

Welcome to the West Springs ASP amendment open house

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).

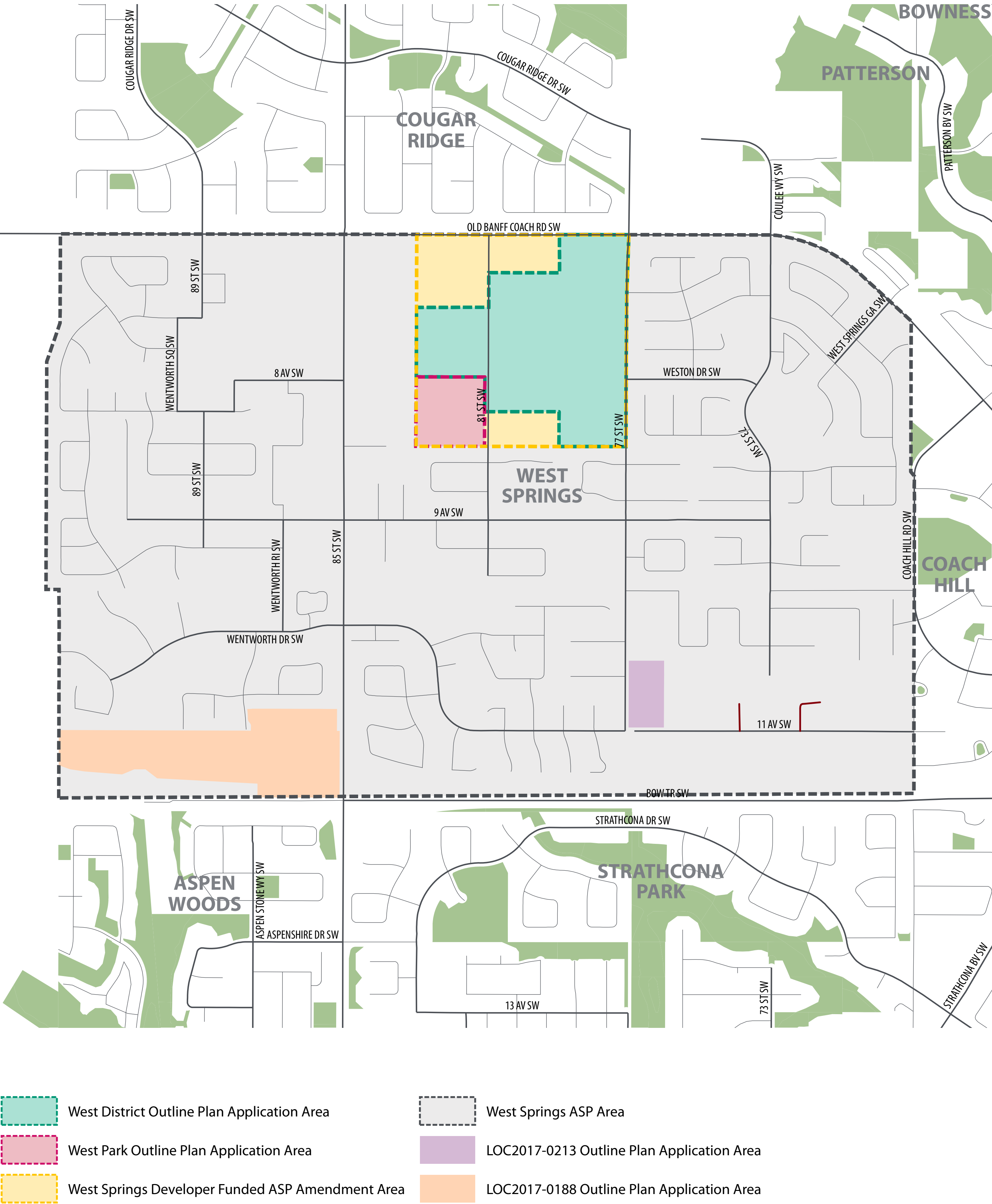
The changes will identify areas for increased density, while also incorporating a mix of residential, retail and commercial uses, an improved road network and better access to transit services.

At this session you can:

- Review what was heard during the last phase of public engagement and learn how The City responded to the feedback received.
- Learn about the proposed changes to the West Springs ASP and development applications in the area.
- Ask questions to City of Calgary staff.
- Learn about next steps and timelines.



Major developments in West Springs ASP



The planning process



Municipal Development Plan and Calgary Transportation Plan

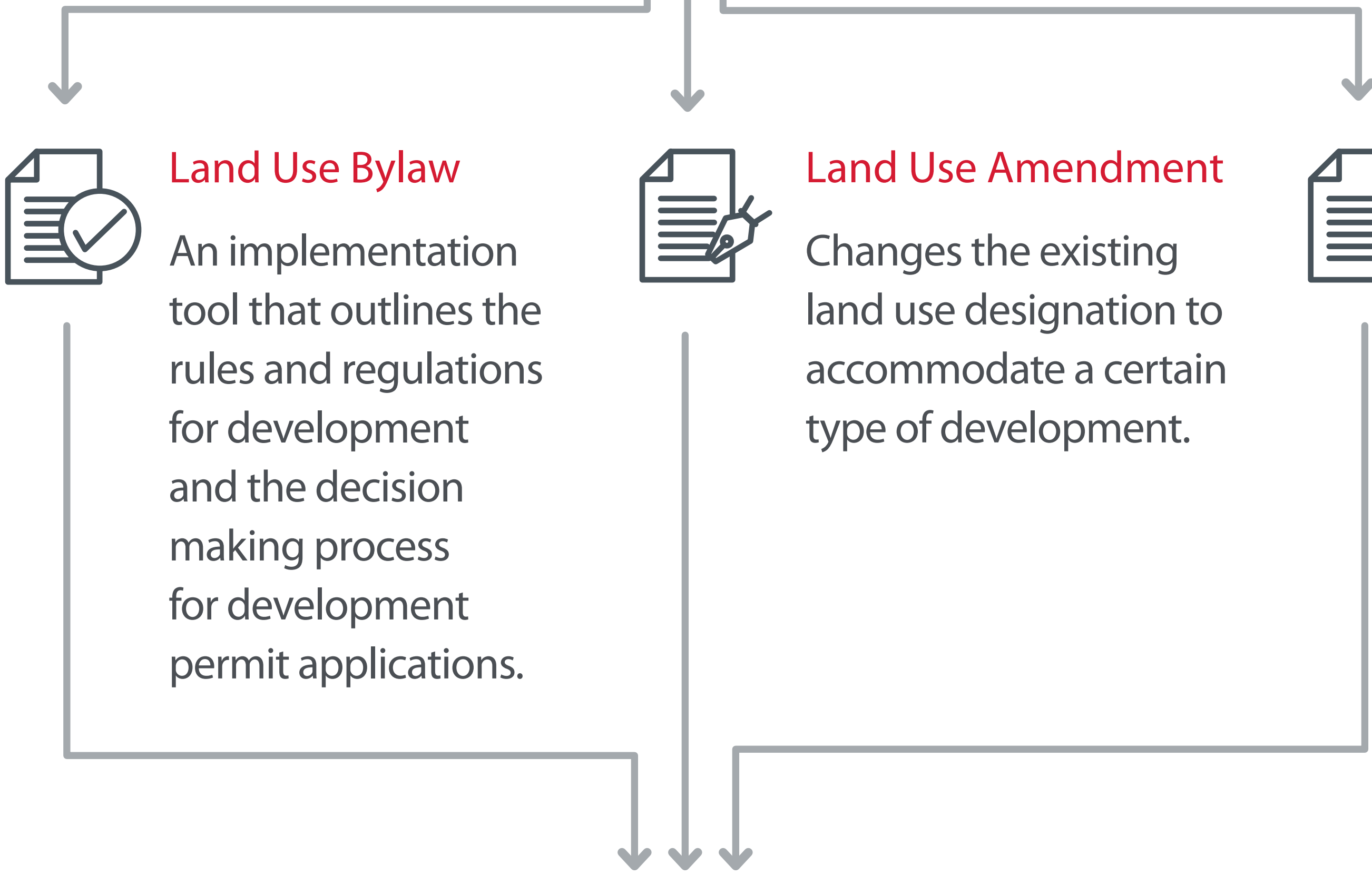
Adopted by City Council in 2009.

