



West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Project overview

On November 24, 2016, Council directed Administration to undertake and evaluate an amendment to the West Springs Area Structure Plan (ASP), through the developer funded ASP Program. The developer funded ASP amendment will focus on approximately 34 hectares of land and is being reviewed concurrently with two applications, West District and West Park. These two applications for outline plans and land use must align with the proposed West Springs ASP amendment.

The ASP amendment proposes to add approximately 2,400 residential units in multiple building forms to the community. Retail and office uses, as well as park spaces are also proposed. The scope of the proposal will also require an amendment to the West Springs Area Structure Plan (ASP).

- West District: Approximately 22 hectares of land is being reviewed as an Outline Plan and Land Use Amendment application. West District is a proposal for a master planned neighbourhood in west Calgary that proposes a compact, higher-intensity (people and jobs), transit-supportive and mixed-use neighbourhood. Located within the community of West Springs, the West District plan area is south of Old Banff Coach Road S.W., east of 85 Street S.W., west of 77 Street S.W., and north of 9 Avenue S.W.
- West Park: Approximately 4 hectares of land is being reviewed as an Outline Plan and Land Use Amendment application to plan and develop a portion of West Springs, to be called West Park. West Park includes the area north of 9 Avenue S.W., between 77 Street and 85 Street S.W. (including the parcels of land located at 819 81 Street S.W. and 839 81 Street S.W.) The proposal is for medium density residential development.

Phase one engagement overview

A comprehensive engagement strategy has been developed to facilitate multiple touch points and ensure inclusivity for all who wanted to provide input and learn about the project. We will be taking a multi-phase engagement approach for this project and phase one engagement occurred in two ways: online and in-person.

The Engage Spectrum level for this project is *Listen and Learn* which is defined as “We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas.”

The objectives of our phase one engagement program were to:

- Inform the community about The City’s planning process and an overview of this project
- Answer questions about The City’s planning processes, the current ASP and future changes to the ASP
- Provide an opportunity for community members to share their thoughts and concerns with The City about the current and future ASP

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

- Listen and learn from the community about their ideas and concerns, community priorities related to the current and future ASP.

In April 2017, we engaged with citizens to collect feedback on the current West Springs ASP and future changes and sought to gather information on how the plan impacts citizens.

The feedback gathered through our engagement program will be used by The City as input to help draft changes to the West Springs ASP. This report will be included in an eventual recommendation report that will be reviewed by the Calgary Planning Commission and further by City Council, who will make the final decision.

Engagement guiding principles

In alignment with City Council's Engage Policy, all engagement efforts, including this project are defined as: *Purposeful dialogue between The City and citizens and stakeholders to gather meaningful information to influence decision making.*

As a result, all engagement follows the following principles:

- **Citizen-centric:** focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens
- **Accountable:** upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement
- **Inclusive:** making best efforts to reach, involve, and hear from those who are impacted directly or indirectly
- **Committed:** allocating sufficient time and resources for effective engagement of citizens and stakeholders
- **Responsive:** acknowledging citizen and stakeholder concerns
- **Transparent:** providing clear and complete information around decision processes, procedures and constraints.

In-person open houses

Two in-person open houses were held at West Springs Free Methodist Church on April 4 and 6, 2017 from 5 – 8 p.m. and had a total of 300 attendees over the two nights.

At each event, The City had representatives from business units to answer questions and share information about the project. The business unit representatives included Planning and Development, Transportation, Transit and Parks. The City had project display boards covering the topics of; project timeline, planning processes, land use areas, and next steps. In this phase of engagement we shared high-level information about the plan and will be sharing more details in the next phase.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Attendees at the open house were given the opportunity to share their feedback through a variety of methods, which included a comment form, sticky notes on a board and map, and a dotmocracy for community priorities. The City received 40 completed comment forms, 208 sticky notes and 800 dots from the two nights.

Online survey

The online survey modeled the in-person comment form and was available for comment online from April 3 - 10, 2017. A total of 271 completed responses were received.

What we asked

We asked community members to provide feedback, in-person and online through the following questions:

1. What land uses would you like to include in the future Area Structure Plan (ASP)? Why?
2. Are there land uses that you would like to exclude from the future ASP? Why?
3. What sort of connectivity do you think will be best for your community (think pathways, bikeways, roads)?
4. What do you like best about the existing open space in the current ASP? Why?
5. What do you think is missing regarding open space in the current ASP? Why?
6. What comments do you have on the proposed open space in the West District area?
7. Do you have any other ideas or concerns regarding the ASP that you would like to share with The City?
8. Within the area, what ideas or concerns do you have? Consider things like pedestrian access or connectivity, public outdoor space, retail and commercial hubs.
 - Tell us what community priorities are important to you. Choose up to five.
 - 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 distinct character
 - 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
 - Provide attractive community gathering spaces
 - Variety of housing choices
 - Optimize the public open space and infrastructure to benefit the community
 - Attract jobs. Provide opportunity for people to work in close proximity to where they live.
 - Other:

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

What we heard

Overall, there was a high level of interest in the proposed plan and a wide range of input was received from the community.

The top themes that emerged through the comments received in-person and online were:

- Concern that the infrastructure and amenities (roads, transit, schools, etc.) that currently exist in the community are inefficient and not equipped to handle an increase in density.
- A desire to improve or increase the amount of open space and connectivity (pathways, bikeways, sidewalks).
- Concern around the proposed increase in density and the impacts it will have on quality of life and adjacent development (light, views, noise, etc.).
- A desire for more formal recreational amenities and specific programming (fields, rinks, gardens, community centres).

All citizen feedback has been reviewed and a detailed summary of input has been compiled to reflect the diversity of comments that were shared by the community. These comments were organized into themes for the topic areas. Many of the comments within the themes represented varying points of view related to concerns outside of the plan area, however the majority of comments received were of a negative sentiment.

- ▶ For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Summary of Input

Below is a summary of the main topics that were most prevalent for each question. Each topic includes a summary and examples of verbatim comments in italics. These are the exact words that were used. To ensure all responses are captured accurately, verbatim comments have not been altered. In some cases, only a portion of the comment that was received on a particular topic was utilized.

Land Use Areas	
Question 1: What land uses would you like to include in the future Area Structure Plan (ASP)? Why?	
Theme	Detailed explanation and sample comments:
Citizens want useable open space	Citizens would like to see more and/or better green space and have made suggestions on specific open space uses.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

	<p>Sample comments:</p> <p><i>park space that is safe for children and teens (HOCKEY RINK, splash park, parks, tennis courts etc) encourage them to be active!</i></p> <p><i>Recreational areas - park for reading, trees, community garden, free wifi, tennis courts, healthy cafe, skateboard park where youth can go and socialise.</i></p> <p><i>We need more green space to promote an active lifestyle. Pathways, nature walks, splash pads, hockey rinks are all going to benefit the community.</i></p>
Citizens want low density development	<p>Citizens prefer low density development and would like development to be congruent with current low density development.</p> <p>Sample comments:</p> <p><i>It would be great to have the new development mirror the areas surrounding. Lots of parks, trees and open spaces with houses that are spaced nicely and limited townhouses or multi dwellings.</i></p> <p><i>low density residential as per the original ASP for the area (we purchased our home adjacent to the proposed change site under the conditions provided in the original ASP)</i></p> <p><i>include low density housing along 77th where low density housing already exists in the older parts of west springs.</i></p>
Question 2: Are there land uses that you would like to exclude from the future ASP? Why?	
Theme	Detailed explanation and sample comments:
Citizens are opposed to high density development	<p>Citizens do not want to see high density development in the plan area and/or would like high density development to be sensitive to existing adjacent development. Citizens are highly concerned by the effects of density on existing infrastructure.</p> <p>Sample comments</p> <p><i>avoid high density residential and high density commercial especially on perimeter where it significantly impacts the existing community residence. For example as per the original ASP, only low residential was going to border along 77th street. Putting in high residential will significantly lower the value of existing properties, increase light pollution, increase sound pollution, increase demand for schools which are currently already being</i></p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

	<p><i>overflowed to other communities, and failure to connect the new area with the current west springs community.</i></p> <p><i>Anything that doesn't fit with what is currently already in the area such as buildings higher than 3 stories, changes to density, population, traffic increases and increased strain on transit due to the fact it is already busy in this area with traffic and the high intensity factor is not going to help issues we already have in this area with schools, traffic congestion.</i></p> <p><i>building height should be limited to 6 stories even Kensington building height rarely over 6 stories. 8 stories is ridiculous for a mostly single family neighbourhood.</i></p>
Connectivity	
Question 3: What sort of connectivity do you think will be best for your community (think pathways, bikeways, roads)?	
Theme	Detailed explanation and sample comments:
Citizens want better connectivity	<p>Citizens would like better and safer connectivity for all modes (bikes, pedestrians and vehicles) and have made specific suggestions for improvements.</p> <p>Sample comments:</p> <p><i>Pathways and bikeways that connect to existing systems would be best. A significant upgrade to the existing roads would be required before any major development begins.</i></p> <p><i>Bikeways and pathways are a must and we need more and more of those in this city. I cannot walk safely from my home at the intersection of 85 St and OBC to the West 85th malls!</i></p> <p><i>Road connectivity is the single most important element. Given the climate, roads are the most used and most vital to our mobility. We need better roadways to access West Springs.</i></p> <p><i>west springs has a poor pathway system currently, with very little green space compared to area communities. The community would benefit from a dedicated walking/biking pathway system that would encourage physical activity and green space usage.</i></p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Open Space	
Question 4: What do you like best about the existing open space in the current ASP? Why?	
Theme	Detailed explanation and sample comments:
Citizens are generally supportive	<p>Citizens are generally supportive of the existing/current open space in the area.</p> <p>Sample comments:</p> <p><i>Really appreciate being so close to nature. We enjoy the mountain views along with encounters with wildlife. This is what makes our SW communities so unique.</i></p> <p><i>The current ASP allows parents and their children to enjoy the outdoors without the concern of traffic from a higher density development.</i></p> <p><i>The open spaces in West Springs are numerous and spread throughout the community.</i></p>
Citizens made suggestions for open space and/or programming	<p>Citizens had specific suggestions for open space or specific programming desires.</p> <p>Sample comments:</p> <p><i>would love to see even more smaller park areas spaced out around the entire area.</i></p> <p><i>The only thing that I would add would be another church or two and a public pool that is heated and outdoors as part of a recreation facility. We also desperately need a community center because we don't have one.</i></p> <p><i>Would love a splash park, natural amphitheater and tennis courts</i></p>
Question 5: What do you think is missing regarding open space in the current ASP? Why?	
Theme	Detailed explanation and sample comments:
Citizens made suggestions for open space programming	<p>Citizens had specific suggestions for open space or specific programming desires.</p> <p>Sample comments:</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

	<p><i>The community would benefit from a dedicated walking/biking pathway system that would encourage physical activity and green space usage.</i></p> <p><i>A community center; most communities have a community center with an outdoor ice rink, tennis or activity court, spray park, etc.</i></p>
Question 6: What comments do you have on the proposed open space in the West District area?	
Theme	Detailed explanation and sample comments:
Citizens are concerned about high density/building heights	<p>Citizens are concerned about the proposed density and building heights and the perceived impacts on open space and surrounding community.</p> <p>Sample comments:</p> <p><i>I'm concerned that if the buildings around the open space are too tall, they will create too much shade.</i></p> <p><i>Too dense of housing will put our roads, schools and infrastructure at risk.</i></p> <p><i>REDUCE THE INTENSITY AND DENSITY- this will allow for more appropriate park places. We do not need high 3-8 story buildings shadowing what little park space is planned, and shadowing the properties of homes along 77th. Because there is so little open space in west springs we rely on our backyards as a safe place for our children to play.</i></p>
General	
Question 7: Do you have any other ideas or concerns regarding the ASP that you would like to share with The City?	
Theme	Detailed explanation and sample comments:
Citizens are concerns about density impact on current infrastructure.	<p>Citizens are concerned that the infrastructure and amenities (roads, transit, schools, etc.) that currently exist in the community are inefficient and not equipped to handle an increase in density.</p> <p>Sample comments:</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

	<p><i>Density is far too high; - Roads won't handle parking & traffic; - Schools won't handle density; - Other infrastructure - parks, arenas, etc not adequate for density</i></p> <p><i>transit parking lot fills up too quickly and with the increase in # of people (based on proposed plan) it will get more difficult</i></p> <p><i>Please hear the overwhelming need for the following in this community: Improved Transit and Roads, Access to Library, Access to Public Schools, Access to affordable public recreation centre (NOT Westside), preserving natural environment and farm land!</i></p>
<p>Question 8: Within the area, what ideas or concerns do you have? Consider things like pedestrian access or connectivity, public outdoor space, retail and commercial hubs. Place sticky notes on the board or map.</p>	
Theme	Detailed explanation and sample comments:
Citizens are concerned about traffic.	<p>Citizens are concerned with the current transportation infrastructure and have concerns with the impact of additional density on this infrastructure and traffic. Some comments have made suggestion for specific improvements.</p> <p>Sample comments:</p> <p><i>Traffic & roads do not support development now.</i></p> <p><i>8th & OBCR already can't handle the traffic volumes in peak times. Putting thousands more people in this area will make the traffic congestion unbearable.</i></p> <p><i>Minimize traffic from "new" Stoney into Old Banff/Bow Trail bottleneck downtown. Don't add to problem getting off hill.</i></p> <p><i>Change intersection @ Bow Trail & Sarcee to eliminate lights (to accommodate increased traffic)</i></p>

Question 9: Understanding Community Priorities. Tell us what community priorities are important to you. Choose up to five.

