

Welcome to the West Springs ASP information session

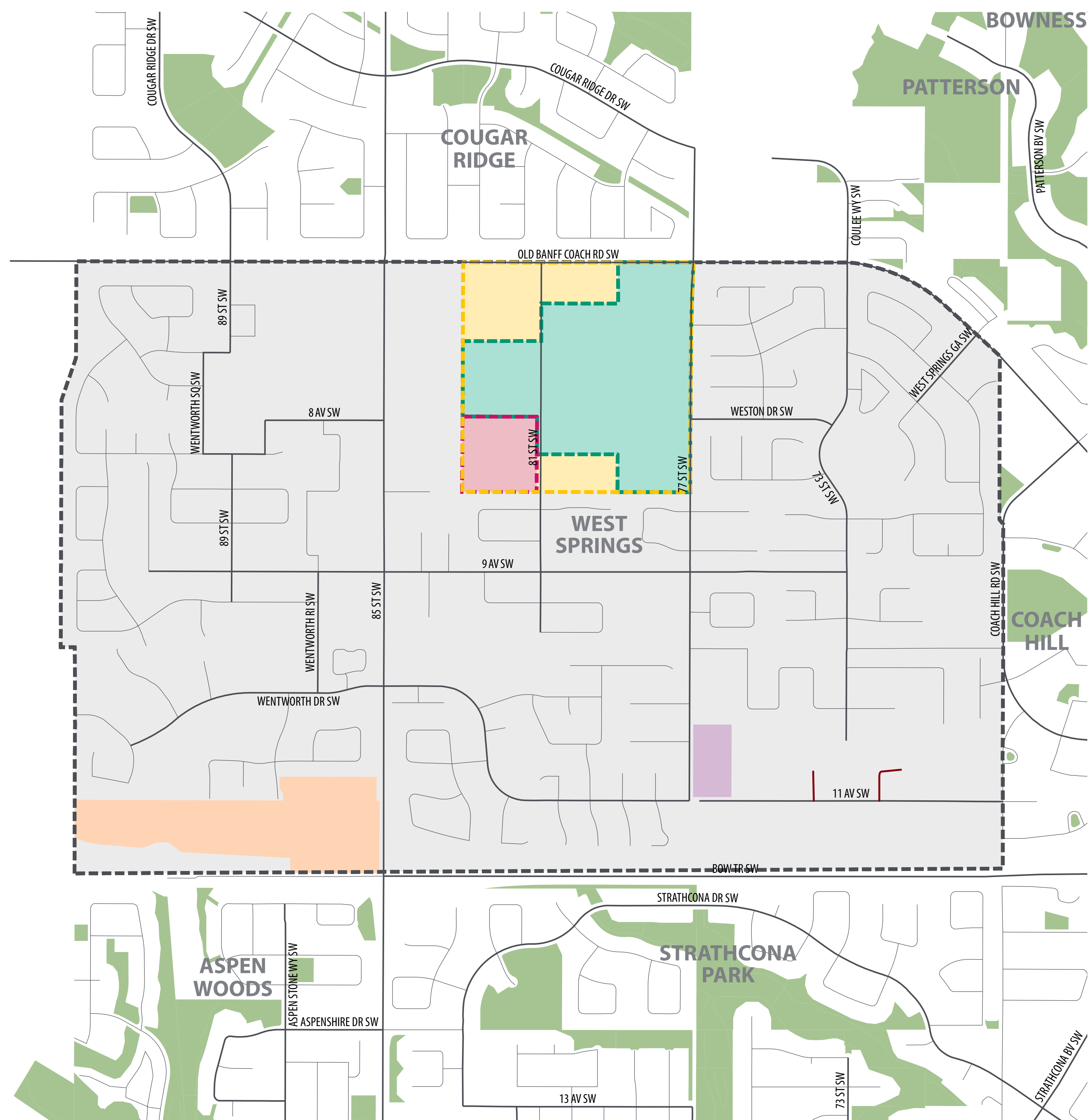
Why are we here?

The City has finalized the proposed amendments to the West Springs Area Structure Plan (ASP) as a result of two applications: West District and West Park.

This information session is intended to share details on the final ASP amendments, understand next steps in the planning process and learn about the other major developments taking place in the area.

Although this session will not offer an opportunity to provide feedback on the application, City of Calgary staff are on hand to answer questions.

Development applications in West Springs



- West District Outline Plan Application Area
- West Park Outline Plan Application Area
- West Springs Developer Funded ASP Amendment Area
- West Springs ASP Area
- LOC2017-0213 Outline Plan Application Area
- LOC2017-0188 Outline Plan Application Area

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 is collaboratively developed between City staff and stakeholders. A statutory document, an ASP is approved by City Council. ASPs set out the vision for how a community should change over time. It guides future development decisions, outlining the use of land and the form that development should take.

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 in the city, to create a more compact and sustainable city. Through the process of amending the ASP, we will work to achieve the priorities of the MDP as outlined below.



Providing diverse housing choices for all residents in all communities.



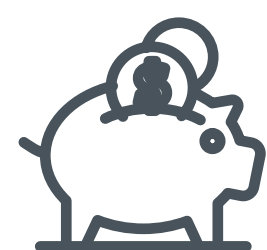
Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



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.

Engagement summary

After the last phase of public engagement, The City has captured and responded to the common themes heard.

What We Heard	The City's Response
<p>Citizens are concerned about the density being proposed and feel that;</p> <ul style="list-style-type: none"> • it is still too many people for the area, • the buildings are still too high, • it does not fit with the surrounding area, and • it does not appropriately transition towards 77 St. 	<p>Density brings social, economic, and environmental benefits if it is designed as mixed-use, walkable and at a pedestrian scale. The potential negative impacts of the proposed density have been managed to ensure that it integrates well into the community to bring those benefits.</p>
<p>Citizens prefer low density development and would like development to be aligned with current low density development outlined in the ASP.</p>	<p>Low density development is expensive to service and does not create the critical mass to support many businesses and services. Even with the additional development, West Springs will still be a relatively low density community.</p>
<p>Citizens are concerned that the tall buildings will;</p> <ul style="list-style-type: none"> • shadow nearby residential, • result in a decrease in property value, • create privacy/ overlooking concerns for nearby residential, and • create a loss of views. 	<p>Shadow studies indicate no shadowing effect on existing development. Protection of views and property values cannot be taken into account in a planning decision. Privacy impacts are minimized by the distance between lower profile housing and the higher forms across the street.</p>
<p>Citizens feel that the current community infrastructure in the area is not equipped to handle additional density. This includes roads, transit and schools.</p>	<p>Development will be phased over time to help mitigate the roads and transportation impact. Transit will actually improve with increased density. The school boards have deemed the number of school sites as sufficient. Construction of schools is dependent on provincial funding.</p>
<p>Citizens feel that the traffic congestion in the area in unmanageable and additional density will further exacerbate the traffic issues.</p>	<p>Phasing the development and planned transportation improvements, will minimize the impacts of congestion.</p>
<p>Citizens reiterated the importance of the transportation improvements outlined by The City and the importance of these being in place prior to future development.</p>	<p>Development is going to be tied to the construction of new, and improvement of existing, transportation infrastructure.</p>
<p>Citizens shared feelings of uncertainty about the transportation improvements and questioned whether these would be feasible to implement given most are not currently funded nor planned for in future budgets.</p>	<p>Delayed funding means that approval of additional density will also be delayed. New development is subject to the transportation infrastructure improvements.</p>
<p>Citizens expressed their dislike for T-intersections and specifically requested the one at 77 St. be removed as this will cause car lights to shine into nearby residential.</p>	<p>Fencing, already in place, will screen any headlights from adjacent residences.</p> <p>T-intersections are just as safe as 4-way intersections.</p>
<p>Citizens shared concerns about safety for pedestrians and cyclists due to traffic congestion in the area.</p>	<p>New streets are being designed with pedestrians and cyclists in mind, ensuring the creation of complete streets.</p>
<p>Citizens value good pedestrian and cyclist connections.</p>	<p>Major links to existing pieces of the regional pathway network will be completed.</p>
<p>Citizens desire more accessible green space and made suggestions for specific uses.</p>	<p>Large programmable open space is being provided.</p>
<p>Citizens feel that their input does not matter and will not change components of the application. They feel that The City has already approved the application as is.</p>	<p>Every provided comment was read and taken into account by the project team. Citizen comments are weighed with City policy, best planning practices, and the developer's proposals to arrive at a balanced solution.</p>
<p>Citizens feel the information provided is vague and would like to see more detailed information, specifically with reference to transportation's studies and improvements.</p>	<p>Specific numbers on existing traffic counts, development thresholds and infrastructure costs have been provided at this session.</p>

West Springs ASP amendments

As a result of two development applications in the area, West District and West Park, amendments to the West Springs ASP have been proposed.

Proposed changes:

Creation of a new section for a neighbourhood plan for the central-north portion of the plan area, known as West Springs North Neighbourhood, which introduces:

- A new vision for the area as a modern, high-intensity, mixed-use, transit-supportive community focused on providing local amenities and employment in a new community context.
- Six new land use typologies specific to the West Springs North Neighbourhood to allow for a variety of uses and building forms:
 - **Community – Centre:** Accommodates a mix of uses including residential, office and retail uses. This building block generally has higher density buildings with wider sidewalks and buildings set close to the public realm.
 - **Community - Mid-Rise:** Consists of mid-rise building types that accommodate a range of retail, service, office, institutional and residential uses.
 - **Neighbourhood - Mid-Rise:** Creates an additional transition between low-rise residential and more intense mixed-use areas and accommodates mid-rise multi-residential development.
 - **Neighbourhood - Low-Rise:** Encourages a mix of ground-oriented housing types including but not limited to low-rise multi-residential buildings, townhouses, rowhouses, live work units, semi-detached dwellings and duplexes.
 - **Neighbourhood – Limited:** Allows for sensitive low-density housing to complement the existing adjacent residences.
 - **Employment – Intensive:** Accommodates a high volume of employment uses that are supported by excellent transit service, and consist of campus-style office development or institutional uses.
- Density and floor area ratio (FAR) maximums to allow for the transition of density down towards existing residential.
- Building height maximums allowing for the tallest buildings to be located in the centre of the neighbourhood plan, transitioning to lower building heights towards the edges of the plan area and existing residential.