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.



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

Area Structure Plans

What is an Area Structure Plan?

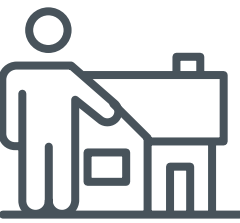
An Area Structure Plan (ASP) is a long-range planning document that guides future land use decisions.

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.

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.

Original proposed West Springs ASP amendments

In February 2017, a development application was submitted to accommodate the following vision for the area.



What we heard/ what we did

The City has reviewed all feedback that was collected from the first phase of public engagement hosted in April 2017, and has responded to the ideas and concerns that were most frequent. These responses include how we will use this input and what recommendations were requested of the applicant. This also identifies what input cannot be used and why.

What We Heard	City's Response
Concerns with high density development and the proposed building heights in the new development areas.	<ul style="list-style-type: none">• The highest densities and building heights are located at the center of the development, with building heights gradually transitioning down towards 77 St. S.W., Old Banff Coach Road S.W. and the West Park subdivision.• Where there is no dividing lane or street to the south, development will complement the height and density of the existing homes.
Citizens would like better and safer connectivity for all modes (bikes, pedestrians and vehicles).	<ul style="list-style-type: none">• The street network will feature short blocks and be grid-based, promoting the greatest connectivity for all transportation modes.• The street design will promote active transportation (walking and cycling) choices and new regional pathway connections that fill the gaps in the existing pathway network.
Concerns about the impact additional density will have on the transportation and transit infrastructure. Citizens are concerned this will worsen traffic in the area.	<ul style="list-style-type: none">• Transportation impacts were reviewed and it was determined that a reduction from the original density ask would be more appropriate given the existing transportation network capacity.• Several infrastructure upgrades will be necessary to ensure the network can support the proposed densities. See the Transportation board for more details.
Citizens are concerned about the impact additional density will have on the schools in the area.	<ul style="list-style-type: none">• The build-out time for West District is approximately 20 years – meaning that this development would not likely amplify the immediate existing pressure on local schools.• The Calgary Board of Education has submitted a formal statement indicating that, based on the number of houses proposed, no new schools will be required.
Citizens are supportive of green space and have made specific suggestions for space programming such as a community centre.	<ul style="list-style-type: none">• Approximately 8 acres of multi-layered programming will be available.• The open space will include a flexible development site where private or public recreational facility space, including community meeting purposes, could be provided.


Revised proposed West Springs ASP amendments

Based on public feedback and technical analysis, a revised development application was submitted for the area in October 2017. The revised development scenario proposes a reduction of the original proposed density.



1789

Dwelling units



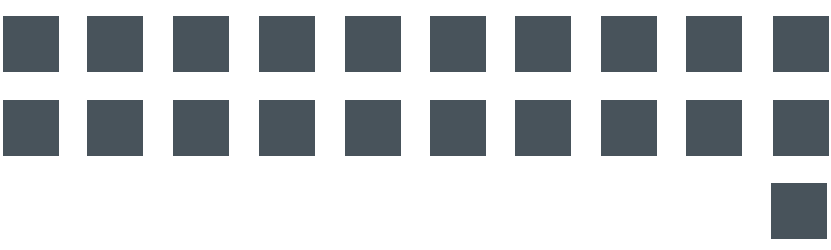
3389

People



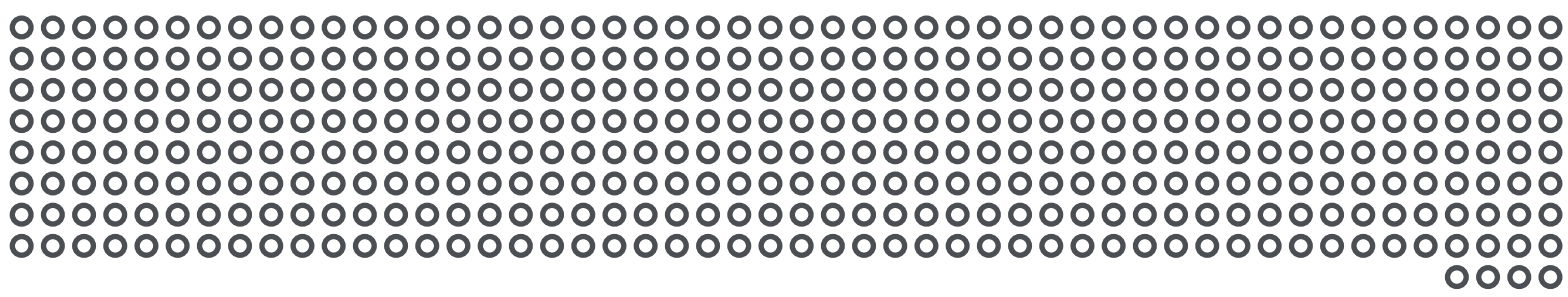
3543

Jobs



21

Units / Acres



204


People or jobs / gross developable hectare

Summary of changes

The following list outlines the major changes made to the revised development scenario:




Decreased the number of residential units from 2,758 to 1,789



The overall density has been reduced:

- 291 people or jobs per hectare to 204
- 33 units per acre to 21 units per acre
- 1.66 million square feet office/retail to 1.08 million



Building height has been reduced:

- Along the north edge of Old Banff Coach Road from 30 metres to 20 metres
- The height has been limited to 16 metres along 77 St S.W.
- The height has been limited to 11 metres along the south edge