Priority	In-person	Online	Total
Improve vehicle travel times	153	142	295

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

An interconnected neighbourhood that enables an active lifestyle (cycling, walking)	112	139	251
Ensuring development is Sensitive to adjacent development	115	133	248
Pedestrian accommodation	45	119	164
Optimize public open space and infrastructure to benefit the community	91	65	156
Attractive community gathering spaces	37	86	123
Bicycle accommodation	39	74	113
Efficient transit service	51	62	113
Urban character/aesthetics	34	73	107
Provide opportunity for people to work in close proximity to where they live	15	86	101
Community connectivity	11	63	74
A new neighbourhood with a strong sense of place and character	28	26	54
Development intensification to support community amenities (retail and transit)	20	18	38
Variety of housing choices	18	12	30
Other	17	0	17
Other: More Natural Park and Green Space	14	0	14

Next steps

The feedback that was collected will be considered as The City drafts changes to the Area Structure Plan. The proposed plan will strike a balance between community priorities, citizen input, technical feasibility, policy requirements and landowner rights.

The draft plan and development application details will be shared in the next phase of engagement where citizens will have the opportunity to review a draft ASP and development application, and provide input. A summary of what was heard in the first phase of engagement will also be shared, along with The City's response to citizen input and details about the project's next steps.

Additional input will be sought on the draft ASP and development application in the next phase of engagement.

This report will be included in an eventual recommendation report that will be reviewed by the Calgary Planning Commission and further by City Council, who will make the final decision.

Important Dates:

- Spring/Summer 2017: Phase two project open houses

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

- Summer/Fall 2017: Proposed West Springs ASP anticipated to be presented to Calgary Planning Commission (tentative).
- Fall 2017: Proposed West Springs anticipated to be presented to Council (tentative).

For updated project information, please visit calgary.ca/westspringsasp

Verbatim Comments

Content is captured as it was provided by citizens. These are the exact words used. To ensure we capture all responses accurately, verbatim comments have not been altered, unless there was personal information or offensive language, which are removed with an indication that this has happened.

Question 1: Do you have any comments regarding the proposed land use concepts and density (i.e. Low Density Residential, Medium Density Residential, etc.) in the Plan Area?
<ul style="list-style-type: none"> - low density residential as per the original ASP for the area (we purchased our home adjacent to the proposed change site under the conditions provided in the original ASP) - usable park space and connecting pathways, green space - bike pathways - low level commercial directly along 85th street only, the remaining part used for low density residential - accommodation for increase in population be reflected in number of schools in the area
<ul style="list-style-type: none"> - low level housing (less than 2-3 stories) especially when across from existing houses that are all 2 story or less - park space that is safe for children and teens (HOCKEY RINK, splash park, parks, tennis courts etc) encourage them to be active! - park space and schools linked by pathways, easier for students to get to schools - nature paths- west springs is lacking completely in these - if must have commercial, put in restaurants, libraries, public health- we are lacking in these
<ul style="list-style-type: none"> - Public High School - we don't have enough room at the current ONE public high school in the area to accommodate current numbers. We need another high school now. Never mind if increased density is added. - K-9 elementary school - IF higher density housing happens, it is imperative that you provide schools for those children. The minimal schools we have can not accommodate an significant population increase. - better transportation options. Severe roadway congestion is the current state in this area currently. Additional density will be a traffic disaster.
<ul style="list-style-type: none"> - TOWN HOUSES OR THREE STORY BUILDINGS. - A PLAYGROUND (SIMILAR TO THE TREEHOUSE PLAYGROUND IN ASPEN- IF IT INCLUDES A SPLASH PAD IT WOULD BE GREAT. THE NEAREST SPLASH PAD PLAYGROUND IS 30MINS AWAY BY CAR. - COMMUNITY GARDEN
<ul style="list-style-type: none"> * a max of three story buildings - anything taller will not fit in with the design of the community. * commercial buildings are a great idea however rent is SOOO high in this neighborhood, will businesses justify setting up here? (compared to Westbrook mall etc...)
<p>+45 +55 community because millenials think they know everything and don't want older folks living near by.</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

1. Single family and townhouse-style residence as they would be consistent with the lifestyle and architectural concepts of the area.

2. Public schools!! Schools, schools, schools!! Wow, we've lived in West Springs since 2004 and are continually disappointed with how developers are allowed to build new neighbourhoods and communities without including explicit plans for managing the increased population of children.

Cougar Ridge kids are currently bussed to schools off of Coach Hill and east of Sarcee Trail. Our son (West Springs, and kids from nearby communities like Wentworth and Cougar Ridge) will be have to be bussed to a high school off of Coach Hill and east of Sarcee Trail. This is incredibly unfortunate, children should have the right to go to school in their own community and experience feelings of community and safety and the bonds developed through getting to know new friends and their families both during and outside of school hours within their neighbourhood. Schools should be the centrepieces of our neighbourhoods, a community grows out from there.

I understand that the city/province would like to fill under-utilized schools in the inner city at the expense of building the number of schools required in suburban neighbourhoods. If that's the case then perhaps the city should look at gentrifying those inner city neighbourhoods or building projects like this near those inner city schools. Are inner city schools under-filled due to high real estate prices? If so then 'middle-density' projects could be suitable in those areas.

This ASP will introduce another 3,500 residential units with goodness knows how many new children into an already over burdened school system. Where is everybody going to go to school????

*** How many children ARE anticipated in this project? I'd like to see a study of the schooling needs for all the kids and a plan to get them all educated appropriately. This should be an automatic obligation of the developer/city/province.

Here's an outside the box thought: Why don'y they replace some of the residential buildings in this development with an elementary school and a high school. That would allow all of those children in that neighbourhood to go to school right outside their door. It would also bring many of our communities' children back closer to their own neighbourhoods for school.

A beautiful park. There are lots of families in the area and green space would be well used.

A buffer zone of natural habitat next to Stoney Trail. This makes the community more attractive (less traffic noise) and protects part of the environmentally sensitive areas.

A community center where residents can gather instead of using the Methodist church

Recreational areas - park for reading, trees, community garden, free wifi, tennis courts, healthy cafe, skateboard park where youth can go and socialise.

Bike lanes and extension of the c-train.

a community centre

a community garden. to attract bees, birds and butterflies in the summer. The community needs an oasis; especially with the aging population.

A lake/recreation park to facilitate community building (like Bonavista in the South).

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

A major priority for our family is access to schools here on the hill. Currently, as Cougar Ridge residents, we were hoping to gain access to West Springs elementary and middle schools now that Aspen has also opened a school. Increased density to the West Springs area will mean that is even more unlikely. If such a major development goes through, Cougar Ridge is essentially an isolated corner up here with very little access to our own community amenities (we are always considered out of area). This "second class citizens" approach is very frustrating and without proper infrastructure to get on and off the hill (i.e. our section of Stoney Trail, vast improvements to OBCR and Bow Trail) we are essentially boxed in for the foreseeable future.
A West Springs community centre, outdoor skating rinks, a city recreation centre facility with a pool and fitness centre, splash pad and wading pool area, public tennis courts
Allowance and planning for the increased traffic that will be created in getting not only around the development but getting on and off 'the hill'. I have noticed an increase over the years, but with higher density housing complexes it will become an exponentially worse problem. Green spaces and community parks are important.
Along with the park that is being planned I want to see your safe place for children to go and skate in the winter time for they don't have to worry about falling through a stormwater pond. I would like to see things like medical services maybe health services exercise studios as well as things like quaint coffee shops and restaurants
An area suitable for westland to create a community skating rink in the winter. The area is not very suited to this right now - school fields and baseball diamonds dominate.
Appropriate level of housing to balance schooling availability and road access.
Area is already overcrowded so I would request green space and larger facilities that take up larger areas of land. I would like to see new churches in the area, another recreation facility for kids to play hockey and to provide an outdoor pool which I think area desperately needs. I would say first and foremost a large outdoor pool as an Olympic size because our community is so big. We also desperately need a community center because we don't have one and that can be a larger area so that we are using our space for something other than high density housing.
Baseball diamonds. Play areas for children. This is too many people in one area. Our roads can not handle who we have already!!!!
Before creating a multi-storey high rise residential units, enough planning is required to accommodate extra traffic, schools & additional expected pressure on already scarce amenities
Better bus service, bike lanes, off leash dog park with more walking paths connecting them. When I first moved into the area the old country roads had fewer motorists using them and provided a wide path with clear sight lines for walking, teaching children to ride bicycles and running dogs. With the increase in population density and house construction these routes have become higher traffic areas, and more dangerous for pedestrians, cyclists and children at play.
Better corridors in and out of the community. Schools, schools, schools!
Bike/walking paths for community connectivity, *parks/greenspace*: Retail/food service/schools/residential (once the west ring road is complete).
Big box stores such as Costco, large hardware store, shopping centre similar to Signal Hill. This area is large enough to support them and cut down on driving.
Catholic high school Parks Splash park Large estate homes (like I was told it would be when I bought a home backing up to 77th street)

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Change all to single family homes. Keep high density close to down town where it belongs
Commercial or low density housing. Because that will keep the value of the area as well as it will maintain the volume for traffic manageable
Community center, recreational park with a stage and open space for families. You allowed Quinn's Corp to build homes in Paskapoos and destroyed that area,taking the single little park left in the area and putting more stress on Old Banff Coach Road, now you want to add more traffic in here? Is anybody aware of the traffic and waiting time in these two lanes in the morning when people go to work? Is City of Calgary insane? Do you realize the impact you already put in our lifestyle, enforcing us to spend more than 40 minutes in plus per day just to leave the household in time so we can make it through Patterson, Old Banff Coach Rd, Bowtrail and Sarcee lights? Does somebody see the fact that people jump from Old Banff and make right on Cach Hill rd just to jump the traffic and go to to the next light faster? Do you know that so many people are doing that that after that all these people are forcing the traffic to stope because they want to get in Old Banff back so they can make a left down Bowtrail? Do you realize HOW FRUSTRATING and how much road rage this produce to us, how much inequity you have build and how tremendous you affected our lifestyle? Why do we need to over crowd this area with so much traffic? Why don't you work in increasing the number of lanes in Old Banff Coach Rd so we can have a better flow right now, when we are struggling so bad?
community centre, public park areas, playgrounds, small business shopping, family restaurants, schools, childcare facilities, baseball diamonds,
Community Centre, schools.
Community Centres - Areas set aside zoned especially for this purpose
community garden
Community hall, more green spaces, and only low to mid-density housing options!
Connected walking and bike trails
Consideration for the existing residential on the east side of 77th. Putting businesses on our street drastically reduces the value of our homes. Try to integrate it with the existing area. Businesses should be only built off 85th, with green space on 77th.
Day care, drive thru
Both are needed if creating a closer community network
Definitely not what is proposed. A high end single family development in line with the surrounding communities with maybe one or two additional strip malls. This proposed development changes the entire characteristic of the neighbourhood. If we wanted to live down town or in Kensington we would have bought in those areas
Dislike the compact, higher-intensity people/ jobs. It doesn't flow with the rest of the community
Elementary school K-6
Farm Land - locally grown food is important for the environment, local economy, and community health
Fenced in off leash dog park Walking paths with trees Larger sound barrier walls than are currently in place (only required if the new plan goes through) Wider roads
FENCED offleash dog park. Not many in the area. With garbage cans throughout.
Focused on family, groceries, family friendly restaurants & stores. Lots of paths and places to play. Low density housing.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Future ASP should be in much more alignment with the current ASP and the current surrounding communities. This area is almost entirely single-family homes, with some smaller (2 story) townhouse developments. It is completely out of alignment with this community to now squeeze in multiple high-density apartment/condo buildings. If the city wishes to begin to increase density in this area, it needs to be done in a manner that allows a gradual transition, such as medium density buildings (maybe 4 stories or less). Has the city actually looked at the surrounding community to see how out of alignment this project is relative to everything else? It would be reasonable to add some retail and some commercial spaces, with a mix of single-family and medium density residential units. The existing ASP is much more consistent with the neighbourhood surrounding it. If the west leg of the ring road gets completed, then it would make sense to allow more high density development on the west side of that road where a new community style can be constructed and designed from the beginning, rather than to try to now squeeze this west district plan into a community where it is just not at all consistent with the surrounding areas.
Green Space
Green space
Green space with community centre (outdoor rink/splash park/playgrounds)
Green space, indoor & outdoor community gathering areas - ie. gym, basketball courts, outdoor hockey rink, splash park etc. - someplace we could have drop-in programs for families, kids and seniors to build a sense of community. Perhaps some retirement villas/townhouses/condos. This would have the added benefit of not putting more strain on the schooling situation. Retail/Commercial is ok - as long as there is adequate parking. With 3 small children, it is unrealistic to think I will walk with all of them to do my shopping or go to restaurants for the majority of the year in Calgary's climate. Therefore, if there's not enough parking, we simply avoid these places and travel further to other more accessible locations which is not fair to the local business owners and completely defeats the purpose of trying to force us to go green and stop driving as much. Traffic and school studies need to be done to see how transit is going to be improved to accommodate development and where all these children realistically will attend school. Keeping in mind private schools are not an option for most. I would like to see some family restaurants (with adequate parking) and more non-boutique shopping options (with adequate parking).
Green space, walking trails, parks.
Green space. Bike paths. Parks. Larger lot homes. The area is over crowded already and high density will ruin the charm and appeal of this area.
Green space. Medium/low density housing.
Green spaces and extended train line.
Green spaces, functional parks/community centres: Concrete built bungalow-styled condos for baby-boomers downsizing.
Green spaces, low density housing
Green spaces, parks and public/family recreation facilities. The majority of people living in the area are young families and there is a lack of these facilities in the area. There is also a lack of elementary school space in the area, many people who have lived in Cougar Ridge for 10 or more years are unable to get into the local schools and have to send their children on a bus to schools east of Sarcee Trail.
High density does not work within a single family development where road access and schools are already stretched to the limit.
High-density multi-residential. Old Banff Coach Road cannot handle any more vehicle volume. Do you realize how frustrating it is to try and commute to and from work using Old Banff Coach Road and Bow Trail, If you are going to develop WS further, you need to start with the road infrastructure.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

How about more sports and recreational uses. Where is there a tennis court or how about an outdoor skating rink. We have nothing in WestSprings currently. Being on top of a big hill transportation options are severely limited. There is no LRT and the bus options are limited. Elementary/Jr high school options are extremely limited. Do you really think adding more houses is appropriate to an area that is severely lacking in resources and amenities?