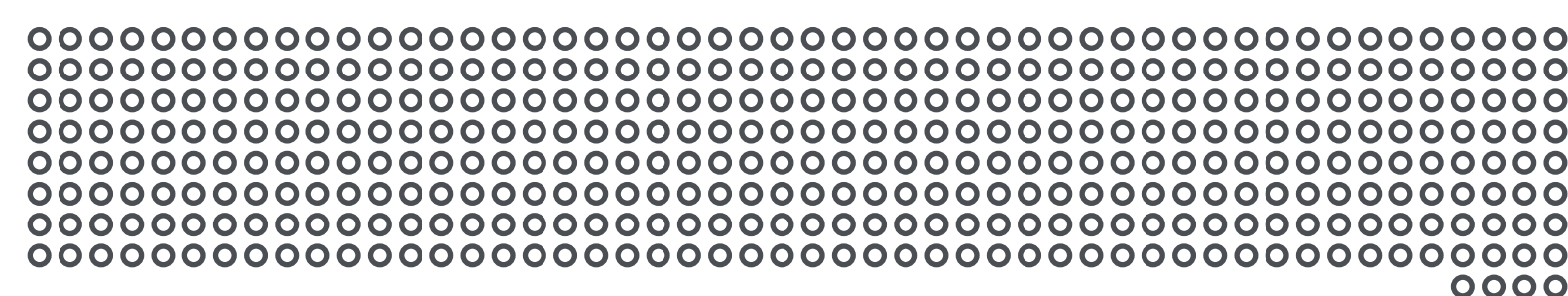
Combining of the existing regulatory process and implementation sections to create a new implementation section that reflects the changes in legislation since the creation of the original ASP.

Final West Springs ASP amendments

In February 2017, a development application was submitted to accommodate a vision for the West Springs Area. Based on public feedback and technical analysis, a revised development application was submitted in October 2017. This development application proposes a reduction of the original proposed density.



21
Units / Acres



204
People or jobs / gross developable hectare

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	Potential Districts
	Employment Intensive	4-5 storeys	20 metres	C-O
	Community Centre	7-8 storeys	30 metres	MU-1 MU-2
	Community Mid-Rise	6 storeys	20-26 metres	MU-1
	Neighbourhood Mid-Rise	5 storeys	16-26 metres	MH-1
	Neighbourhood Low-Rise	4 storeys	13-16 metres	M-G M-2
	Neighbourhood Limited	3 storeys	11 metres	R-1s

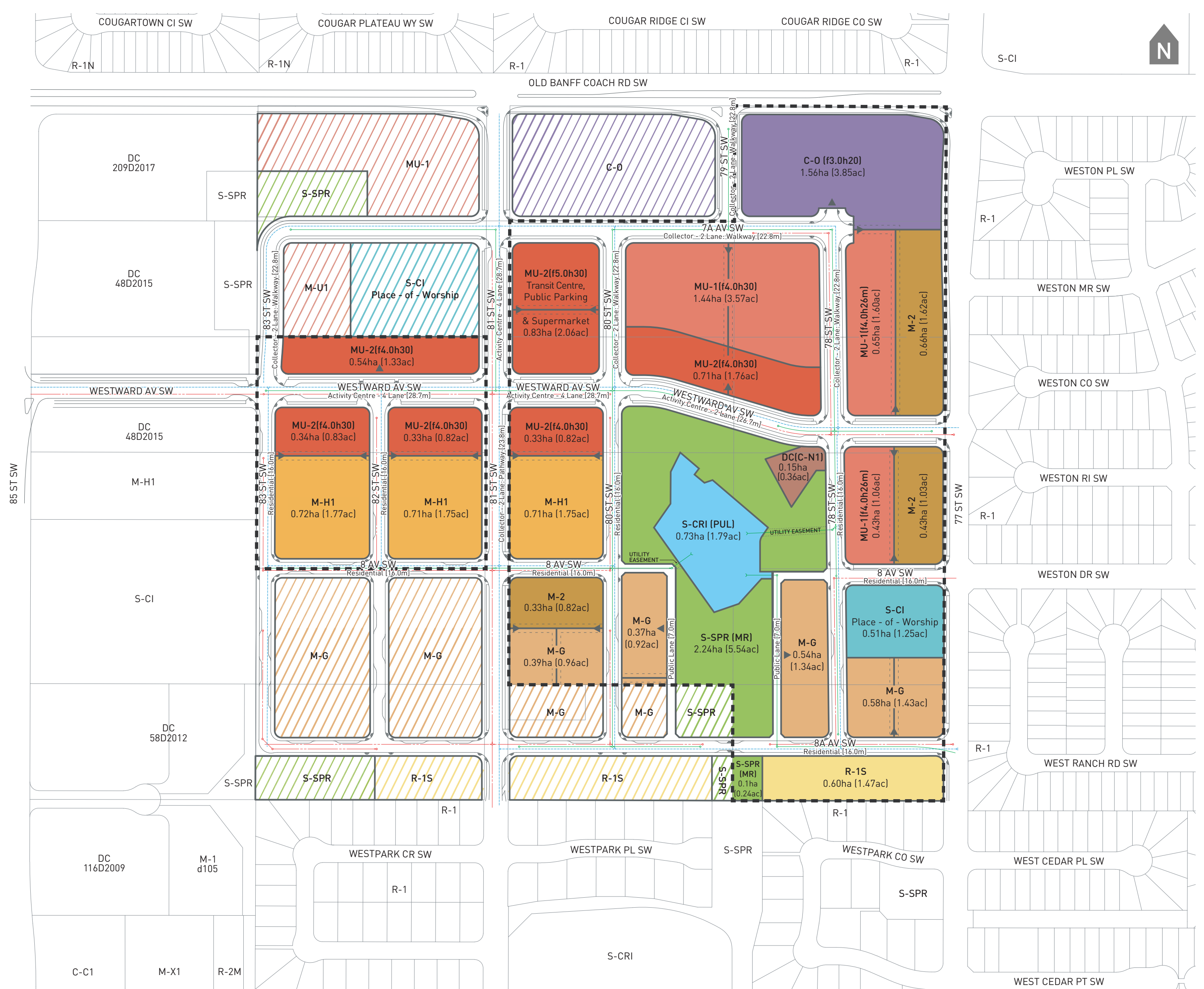
Possible building forms

District	Possible Building Form	Maximum Height	Density
R-1s		11 – 12 metres	
M-G		13 metres	35 – 80 units per hectare (uph)
M-2		16 metres	Minimum 60 units per hectare (uph)
M-H1		26 metres	Minimum 150 units per hectare (uph)
MU-1		With height modifiers proposed 26 - 30 metres	With floor area ratio modifiers 3.0 – 4.0
MU-2		With height modifier proposed 30 metres	With floor area ratio modifiers 4.0 – 5.0
C-O		Varies with height modifier	

West Springs ASP amendments

(LOC2017-0058)

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



OUTLINE PLAN STATISTICS

LAND USE AREA	LAND USE DISTRICT	AREA	% OF TOTAL GDA		AVERAGE DENSITY*		ANTICIPATED GROSS FLOOR AREA			ANTICIPATED INTENSITY	
			HECTARES	ACRES	UPH	UPA	ANTICIPATED UNITS	RETAIL (m ² / 10 ³)	COMMERCIAL (m ² / 10 ³)	POPULATION	JOB ⁵
OFFICE/INSTITUTIONAL AREA	C-O(3.0h20)	1.56	3.85	6.95%	0.00	0.00	0	0	28,862 / 310,668	0	1,154
RETAIL/RESIDENTIAL MIXED-USE AREA	MU-1(4.0h30)	1.07	2.63	4.76%	175.0	70.8	187	1,397 / 15,042	0	313	28
	MU-11(4.0h30)	1.44	3.57	6.45%	175.0	70.8	253	0	0	425	0
	MU-2(4.0h30)	2.25	5.56	10.05%	175.0	70.8	394	9,662 / 104,000	0	662	193
	MU-21(4.0h30)	0.83	2.06	3.71%	85.0	34.4	71	6,968 / 75,000	11,613 / 125,000	119	604
	DC(C-N1)	0.15	0.36	0.45%	0.0	0.0	0	497 / 7,500	0	0	14
RESIDENTIAL AREA	M-H1	2.13	5.26	9.51%	150.0	60.7	319	0	0	572	0
	M-2	1.42	3.51	6.34%	106.6	43.1	151	0	0	315	0
	M-G	1.88	4.65	8.40%	60.6	24.5	114	0	0	271	0
	R-1S	0.60	1.47	2.66%	21.2	8.6	13	0	0	48	0
COMMUNITY INSTITUTION AREA	S-CI (Place-of-Worship)	0.51	1.27	2.29%	0.0	0.0	0	0	929 / 10,000	0	37
CENTRAL PARK AREA	S-SPR (MR)	2.34	5.78	10.45%	0.0	0.0	0	0	0	0	0
	S-CRI (PUL)	0.73	1.80	3.26%	0.0	0.0	0	0	0	0	0
STREET RIGHTS-OF-WAY	-	5.49	13.58	24.52%	0.0	0.0	0	0	0	0	0
GROSS DEVELOPABLE AREA (GDA)		22.40	55.35	100.00%	n/a	n/a	1,901	18,724 / 201,542	41,404 / 445,668	2,725	2,030

* AVERAGE ANTICIPATED DENSITY IS CALCULATED BASED ON A RANGE OF BUILT FORM OUTCOMES, AND IS SUPPORTED BY ASSUMPTIONS SPECIFIED BY THE CITY OF CALGARY DEMOGRAPHICS. ASSUMPTIONS USE CENSUS DATA TO ASSIGN THE AVERAGE DENSITY AND OCCUPANCY RATES FOR EACH LAND USE DISTRICT BASED ON CURRENT CITY-WIDE STATISTICS.
⁵ COMMERCIAL GROSS FLOOR AREA IS REPRESENTATIVE OF OFFICE & INSTITUTIONAL USES (AND DOES NOT INCLUDE FLOOR AREA FOR A PROPOSED CENTRAL PUBLIC PARKING STRUCTURE WITHIN MU-21(4.0h30)).
⁶ NUMBER OF JOBS IS CALCULATED USING AN INTENSITY METRIC OF 50M² PER EMPLOYEE FOR RETAIL AND 25M² FOR OFFICE/INSTITUTIONAL (COMMERCIAL) USES.