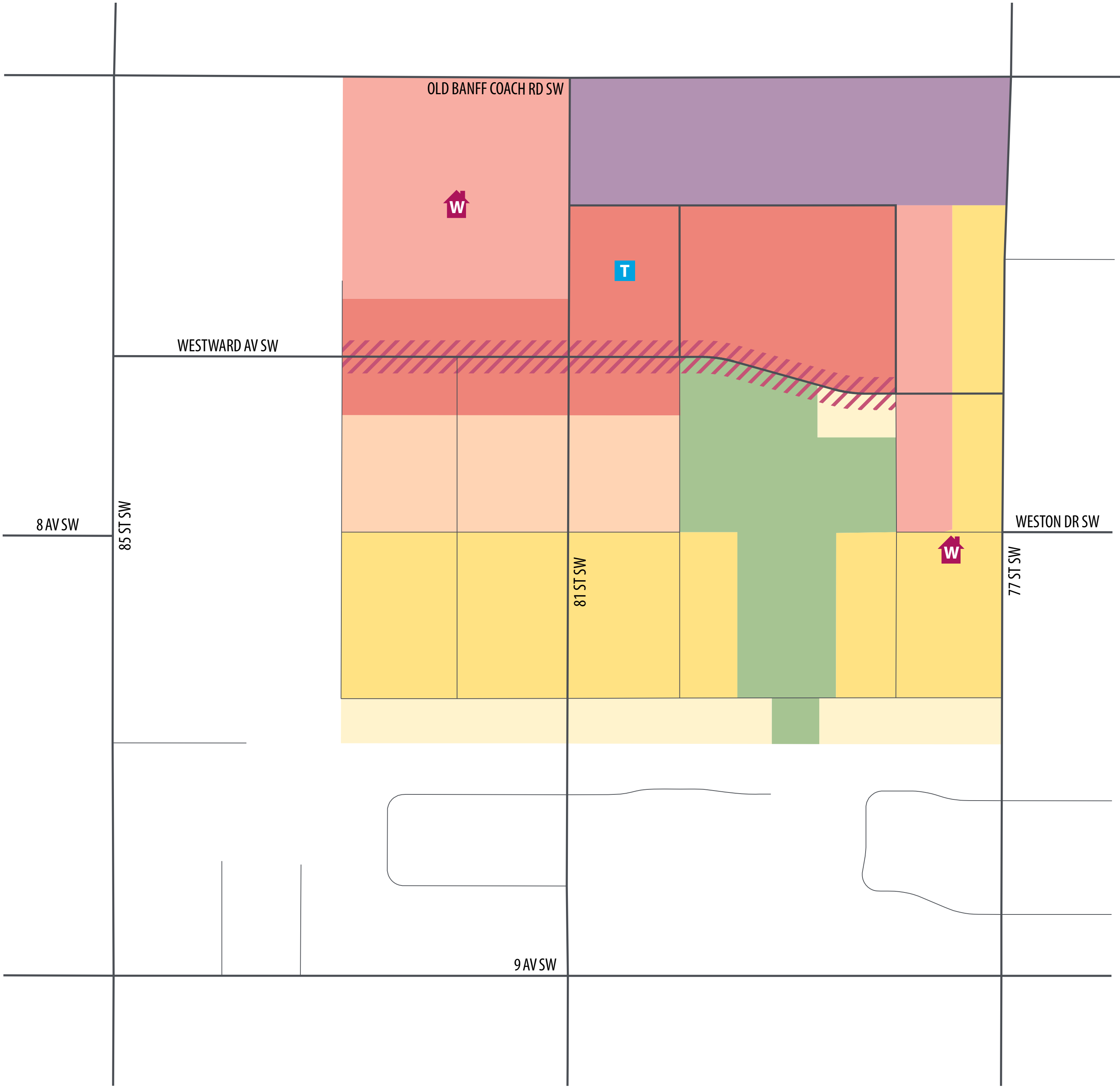
Land use categories











The following land use categories will be included as part of the West Springs ASP amendments.

	Building block	Number of possible storeys	Height
	Employment Intensive	4-5 storeys	20 metres
	Community Centre	7-8 storeys	30 metres
	Community Mid-Rise	6 storeys	20-26 metres
	Neighbourhood Mid-Rise	5 storeys	16-26 metres
	Neighbourhood Low-Rise	4 storeys	13-16 metres
	Neighbourhood Limited	3 storeys	11 metres

Revised proposal: land use map

This map is conceptual only.
No measurements of distances
or areas should be taken
from this map. The location of
transit is approximate.



- | | | |
|--|--|--|
|  Open Space |  Neighbourhood - Mid-Rise |  Potential Transit Location |
|  Employment - Intensive |  Neighbourhood - Low Rise |  Place of Worship |
|  Community - Centre |  Neighbourhood - Limited | |
|  Community - Mid-Rise |  Active Frontage | |

OLD BANFF COACH RD SW

20 m

26 m

30 m

30 m

26 m

16 m

11 m

13 m

11 m

16 m

13 m

11 m

WESTWARD AV SW

8 AV SW

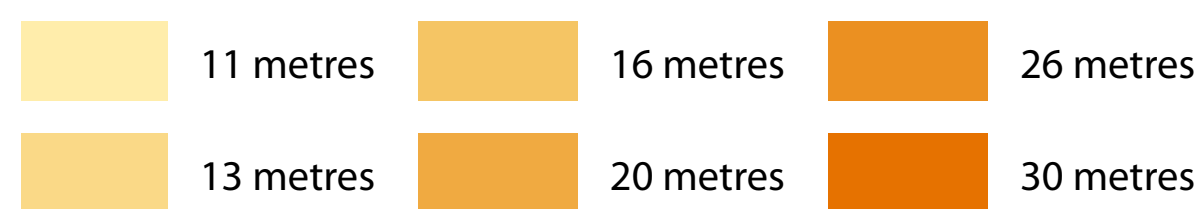
85 ST SW

81 ST SW

77 ST SW

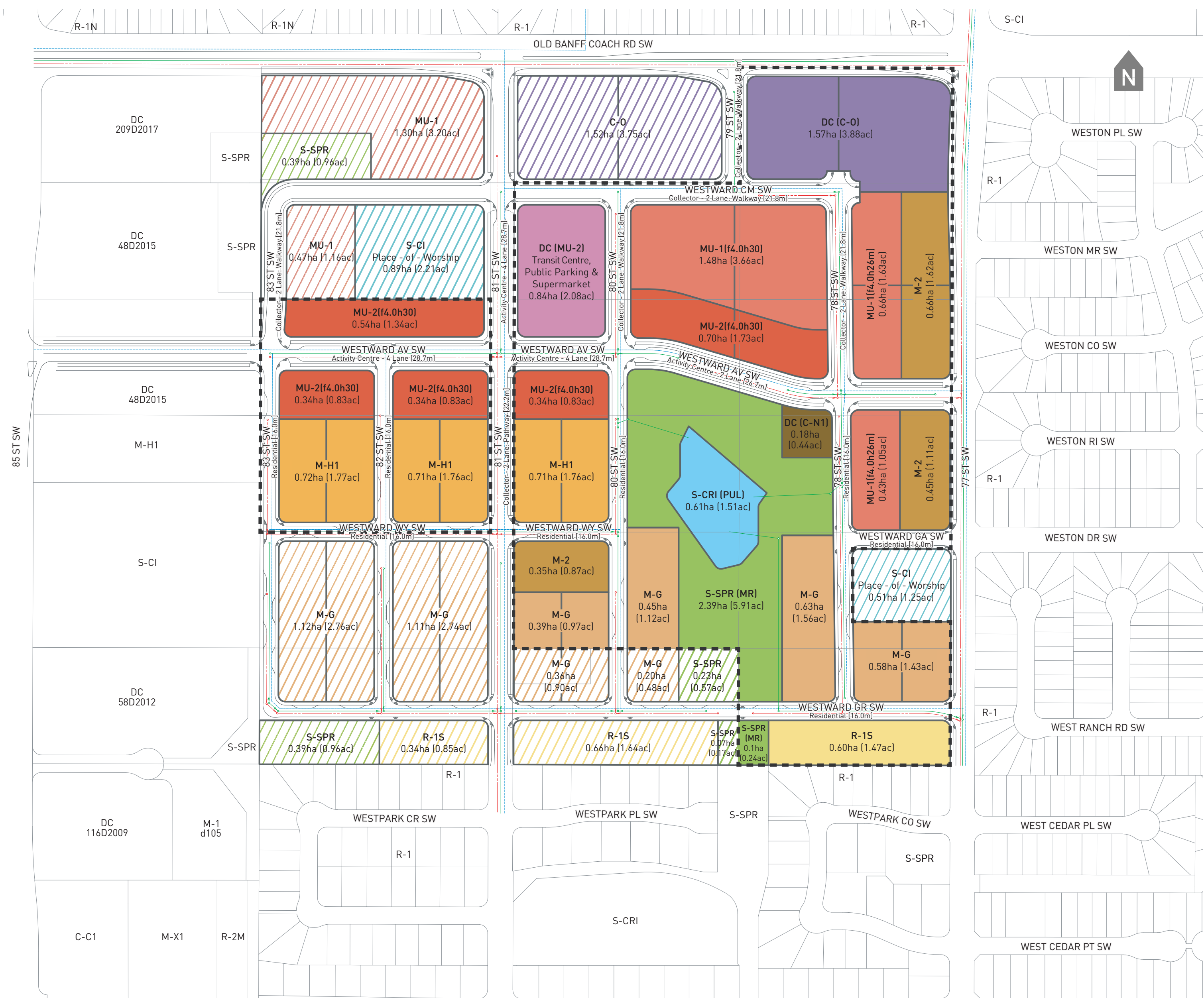
WESTON DR SW

9 AV SW








	Height	Number of possible storeys
	30 metres	7-9 storeys
	26 metres	7-8 storeys
	20 metres	6 storeys
	16 metres	5 storeys
	13 metres	4 storeys
	11 metres	3 storeys

The map below shows the proposed outline plan and land use that aligns with the proposed West Springs ASP amendments.