I am not okay with how HIGH DENSITY the proposed plan is. Should it not stay in line with existing high density condo buildings heights of 3 stories? How is the neighbourhood going to support all these children - in WHAT SCHOOL????? How are the existing roads going to support all the TRAFFIC?????

I am pleased the proposed plan is for higher density development in this area to limit growth beyond our urban boundary.

I believe that LOW DENSITY housing developments should be considered and I would like to see more open recreational areas and green spaces.

The area adjacent to 77th ave has a large area of trees and local wildlife that I would like to see preserved

In addition, no high traffic capacity roads have been developed and the city is not taking into consideration the amount of increased traffic flow the will be added to the community

I believe the land would best be used for 3 story high density living to fit in with the design of the rest of the community.

I believe this area should remain designated as single family dwellings as it was originally zoned. Additional greenspace would also be welcome. The layout of the area was built for that purpose and changing this is a direct conflict with those who already live in the area.

Additional schools would be good too. It is shameful that the city sees fit to bus children 30-45 minutes away when there could be room to accommodate them locally. I speak specifically of the situation for those in Cougar Ridge who have schools in walking distance, but are not permitted to attend.

More thought should be given to parking as well. Most family's have two cars, and the ASP is planning for 1.4 cars per household. The idea of having retail/commercial but nowhere for patrons or employees to park will be a serious problem for the neighbourhoods. THE retail development on the corner of 85th Street and Old Banff Coach Road is a prime example of an over crowded, dangerous parking lot that comes from ignoring this important point.

I have many concerns about the ASP as proposed. While I understand that there is hope that vehicle traffic will be limited in the new proposal unfortunately with the existing transit in our city and in the area (limited and not convenient) cars are unfortunetly still a major reality. Part of this development is ensuring that wicks has residents and new businesses and residents can get where they need to go safely. How will transit will be adjusted to support and encourage use of transit over car? Can existing roadways accomodate the projected increase in traffic? (This is huge as it is already a significant challenge in the area with 1-2 lane roads that are slow and congested with existing density). How will these high density buildings with commercial be designed to accommodate those outside walking distance accessing the services?

Traffic studies need to be done to determine how transit will be increased to support increased density

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

and to understand the realistic demands that the new development will place on existing roadways and infrastructure.
Local schools MUST be included in the plan. Currently many students in the surrounding areas (Cougar Ridge for example) must be bussed to schools significantly farther away and in some cases down the hill east of Sarcee because the existing infrastructure is at capacity without the addition of children from any new development. It would be irresponsible to ignore this aspect for both existing family and new families to the community, and part of developing a 'true community' is including places in that community for children to attend school, not just focusing on shopping and working.
I know this area has a low density right now comparing to other parts of the city BUT, the roads are narrow as well. And when it snows, the roads are all packed!!!
I want low density housing, green spaces and parks!!!!
I want low density, single unit residential homes, open green spaces and walking/cycling paths. I would be happy with a much smaller business park than what is proposed - like two commercial office buildings for professionals.
I would like more of the original plan. This is not "sensitively increases density". This is increasing it by a huge amount. I believe with this amount of influx of people the developer and/or city should guarantee a school to be built. We are already maxed out to capacity and shipping kids on the bus down the hill I don't believe fits with the "community feel". Where are all these kids going to go to school when all of them up here are already full??
I would like the land to be used as was originally planned in the previous development plan from 2012 which was recirculated by the city as recently as December 2015.
I would like the previous ASP to remain in place. How does an ASP have any credibility if it can be revised in such an extreme fashion?
I would like to bring to your attention that as a Coach Hill resident, I was disenchanted that you did not list Coach Hill and Patterson as NOT an affected community Under Key Dates online engagement April 3-10 YET you included Strathcona? Why is that when there your eastern border of the ASP includes Coach Hill lands that are actually in the civic map!
I would like to ensure there is ample walkways / local pathways to ensure our community promotes an active and outdoor healthy lifestyle. I do not want our community to continue to be reliant on use of vehicles. Traffic is a major concern for me, therefore I want to ensure the appropriate traffic studies have been completed, today it is already a major challenge getting off the hill during a peak period (morning commute).
I would like to have larger lots with nice green spaces, and design that does not increase or direct traffic into Westsprings (77th). The residents on 77th will be losing any west view, sunlight in the evening and privacy with the high rise condos. I would also like to see the planned Westward ave to be moved to connect to an existing street. This avenue will cause noise and light pollution on houses on 77th.
I would like to see a Community Center building and skating rink. There are so many community events that currently have no where local to be hosted. This would support local businesses and allow for the community to grow together.
I would like to see a gradual increase of density along 77th. Remove all high density housing and start with green space along 77th, then migrate towards 85th with a gradual increase of density. This would respect the current community, with a more integrated design versus the current design which segregates this community. The city also needs to redirect the proposed Westward ave to an existing st. The current proposal would create a large amount of light and noise.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

I would like to see a greater amount of commercial and recreational use, particularly if the staggering population increases is allowed. I would also like to see "green space" actually remain green space permanently, not just temporary "waiting development" green space.
I would like to see a number of parks and bicycle paths. I enjoy spending time outdoors and would hope that the new plan sets aside a good number of green spaces to enjoy.
I would like to see green space and/or Low density housing along 77th. The current plan does not take into consideration the current homeowners that back onto 77th. The current plan segregates the community, while increasing noise, traffic. It also lowers the privacy, and natural evening light. A slow progression of density of low to medium as you move towards 85th.
I would like to see low density housing along the adjacent communities (77th st), with minimal commercial use. If there is any, it should be pushed near 85th. There should be more parks and walkways. This is inline with the original plan. The community along 77th does not want to have Medium/ high density housing along its street. This will severely block the west views (sun), increase noise, lessen privacy.
I would like to see mainly single family dwellings, low rise/low density residential and commercial. I would also like it to include park space, common areas and walking and biking paths. I back onto Old Banff Coach Road and know that this area is already very densely populated and noisy in this area. The retaining wall does nothing to block noise from the homeowners that live in this area. Also, there are privacy concerns if high rise buildings face into the back yards and homes along Old Banff Coach Road. I am in favour of additional low rise commercial buildings to provide additional amenities for residents in this area. We would like to continue to support local business and have needed amenities within walking distance of our homes.
I would like to see more bike paths, multi use parks with sports fields ie) baseball diamonds, splash parks, picnic areas, multi use fountain/ outdoor pond like Olympic oval that could support skating in the winter and a wading area in the summer. I would like to see the proposed density revised as it is too dense but would support single family and some mixed residential.
I would like to see more parks, baseball and soccer fields. I would like to see ice rinks...
I would like to see nothing more than new single family homes that blends in with the existing West Springs area communities. The community has already been developed in a manner that hosts single family homes, with minimal apartment and condo style structures. We strongly appose any further apartments building developments, condo developments, and 3 level homes. Further, we are extremely opposed to any high rise building developments (nothing higher than 2 story single family homes), our community does not want to see high rise buildings developed!
I would like to see predominantly residential development. An ideal mix would include mostly single-family residences, both large and small lot, but also medium density town houses. An excellent example of this is on Old Banff Coach Rd. and 89th St., where there are multi-family units, small-lot houses, larger-lot houses, and duplexes. This type of development is consistent with the aesthetic of the larger West Springs/Wentworth, Cougar Ridge, and Aspen neighbourhoods. It makes good use of the available space by increasing density compared to similar developments that only have single-family residences on larger lots. It also allows for park space and small commercial areas. The limited access in and out of the West Springs area would be able to handle this type of development.
I would like to see single family homes and greenspace and a multi-purpose community centre. Not retail.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

I would like to see single family homes or townhomes / greenspace / and a multi-purpose community centre . I would like to see traffic calming measures on 77th street. Vehicles (including city buses) are already going too fast on residential streets.
I would like to see single family housing. If multifamily housing is required, limit buildings to 3 stories high (like current structures). This area is currently a residential neighborhood, changing it into a medium/high density area stresses the current infrastructure and takes away from the charm of the neighborhood. I would like to see green space, bikeway/pathway system that would connect to existing systems. I would like to suggest a neighborhood gathering space, both green space as well as a community building. This building would have meeting space as well as an indoor gym/sport court. This could be used by children, adults and seniors in the neighborhood. Schools also need to be considered. Existing schools are already at capacity and even with the new schools planning, I do not think there are enough seats for the population planned. This needs to be considered and planned before development proceeds.
I would like to see single family residences only in this area. Along 85th Street, it already contains business and retail. Anything along Old Banff Coach Road (OBCR) should be consistent with the current infrastructure of the surrounding neighbourhoods. Any retail or businesses should be localized to along 85th Street. This will maintain the integrity and value of the homes currently in the community. It does not make any sense to build multi/high density buildings (up to 8 stories) along OBCR. Populate the commercial and business aspects together along 85th Street.
I would like to see the original greenspace/pathway system carry through to NE corner of development. It would allow a flow of pedestrian traffic to/from cougar ridge and through the entire development.
I would love to see great park spaces, connecting bike paths, even a water splash park, possibly more out door recreation spaces like tennis courts, outdoor ice rink. There is a huge need and a supportive demand and following for young families and seniors alike to be able to connect and enjoy the outdoors in a way that promotes physical activity and fun and connectedness as a community. Also the option for affordable commercial lease spaces for designer small business to flourish and be supported in the area. Create a destination for all Calgarians.
I would really like to see a portion of the land in the plan to be set aside for a future school. The schools in the area, as well as the overflow schools located East of Sarcee are at or near full capacity. There will not be room in the existing schools for an influx of 2,400 more families. Alternatively, there is an incredible high demand for 'affordable' retirement homes, and that is due to increase as baby boomers are beginning to move into facilities that offer care. Many elderly do not drive, or in time will not be driving, so with this suggestion, there will be less impact on traffic. Also, if the development in West Springs had mostly much needed affordable retirement complexes, the increase in population wouldn't put a strain on the current issue of overflowing schools. Please consider the zoning this area for Retirement complexes.
If there's a potential influx of 4700 people, build some schools!!
In all of West Springs and Cougar Ridge there is no COMMUNITY CENTRE. There needs to be. The corner of 77th Street and 9th Avenue would be a great spot for it. There is a serious shortage of affordable family restaurants with high seating capacity that have healthy menu choices and are not fast-food restaurants. Parking would be necessary also. There is not enough meeting space for the public, such as non-profit organizations. Care facilities for seniors, the disabled and children. Pool Hall or other similar recreation. These neighbourhoods would be way better if they had a better mix of land uses. All of the commercial is

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

concentrated in two areas. a corner store or small strip mall in the undeveloped area along 11th Avenue would be great - especially if 77th Street connected to Strathcona Drive across Bow Trail.
Increased number of parks, especially playing fields with attached community structures. If this area is going to be build out to the extent proposed, a public library would also be a welcomed addition.
Intensity of development is good enough.
Is this process simply to appease or is this to be tabled as serious valued feedback?! The macro of this development should not be to allow developers to 'pay to play' with city and dump as many small lots/homes (1600 to 2000 sq/ft) so to profit on the backs of residents in the area. Transport infrastructure was not designed for this much traffic within current residential districts...this is not a pack-as-much in a small space and walk away with pockets filled!
It has most things.
It would be great to have the new development mirror the areas surrounding. Lots of parks, trees and open spaces with houses that are spaced nicely and limited townhouses or multi dwellings.
It would be nice to see more recreation land uses including parks and bike pathways. We have bike pathways in the area but it would be nice if they were more connected. More green space.
Keep it as is, respecting the surrounding residents who built or purchased their homes with the understanding of development that the ASP would support that is consistent with the surrounding area.
Keep the forest areas and green space
Land uses? How about fixing the roads and traffic congestion that we currently face before adding 5000 more people? Oh and here is another idea, how about you make a plan for schools so we actually have somewhere to send our kids. Our school are already packed with close to 30 kids per class. Why is this always an after thought?
Large green, undeveloped spaces need to be maintained.
Less housing more restaurants - full restaurants not these little takeout places like YUGA and OP to Go. Real sit down family restaurants and way better parking. Parking at the complex at old banff coach road and 85th is grossly too small. It's very frustrating
Less residential. This city is too spread out already. It costs taxpayers a fortune for water, sewer and utilities as the city continues to spread out on all directions. Keep this space green or add a large nice outdoor park.
Let's leave the land alone. We've disrupted wnogj wildlife already and there isn't suffienct access for the area with the current amount of residents.
Libraries and parks. Schools. Trees.
Library
Library - There is no library anywhere up the hill, no option to bike to library
lots of big trees along the outisde of the community especially along old Banff road and the 77th street
include low density housing along 77th where low density housing already exisits in the older parts of west springs. No one wants to back out onto an apartment building that destroys their sunshine and privacy
move westward ave to somewhere more suitable such as out to OBCR where it is more suitable to handle increased levels of traffic. The road may also be moved south towards an existing intersection to a void too many intersections along 77th street. To many intersections will increase excessive lighting along 77th street. The new LED lights are too intense as it is.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Lots of green space (parks, sports fields). This is a young family area and these would be well used.
<p>Lots of green space with mature trees and minimum cityscape. There are proven benefits: http://www.rff.org/files/sharepoint/WorkImages/Download/RFF-REPORT-Open%20Spaces.pdf http://www.americantrails.org/resources/economics/Economic-Benefits-Trails-Open-Space-Walkable-Community.html OUR FUTURE WELL-BEING DEPENDS ON IT! https://www.ted.com/talks/amanda_burden_how_public_spaces_make_cities_work</p>
Low and standard density residential infills along with mixed use areas. I think it is important that future development is consistent with the existing neighbourhoods and residential development.
<p>low density (2-3 stories) or less along 77th street and gradually increase the density towards the interior of the district and 85th street. This would be more accommodating to those who live on 77th street- if anything higher goes in this will impair our views, shade our yards, invade our privacy, increase unnatural light and noise into the yard.</p> <p>densely treed and landscaped roads along the perimeter of the district especially along 77th street and OBCR.</p> <p>roads that connect to the existing community, not ending in dead ends or t-intersections such as the one that ends at the end of Weston court along 77th street. this road is unnecessary to end here, please connect this through to another road or move it elsewhere where it would be more useful.</p> <p>include roundabouts</p>
<p>Low Density Developments. Why? The area around the West Springs Developer Funded ASP Amendment Area is an excellent mix of Low and Urban developed areas with an area already designated for Mixed Use. There is no need to significantly change the Land Use already in place unless you are a developer looking to maximize your profits.</p>
<p>low density housing at perimeter especially along 77th street in order to be sensitive to the housing already existing. It should start at 2 story homes and gradually increase in density as it nears the centre of the west district and 85th street. This would be sensitive to the existing homeowners. On the development statement mailed out by Truman, it stated that it would "sensitively intensify". The current model of jumping right into 3, 4 and 5 story condo units is not sensitive to those living along 77th street.</p> <p>Move westward ave to meet up with Weston drive to prevent additional intersections and traffic congestion along 77th street. By connecting it with the existing west drive, you would connect old and new west springs and connect transit routes.</p> <p>have plenty of large trees along all roads, especially along 77th where residents previously looked out onto forests. This would reduce light pollution and improve privacy. Restore developer fences and improve aesthetics along 77th street to reduce noise and improve privacy of existing residents.</p> <p>build a community centre and hockey rinks/tennis courts/splash parks etc. our community doesn't have any of this.</p> <p>limit above ground parking and build below ground parking to conserve land use</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

