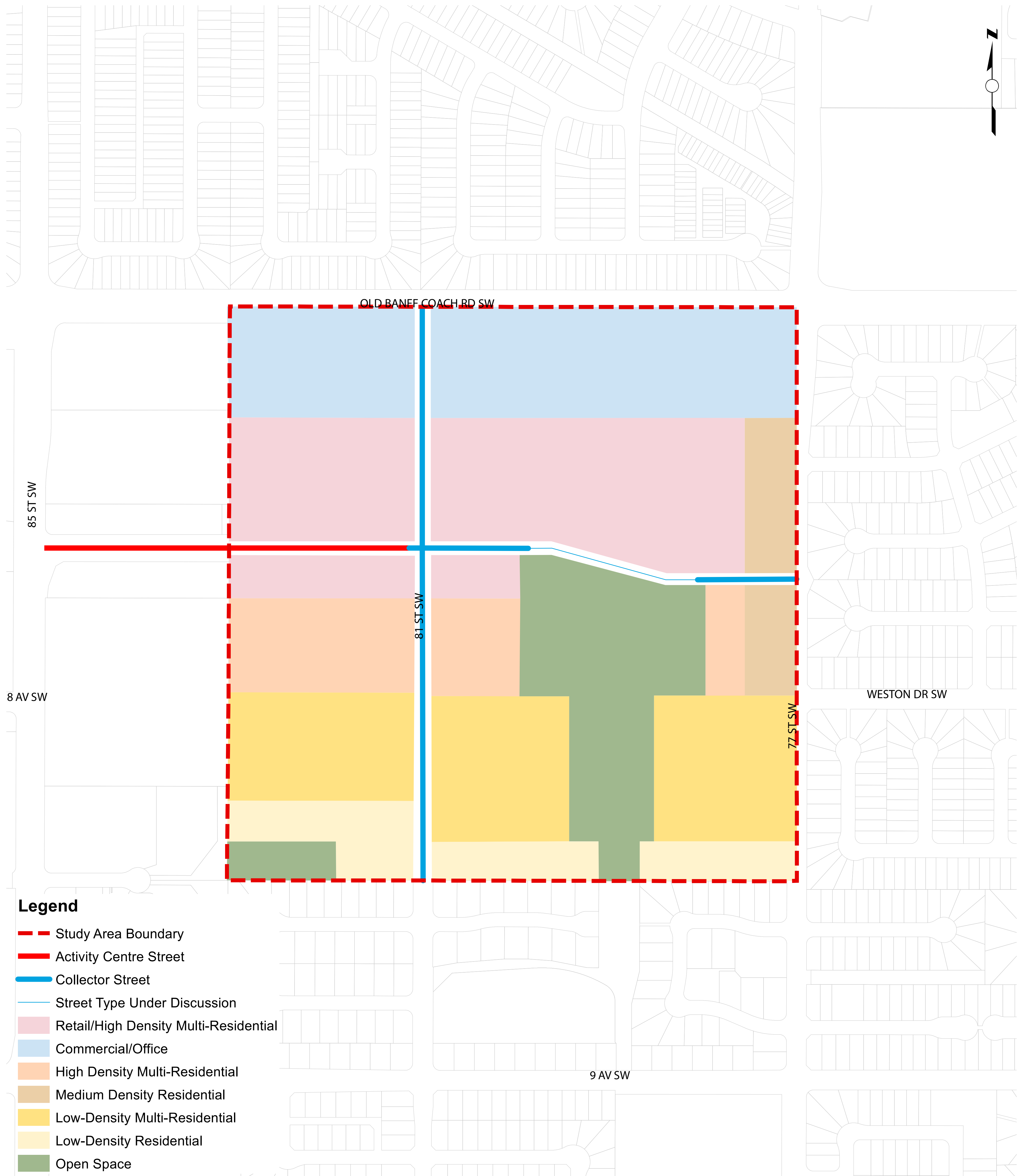
Proposed land use concept: West Springs ASP