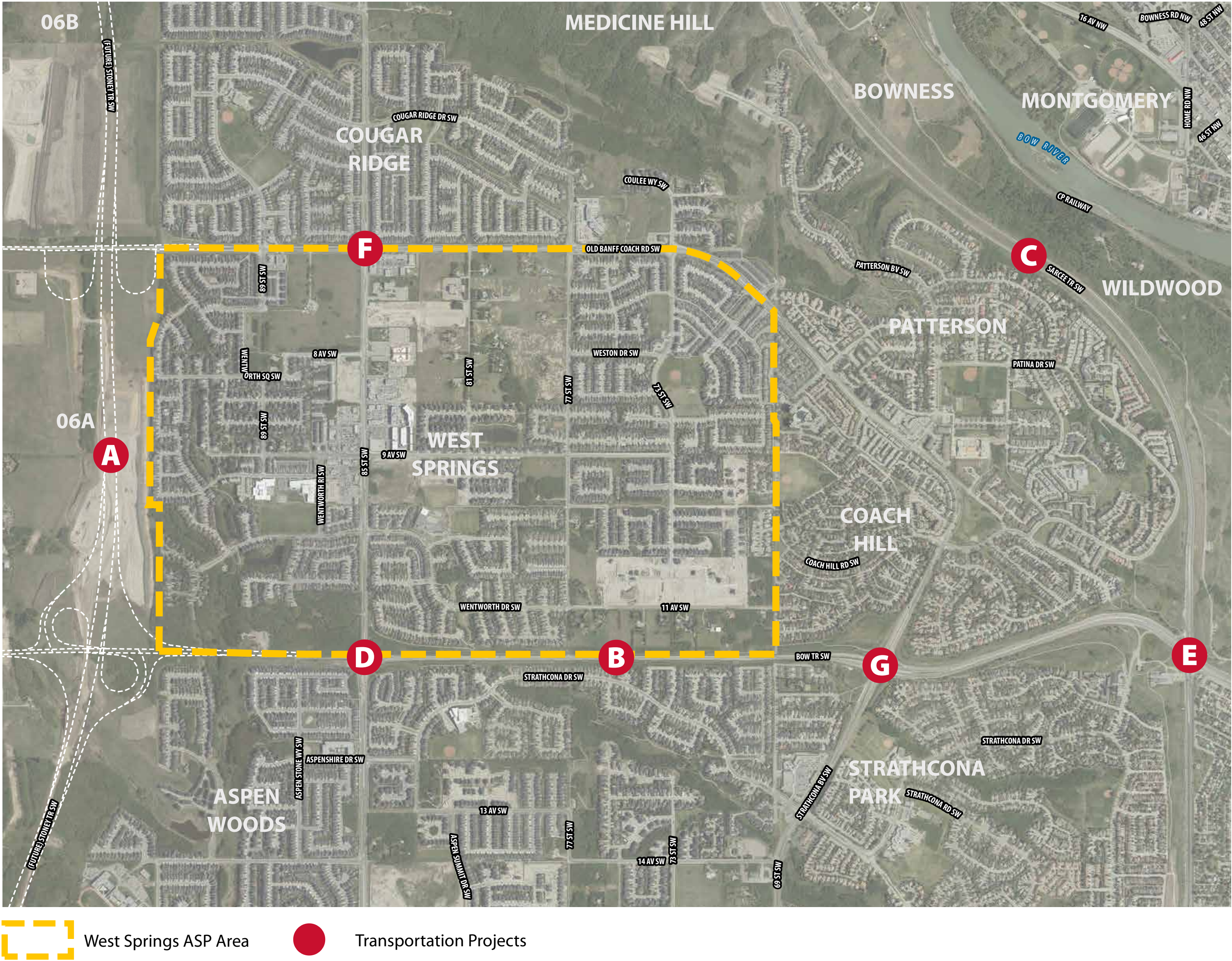


LAND USE DISTRICT CODE	LAND USE DISTRICT NAME
DC (C-O)	DIRECT CONTROL COMMERCIAL - OFFICE DISTRICT
MU-1 (f4.0h26)	MIXED USE - GENERAL DISTRICT
MU-1 (f4.0h30)	MIXED USE - GENERAL DISTRICT
MU-2(f4.0h30)	MIXED USE - ACTIVE FRONTAGE DISTRICT
DC (MU-2)	DIRECT CONTROL MIXED USE - ACTIVE FRONTAGE DISTRICT
DC (C-N1)	DIRECT CONTROL COMMERCIAL - NEIGHBOURHOOD DISTRICT
M-H1	MULTI-RESIDENTIAL - HIGH DENSITY LOW RISE DISTRICT
M-2	MULTI-RESIDENTIAL - MEDIUM PROFILE DISTRICT
M-G	MULTI-RESIDENTIAL - AT GRADE HOUSING DISTRICT
R-1S	RESIDENTIAL - ONE DWELLING DISTRICT
S-SPR (MR)	SPECIAL PURPOSE - SCHOOL, PARK AND COMMUNITY RESERVE DISTRICT
S-CRI (PUL)	SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT

- | | |
|---|----------------------------|
|  | OUTLINE PLAN AREA BOUNDARY |
|  | SHADOW PLAN AREAS |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | WATERMAIN |

Disclaimer: These images and information have been provided by the applicant. They have not been approved by The City.