avoid high rises over 5 stories as the area cannot handle the traffic congestion, noise or pollution from the same. Schools are already overflowing- has any thought been put into building more?
Low density housing only
Low density housing, good walking paths, minimal traffic onto 77th, large usable parks. This will continue a quiet feel for the entire community and surrounding communities. It will also increase value in the area
Low density housing, parks and recreation.
Low density housing. We live on the edge of the city to avoid crowds and tall buildings.
Low density residential and increased amount of nature reserves or park space with play grounds, both of which adds to the esthetic appeal of the area and the neighborhood. In addition, increased recreational spaces (fields, parks, playgrounds, green spaces, splash parks etc.)
<p>LOW density residential</p> <ul style="list-style-type: none"> - as promised in the 2012 asp for west springs - matches with current neighbourhood - minimizes traffic - minimizes pollution to area - minimizes school student load <p>Green space and recreational facilities</p> <ul style="list-style-type: none"> - in and outdoor hockey rinks - splash parks - basketball and tennis course - natural paths through wooded areas - bike paths <p>Alberta health services after hours clinic</p> <ul style="list-style-type: none"> - none in west end of town <p>library</p> <ul style="list-style-type: none"> - we need more public services up here <p>less commercialization</p> <p>roads to connect with each other- the 77th street and westward ave doesnt connect to anything. Either connect it at Weston manor or Weston drive.</p>
Low density residential
Reduce the number of people living in this development to alieviate road congestion and lack of schools in the area for current population yet alone new residents.
<p>low level housing (no more than 2 stories)</p> <p>community centre open to the public</p> <p>roads that connect the existing west springs to the new district (through Weston drive, not a dead t- intersection in the middle of 77th street)</p> <p>low density commercial at 85th street only- so that the other communities can use it but it does not take away from the family oriented west springs already existing</p> <p>schools and school space</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

low level housing- we simply don't need anything higher in this part of the city. Calgary's vacancy rates are at historic lows and the price of oil is not predicted to return to previous highs for decades. Creating more housing will only further devalue homes in Calgary.
low level LOCAL commerce only along 85th street. We do not need any more box stores, but would benefit from small Calgary and Alberta based companies to support the local economy. push all commercial spaces to 85th street where they are accessible to surrounding communities, but don't take away from the family based community of west springs. Commercial spaces increase traffic and decrease pedestrian safety- push it to 85th where it is not close to parks.
REAL RECREATIONAL SPACE. A storm pond is not recreational in any sense. The majority of communities in Calgary have community centres, hockey rinks, tennis courts, parks. West springs is already lacking in this area- by adding more population, West springs will look even less desirable of a community to live in.
Low to medium density residential and commercial. More developed recreational park space (ie. outdoor rinks/baseball diamonds/ tennis courts/ soccer fields)- the westside is lacking in these!
Lower density housing. nothing more than 3 stories
Make sure there are some parks and leave SOME of nature instead of just plowing down all the forest then planting useless non native trees.
Medium Density Housing that is more affordable, mixed use townhomes, allow young families, couples to move into the area.
Medium density to fit with the current use and character of the neighbourhood. We already have plenty of retail!
Mix of residential, retail and public space. Want to see a livable and walkable community that is well connected to the rest of West Springs.
Mixed Use, commercial, office, high density multi residential, medium density multi residential, low density multi residential, open space retail/high density multi-residential.
Mixed use...work/live/play/shop environment.
Mixed, low, med and high density. As well as single family homes. And park space. I think a mix of density is important to accommodate all income levels. Park and community areas are extremely important for culture and social engagement.
Mixed-use, medium density residential with low to medium rise office.
More community based spaces. Outdoor hockey rink, splash park. Community centre. Where are the community recreation spaces. Westside recreation is getting to be at capacity. Where is a city of Calgary recreation space, etc. I would like to know how the city will deal with all the extra traffic this will create. It can take upwards of 45 minutes to get off the hill if there is a smidge of snow. With the west ring road nowhere in sight, there is no other place for the traffic to go. With no new schools, more traffic will have to get off the hill creating more stress on an already stressed system.
More connected pathways to allow for safe walking and biking in the area
More green areas, outdoor activity areas for children.
More green space and low density housing
More green space and parks. Schools. Recreational Center (public or private). More pathways. Only low density housing. Higher end estate developments with larger lots only.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

More green space -parks and lower density housing only
More green space, walkways and paths. Why? There is not enough use of open areas for kids and communities to enhance one another.
More green spaces (parks, walking paths etc)
More greenspace/areas for play and safe walk ways. Lots of families with small children or older children that need spaces to play and safe pedestrian ways to get to them.
More Multi-Family Options
More open green space with outdoor recreational to offset the 2 new highrises
More open green spaces or a community centre/rec centre that those of us on the north side of bow trail can enjoy by being able to access safely and efficiently while respecting already existing communities
Also when advising affected communities for any west springs ASP issues you should also be including Coach Hill Patterson and not just cougar Ridge aspen and strathcona in your key areas
More open parks, bicycle and pedestrian pathways, schools, recreation facilities (indoor and outdoor) and small shops. We especially do not have sufficient outdoor recreation facilities including playgrounds, tennis courts, basketball, and especially hockey rinks compared to what the more established communities offer.
More open spaces/parks.
More park space and restaurants
More parks and recreation space. Also better infrastructure to accommodate the increased vehicle and pedestrian traffic on the hill.
More playgrounds and potential a water park for all the kids in the area.
More schools - current schools are at capacity
Pathways and green spaces
More schools, more green space. Even with the couple of new schools built in this area the schools are at capacity or over-capacity. There are a few new single family residential developments coming in and there are already not enough places for their children let alone the ones who already live in the area and are being bussed to out-of-area schools like Rosscarrock.
move the green space to border with 77th street- it will be more accessible to the current community WHO ALREADY PAYS TAXES. By hiding it away in the middle of a high rise development, segregates the existing community away from green spaces that they are entitled too. This would also push the residential farther east so it would ease into the density. Do this or get rid of the high density residential all together.
Westward ave ending at 77th street should be a pathway and not a road. The road should connect to another road or not exist at all. Recently the city has been promoting connecting roads and avoiding dead ends and T intersections- yet we see it here? That doesn't make any sense. It is going to cause traffic problems, light and noise pollution, separation from the remaining community.
Multi- family (affordable) housing, retail and office space
Natural Environment - can't be built back, improves quality of life for everyone
Natural habitat, farm land. Environmental considerations have to be top priority.
Need more elementary schools, (Obvious reasons)

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Needs to move away from the high density housing plans: area is not built for this type of development (in terms of school capacity, transportation, or demographic). Area needs to be single family residential with a slight mix of light commercial
no development <u>now</u> because
None.
None. Build in a new area like beyond 101St street.
Not anymore houses. The schools and amenities simply can't take thousands more people.
Not everyone knows "planning language" what is a "land use"?
Park. A place for people to remain active and do sports. A lot of green areas have been used to develop schools.
Parks and bike paths as promised
Parks and green space, retail. Medium density residential is acceptable, provided that steps are taken to provide adequate improvements to current connectivity issues.
Parks and green walkways. There are walkways, but, simple concrete paths. This area should have walkways that promote walking, not just as means to commute. An architecturally great business area, similar to marda loop. Not just a parking lot with strip mall type buildings.
Parks please
Parks since we dont have a really nice big open space for people to enjoy.
Parks, open spaces, and low density homes.
Parks, paths, cycle tracks.
Parks, pathways, basketball courts.
Parks, pathways, schools, sports field and amenities. If we do not have the info structure to support 5000 people why would we? It's ludicrous that you destroy neighbourhoods that we break our backs to earn. How is this helping current West Springs residents?
Parks, schools, community center (there are no city community centers on the west side of calgary), homes
Parks, sustainable green spaces, public school and recreational area. With the growth of the area the schools are being capped and young students have to take a bus.
Parks: walk/bikeways: low density housing
Pathways through trees are nice ie. Wentworth: Retail - we're in favor! We bought our house to walk everywhere while home.
Pathways/walkways and parks.
Please do not amend plan. 2000 new residents is ample for the existing infrastructure. 2000 new residents could easily translate into 250-500 new children (whom current schools can not accommodate). To increase to 4700 residents is unsustainable. This type of increase will dramatically affect every single current residents quality of life. The suburbs should not be developed as high density inner city. We purchased our homes in good faith that development would be in line with all previous development. The proposed amendment for West District was not was was proposed and agreed upon.
Please do not increase the residential and commercial density by 5 times the original ASP, this is unnecessary. The commercial spaces will sit vacant due to high vacancy rates throughout the city. There are already too many little shops in West springs paying exorbitant commercial lease rates. Many of these

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

businesses fail and close up due to lack of customer volume. This is a small community, leave it that way. Instead, focus on safe walking and bike paths so that children can walk or bike to school from east to west in West springs, and traffic calming throughout the residential areas and in playground zones. There has been no thought given to the demands on schools and traffic if this ASP is passed. Have you tried to leave the community in the morning when it snows? It's impossible! Not everyone will work in the community. Where will all the new residents go to school? Please review what has happened over the last few years in West Springs, the schools are over capacity and the new middle school is just enough to provide capacity for current residents, not for an additional 2000+ new residents. The high school is over capacity. You can't keep building new residences and ignore the infrastructure needed for schools, roads, etc.
Please retain the large existing trees along the west side of 77th street. This will help to be a buffer between the existing houses and the new West District higher density. Some rental apartments should be included. Not all condominiums. These could be placed above retail. There needs to be a variety of price points in the community. We need apartments for young people to rent. Please ensure we build in residences for all stages of life. Please require Green building: solar panels on the tops and sides of buildings; permeable landscaping instead of pavement and concrete, drought resistant native trees, plants and grass; other landscaping techniques to reduce the need for water and maintenance. Incentives for Net-zero buildings. Let's make this a really inspiring Green community! Is there room for a school site? We will need another school with this increase in density.
Public Recreation Centre - Westside is <u>way</u> too expensive/overcrowded, next closest is Killarney which is very far and limited programming.
R-1 and more parks, water parks etc and commercial development on 85th street
R-1S
R1-S, may be a few R2.
Rapid Transit to C-Train (dedicated bus lane) reduce congestion and better for environment
Recreation
Recreation - pool/fitness centre
Recreation options such as rink/pool
Recreational centre. Parks. Room for another school. Better road infrastructure to support the high density traffic already.
Recreational facilities, sports venues and parks
Recreational, since Paskapoo slopes was destroyed.
Reduced density.
Residential and limited retail. Should be single family dwellings and limited multi-family dwellings. Should be limited to the original plan of 600 dwellings. Amendment to 2000+ is ridiculous and would have negative consequences for services, traffic.
Residential only & NOT high density (ie. not apartment buildings). The previously existing plans were acceptable. This plan is NOT acceptable!
Residential, park/playgrounds, walking and bike paths, office spaces
residential, retail, park or green space, walking paths, roads to support the density of the development
Retail, residential and ample park/recreational space. Minimal commercial space

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Retail/High Density Multi-Residential (limited amount) Commercial/Office Medium Density Residential Low-Density Multi-Residential Low-Density Residential
Retail/High Density Multi-Residential Commercial/Office High Density Multi-Residential Medium Density Residential Low-Density Multi-Residential Low-Density Residential Open Space The mix seems good for strengthening the walkability and other factors for the community. It will bring enough density to make retail and other commercial spaces viable. It will hopefully provide enough population to enhance transit connections and frequency, and to ensure local schools have enough catchment to stay open for the long term (30 years).
School/Library/ School
School/Library/ School
School/Library/ School
Schools - there are not enough public schools in the area. I live in Cougar Ridge and have young children and their designated school is all the way down in the Westbrook area. Athletic parks as well are lacking in the area.
Schools (CBE) - more people means more kids. We are already bussing our elementary kids half way to downtown
Green space!
Schools and libraries
Schools. Schools. Schools. We have empty fields in West Springs and Cougar Ridge that are designated school sites. You cannot keep building residential density without adequate services. Recreation centres are desperately needed W of Sarcee as well. Only Westside Rec Centre (a private, not a public facility) exists to service residents of west Calgary.
Schools: we need a junior high and high school. Too many kids have leave the hill to attend those schools. City owned Rec centre. Every other major city park has great city rec centres. We have Westside however that is privately owned and run, which makes its membership not always attainable
Senior housing - population of Calgary is agin.
Single dwelling family houses - to stay with the theme of the already existing area.
Family recreation facilities- to have more family activities in our area as we have nothing in our area
Single dwelling, low density residential, small commercial, schools, parks , green space. Consistent with present character of area.
Single family dwellings or low condo buildings like the ones behind coop. Keep the views and community feel. Large tall apartments style housing brings in too many people and currently the infrastructure can