Legend

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|--|---|--|--|--|
| <ul style="list-style-type: none"> Community Plan Boundary Transportation/ Utility Corridor Urban Development Low Density Infill Standard Density Infill Medium Density Multi Dwelling Residential | <ul style="list-style-type: none"> Mixed Use Community Core Central Amenity Space Natural Drainage Ravine Open Space Stormwater Pond JUS
Joint Use Site | <ul style="list-style-type: none"> Special Policy Area (West District) Core Area Place of Worship Relocated Place of Worship Regional Pathway Walkway/ Local Pathway Transit Route | <ul style="list-style-type: none"> Skeletal Street Arterial Street Local Arterial Street Primary Collector Street Collector Street Street Potential Street Closure | <ul style="list-style-type: none"> Full Interchange Partial Interchange Signalized Intersection Cul De Sacs No Road Connection |
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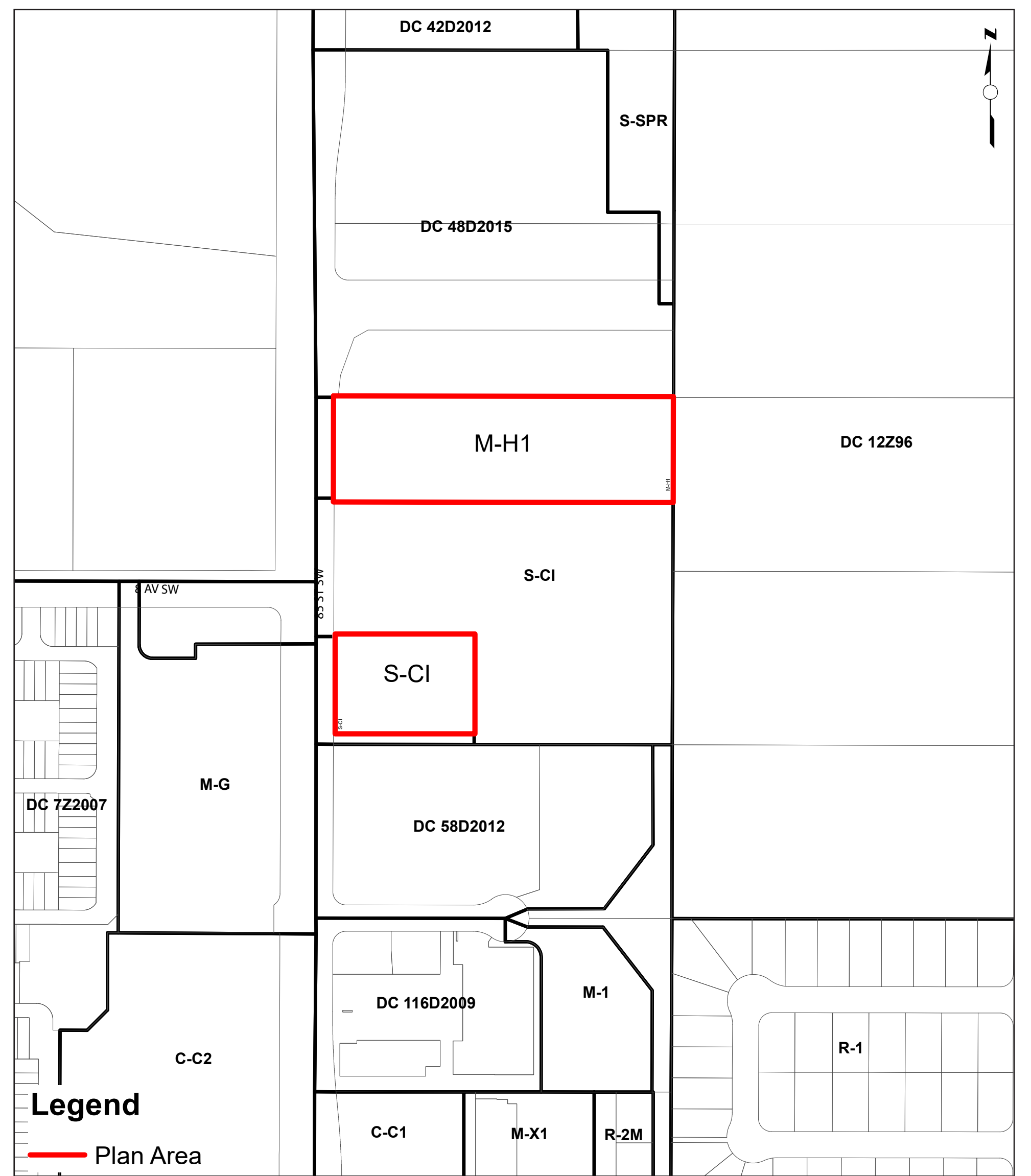
Proposed land use concept: West District



Legend

- - - Study Area Boundary
- Activity Centre Street
- Collector Street
- Street Type Under Discussion
- Retail/High Density Multi-Residential
- Commercial/Office
- High Density Multi-Residential
- Medium Density Residential
- Low-Density Multi-Residential
- Low-Density Residential
- Open Space

Proposed land use concept: Saint Michael Catholic Community



Ideas and concerns

Within the area, what ideas or concerns do you have?