ANTICIPATED INTENSITY (POPULATION & JOBS PER HECTARE)	212
ANTICIPATED DENSITY (OF GDA)	27UPA/67UPH

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

Shadow impacts

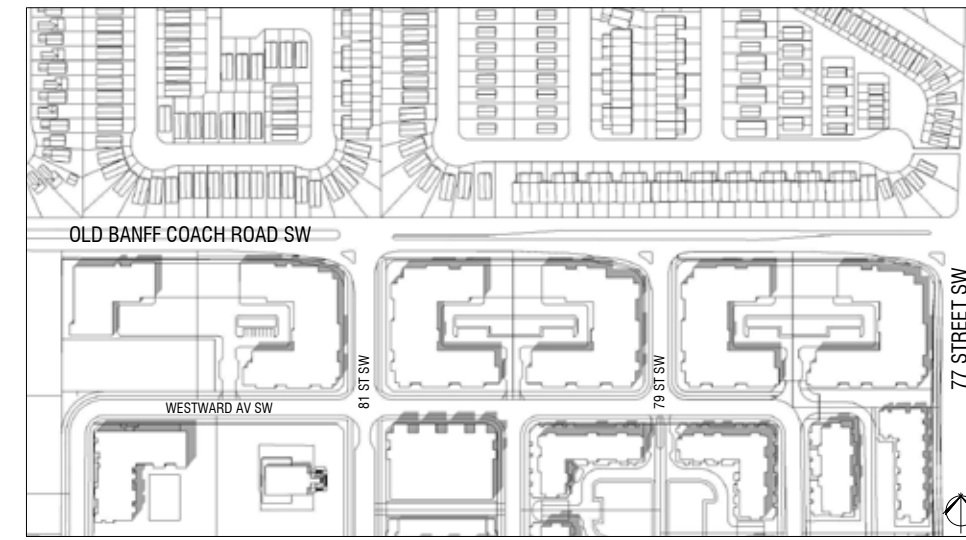
The following illustrations show the potential shadow impacts to existing development on two dates at three points during the day.

Summer

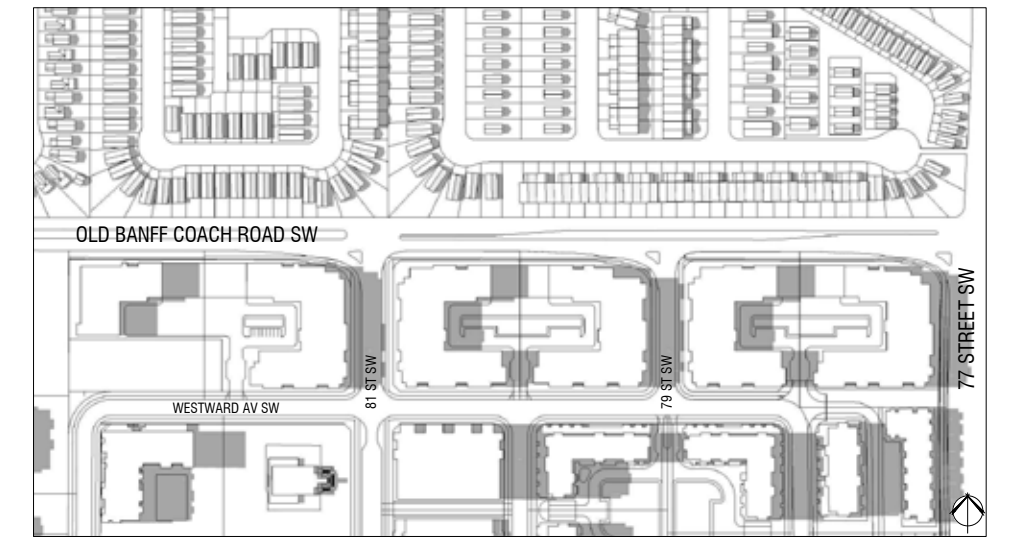
OLD BANFF COACH ROAD - SUN SHADOW STUDY: Summer (June 21)



10:00AM

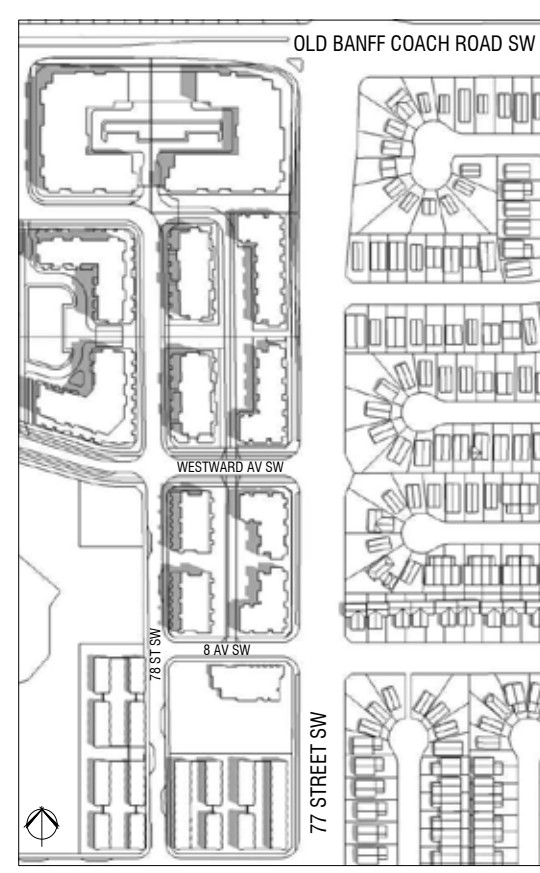


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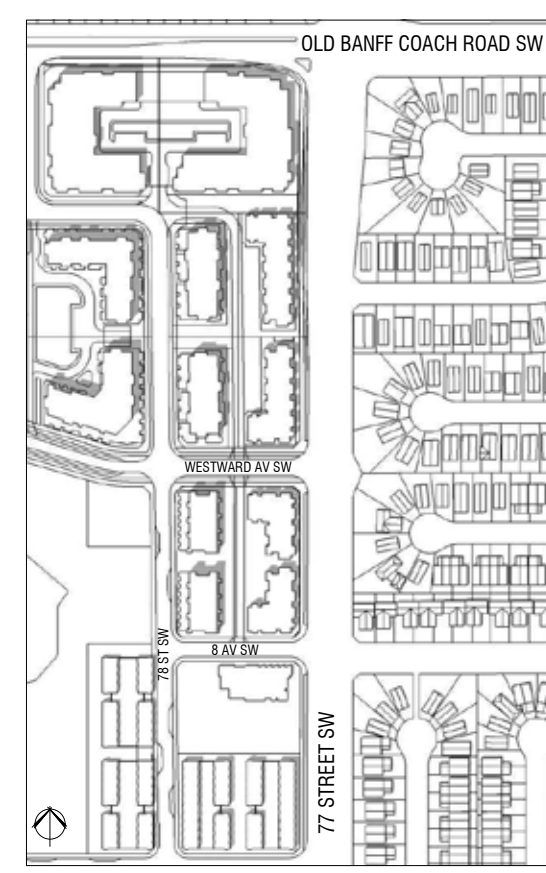


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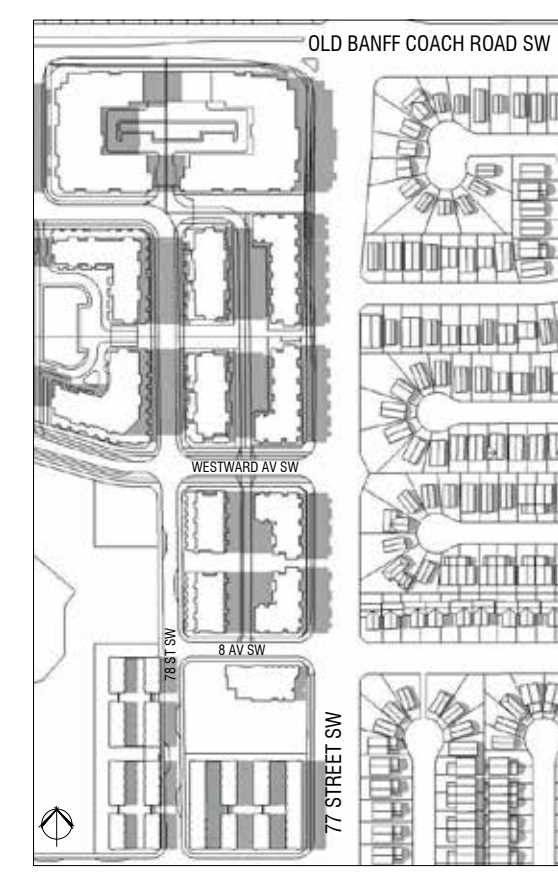
77 STREET SW - SUN SHADOW STUDY: Summer (June 21)