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

hardly handle what comes in and out of the community as it is. If it snows a skiff there are back ups at every major road. It would be great to have more large parks, skate park area for the kids to scooter and skateboard, basketball courts, tennis courts. All should be connected by a community (and preferably) city connecting pathway.
Single family dwellings. NO SECONDARY SUITES.
Single family dwellings. No high density!!!
Lots of parks space, tree lined streets, tree lined pathways.
Keeping natural large trees in area in place.
Single family homes as the infrastructure cannot support any more high density housing. We spend too much time on the road trying to get out of our neighbourhood with current density levels.
Single Family Homes backing on to 77th and gradually building up to the multi family homes just like what is proposed on the south edge. There are lots of houses with big back yards on the east side of 77th that face west and have young family that play in the back yard in the evenings. building multi family homes close to the road will take away the evening sun from those children It will cast shadows way too early in the day. Multi family units right against 77th will drastically decrease the value of those homes as well.
Single Family Homes would be ideal to maximum 4 story condo buildings.
Single family homes, because the neighbourhood is very family oriented. Also, there are not enough elementary schools in the area, so too many new residents with children would have nowhere to go to school. My kids have to go to private school, since there are no nearby elementary schools zoned for Cougar ridge.
Also, traffic is already a nightmare, added cars on the road would cripple my ability to get downtown in a reasonable time. Old Banff Coach road is very slow to get on to bow trail. There would need to be interchanges built at old Banff coach road and bow trail, and at bow trail and Sarcee.
Single family residences, open green space. This neighbourhood already has a mix of multi-family dwellings, single family homes and estate homes. There are 2 access roads into this area which cannot adequately cope with additional multi-family residences. The condominiums that are already on 73rd street are a blight for neighbouring houses and provide inadequate parking for residents. The same is true for the condominiums on 9th avenue.
Single family residential or retail such as exists in the surrounding area.
Single family residential. Keep the neighbourhood consistent. It's not like we're anywhere close to the west side LRT, schools overflowing already (and Cougar Ridge kids are already bused elsewhere due to lack of space) so it makes NO sense to hav a project if this magnitude and density.
Single family to keep the integrity of the area and limit the population due to lack of proper infrastructure to support anything else.
Space for schools, seniors housing, and community centres. Where are the children of these households expected to attend school? Our schools on the hill are already above capacity.
Although I am not opposed to increased density, the plan for all high and mid density housing in this area does not fit with the current socio-economic community that people have invested heavily in. Please remember that Truman is one developer versus a community of thousands of votes and concerned citizens. A mixture of single housing dwellings, town houses, duplexes and up to 4, 4 story dwellings

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

would still increase density dramatically while maintaining the sense of community that has been earnestly built over the past decade.
The addition of offices and commercial space to the ASP along Old Banff Coach Road should be included to expand employment centres and shopping within the neighborhood. This has to be done adjoining major access roads to the North and West part of this neighborhood to reduce traffic within areas that are already developed.
There needs to be additional park space or open space in the SE corner of the ASP as there are currently no provisions for park space within this area of entirely single family housing.
The area requires more amenities ie: restaurants, health food store, manual car wash. No more residential in that area.
<ul style="list-style-type: none"> -the city to honour the original plan of low density residential space - a design that complements the current established neighbourhoods, rather than a walled community of high rise condos. - a quiet feel and layout that does not encourage more traffic into the Westsprings and the new development. There already is two very busy streets of Old Banff Coach, and 9th. We do not need more traffic in Westsprings. - no more commercial buildings. 85th already has a Mcleod feel (pretty sad given the housing around it) <p>There is sufficient number of Banks, Dentists, restaurants, gyms etc. Seriously go count.</p> <ul style="list-style-type: none"> - accommodation for increase in population be reflected in number of schools in the area
The community as a whole could really use a Community center. The closest one at the moment is the Strathcona center, Co-op has a room available for use but it is too small. Other wise more green space and walking paths would be nice. I like the idea of more retail coming in too.
The Developer Funded ASP shows sensitivity to the transitions between the planning area and the existing residential to the south. The same cannot be said of the eastern boundary along 77st. The proposed intensity of use is to great. Rather than carry similar zoning through the middle band of the planning area from 85 st to 77 st the parcels between 77 st and 78 St at the end of weston drive ought to be of similar zoning to what is proposed along the southern edge of the area (M-G) rather than (M-H1 and M-2). Furthermore the placement of the DC (M-G) place of worship would be better suited on the western edge of the planning boundary or along Old Banff Coach Rd. Placing it in the middle of the community will increase traffic intensity and parking demands along 77 St and Weston Dr. Similar parcel placement to other churches in the area along the major roadways is appropriate (ie. 73 and OBC or along 85 St).
The future ASP should be very similar to the neighbourhoods surrounding. Single family, townhouse, and low rise condos. The current infrastructure struggles to deal with the existing residents, so moving beyond that would cause too many issues. Schools are right up to capacity, the roads have too many choke points, etc.
The land use should be designed to create a pedestrian friendly destination where people are attracted to go and spend time. It would be great if we could create a space that was vibrant, exciting and entertaining. Think European city squares, Rockefeller Center, or SOHO. There are very few urban spaces in Calgary where you could plan to spend the day just walking around. We should be ambitious and visionary, and try to create that great urban space.
The land uses need to fit in with what is currently in the area such as buildings 3 stories or less, keeps the density the same. Also traffic routes need to be adjusted and in line with the rest of the community . If retail is include it needs to be new businesses and types to the area including family friendly restaurants and businesses.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

The proposed density far exceeds the capacity in this. Immunity. Our infrastructure, schools particularly, and Roads can not accommodate this influx of population.
The schools are not enough for the kids!! We want more open space, NOT condos!!!
<p>The West District proposal is too dense. The 2400 homes that are proposed translates into 5000 people or more. That is way too many people than the community and the area infrastructure can handle. I would like to see medium to low density housing instead of the high-density apartment buildings and townhouses that are proposed. I especially do not want to see any retail or commercial businesses pop up along the south side of Old Banff Coach Road that are any higher than one storey. And it is crucial that they do not generate any extra noise or excessive light towards the homes on the North side of Old Banff Coach Road. We already have a Petro-Canada gas station and car wash that has generated excessive noise for several years further west on Old Banff Coach Road. The car wash has been the subject of numerous complaints of nearby residents, and in fact, Suncor was found to be violating the nighttime noise bylaw, and the car wash was forced to close between 10 PM and 7 AM (it was initially a 24-hour operation). If high-density homes are to proceed in West District, there must be adequate underground parking for all vehicles. I would not like to see the landscape full of parking lots. Also, the eight storey height restriction is far too high. It should only be three or four stories. The mountain views of people living to the East would be affected, lowering their property values. Tall buildings would be a blight on the neighborhood, which currently does not have any buildings that tall. IF the West District proposal is to go ahead in any form, it should not be allowed to begin construction until the Western Ring Road is complete, with interchanges at Old Banff Coach Road and Bow Trail, and the Bow Trail widening must be complete, so there are at least some extra outlets available for people to enter and exit the neighborhood. I would also like to see the CBC transmitter property remain a natural green space, especially since we will be losing all the natural green space and trees that are contained in the current acreages in West District. I would like to see absolutely no commercial development on the North side or East side of the CBC property. This will be the only natural green space left in the entire area.</p> <p>Regarding the proposal for the seniors complex on the property at St. Michael's Catholic Community, it is crucial that adequate underground parking be provided for all residents there. This is because the current parking lot at the church is filled to capacity on weekends, when masses are held at the church. Any parking spaces that are lost because of the seniors complex, must be replaced by new outdoor parking spaces. I understand that the green spaces on the Northeast and Southeast portions of the St. Michael's property will be used for this purpose. Otherwise, you will have people parking along the grass along 85th Street Southwest. I have seen this numerous times when the church parking lot fills to capacity.</p>
This plan adds waaaaay too many new residents to the area! Traffic, schools and parking are already ridiculous in this area, and we cannot accommodate this kind of high density development!
<p>Too many people in such a small area - will affect home values adjacent too this, increase traffic? schools already so full? then what? Stoney isn't ready yet - traffic is already heavy and intense on roads all leading into bow trail - I don't think this project should be allowed to increase density until stoney trail is done, or until traffic can be mitigated outside of Bowtrail somehow?</p> <p>Is the developer planning to build a school? or zoning for a school? private or not to deal with another 2400 units?</p> <p>There is already such little space left in the area.</p>
Treed areas and open public spaces. Cafes and other walk-friendly retail. Mixed land use to maximize use from surrounding residence as well as others. Pubs and social gathering areas connected by attractive walkways and green spaces (similar to river cafe in princes island park with a higher density).

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

The West District should be a destination area for the surrounding communities without densifying the area to draw excessive traffic, congestion, and other unattractive qualities to the area. Restaurants and other low density developments surrounded by parks and aesthetic green spaces will maximize land value and will serve as a community hub.
Very little. It is very different from the city of Calgary's publication of its plan in 2012. We used this information to base our decision to purchase our home along 77th street. We are very distraught that we will be losing our family centred, low density, community.
We need space to breathe and relax please. The area is too crowded and all of us start to believe that money and revenue is more important to the City of Calgary than the well-being and lifestyle of actual residents. Please stop building structures, especially story buildings, it will destroy this area appeal making it less desirable and more commercial and dirty. The infrastructure is also weak already (very weak actually) we are spending hours in traffic, many times over 45-60 minutes to go through 3-4 lights in the morning. We are stressed and unhappy already and we don't know where our money is invested.
We need to keep our trees, nurture what we have and continue to grow additional green space. The reason why people move out here and get out of the rest of Calgary is the beautiful atmosphere and not overpopulated areas like the rest of the city. The house prices reflect this and this is the atmosphere and environment people want here!
We would like the city and developer to honour its previous ASP dated 2012 (amended 2015) and have primarily low density housing especially in areas that border existing low density housing. The idea of putting high density housing (up to 8 stories) is unfair to current residents who purchased their properties referencing the ASP 2012/2015. Property values will decline rapidly, our gardens and yards will be shaded, garbage, light, noise and water pollution will increase dramatically with high density.
We need more green space to promote an active lifestyle. Pathways, nature walks, splash pads, hockey rinks are all going to benefit the community. I suspect that Truman is making a pretty penny on this development, it's time for them to give back in a meaningful way. This city has a major shortage of free, public recreational facilities- let's build these! Storm water ponds are non-recreational, let's stop considering them as "parks".
Roads that make sense. Having westward ave ending in a T intersection at 77th is useless. Let's connect westward ave with Weston drive which is an existing intersection with existing transit routes and access to the existing west springs community. The T-intersection proposed is going to cause some serious traffic noise for those that live there. Not only are they getting a major road ending in their backyard, but they are going to have density housing shading their yards. That isn't what they bought into when they bought their house and it's not what I bought into either.
We would like to have active and healthy lifestyle facilities in the community like a swimming pool, yoga, etc.
We would like to see a big park and that's it. The area needs one.
We would love to see park space and a community Center for the area, a place where we can gather and do activities.
Where is the community big park? You destroyed Paskapoo what is next?
Why is the area around the Westbrook LRT station still a giant field of mud and weeds 4 years after construction of the station? I would ask this in the Westbrook LRT section on this website but the city doesn't have one. Would it be possible for the person reading this to walk over to the Mayor's office,