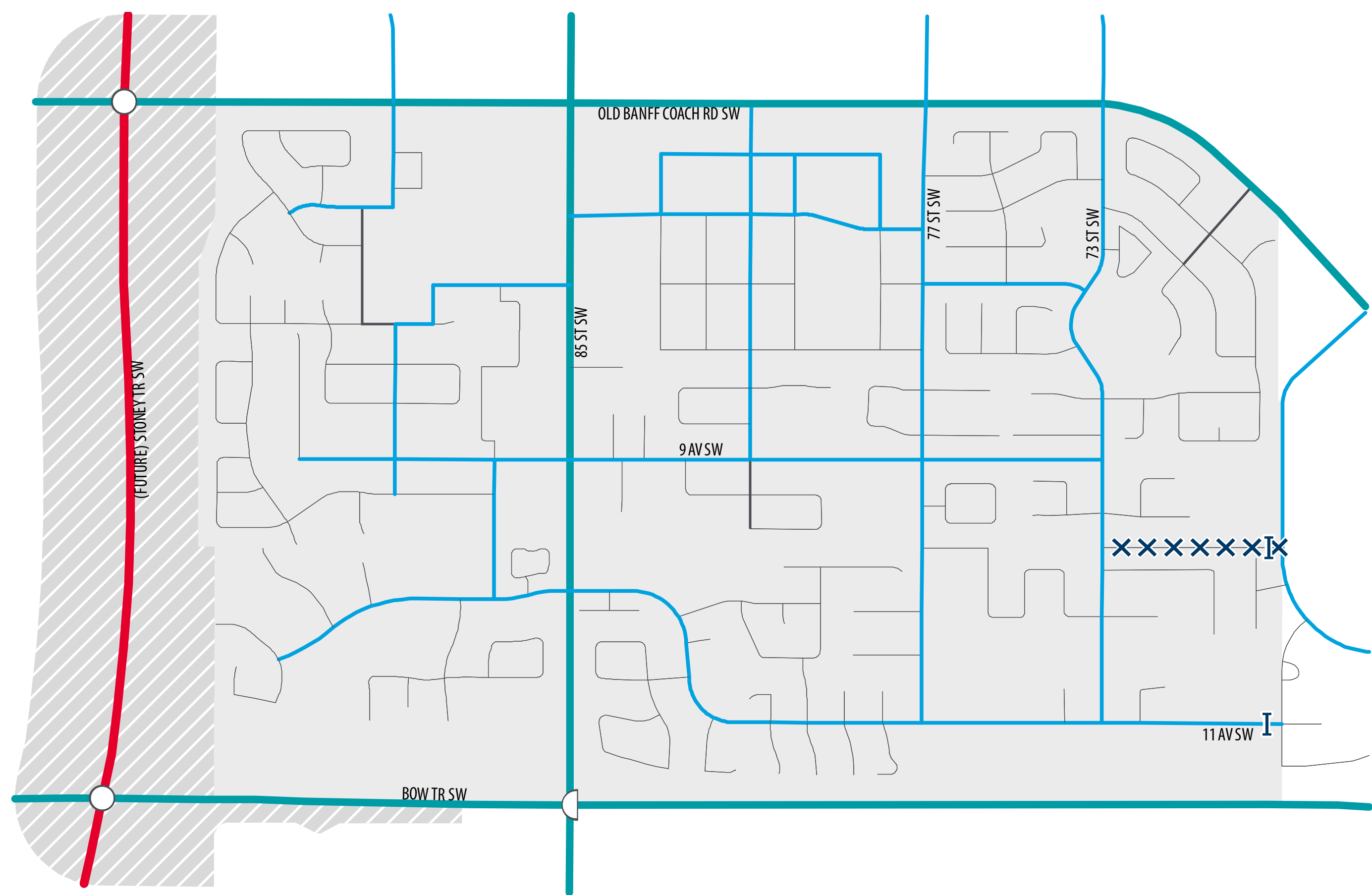
Transportation improvements



	Improvement	Funding Status	Funding Responsibility
A	West Ring Road	Unfunded	Alberta Transportation
	Street Improvements:		
B	• Bow Trail (2 to 4 lanes)	Funded	City of Calgary
B	• Bow Trail (4 to 6 lanes)	Unfunded	City of Calgary
C	• Sarcee Trail (4 to 6 lanes)	Unfunded	City of Calgary
	Intersection Upgrades:		
D	• 85 Street / Bow Trail double left turn	Funded, construction start 2018	City of Calgary
E	• Interchange Bow/Sarcee	Unfunded	City of Calgary
F	• 85 Street / Old Banff Coach Rd SW	Unfunded	Developer funding
G	• Bow Trail / Old Banff Coach Rd SW	Unfunded	Developer funding
	Transit (not shown on map):		
	Transit Centre	Unfunded	Developer funding anticipated
	Transit Priority Infrastructure	Unfunded	City of Calgary
	Transit Vehicles	Unfunded	City of Calgary

Development will be phased as required transportation infrastructure is constructed and will also require office uses to be included in the initial phases.

Revised proposal: Transportation map



- Skeletal Road

Arterial Street

Collector

Residential Street

Full Interchange

Partial Interchange

I

No Road Connection

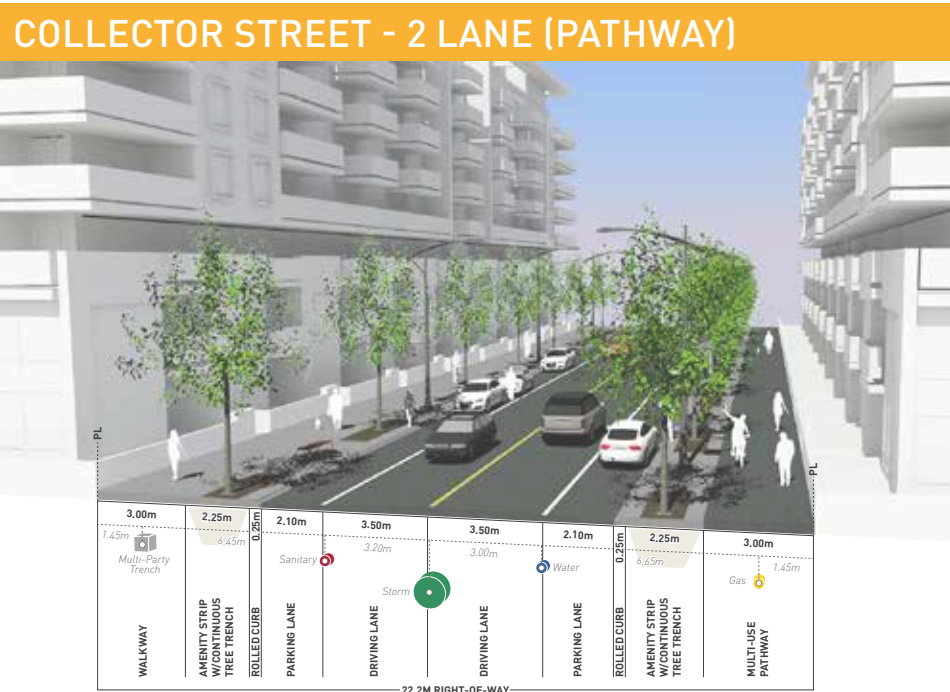
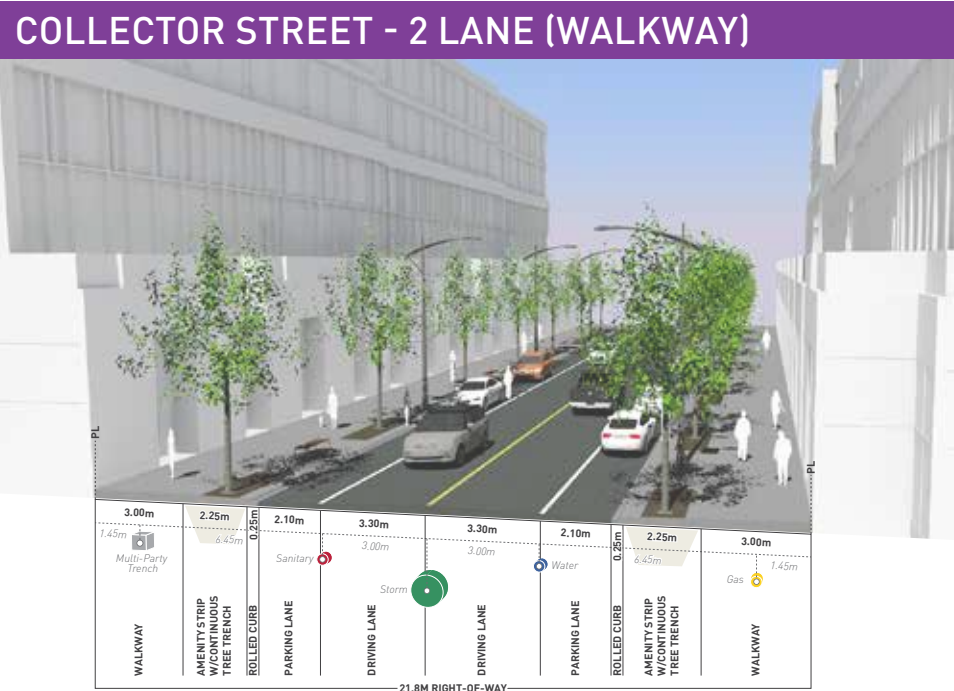
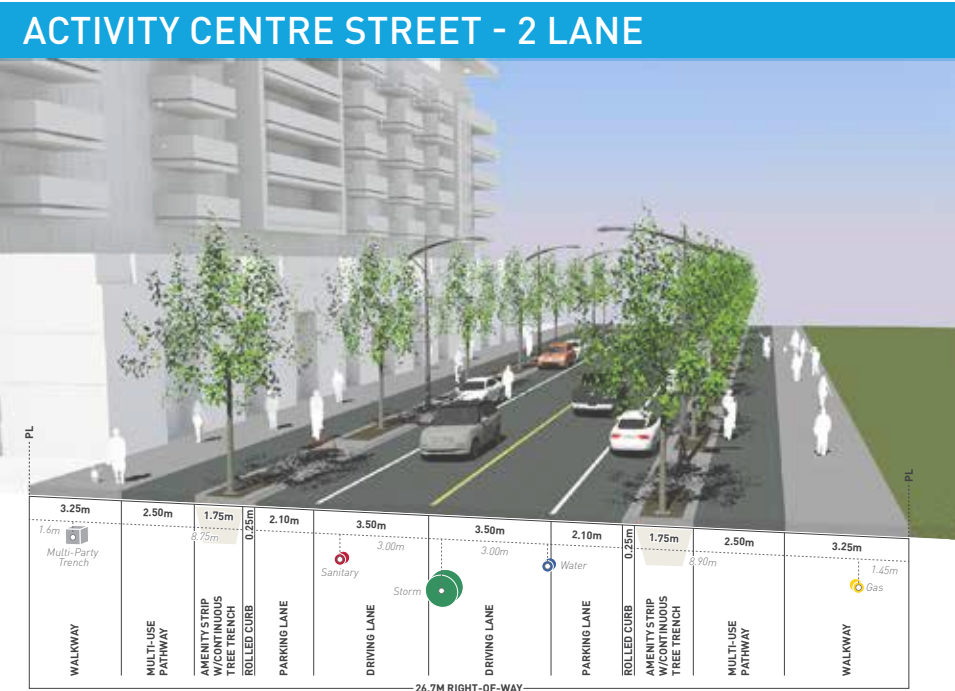
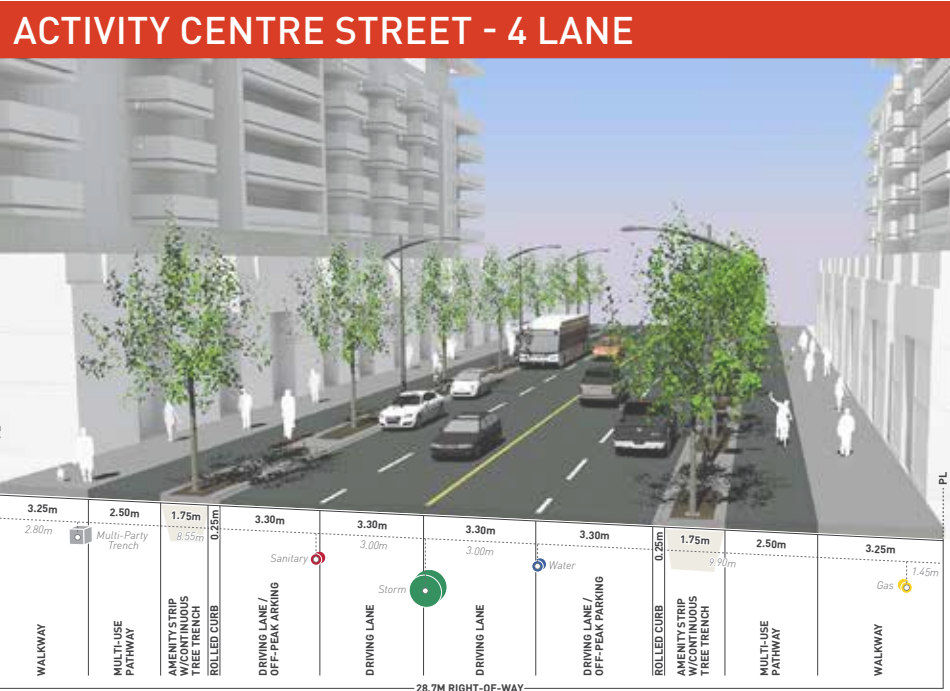
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Council Approved Street Closure