10:00AM



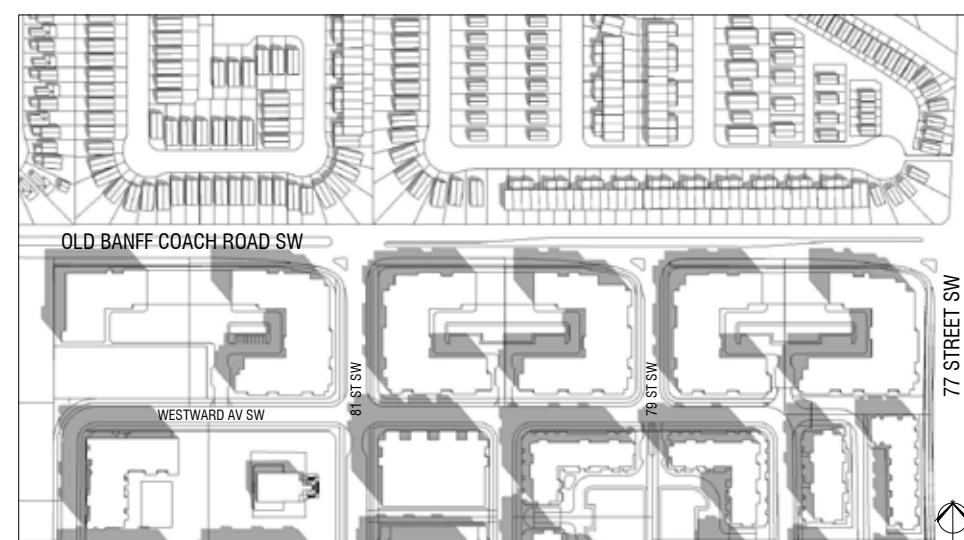
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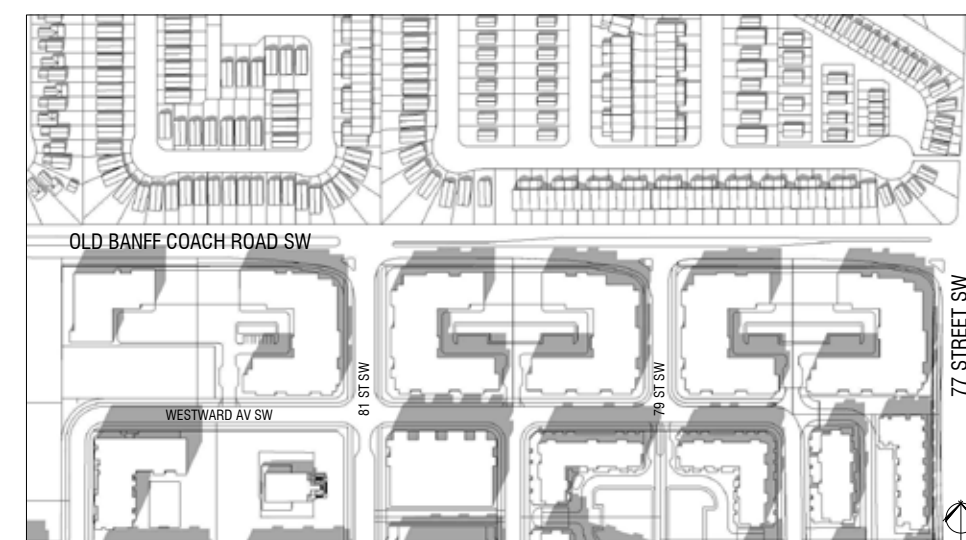
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Spring/Fall

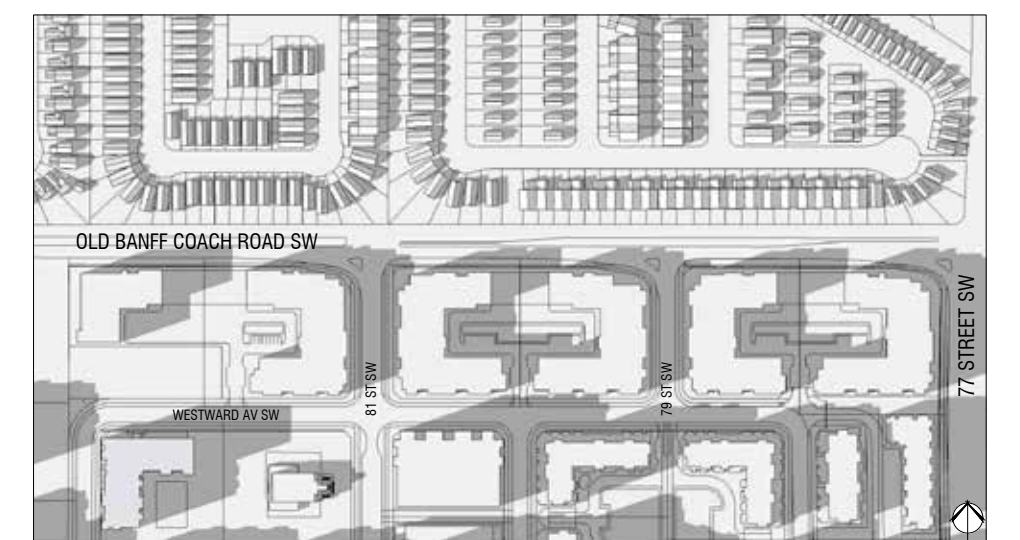
OLD BANFF COACH ROAD - SUN SHADOW STUDY: Fall / Spring (September 21 / March 21)



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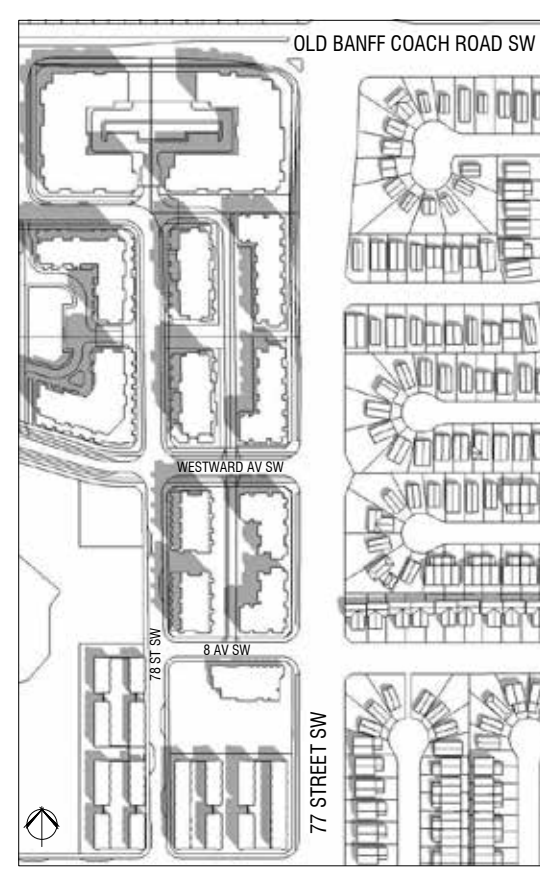


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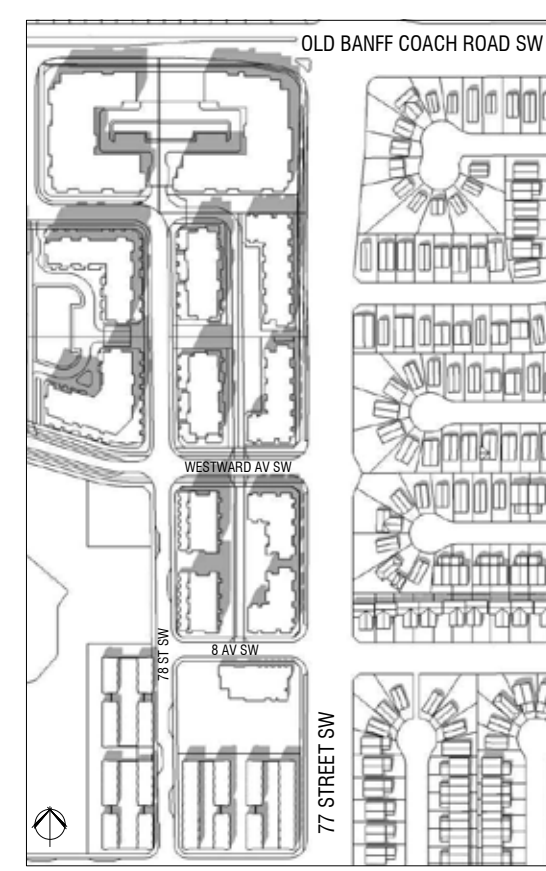


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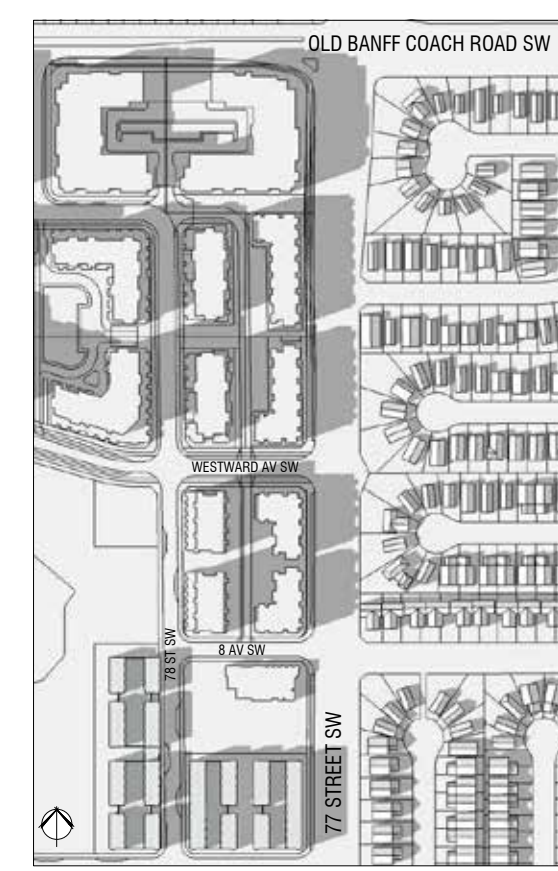
77 STREET SW - SUN SHADOW STUDY: Fall / Spring (September 21 / March 21)