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

knock on his door and ask him why the Westbrook Ctrain station entrance/exit on 17th ave looks like something out of a mad max movie?
Would like to see more mixed-use.
Would prefer land use similar to what it is now - low density. The area is already busy and adding in medium density housing will make traffic a nightmare. The vibe of the area right now brings the appeal to live here.
You are proposing an increase in population that doesn't account for lack of infrastructure, schools and traffic planning for the area. We as residents currently can't get off the hill. This plan will compound the problem.
Question 2: Are there land uses that you would like to exclude from the future ASP? Why?
<ul style="list-style-type: none"> - avoid High density residential and high density commercial entirely - avoid high density residential and high density commercial especially on perimeter where it significantly impacts the existing community residence. For example as per the original ASP, only low residential was going to border along 77th street. Putting in high residential will significantly lower the value of existing properties, increase light pollution, increase sound pollution, increase demand for schools which are currently already being overflowed to other communities, and failure to connect the new area with the current west springs community. - storm water ponds are physically dangerous. We are unable to use them for swimming, skating, or even wildlife due to instability of water levels and pollution. - The community is unable to handle intensification of population and development in this area. Feeder roads such as bow trail, old Banff coach road and Sarcee trail are currently at capacity especially during rush hours.
<ul style="list-style-type: none"> - low density residential as per the original ASP for the area (we purchased our home adjacent to the proposed change site under the conditions provided in the original ASP) - usable park space and connecting pathways, green space - bike pathways - low level commercial directly along 85th street only, the remaining part used for low density residential - accommodation for increase in population be reflected in number of schools in the area
Adult stores
After reading many posts on the West Spring Information Exchange Facebook group page, I see there is an overwhelming amount of people who are not happy about this idea. We don't need an extra 5000 people crammed into this small area. We don't need more traffic problems and kids being bussed down the hill for schools. Do we even have a Catholic high school up here? No we don't.
all high density residential and commercial- this does not fit with the west springs community that is already there, nor went work, cougar ridge etc. It will degrade the value of all the homes along 77th street and invade their privacy. This will cause pollution and traffic and will end up bussing more student away for school because the schools are already at capacity.
the storm water pond should be reduced in size and moved to allow for a through road from 85th to Weston drive. The road planned is poorly situated and leads to a t intersection at 77th street, failing to connect the existing west springs with the new proposed area.
All! Leave our community the way it is!
Any apartment or condo buildings higher than 3 or 4 levels. Reasoning being anything higher brings an inner city look and feel and we want to keep it family and community focused.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Any big box single-level malls with single-level ground parking. These are the exact opposite of green space, they add to our anxiety of nowhere to go in our suburbs. There are also lots of plains in and around Calgary to build those, and saving what we have left of woods here is crucial to our health.
Any building higher than 3 stories would not be acceptable to me. I would like anything new to fit in with the existing structures. This area is predominately a single family housing neighborhood and that is why most people moved here.
Any natural forest/wet lands
Any sort of industrial. Higher density commercial is a concern due to parking problems and congestion. Community park areas are nice but skateparks are unsightly.
Anything not already included in the West Springs ASP. Why? The area around the West Springs Developer Funded ASP Amendment Area is an excellent mix of Low and Urban developed areas with an area already designated for Mixed Use. There is no need to significantly change the Land Use already in place unless you are a developer looking to maximize your profits.
Anything that doesn't fit with what is currently already in the area such as buildings higher than 3 stories, changes to density, population, traffic increases and increased strain on transit due to the fact it is already busy in this area with traffic and the high intensity factor is not going to help issues we already have in this area with schools, traffic congestion.
Anything that is high or medium density - too much stress on the existing community for resources and space
Apartment building of any kind low + high rise
Areas to the SE corner of the neighborhood should be maintained as a RC-1, standard density infill due to the location.
avoid high rises over 5 stories- this will pollute the landscape and mountain views, intrude on the privacy of others. Avoid all buildings over 3 stories at the perimeter of the district, especially 77ths street where there are many many residents who back onto 77th street and fear that the west district will cause them to loose all their privacy.
avoid roads that end in t-intersections - connect them with existing roads in existing communities, such as westward ave (have it end at Weston drive and not terminate on 77th street)
avoid roads that end in t-intersections (such as west ward ave ending at 77th street)- connect this with OBCR, 9TH ave or Weston drive
avoid funnelling traffic onto 77th street- push it out to roads that have more capacity such as old Banff coach road or 85th street. these roads have sound decreasing fences already, 77th does not have anything to mitigate the traffic sound
avoid moderate to high density along 77th street- there are residents along here that do not want apartment building shading and peering into their yards
Because the schools are already packed! The kids don't have enough playgrounds to go to!
Between 85 and 77 street because there is no green spaces in the area
Big retailers, gas stations, noisy businesses, places of worship to make the community a safe and nice place to live.
building height should be limited to 6 stories even Kensington building heighth rarely over 6 stories. 8 stories is ridiculous for a mostly single family neighbourhood.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Building height should not exceed 3 stories. This is consistent with existing developments in the area. In order for this development to create a sense of community, it must work with the existing homes and development, as one integrated and cohesive plan.
Density should not be increased so significantly from the original proposal which is already higher than the current density in the surrounding communities. Having such a high density in a relatively confined space proposes challenges for pedestrians, traffic, and is prohibitive to the very sense of community that the proposal is claiming to want to develop. Walkability from surrounding communities and existing residents would be a challenge as I would be concerned about safety for my family and children.
Buildings greater than three stories would be out of place
Commercial and multi family dwellings.
Commercial/Industry with negative health risks
Commercial/office (esp. right along Old Banff Coach Road) High rise areas This is in the middle of a community, it does not match the area. Downtown is empty, don't need more condos and/or office space. 10 years of development will be super disruptive as well (noise, traffic etc.).
Concerned owner on 77th Street. 3-5 storey units will block all the sunlight from our yards. Not consistent with the south edge of the plan, which has single family homes - only reason they don't get blocked is because their houses are more expensive! Don't impose this darkness on us. Put the higher buildings in the center so that buyers all know what they're getting into! NOT FAIR!
Condensed Apartment buildings. They will lower the housing value in this area and don't fit in the west spring structure.
Condos and residential buildings. There are no roads and not enough transport to accommodate everyone!!! Too much mass congestion already.
Condos buildings because this is the suburbs. We do not have enough schools or adequate roads to support this type of development.
Condos over 2 stories, a Westward ave that T sections onto 77th residents backyards. The high density condos will create an increased congestion on roads, schools, and will also exclude the residents on 77th. This design will feel like a walled community. This is NOT wanted and does not fit in this area. The T section will cause a tremendous amount of light and noise pollution to the houses that back onto 77th.
Country Residential. There are enough Multi-million dollar homes in the area
Definitely exclude this much medium, high and multi-density. It's way too much for the current "feel" and logistics of the community. When we bought in this area, it was because we wanted to live in the kind of neighbourhood that was designed and planned. Also, the roads in this area can not support an increase in density. Roads and traffic are already a huge issue for this neighbourhood on sunny, dry days. Once it snows, it's complete chaos and commute times are completely unacceptable. I would like to exclude any buildings over 3 stories. Again, need to keep with the feel of the neighbourhood that has already been created in other parts of the area and be mindful of school and traffic difficulties.
Dense housing like condos, because it would change the feel of the neighborhood.
Density housing. Too many people. The area can not handle the traffic we have already. We don't have the schools to support more children. We need another school. And play areas for children
Density. As a neighbour to new development I do not believe current infrastructure can support the density planned for Westpark. We do not have the schools to absorb such an influx of residents. We do not have sufficient parking at neighbouring commercial developments. I am also very concerned about

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

the resultant increase of traffic and the effects on our adjacent neighbour hoods. The proposed increase in density (from original proposal) will affect all of the surrounding communities, negatively affecting our quality of life and the reason we chose to buy in West Springs.

I believe with the gravel pit, doubling in density of West District, and other planned developments, a more sustainable approach should be taken when developing West District. High density should only come with increased and sustainable infrastructure.

I believe community was find with original West District proposal. I do not believe the amendment is the right direction for our community.

Development of more housing is unnecessary since there is already abundance of dwellings that have been developed or are being developed currently.

Dislike the compact, higher-intensity people/ jobs. It doesn't flow with the rest of the community

Do not want 4-8 storey apartment buildings in this area. That is too high density and doesn't represent the area well.

Don't allow too much retail. 85th Street should not look like Macleod Trail in 10 yrs.

even at the community centre 3-4 stories are the highest building built and they tower over the local area.

Everything but low density residential. Was the area not designated as R1? Be mindful that some existing adjacent residents may have purchased a home based on this R1 designation. This plan is changing it significantly to the point that it may cause them to have to look for a new home if they want to be in a residential community rather than a "district" that seems to be the trend in the city right now. Such districts are not necessarily appealing to the majority of Calgarians..

excessive commercial space - we don't need a 3rd Tims, subway etc

Exclude every building please. We are too crowded.

Exclude High density housing as existing infrastructure is already strained. Limited retail and office space as required.

Exclude high density residential, exclude medium density residential and exclude multi family homes from for the first 150 meters from the road on 77th street on the east side and 150 Meters from the south on the south side to ensure already established residents are not directly impacted by large buildings that block the sun, decrease land value, have peeping neighbors that are higher up and can see into the existing houses etc. (would you like to lose your sun at night and have a shadow cast at 6PM with a West facing back yard or have a 3 story building in your back yard looking down onto you) Having someone look down onto your front yard is much more tollerable than looking down at your back yard.

Exclude High density. We moved here because of the easiness of accessibility to all ammenities. High density will ruin this.

exclude westward ave t-intersection with 77th- like I said, let's connect this with Weston drive and make this actually useful, and have the least negative impact on the community.

get rid of the ridiculous high density housing especially along areas where low density already occurs. I encourage you to look around, nearly every home in this area is no more than 2 stories tall. Having large tall building will be an eyesore, a traffic nightmare, contribute to noise and light pollution, and stress our schools.

do we really need high density commercial too? we have enough gyms, grocery stores, and banks in the area. The area is saturated and leases will go unfilled.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Fix the road infrastructure, make more lanes for traffic so we can get to work faster withing spending 1 hour for 3 lights.
From 603 dwellings to 2800 Dwellings??? 5 times!? Traffic is already horrible! Old banff coach trail and bow trail is like parking lot in winter - every day!! The east edge should be single house!!
get rid of westward ave ending at 77th, bring it out to Weston drive instead
low density housing is the only thing that will match the capacity in the community for services such as schools, emergency services, roads etc. High rise building will look out of place, block views completely, invade privacy all of which will see residents moving. We pay our fair share of taxes, yet the city is planning a development that is going to significantly reduce the value of our homes.
more recreational facilities. Seriously, we don't need another storm water pond. They are ugly, smell and are full of pollution.
High buildings with lots of units as this will increase the traffic. Parking lot at the 69 train station is always fills right now, what will it be like with more people living in the area.
High Density
High density and medium density housing should be avoided.
High density and office space due to traffic congestion and lack of schools.
Moved to a single family neighbourhood to raise my children in a safe environment, cars driving slowly, safe to ride bikes. I do not want that to change.
Public transit is a disaster. We still have to cross busy intersections to get to LRT (whether by bus or car). No parking available at 69 street station. No pedestrian overpass at car park at sirocco station - too dangerous and time consuming to walk to LRT from car park. Driving dt is only option due to time constraints picking up / dropping off kids at on my way to / from work.
High density buildings - the WSCR communities cannot accommodate the traffic especially on Old Banff Coach Rd. Also the schools cannot accommodate that many more families. Lastly, taller buildings (midrise etc) will ruin the character.
High density buildings. We currently don't have the transit, schools or infrastructure to cope with increased population. Where are the children going to go to school? We have limited outdoor recreation as is (tennis, swimming, skating etc)
high density development- we don't need or want it. Calgary is NOT a growing city right now. We do not need to overload our current communities unnecessarily. Apartment buildings would be out of place with the surrounding communities. If you want to build more apartment buildings, build them near c-trains where residents will benefit.
don't shade or obstruct existing, TAX paying, homes. 5-8 stories is unfair to homeowners who bought their homes under the city's promise to have adjacent low density homes (see ASP 2012/2015).
High density housing
-high density housing - already very difficult and time consuming to get downtown. Increasing the area population by a significant percentage without improving roads will make this even more difficult
High Density Housing - because of the extra traffic and people.
High density housing because our roads aren't built for that much traffic. Bow trail is still single lane!!! The schools are already overfilled and we are losing the homey feel of our community.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

High density housing should not be considered!! There are enough traffic problems in the area with the limited roads into and out of the affected communities.
high density housing- we simply don't need any high density housing in this part of the city. Calgary's vacancy rates are at historic lows and the price of oil is not predicted to return to previous highs for decades. Creating more housing will only further devalue homes in Calgary.
high rises (anything higher than 3 stories). High level commercial and residential will degrade home values, degrade the connection with the existing west springs (which is all low density housing), overwhelm our schools and roadways.
roads that make sense and don't end in t-intersections or dead ends. Make new roads that connect with other roads (ie. move westward ave to Weston drive, instead of ending randomly on 77th street). Put in roundabouts to slow traffic and discourage speeding.
High density housing-
I'm very concerned about the proposal to include more high density housing! We already have major traffic issues getting on and off the hill due to COP Hill Road closure. How can this area handle thousands more residents and where will all of these children go to school? We are still behind in the number of schools needed for existing children living on the hill....
High density housing! My family is already unable to attend community schools because they are full. Where will these new children go to school? The west springs schools are on the verge to allowing cougar ridge children, will that now vanish because you are adding all these additional families. The traffic and safety concerns around intersections are already an issue, and your adding more traffic to an already congested area.
High density housing, building over 3 stories tall. The roads can not handle the traffic now, and it is only getting worse.
High density housing.
High density housing. The infrastructure in the area is already stretched. High density housing will only add to the issues and will decrease property values in the area.
High Density housing. Schooling and traffic are already problem. Adding high density housing will make this worse.
High density housing. The area can't handle it until transportation network is improved
High Density living
High density mixed use. Commercial/ residential exceeding 3 stories.
High density multi high rises. This ruins the look of our community and goes against all structures currently in west springs. Our infrastructure cannot support this type of development.
High density multi-residential
There aren't enough schools and the roads are congested and bottlenecked as it is. Please limit the number of new residents.
High Density Multi-Residential
The rendering of his type land use does not sensitively fit the context of the existing neighbourhood nor respect the limited vehicle routes off the hill.
High density of 33UPA to 8-12 UPA!