Consider things like:

- pedestrian access or connectivity
- public outdoor spaces
- retail and commercial hubs

Please place a sticky note on the map to share your ideas or concerns.

West District at a glance

The West District area and neighbouring communities of West Springs and Cougar Ridge are located in west Calgary. Approximately nine kilometres from the Centre City, the area is served by major roads Bow Trail and 17 Ave. S.W., and Calgary Transit's West LRT line.

The West District plan area is one of the last large pockets of undeveloped land in west Calgary, and represents a unique opportunity to master plan and sensitively intensify the overall number of people and jobs in the region.

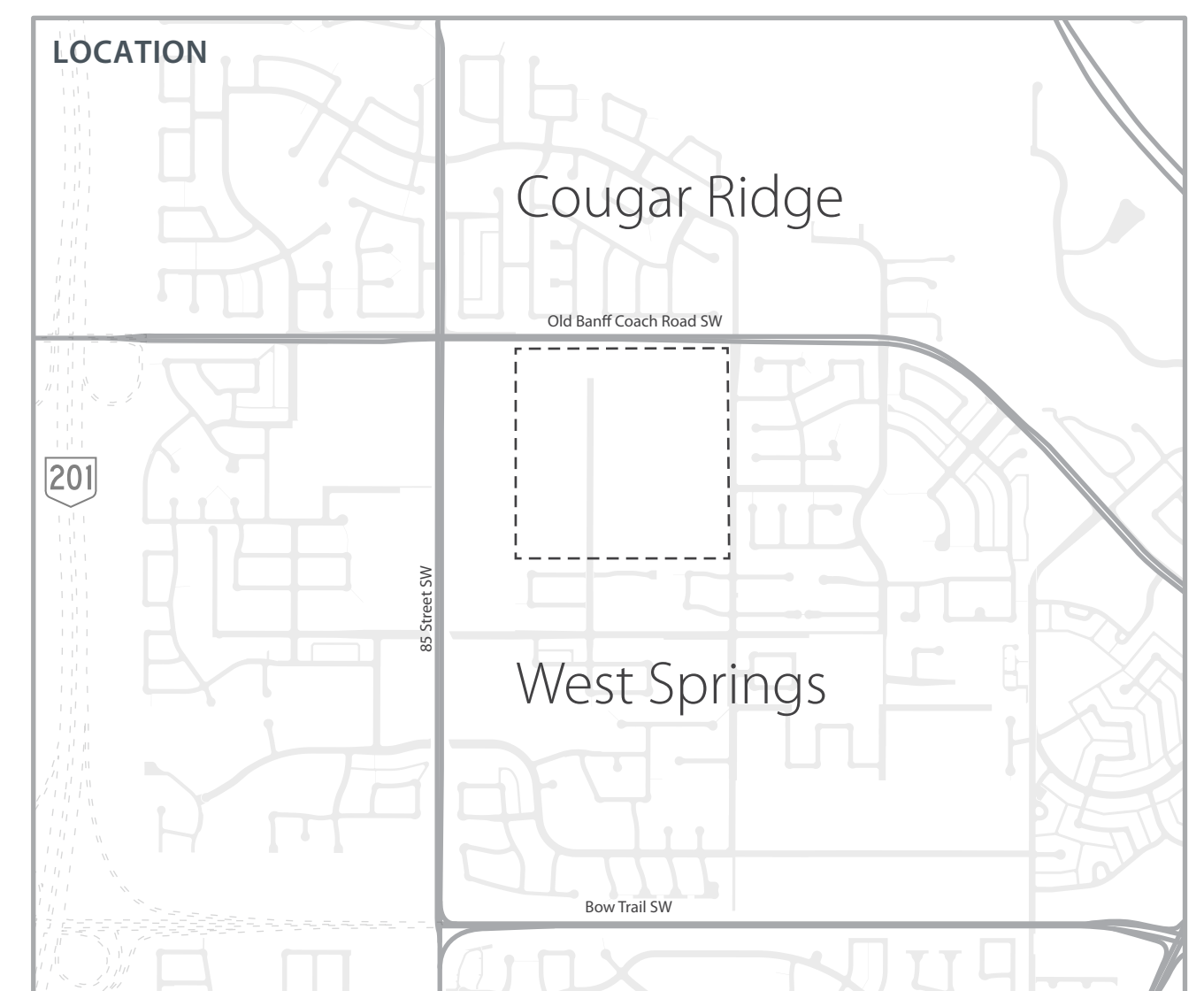
CONTEXT WEST SPRINGS & COUGAR RIDGE

CO 1554 ACRES
629 HECTARES

5421 DWELLING UNITS 16800 PEOPLE 2217 JOBS

3.5 UNITS / ACRES