Plan Area

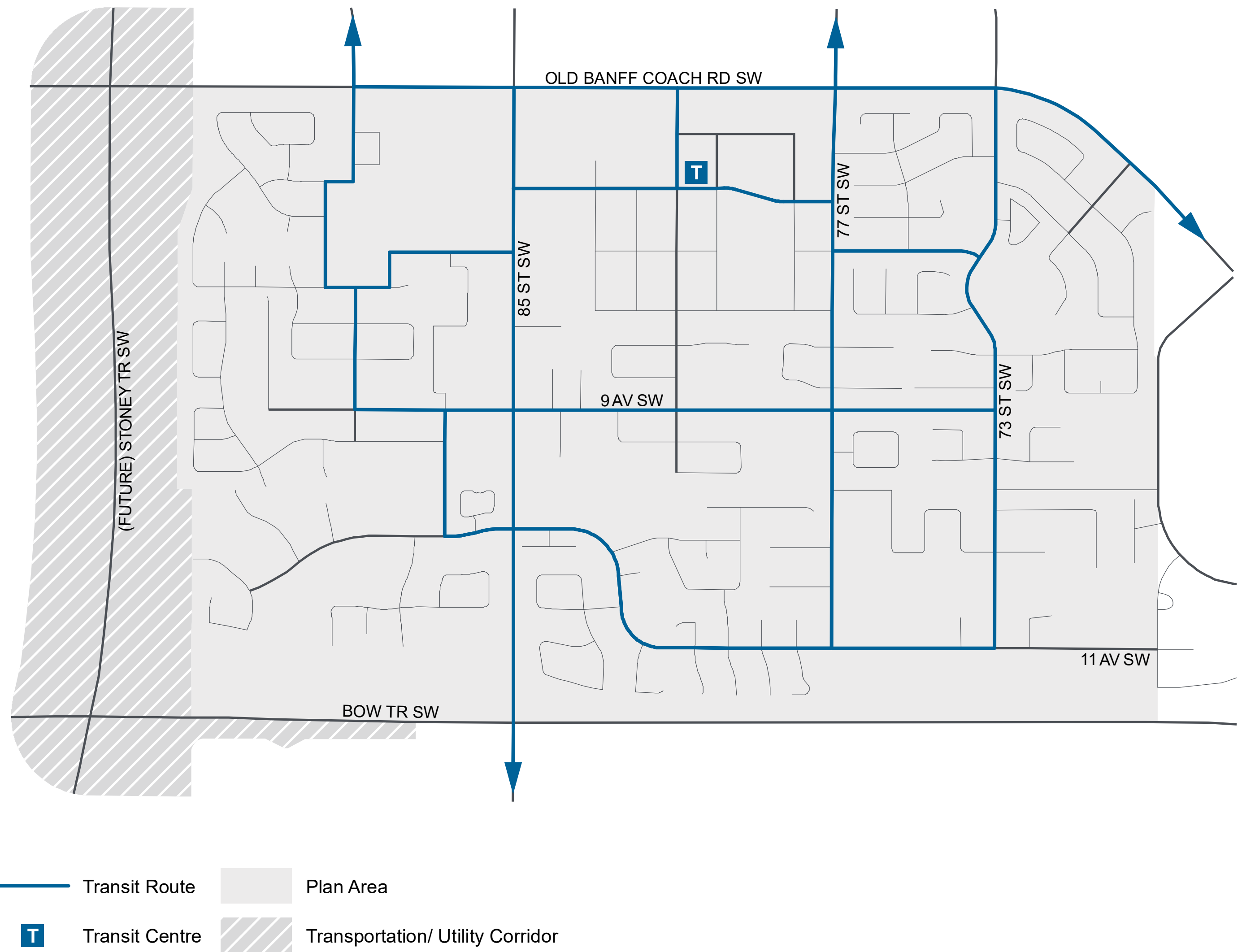
Transportation/ Utility Corridor

Street Standards



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Revised proposal: Transit map



Timelines

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).

2016

October 3

Application submitted for an Outline Plan and Land Use Amendment, to accommodate a vision for West Park, which would require an amendment to the West Springs ASP.

November 24

Council directs Administration to undertake a developer funded amendment to the West Springs ASP, which included lands identified as West District. It did not include the lands identified as West Park.

2017

February

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

April

Phase 1: Online and in-person public engagement activities hosted.

October

Phase 2: Online and in-person public engagement activities hosted.

November/December

Proposed West Springs ASP available for review.

Final public information session held.

December

West Springs ASP amendments to be presented to Calgary Planning Commission (CPC).

Also the possibility of the associated Outline Plan and Land Use proposals to be presented to CPC:

- West Park Outline Plan / Land use Amendment (LOC2016-0243)
- West District Outline Plan / Land Use Amendment (LOC2017-0058)

2018

February

West Springs ASP amendments to be presented to Council.

Next steps

Provide your input

- Fill out the survey before you leave here tonight.
- Fill out the online survey at calgary.ca/westsprings before Oct. 29.