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

High density residential (i.e. multiple 8 story residential apartment / condo towers).
High density residential and high density commercial. Current infrastructure (roads, schools etc) barely supports the area today.
High density residential and industrial. Welcome commercial but without the supportive infrastructure for roads and transit it would be tough to increase density without access to Stoney.
High density residential as the roads are already extremely congested
high density residential <u>until</u> traffic, transit, schools, library and recreation are completed and <u>vastly</u> improved.
High density residential. No low rise high density. Will be too much traffic to get to the core. Where will the kids go to school??. This does not reflect the character of this neighbourhood.
High density residential. The area is poorly served by public transit and is currently remote from the CTrain, which is necessary given current roads are already at capacity at rush hour (particularly at Bow trail/Old Banff Coach road)
High Density Residents - No!
High density so that traffic is more easily manageable and privacy for homes is not an issue.
High density will block my evening sun/decrease value of my house/increase noise/let people look into windows/
High density, high rise buildings. They don't match the community, and cause too many infrastructure issues. Building high density at the edge of the city doesn't make sense. You need that density at the core or very close to transit. The infrastructure required may not even be possible given the existing neighbourhoods. I absolutely encourage homes that attract a variety of people. I don't want a perfect homogenous neighbourhood, but high density does not fit in this area.
High density. Bow Trail and 85th St are currently not built out enough to support any more high density in this neighbourhood. Build out the roads before adding any more high density. Or at least give the ring road a chance to be constructed and opened before doing this.
High density/large story apartment buildings.
-High level condos! -Westward ave main road that T sections at 77th onto current houses, instead of an existing street. I don't have to tell you that this would be a significant amount of light pollution, and noise pollution to the existing residents. (I would hope they would be taken into consideration. -All commercial buildings
High rise - anything above three stories.
High Rise Apartment / Condo Buildings (6 plus stories). These types of buildings would increase the density in the area too much for the current infrastructure - Traffic congestion in this area is already very high.
High rise apartment buildings: Wood framed apartment buildings - they cheapen the value of the suburb.
High rise apartments. I do not mind higher density, but I do not want to live in the shadow of a large building.
High rise buildings - the community infrastructure and roadways are already unable to manage current demand. There is no way that the roads in and out of the community can accommodate such an increase in demand. - as well, building height should be limited to 3 stories to keep in line with current area infrastructure. Commercial businesses with ongoing large truck traffic - this is a community of families with young

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

children. A significant increase in traffic, and potentially large truck traffic, is a massive safety issue. - roadways can not accommodate this sort of traffic.
High rise buildings above 3 floors seem out of keeping with the area and would cause a real inappropriate visual impact. The infrastructure in the area would also not seem anywhere near appropriate for such a large influx of people (access roads, schooling, shops etc)
High rise buildings and/or any dense population dwellings.
HIGH RISE BUILDINGS OR BUILDING THAT ARE MORE THAN 3 STORIES HIGH. WHY: - IT DOES NOT GO WITH THE COMMUNITY "FAMILY" LOOK. - THE ROADS DO NOT SUPPORT AN INCREASE IN THE POPULATION IN THAT RAPID WAY. NEITHER DO THE SCHOOLS.
High rise buildings/apartments
High rise homes. Multiple family homes. We want to live in suburbia for a reason. To have open spaces for our children and not high dense population.
High rise residential development! Anyone who currently resides in the area and has to commute to work (which I suspect is a rather high percentage) are keenly aware of the problems on Bow Trail and OBCR. The proposed changes to to Bow Trail will help the EXISTING congestion. Adding ring road traffic and 1000s of additional commuters? We are back to horrendous commutes and much of the lower sections of Bow Trail (Sarcee Trail to downtown) cannot be widened without significant expropriations of land.
High rise structures beyond 2/ 3 storey high. This is an urban residential area. Higher buildings belong downtown and in other parts of town. This is esthetically offending !
High rises close to 77th Street to be changed to single family homes.
High rises, industrial/auto dealerships
High rises. This area has terrible transit and is nowhere near the ctrain. These are good ideas but nowhere on the density maps are increases in cards addressed so this good idea is jus in the wrong neighbourhood.
Houses. This community is already full and traffic is normal
Housing. West springs is big enough.
http://www.s2architecture.com/work/west-district-master-plan.html
Whatever is planned here is so very wrong. This would ruin everything I love of the area.
I agree to some higher density, however the higher buildings and proposed density is not in keeping with the existing design. The extensive proposal for commercial designation will unfairly impact existing residents and traffic.
I am a homeowner directly affected as my yard backs up to 77th Street. It will significantly impact my house values if a medium density residential building is built on 77th as the shadowing from the new construction will disturb any backyard enjoyment. When we moved in, the ASP called for single family homes to be built, and it is not fair to unilaterally impose this on us. However, if there has to be medium density housing, put it in the middle of the plan and single family home around the edge of 77th street so that new homeowners will know the plans and impacts, and prices will reflect this new build. To have my property values lowered so that new construction can maximize value (and profits to a corporation) is simply not fair and the city cannot allow this to happen.
I am against medium density housing. The area is busy and this will increase traffic and likely being an increase in crime as well. It is not far to travel to 85th for most retail and services. It's not like it's far.
I am concerned about the proposed quantity of high density housing. Although I am in favor of some high density, I am concerned that the proposal has too many areas proposed as high density. I am concerned

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

about this as it will add additional strain on the existing traffic and roadway problems on the hill. I am also concerned about the strain on the school system as there is already not adequate schools, causing the existing residents to be bussed off the hill and out of their community.
I am concerned that the height of the buildings proposed will not be consistent with the existing design and the rest of the surrounding community. I ask that you limit the height of all buildings to three stories. Buildings higher than 3 stories will create too much shade negatively impacting the open spaces and pathways that are built.
I am very concerned with the height of the buildings being approved. 8 stories is way to high and doesn't find the aesthetics of the neighbourhood. The developers are siting places such as Kensington, and Islington and they don't have 8 story buildings - 5 stories max.
I believe a high rise over 3 stories would be an eyesore for the community. I also think a mass structure such as this would add to existing traffic flow problems that afflict this community. A high density structure would put unrealistic pressure on the Bow Trail/Sarcee intersection which is our only current access out of and in the community which is already stretched to capacity during the morning and evening commute.
I do not agree with the additional dwellings that are being proposed with this Amendment. Going from 603 dwellings to 2758 dwellings is a big increase. I think that is too many additional people especially for the transportation routes in the area. With Bow Trail being the main exit out of the area and it already is reaching its capacity. I know that our WSCR community association is backing this amendment but I do not recall a survey going out to residents about how we felt about these changes, I know the developers live in the neighborhood and perhaps that is an influence. I also worry about the heights of the building going up. I would like to cap the height of the buildings to 6 stories, 12 stories is too high.
I do not think that office space is an appropriate use of space. Office space which is empty outside of weekday business hours will reduce the energy of the community. Darkened office buildings will make it a less attractive place to walk in evenings and reduce resident's sense of safety. Office workers will not be invested and engaged in the community. More apartment buildings would be a better use.
I do NOT want multi family living / apartments. There are already too many children for the schools. The traffic and parking is horrible.
I do not wish to see office spaces included in the mix. Office space will detract from the vibrancy of the community. I would prefer to see more residential or retail instead.
I don't believe high density apartment style rentals are a good fit for the low traffic concept.
I don't support the construction of high density buildings or more shopping malls. Our community does not have the infrastructure to support the numbers that Truman Developments would like to bring to our area. We also have enough commercial buildings. We don't need any more.
I feel that the area is already too congested with traffic and therefore do not support high density residential.
I do not support any type of high rise building also within that area.
I strongly object to the extreme high density that is being proposed, because the transportation infrastructure will not support it. As well, bringing 5495 jobs into the area is completely unrealistic. The current glut of office and commercial space in the city will take a generation to absorb, there is certainly no market for additional space in an area that has poor access, like West Springs. You may be able to bring thousands of new residents into the area if the housing is cheap enough, but they will commute long distances to work, further straining transportation infrastructure across the city. The people you are bringing here will not end up being able to work here.
I think that high density 8 story apartments/buildings DO NOT fit with the current style of the community. If you drive around the West Springs community, you do not see any 8 story buildings anywhere. In fact,

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

the tallest buildings are only 3 storys high.
The structure plan is too high density and it will take away from the overall community
I think that it's very important to exclude high density multi-residential, and retail/high density multi-residential. Multi-family residential development should be restricted to three stories or less. Vehicle access in and out of West Springs is extremely limited and the transportation infrastructure does not support higher density development. Also, given the current development of West Springs there needs to be planned transition from single family homes to town homes to apartment style development.
I think that office space should be excluded from the ASP. As currently proposed, up to 20% of the land can be developed as office space. Office buildings do not add to the vibrancy of a neighborhood as the offices are empty on evenings and weekends. At most, an office worker will only spend their lunch hour engaging with the community. I think apartment buildings would be a much better use as they increase the number of people walking and living in the community, and better sustain local businesses. When you look at other pedestrian-friendly, vibrant enclaves in Calgary (e.g. Kensington and Inglewood) they are not 20% office towers.
I think the new plan has way to high of density. I was fine with the previous proposed plan but the new one is increased density by a huge amount (almost 3000 people). This area is already congested with traffic and new subdivisions are already being built before you add in this one. Also, the high rise building do not fit in with the feel of the openness of the community. They would shade and obstruct a lot of people's views and just create and eye sore when we used to be able to look at the mountains.
I would exclude the large business park, and the large volumes of high density residential. Your proposal will have a huge impact on vehicle traffic in this area - which is already busy enough.
I would like any apartment buildings excluded - infrastructure is not capable of handling a massive increase in the population. Example: roads, schools...
I would like to exclude commercial buildings (there are plenty of little shops, restaurants etc on 85th. I would like to remove any main road through the middle of the community. We already have old band coach rd, and 9th ave. Remove the high density buildings from backing onto 77th. This will give a wall feel to the community and will block any west view. It will also take away privacy for the back yards they will be looking onto. This will severially lower the value of the houses. THIS SHOULD BE CONSIDERED!
I would like to exclude more retail. There is enough of it on 85th street all the way to 17th avenue from Old Banff Coach Road. Plus the new development at the corner of sarcee trail and Hwy #1. Access from Old Banff Coach Road to businesses on the south side of the road would be a traffic nightmare. There are little children going to school a the French and International school. Increased traffic there would be a risk.
I would like to exclude only tall apartment buildings. The current urban character of West Springs is just right with the variations of single family housing and town home type buildings. Tall buildings would not fit in at all here, in fact they would look very out of character. These types of buildings should be closer to the down town core. Families build out her to specifically feel like they are not down town, it would be a mistake to have tall buildings up here. By limiting the building height to 3 or even 4 stories at the most would fit our character much better.
I would like to exclude the creation of major shopping plazas. I believe that the community currently provides the necessary shops, or they are located within an easy driving distance.
I would like to exclude the land use directly along OBCR. IF there is to be development, then it should only be single family residences along that path. Currently, there are single family residences on OBCR and if any building is to be across from such, it should reflect that. I do not want low/mid/high density

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

buildings (up to 8 stories) built along OBCR. It will take away from the privacy of the single family homes already on OBCR and will completely block the sun on the property. The plan to have business/commercial can be moved to the sections along 85th street where businesses already exist. It makes more sense to keep businesses/commercial property together and single family homes together.
I would like to see less low density residential development.
I would prefer there be no more retailers in the area as 85th is overrun. Also no townhouses or multi dwelling near established neighbourhoods. Limiting these in general is a necessity for our established neighbourhoods.
I would very strongly like to see high rise apartment buildings (anything greater than 2 story single family homes) EXCLUDED from any possible future development within the West Springs ASP. Further, I would like to see only single family dwellings, developed with estate home lower density land use (blending in with existing houses). I understand this is potentially not in line with the higher level vision for Calgary development (i.e. denser development); however the small pocket of undeveloped land in West Springs MUST blend in with the existing houses and neighborhoods surrounding this pocket of land. We purchased our home in West Springs in 2008, and at that time it was largely believed that the undeveloped land would at some point be developed, blending in reasonably with the existing neighborhoods. We are now greatly concerned about traffic, and land value associated with the ridiculous development vision put forth by Truman Homes.
I would vote to exclude increasing the west springs population through multi-building complex during this time. the traffic is congested enough right now from the increase in businesses. The stony trail west portion including bow trail expansion will not be started until at least 5 years from now and that date has yet to be finalized. Expanding our community from 603 dwellings to a 2758 dwelling residency is not an acceptable practice and I do not agree with this. This will have a negative impact on the infrastructure and increase population from 1936 to 4715 and will take away from the community atmosphere that people have moved out here and paid for to have. Our schools are already full and our roads cannot handle this increase at this time. West Springs is a unique community with beautiful natural trees, pathways and quiet community gatherings. Let's keep it this way and not make it busy, congested like the rest of Calgary
Industrial - keep the community small business and residential
Industrial - not the place for it
Industrial & heavy commercial. Noise/pollutions -> residential neighbourhood: No more churches -> do they pay property tax?
Industrial, high pollution, high rises (over 3stories) that changes the overall area.
Industrial.
It is very concerning to see the high Density of housing proposed as the road infrastructure today is unable to handle the existing residents in the area. The existing retail does not have enough parking to support existing residents let alone the high number that would exist if this was built as planned
Keep the high density dwellings to a minimum, similar to the original plan. Keep the office / commercial space to a minimum similar to the original plan. I have major concerns about the additional traffic the addition of thousands of extra people of the original plan. I feel on a fraction of the people living in the he area would actually work in ththe area, more than likely this will cause additional traffic coming into the neighbourhood to work.
land dwellings over 4 stories high should be excluded as they distort the visual landscape and will break down the existing community connections between the communities of West Springs and Cougar Ridge.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Currently these 2 communities are well linked but the plan creates a high density break in the middle of 2 quieter communities that are linked through pathways and road ways.
Large multi family dwellings (i.e. over 3 stories), large businesses i.e. dealerships or "box" stores. Doesn't fit it with the small community feel that the neighbourhood currently has, increases traffic, less child friendly area.
Leave some green space.
Less density. Existing residents bought in the area with expectations that they won't have to deal with the excessive amounts of multi family homes, the garbage, noise, and traffic that they create. As well as the schools already being capped. With the limited number of ways "off the hill" congestion has gotten difficult especially with the number of kids walk/biking to school. A number of existing homes will have property values drop dramatically when sudden they have 5 stories of condos looming over their yards and staring into their homes.
Less high density based on the traffic issues and school issues. Governments need to work closer together to ensure amenities will go into a community before homes are built.
Less residential. This city is too spread out already. It costs taxpayers a fortune for water, sewer and utilities as the city continues to spread out on all directions. Keep this space green or add a large nice outdoor park.
Let's leave it alone!!
Limit any multi story housing housing to three stories, please!! We can not accommodate the proposed density!!!
Low density residential.
Lower the height of the proposed high rises. 3 stories max. If you are planning on bringing an additional 5000 people to the area, transportation studies are a must. It is already a nightmare to get off the hill. What about schools?? Are schools in the proposal? The lack of schools and and an additional 5000 is a disaster.
Low-income and multi family housing.
Maintain low rise buildings. It is important to see the sky from one's deck, walking, and simply being in the neighbourhood.
Medium and high density dwellings should not be added. The road infrastructure for the area is not sufficient even for the current population of the area. There is only 1 main road out of the area to the rest of the city (Bow Trail) and the intersection at Bow Trail and 85th street has been in need of upgrading for at least 5 years already. The fact that the Winsport facility hill road was closed to the public last year has made the problem worse. Trying to get onto northbound Sarcee Trail from eastbound Bow Trail anytime between 4 - 8 PM will take at least 3 light changes to get through and a wait of 15 - 20 minutes just to get through the intersection. This intersection should have been built as an overpass when it was upgraded in 2005. The West ring road would solve many of these problems but there is currently no funding or timeline shown on AB Transportation website for this project.
More condos and high density housing. It's already a nightmare to get out of the area/off the hill. Not only is traffic a concern, where will all the children go to school? We will seriously consider relocating if the plan proposed is approved.
More retail - we have lots
More traffic lights.
Multi family because we already have overcrowding in the neighbourhood schools and there aren't enough roads available to get off the hill.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