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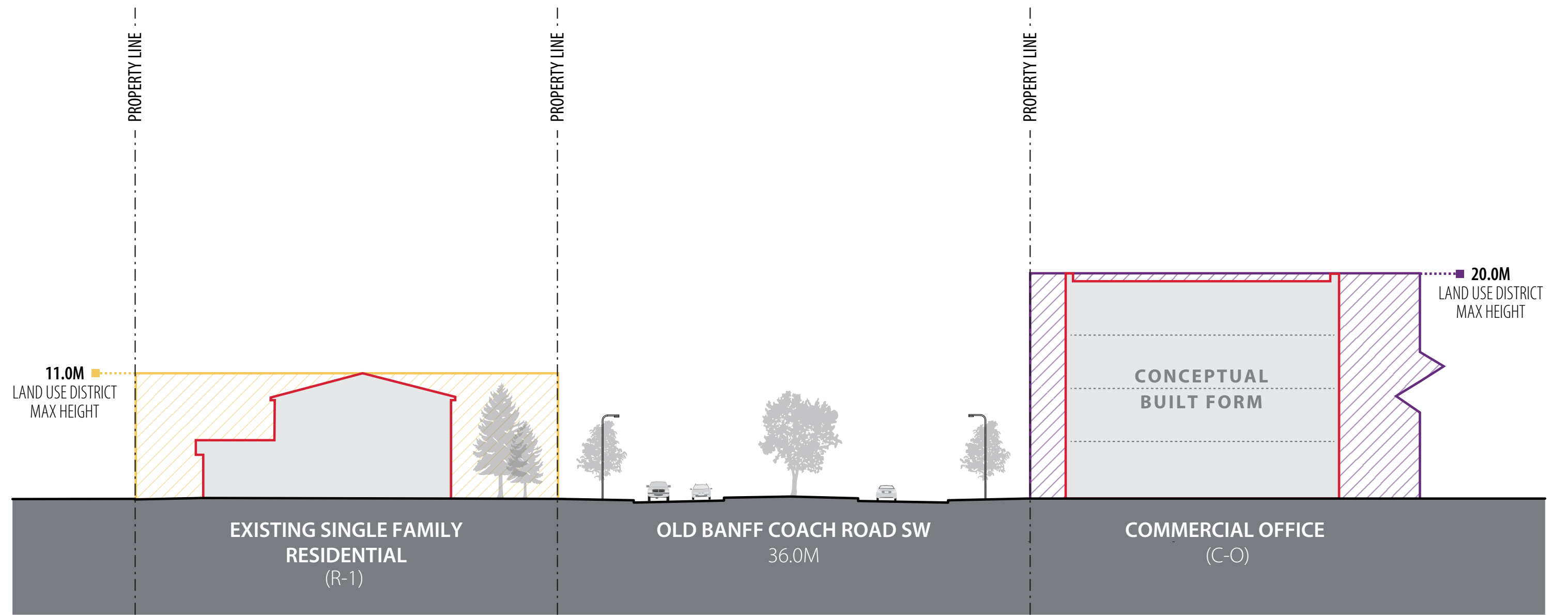


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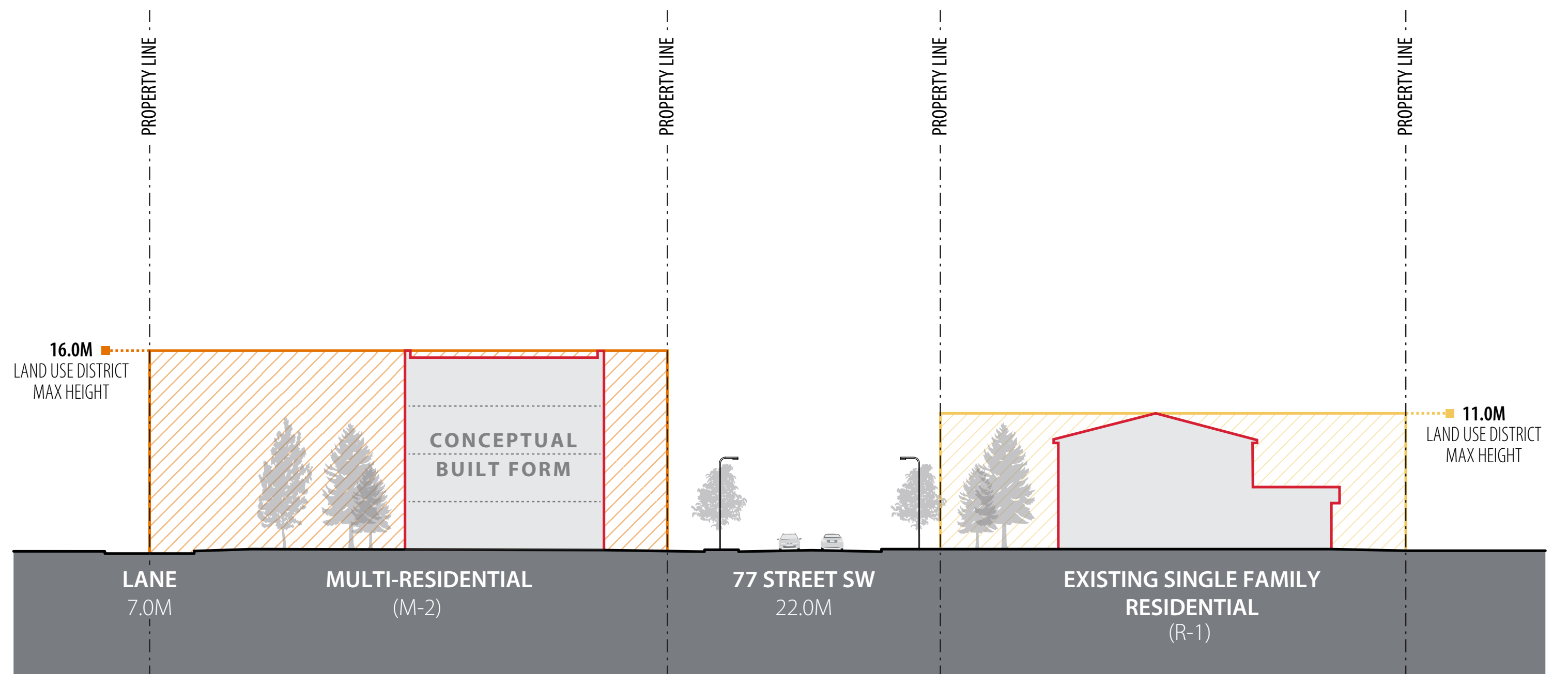
Street sections

The illustrations below outline how existing development will transition to the street network and connect to the proposed development.