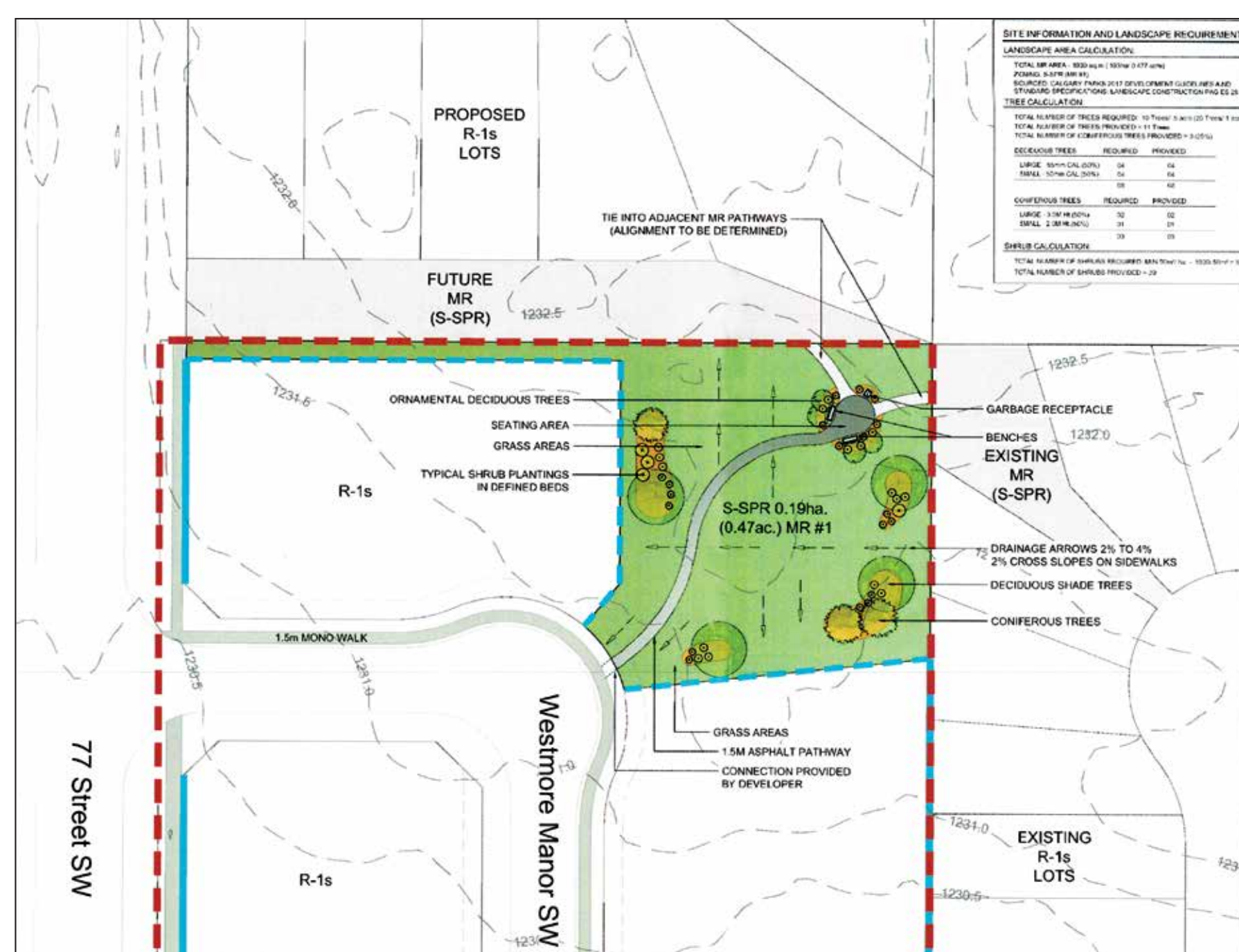
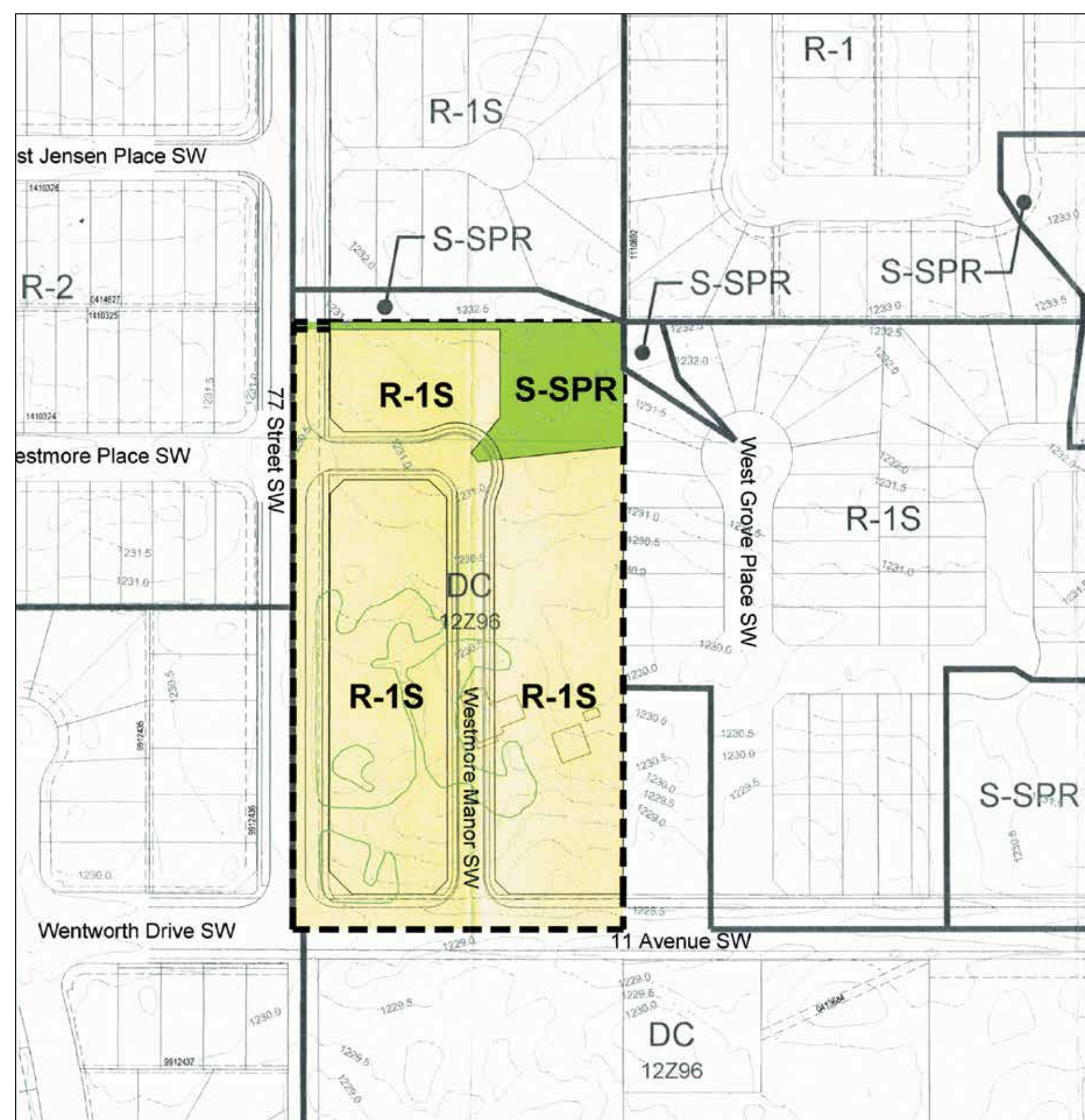
Stay involved?

- Sign-up for email updates to stay up-to-date on project information and timelines.
- Contact Dino Civitarese Dino.Civitarese@calgary.ca at The City of Calgary to talk specifically about the West Springs developer funded ASP amendment.
- Contact Julie McGuire Julie.McGuire@calgary.ca at The City of Calgary to talk specifically about the Outline Plan/Land Use applications.
- Contact Madeleine Krizan Madeleine.Krizan@calgary.ca at The City of Calgary to talk generally about this project.
- Visit calgary.ca/westsprings to review the final development application and for upcoming dates.

Elkay development land use and outline plan (LOC2017-0213)

An outline plan has submitted for an area of land to accommodate:

- R-1s: a residential designation, primarily for single detached homes that may include a secondary suit.
- S-SPR: a designation for public parks, open space, schools and recreation facilities.