30 PEOPLE OR JOBS / GROSS DEVELOPABLE HECTARE



EXISTING WEST SPRINGS ASP DEVELOPMENT SCENARIO

WS 84 ACRES
34 HECTARES

603 DWELLING UNITS 1936 PEOPLE 74 JOBS

7.2 UNITS / ACRES

58 PEOPLE OR JOBS / GROSS DEVELOPABLE HECTARE

PROPOSED WEST DISTRICT DEVELOPMENT SCENARIO

WD 84 ACRES
34 HECTARES

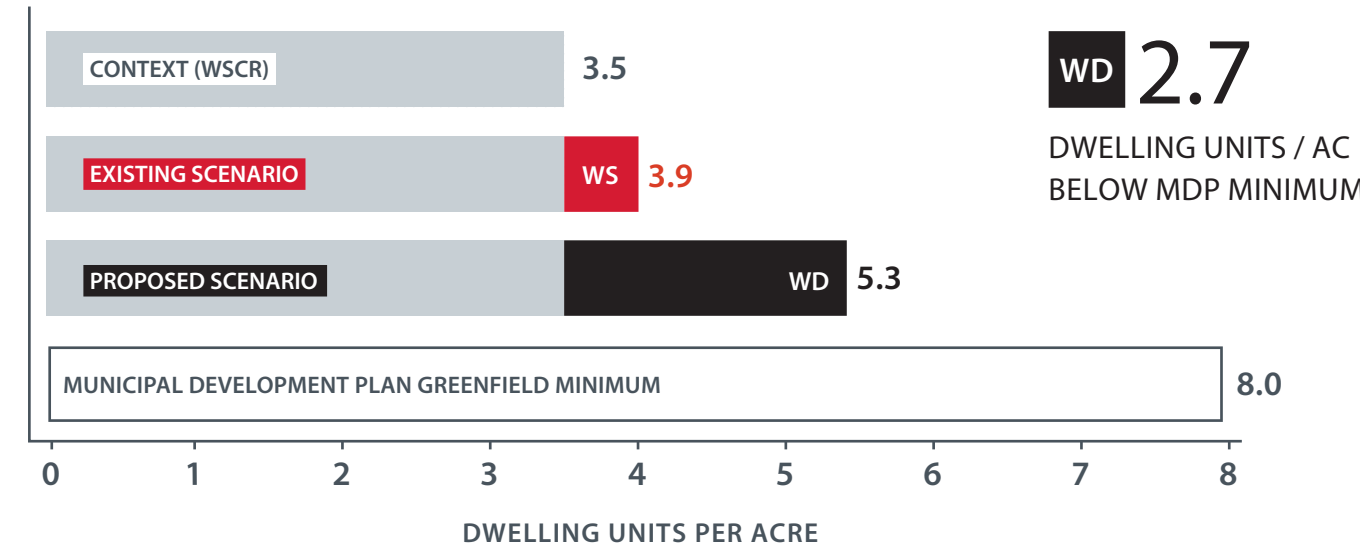
2758 DWELLING UNITS 4714 PEOPLE 5495 JOBS

33 UNITS / ACRES

291 PEOPLE OR JOBS / GROSS DEVELOPABLE HECTARE

THE DENSITY CONTEXT

Density is a measure of the number of dwelling units on a parcel of land, expressed in dwelling units per acre.



THE INTENSITY CONTEXT

Intensity is a measure of the concentration of people and jobs within a given area, calculated by totalling the number of people either living or working in a given area.



Municipal Development Plan Goal: Compact city: Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.