OLD BANFF COACH ROAD SW

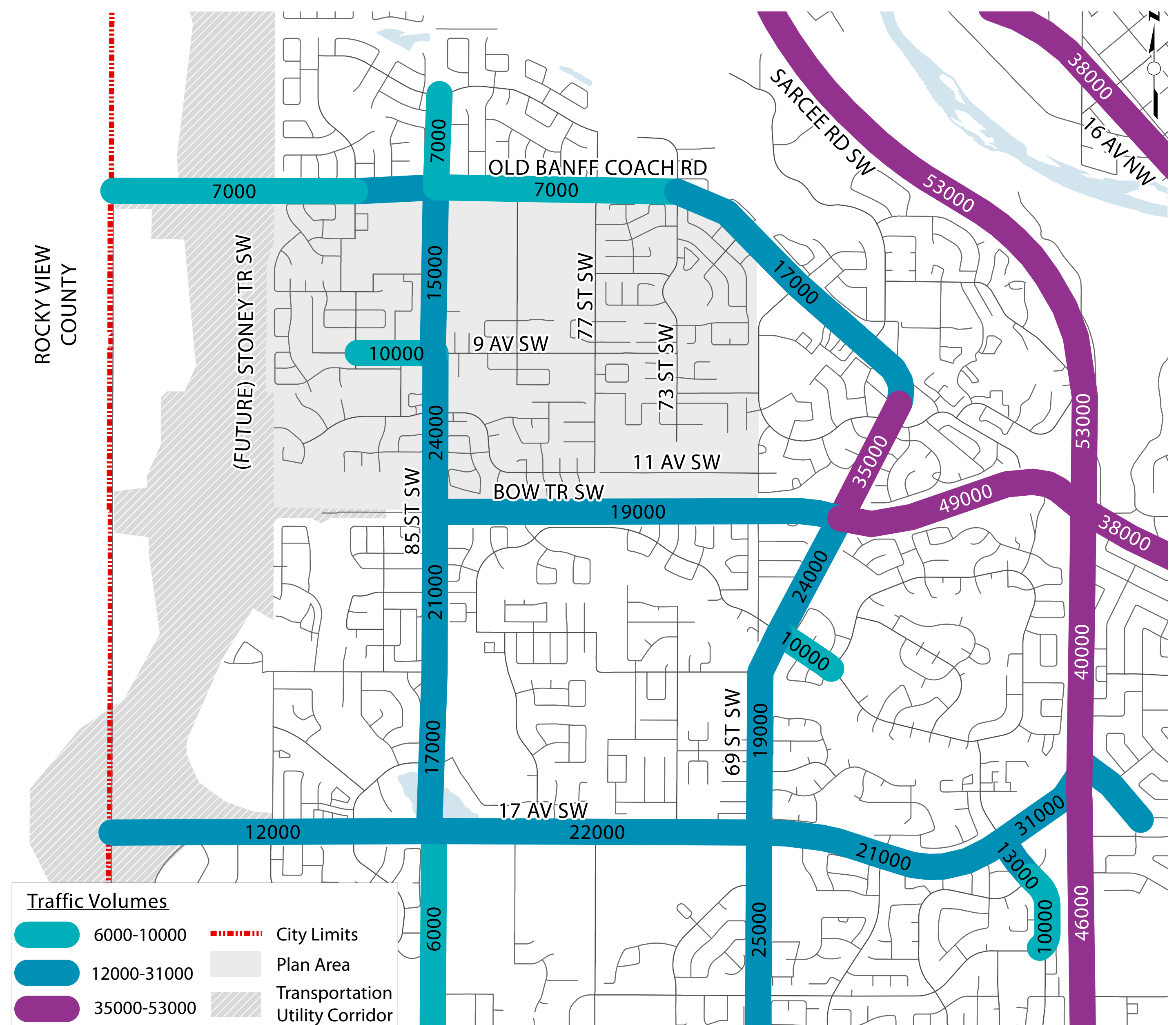


77 STREET SW

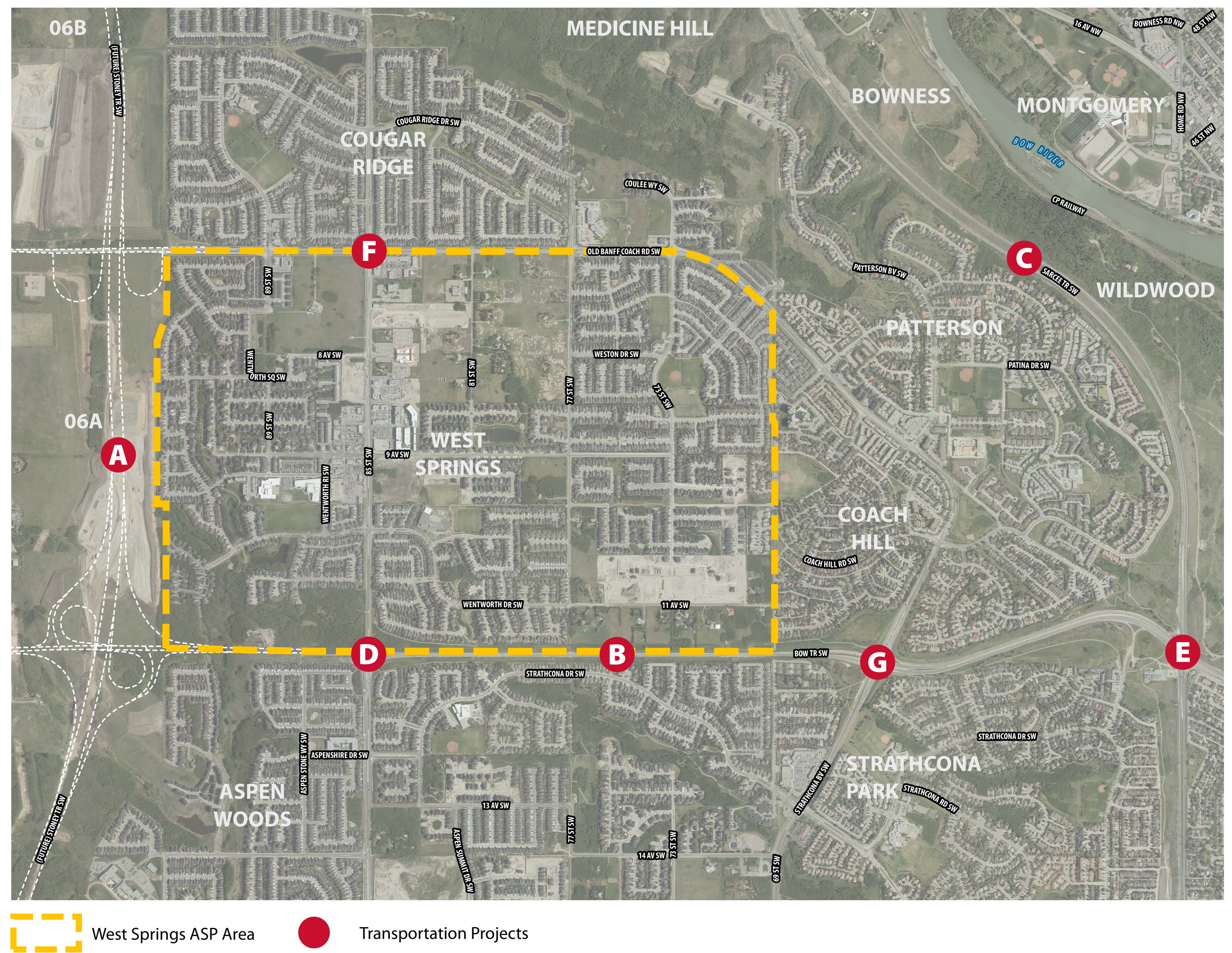


Current transportation network

The map shows the average total daily trips on the major transportation network in the area, captured in 2016.



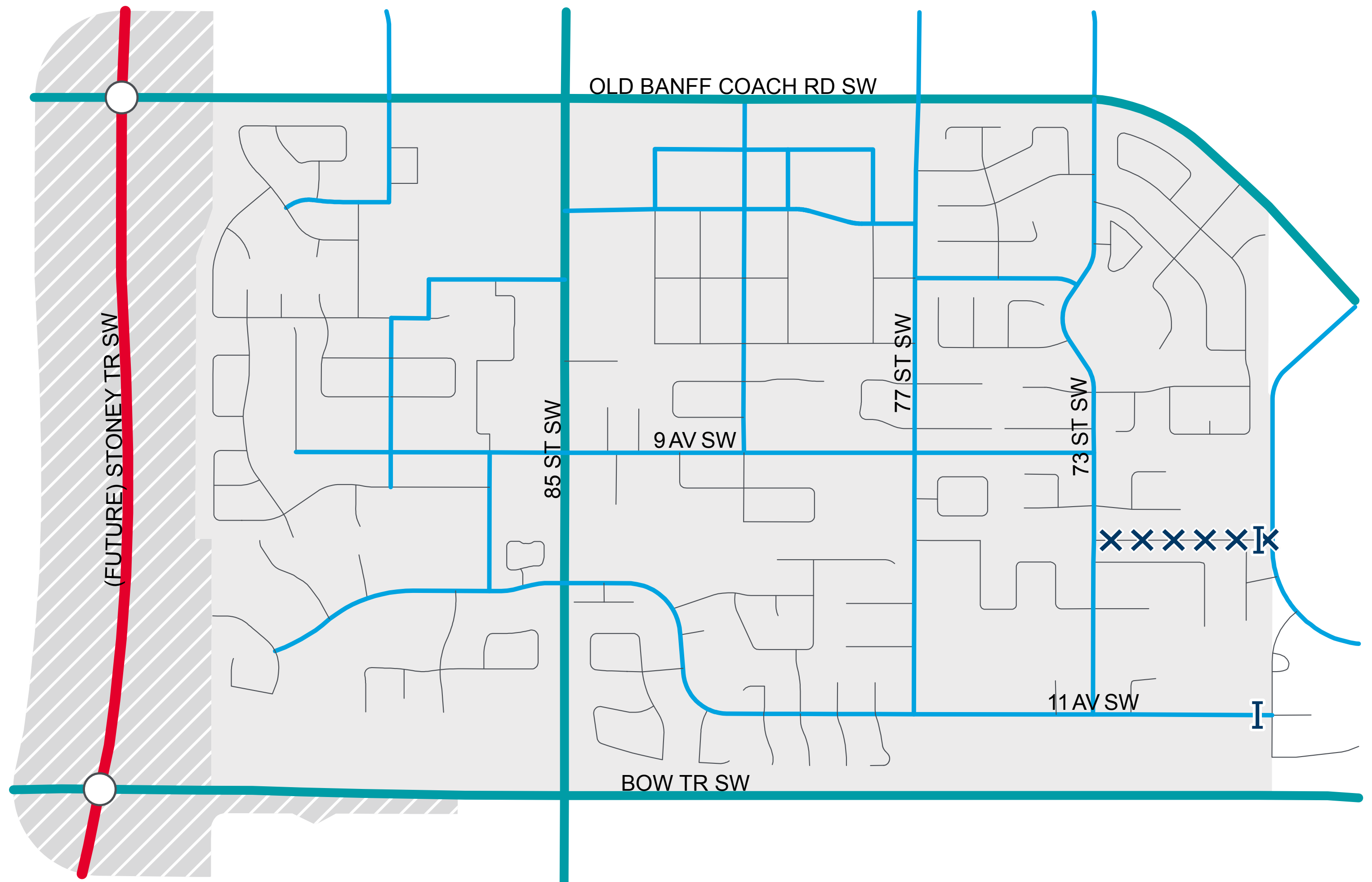
Transportation improvements



	Improvement	Funding Status	Funding Responsibility	Proposed timeline	Cost
A	West Ring Road	Unfunded (between Glenmore Tr. and 16 Ave. N.W.)	Alberta Transportation	Not announced	Provincial responsibility
	Street Improvements:				
B	• Bow Trail (2 to 4 lanes)*	Funded	City of Calgary	Constructed by 2019	\$16 million
B	• Bow Trail (4 to 6 lanes)	Unfunded	City of Calgary	TBD	TBD
C	• Sarcee Trail (4 to 6 lanes)	Unfunded	City of Calgary	TBD	TBD
	Intersection Upgrades:				
D	• 85 Street / Bow Trail dual left turns and dual thru lanes	Funded	City of Calgary	Constructed by 2019	Included in the \$16 million for the Bow Trail widening from 2 to 4 lanes.
E	• Interchange Bow Trail/Sarcee	Unfunded	City of Calgary	TBD	\$100 million
F	• 85 Street / Old Banff Coach Rd S.W.	Unfunded	Developer funded	TBD	TBD (Relatively minor improvements to east bound-south bound right turn and thru lanes)
G	• Bow Trail / Old Banff Coach Rd S.W.	Unfunded	Developer funded	TBD	TBD (Relatively minor improvements to north bound-west bound left turns)
	Transit Improvements				
	• Transit Centre	Unfunded	Developer funding anticipated	TBD. The Transit Centre is part of applicant's proposal. It will be required as part of the full development build out to meet transportation goals.	\$2 million
	• Transit Priority Infrastructure and Transit Vehicles	Unfunded	City of Calgary	TBD. Will be added as opportunities arise and development proceeds over time.	\$6.3 million