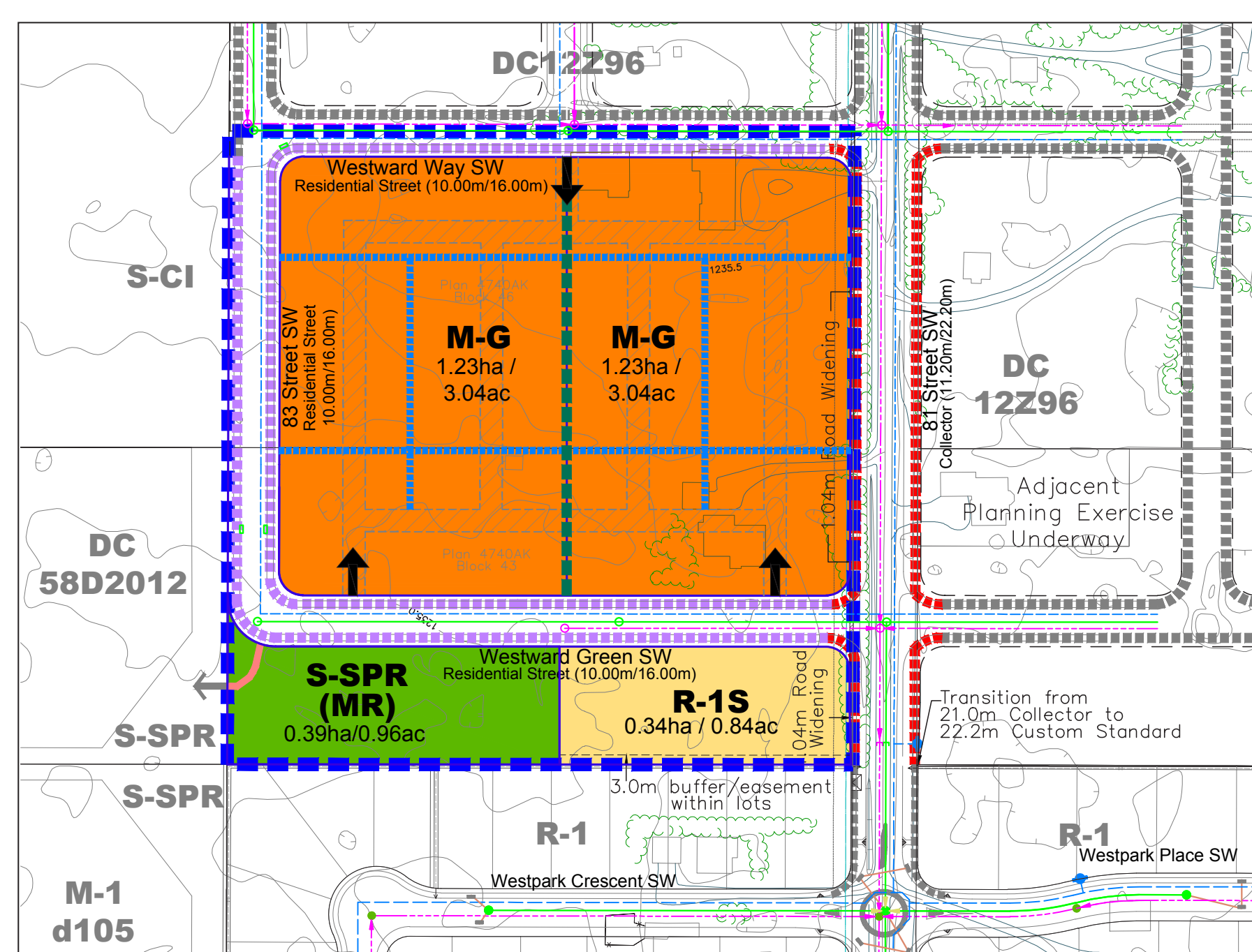
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West Park land use redesignation and outline plan

(LOC2016-0243)

A land use redesignation and outline plan has been submitted for an area of land to accommodate:

- R-1s: a residential designation, primarily for single detached homes that may include a secondary suit.
- M-G: a multi-residential designation that is primarily for townhouses and rowhouses.
- S-SPR: a designation for public parks, open space, schools and recreation facilities.



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Wentworth Brawn Lands – Seniors Enclave

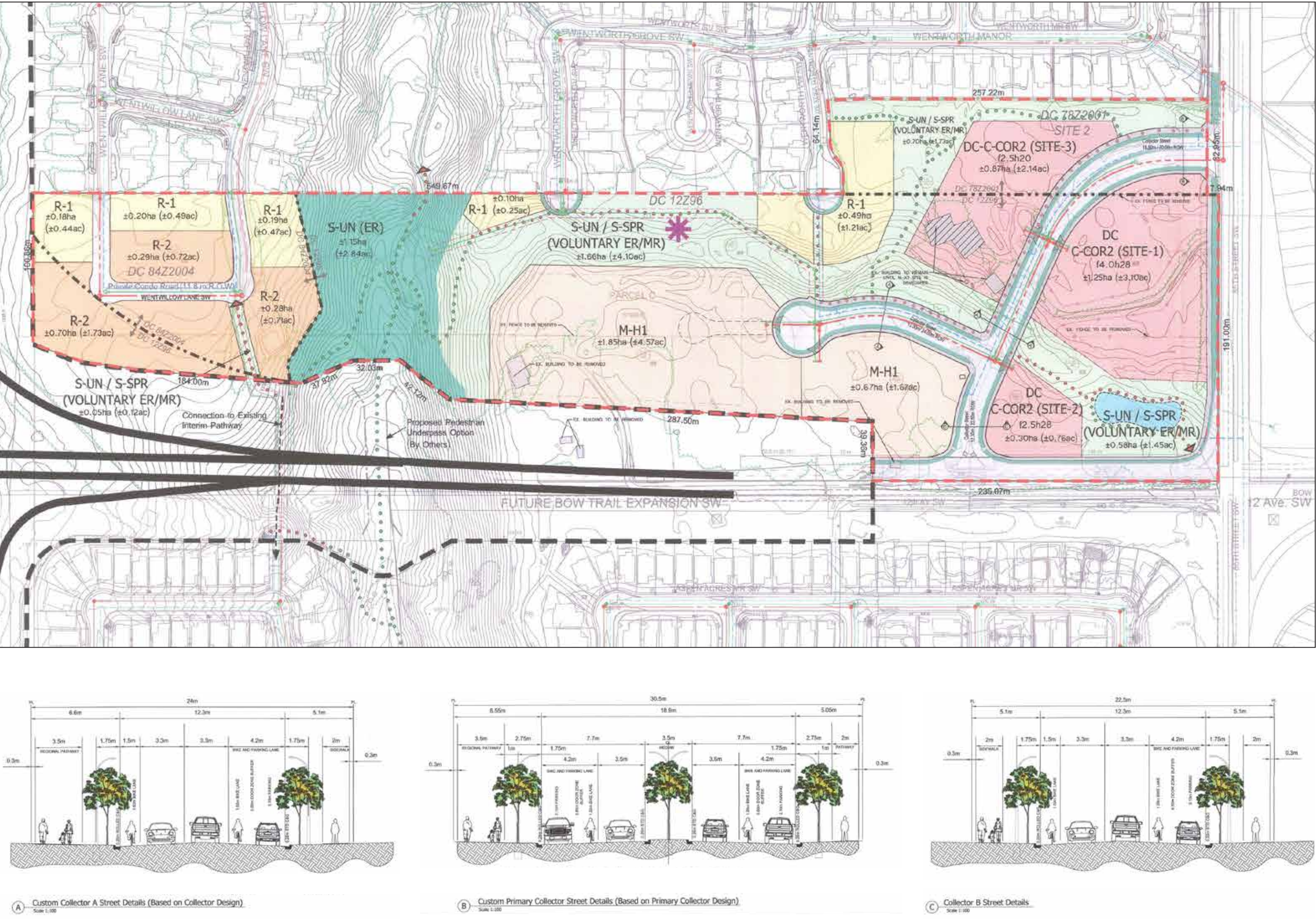
(LOC2017-0188)

Approximately 13 hectares of land is being reviewed as an Outline Plan and Land Use Amendment application to accommodate low density and multi-residential units geared toward seniors, as well as seniors’ supportive local commercial uses and natural green space and trail network.

The application provides for:

- low density residential (R-1 and R-2) lots near Wentwillow Lane S.W.
- multi-residential (M-H1) lots near 12 Ave. S.W.
- commercial (C-COR2) lots near 85 Street S.W.
- environmental reserve, open space and pathway connections between the uses

The Corporate Planning Applications Group (CPAG) has completed their initial Detailed Team Review of the application and are currently awaiting amended plans from the applicant. Further public engagement is tentatively planned for later this year.



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