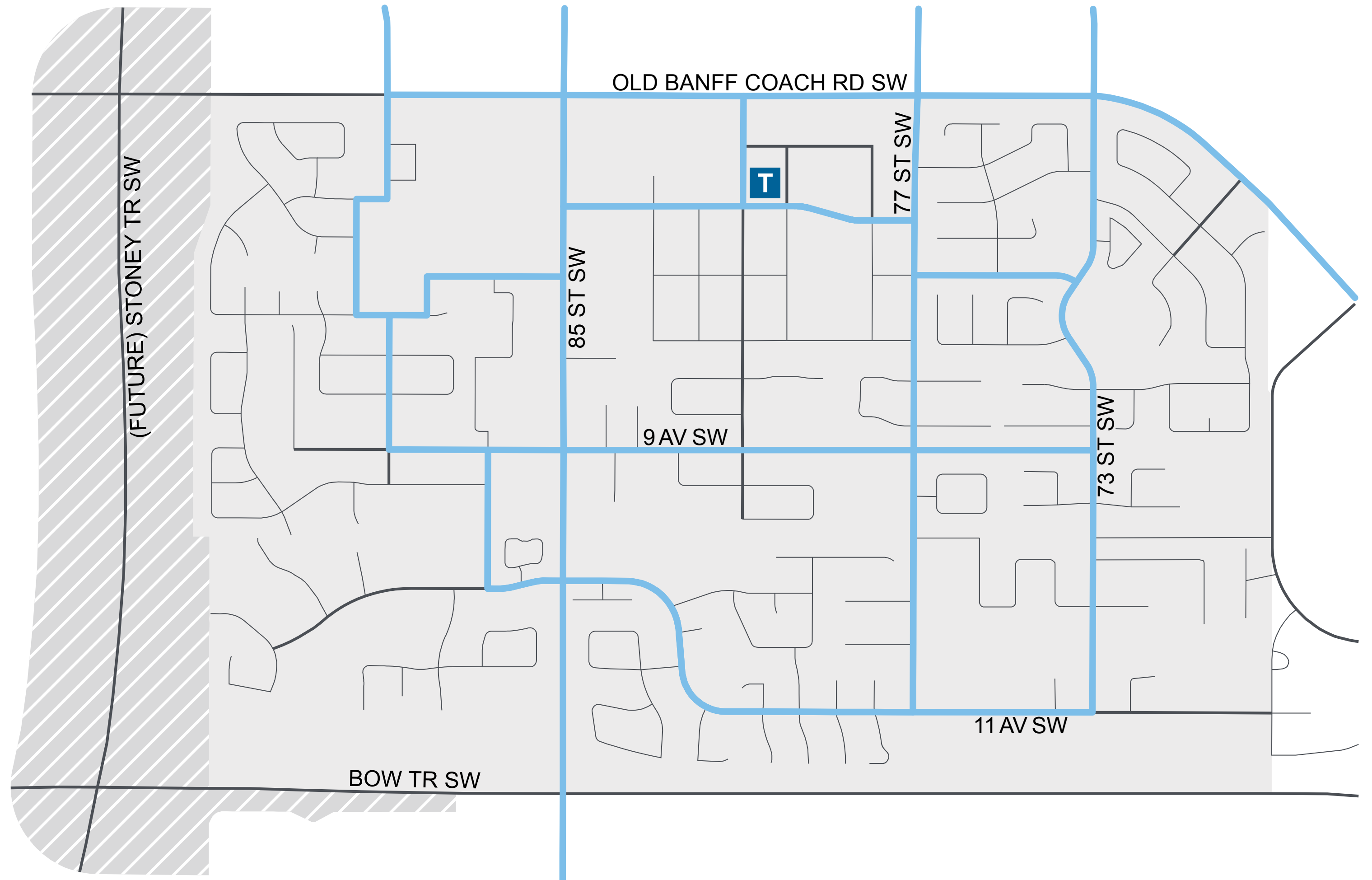
* 600 units may be built upon the completion of the transportation improvement "Bow Trail widening from 2 to 4 lanes". Further development requires one or more of the infrastructure items listed to be completed, as well as additional transportation analysis.

Revised proposal: Transportation map



- Full Interchange
- I No Road Connection
- ××× Council Approved Street Closure
- Skeletal Road
- Arterial Street
- Collector
- Residential Street
- Plan Area
- ▨ Transportation/Utility Corridor

Transit map



- Potential Transit Centre
- Transit Route
- Plan Area
- Transportation/Utility Corridor

Future schools in the area

There are six dedicated school sites in the West Springs area and neighbouring communities.



What is a school site?

A school site (Municipal School Reserve site) is a parcel of land that has been acquired by a school board for eventual development of a school building.

Will any school sites be included in the plan area?

The Calgary Board of Education has determined that no additional school sites will be required in the plan area.

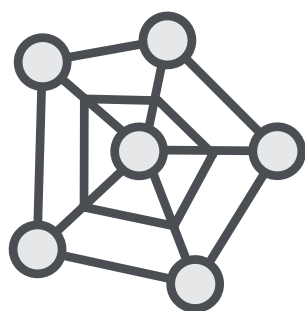
Who determines when a school will be built on a school site?

The School Boards in Calgary develop a Three-Year School Capital Plan with school projects ranked in order of priority. The capital plan is then submitted to Alberta Education for review, and ultimately approved as part of the Provincial Capital Plan.

Administrations recommendation: Approval



Prosperous
economy



Connecting the city



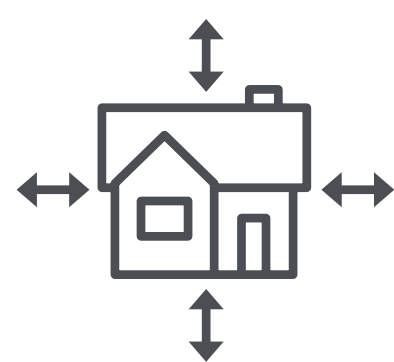
Greening the city



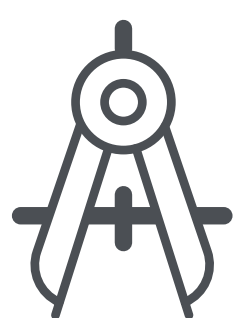
Great
communities



Compact city



Managing growth
and change



Good urban design

The City of Calgary will be presenting the West Springs ASP amendments. The City will present approval of the ASP amendments to Calgary Planning Commission, based on Planning best practices and alignment with the Municipal Development Plan (MDP) goals.

- The MDP has the following policies:
 - New communities should have a density of eight residential units per acre.
 - New development should result in complete communities.
 - Provide greater housing choices in locations close to job markets
 - Communities should provide locations for office growth outside of the downtown in areas well connected by public transit.
 - Maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development.
 - Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.
- The City supports the application for the following reasons:
 - It brings a diversity of land uses and built form, allowing:
 - employment within the community
 - residents to live, shop and enjoy recreation in their community
 - residents to age in place.
 - It transitions well with the existing community
 - building heights and density are designed to avoid dramatic contrast in height and scale with existing development;
 - phases of development are tied to construction of important pieces of transportation infrastructure
 - the applications brings the community closer to Municipal Development goals for being a complete community and for overall density

The City will also be recommending approval for the West District land use redesignation and outline plan and the West Park land use redesignation and outline plan as they align with the West Springs ASP amendments.

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).
- 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.

December: Proposed West Springs ASP available for review.

December 5 and 6: Final public information session held.
- December 14** ●

 - West Springs ASP amendments to be presented to Calgary Planning Commission (CPC).
 - Outline Plan and Land Use proposals to also be presented to CPC:
 - West Park Outline Plan / Land use Amendment (LOC2016-0243)
 - West District Outline Plan / Land Use Amendment (LOC2017-0058)
- 2018** ○ **February 12:** West Springs ASP amendments to be presented to Council.

This is not the final decision

City staff review the proposal based on technical feasibility, City policies, stakeholder feedback and landowner rights, and provide feedback to the applicant. The applicant uses this feedback to decide on a plan that they want to take forward to Calgary Planning Commission (CPC) and City Council.

What is the role of City Administration?

- Ensuring that the public is aware of the application and has an opportunity to provide input.
- Recommending changes to the proposal, based on The City's review of the proposal and feedback from the public.
- Preparing the bylaws and reports that would need to be approved in order for the development to proceed. These bylaws and reports inform City Council and CPC of everything that would need to happen if they approve the development.

What is the role of Calgary Planning Commission (CPC)?

CPC reviews the reports and recommendation provided by City administration. CPC makes a decision on the outline plan. They can decide to approve, approve with conditions or not approve the plan.

What is the role of City Council?

City Council reviews the bylaws, reports and recommendation provided by City administration and CPC. Council makes the final decision whether or not to approve the new or amended land use bylaws required for the proposed outline 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 applications. You can speak directly to Council at the Hearing or submit written comments in advance of the hearing.



To submit written letters to Council: you can email cityclerk@calgary.ca. All letters submitted to City Clerks before this date will be included in the final package distributed to all members of Council.



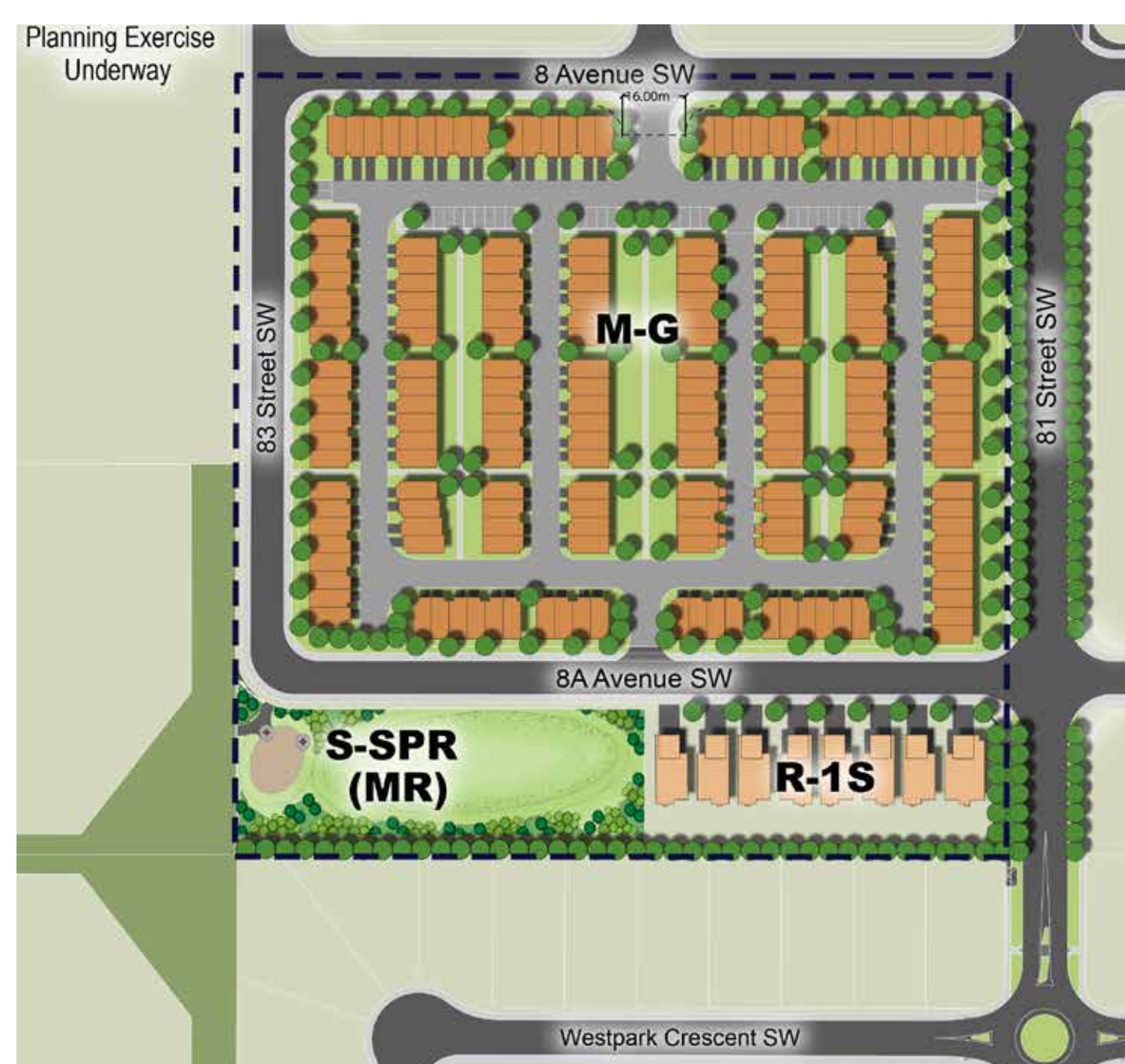
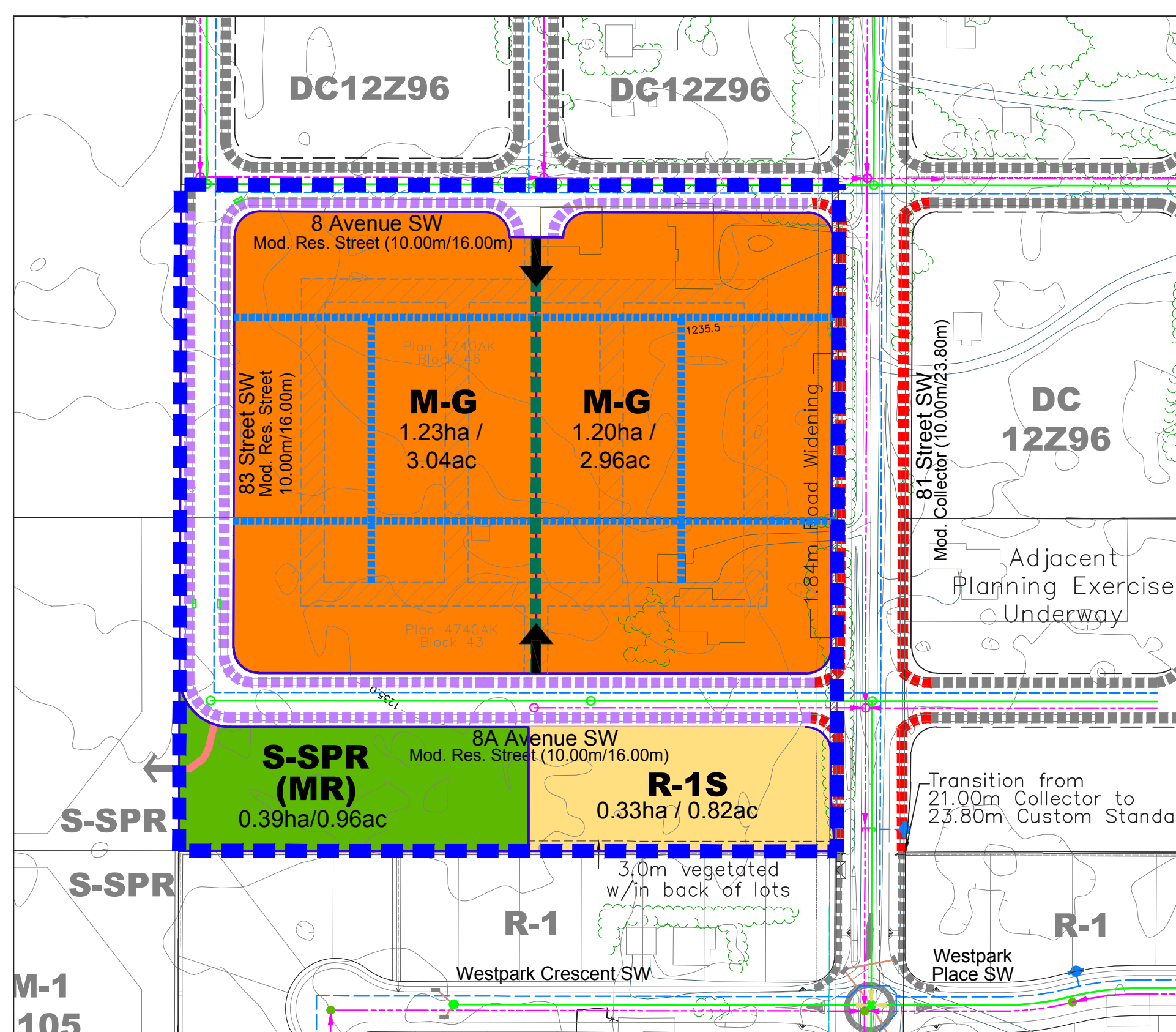
To speak at the Public Hearing of Council: you will be given five minutes to present to Council, excluding question and answer time. Your comments should be brief and address the land use planning issues specific to this area.

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 suite.
- 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.



Wentworth Brawn Lands – Seniors Enclave

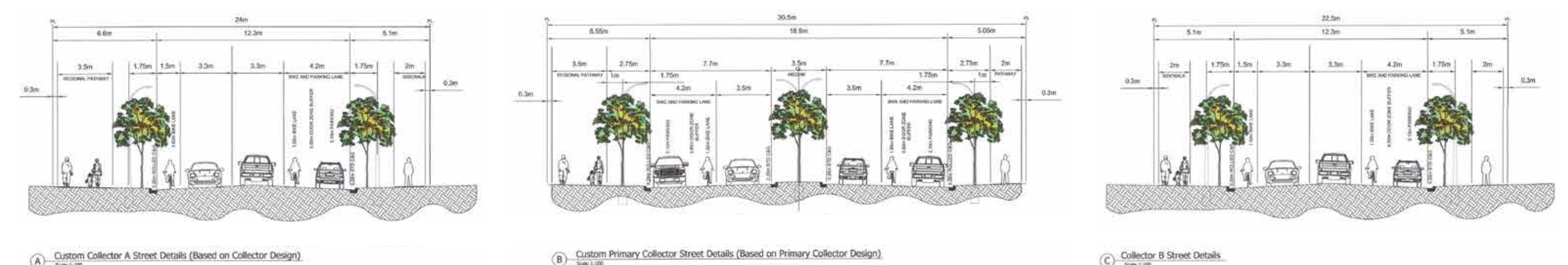
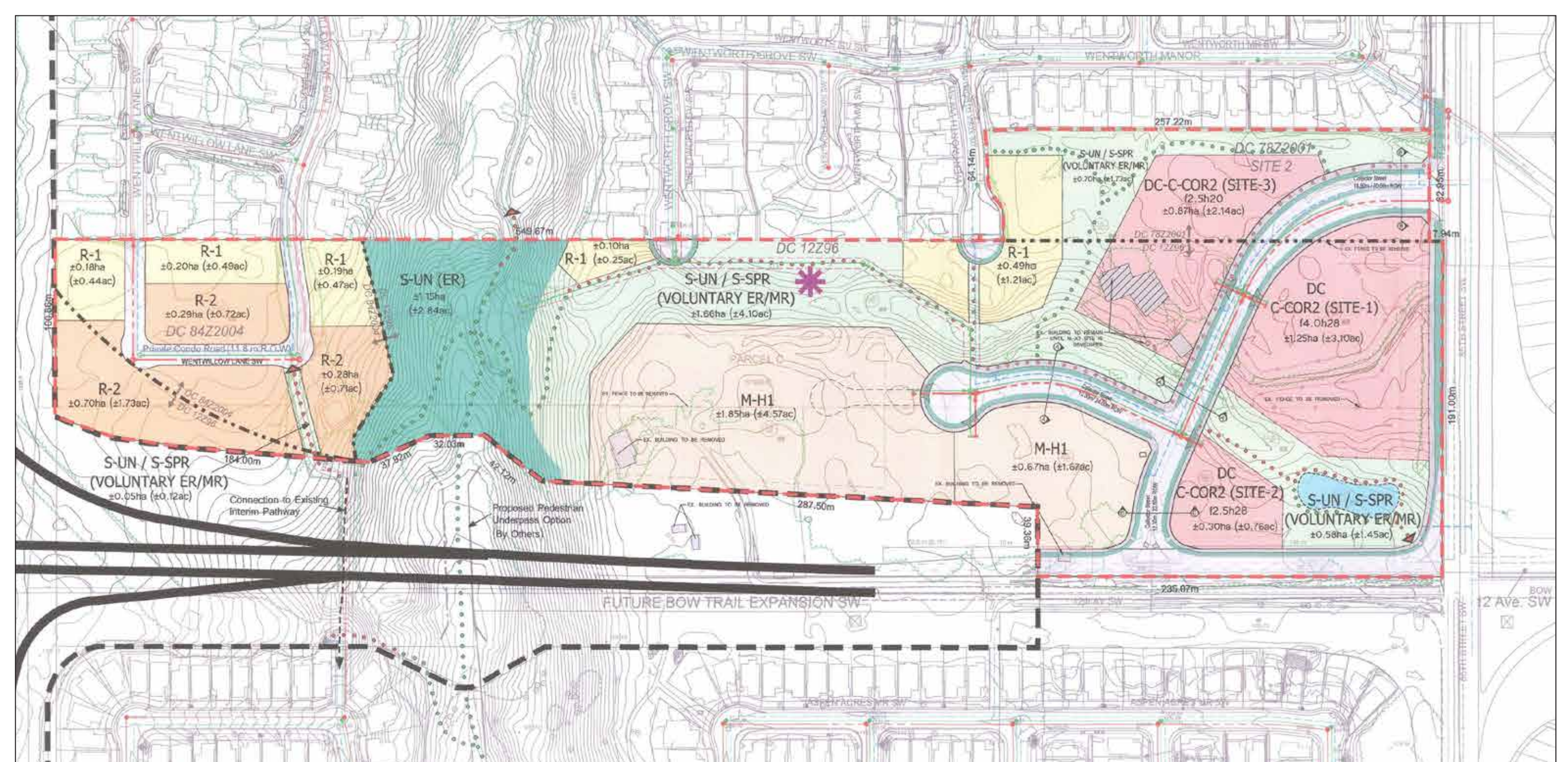
(LOC2017-0188)

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 early next year.



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