multi family units. There is already too much mixed and multi family development
Multi family/high rise housing. The infrastructure is unable to handle it. Would greatly reduce the price and value of our homes. NO MULTI FAMILY DWELLINGS. OUR SCHOOL SYSTEMS CAN'T HANDLE MORE PEOPLE. The roads can't handle more vehicles.
Multi residential housing (e.g. townhomes, apartments, condos) etc. Along with any high rise commercial buildings. I am concerned about population density, increased traffic, noise pollution, increased carbon footprint in the area, stresses on the infrastructure (specifically roads and schools). All of those concerns are based on the assumption that high density projects are going to be approved.
Multi story buildings including high rise condos and apartments, retail and office space.
Multi-family dwellings exceeding 2 stories in height. West Springs is a residential community with single family and estate homes. The city needs to respect that residents purchased homes in this neighbourhood for those reasons - not for high density, not for urban development. We are also not looking for new thoroughfares to serve higher density development - which then turn out as a convenient way for cars to cut through from Bow Trail to Cougar Ridge. The city needs to respect the wishes of the community and quit looking for additional tax revenue from multi-family, multi-story residential development.
Multi-family dwellings over 4 stories. These do not fit with the visual landscape of the area, would deteriorate the community feel of the area that residents have worked very hard to build, and there are insufficient amenities (parks, rec centres, schools) in the area to accommodate this density.
Multi-family residential development is going to further complicate traffic issues that already exist when it comes to getting in and out of the community. I would prefer to see more retail traffic than more multi-family residential traffic in the area.
Multi-residential units, commercial development (unless it's similar to Aspen Landing). Schools are already congested and traffic is heavy getting onto bow trail. This is the current situation when the economy isn't doing well and many people have moved away from the city. Part of our decision to buy a house in this community was the feeling of openness, not as heavy traffic and commute time to downtown. Please for goodness sakes, listen to the people who have the most to lose here.
Must exclude high-rise multi-family dwellings. Proposed population density is way too high and the proposed community to include large apartment style dwellings does not fit with surrounding community. Supposedly there is support from Cougar Ridge and West Springs Community Association but I don't see how this is the case as most residents are very opposed and no polling has been done by the associations. If they are indicating support it is not based on the views of residents
My home backs on to old banff coach road in cougar ridge and I would be very disappointed if they were to build 6-8 story buildings across old banff coach road lowering my property value and hours of sun through out certain times of the year. The transition from one community of another should be from single family home to single family homes not office buildings. They should put proposed buildings more to the center of the development or closer to the existing commercial development near by
NO Condos!
No condos! No high-rise buildings! Only single houses and parks.
No gated private communities. The paths and walkways through multiple building condos should connect to the city systems. Street Lighting brightness should be restrained. Canmore has incorporate policies to reduce light pollution. Their policy should be adopted.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

<p>The city should not allow land owners to force future owners of that land to have a fence, especially a specific type of fences, as an encumbrance or caveat on their land title. If the developers or City are forcing landowners to have a fence that conforms to specific restrictions and criteria then the City should have to take ownership and responsibility for those fences. Do not put the onus on individual land owners to have to take that responsibility. It created unnecessary problems when those fences get damaged or worn out and need to be repaired or replaced.</p> <p>The soccer fields and ball diamonds are also great.</p> <p>There are some good playgrounds.</p>
<p>NO high density or high rise commercial or residential buildings. NO industrial. Absolutely against what is being proposed. Will significantly negatively affect the feel of this community and increase congestion beyond imagination.</p>
<p>No high density residential development!! Our infrastructure cannot accommodate!!</p>
<p>No high density! No high rise residential!</p> <p>There are many concerns with adding high density/ high rise residential:</p> <ul style="list-style-type: none"> - traffic: the main roads to get off the hill can not handle the current population! 85th and Bow, OBCR and Bow and Bow and Sarcee are examples of current bottlenecks! - schooling: there is not enough schools for the current children in the area! And it takes forever for new schools to be built - transport: don't count on increased c-train usage. Stations were built with way too little parking and most people don't want to add bus and train to their commute (this adds on 30-40 min for me). - appeal: I didn't move to the suburbs to be surrounded by apartment buildings.
<p>No high density, like what's being proposed. Terrible ideal! No industrial.</p>
<p>No high rises.</p>
<p>NO HIGH STORY HOUSING OR COMMERCIAL. This does not fit with the existing area, it will shadow existing homes and reduce their value, it will overwhelm our roadways, schools and recreational facilities. We have plenty of big box stores in signal hill and don't need any here. keep it small and local.</p>
<p>No high-density housing PLEASE! It is already very busy on the roads in the area. At rush hour trying to get off the hill to head towards downtown is ridiculous. The high-density housing you are proposing to develop would create even more traffic congestion than already exists. Realistically people will NOT be inclined to use public transit, they prefer their cars. Not to mention the fact that the LRT station is not easily accessible from this location without a car (plus the parking at the LRT station is already not sufficient for the number of people who want to use it). Taking the bus to the LRT station would just add on so much extra time to the commute it isn't even worth it. There are already several new single-family residential developments underway in this area and it is feeling population-dense as it is. Why do you want to crowd us all in? City of Calgary is HUGE and has lots of unused land a little further from West Springs (think just off Stoney Trail)- why this insistence on over-developing already established neighbourhoods? Plus, The population of Calgary is diminishing due to the economic downturn, which will probably not recover to the heights it once was-there is no need for new residential developments.</p>
<p>NO highrise buildings!</p>
<p>No mid or high rise buildings. There are ways to intensify without 8-12 story buildings, that will ruin the community feel.</p>
<p>No more high density housing because the infrastructure leading out of the area is not able to handle any more traffic.</p>
<p>No more high density housing, we can barely get off the hill and it's too crowded up here.</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

No more residential development until traffic infrastructure is in place - ring road completion, bow trail/sarcee overpass, etc. The hill cannot handle more traffic on current infrastructure and commute times are terrible already.
No more retail. Currently the area is a mixture of mis-matched retail developments . Do we need another cheap nail bar, vet, dentist and dry cleaner? NO!
No multi level residential dwellings. It will invade the yards on Old Banff Coach Road, block sunlight and create noise, loss of privacy.
No retail. Leave that for 85th Street. No highrise, high density housing. Low townhomes would be acceptable.
No. Build green areas. Where people can exercise and be active.
None
obviously this is not the location for manufacturing or fab shops or things like that. this is the middle of suburbia.
Office complexes, high-density high-rise buildings. Keep it mainly residential, with higher density along the main roads.
Parking should be underground. No land should be used for parking. No more single floor retail or commercial should be allowed. If there is single level retail, there should be commercial or residential above it.
People bought homes in this area on that premise and were no looking for high density dwellings with retail and commercial developments. These types of development, especially high rise buildings, are in direct conflict with the original plan for the area. No one living in the current homes adjacent to the ASP were expecting to have their sunlight blocked and views obscured. The existing retail space in the area has not been filled and adding the amount proposed would exasperate this situation.
Place of Worship (Mosque). Because there is a big Mosque in the vicinity (Aspen community) and building one at 77 St. will cause every morning, noon and evening traffic for prayers and disturbance to the neighborhood.
Playgrounds because everything seems to be all about the kids - why not something for older folks
Please avoid high level homes and businesses along the outside of the project, especially avoiding 77th street. Our home value will decrease and we will lose our privacy and quiet family community. Please reduce the number of intersections along 77th street and connect new roads with existing ones instead of creating new intersections such as the T-intersection at 77th street and Westward ave. Avoid big box stores please and look for more local businesses to support.
Please see note above.
Please stop developing. It's hard enough getting in and out of the neighborhood as there is so much traffic during rush hour and school times. We have had so much crime and bringing in more people to the neighborhood makes me feel less safe. We used to take pride in this neighbourhood as there are many beautiful acreages and green spaces and treed areas to walk by and through. With Bow Trail being expanded, Ring Road making it's way around us, the noise and air pollution worsen, and more homes and businesses just make it less intimate. We have wonderful schools in this neighbourhood that will be over crowded considering how full they are now - the school gym itself cannot accomodate the whole school for assembly due to the fact that it is a hazard to exceed capacity due to fire and safety regulations. The library at st joan of arc is being used as a classroom as there isnt enough classes at the school. Also older properties especially condos in Patterson and Coach Hill will lose their value - as

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

people will prefer newer and more modern apartments. We have a condo in Patterson and selling it would put us at a huge loss due to the fact that we bought during the peak. These are the things i worry about. Please leave our neighbourhood as it is and don't develop.
Remove the direct road from 85th to 77th. This road will cause a much higher volume of traffic onto 77th, plus creating a noise and light issues on the houses that back on to 77th. Move the connected road into the community to an existing street. They should exclude medium and high density housing alone and near 77th. The original plan was setup this way. Why did it change? The city needs to stop this plan! We do not want a wall of condos across the street. Would you?
Please respect the community adjacent on 77th. They do not want to be Walled out by this high density disgusting plan.
residential - traffic is already too intense. commercial I'm okay with.
residential areas - will increase traffic amount
Residential, unless the province plans to build schools there before people move in. Which they don't.
Rowdy businesses like nightclubs would not fit into this neighbourhood as it would be disruptive to all the residents in the area. No high density housing in this area as well as throughfares that result in traffic cutting through the community or shining their lights into the homes of existing community
Strongly oppose 5 times density increase
Super high density - our new school is already full, and the roads are not handling the current volume of traffic
Tall buildings. I'm not convinced the space can accommodate 8 story buildings facing the roadway. I'm not against multi family dwellings but again, the emphasis would be on density rather than quality of the individual units which is a poor trade off. the land density and intensity cited is too high.
Tall buildings. Less population density.
The area would not be suitable for high-density housing involving multi-story developments (i.e. greater than three-story complexes), nor would it be suitable for expanded commercial development. High-density development in the West Springs ASP amendment area would effectively be applying the goals of the community core to a much larger area than anticipated and desired. This is apparent by the stated goal of more than doubling the expected population capacity of the amendment area.
While a mix of single-family and town-house units would increase the population of the area, it would do so in a manner that is manageable. Conversely, higher-density developments and significant commercial development would push beyond the capacity of the area: - The area being discussed is within the walk zone of a single CBE elementary school. This school is already near capacity, and large developments would greatly exceed what the school is capable of handling. - There are only two routes out of the community to the nearest C-train station (69th St.) or heading towards the city centre by car. The future ring road (although useful) will not assist in this regard, as it will not move traffic towards the core. Currently, the traffic is very heavy exiting the community each morning, and high-density developments would stress this further. Significant study and changes to the traffic situation would be required. - Parking for current commercial space in the neighbourhood is beyond capacity at this moment. While most of the residents in the immediate area are able to walk to the businesses, others, including staff, out

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

of area customers, and support traffic for the businesses (deliveries, trades, etc.) occupy nearly all available parking. Increased commercial space (e.g. professional offices or restaurants) will make this situation worse
The building height of the current plan is too high. It does not fit in with the community and there is absolutely NO infrastructure to support it. We would like to see 4-5 stories be a maximum. Too often development in the area is lacking appropriate parking (condos on Cougar Ridge Drive plug up intersection at the drive and 85th, Plaza at corner of 85th and OBCR has for example two stalls dedicated for a doctors office!!). Currently it takes nearly 30 minutes to get off the hill from Cougar Ridge using Bow Trail. In the winter this can be 45 min to an hour. Without MAJOR improvements to the infrastructure the new high density plan is absolutely NOT FEASIBLE. All major roadways need to be completed BEFORE the project goes ahead.
The City cut down trees on 85th St and then the City says they are trying to plant trees.
The city needs to remove the medium and high density housing along 77th. The current proposal creates a 'wall' feel to the new community. They need to respect the current density and slowly intergrate the medium density as it moves closer to 85th. This will maintain the integrity of Westsprings along 77th. They need to exclude Westward ave. This is not needed. There is currently plenty of road capacity on 9th ave and old Banff coach road. If they need access to the community, they should have an access point off of one of the existing streets.
The compact community area. The plan to have a significant increase in the number of families living in the area will create an increase in the traffic congestion that already occurs.
We already have a connected community here so this added community will just create more people. In this case too many people in my opinion. This will decrease the sense of community.
The exclusion of single family homes from most of the lands seems appropriate.
The high density buildings. Our schools are already over crowded and traffic along 85th, old Banff and Bowtrail is awful.
the high density mid rise builds do not coincide with the nature of the community. I support location business but not large business parks. Building should be limited to single family, some mid density and mixed use residential/commercial.
The high density proposal here is NOT what was originally planned and proposed and engaged with the community. These 3500 residential high density housing units will have children with no where to attend school as ours are all at capacity. We have no medical centres that can hold a doctor. Traffic getting up and down the hill is a nightmare during peak times already, let alone adding 3500-7000 more vehicles. There is no parking in the proposed plan for these 3500 units
<p>The large, multi-storey residential buildings should all be excluded or made much shorter.</p> <ol style="list-style-type: none"> 1. They are in a word, appalling. They appear to be about 9 storeys tall which makes them completely out of touch with the existing lifestyle concept and aesthetic sensibility of the community. If this area is to be developed it seems clear that 3 or 4 storeys would be a more seamless fit. These buildings are shockingly tall. 2. This is like an inner city square peg being forced into a suburban round hole. We moved to this community to get away from these types of developments. 3. Property values will drop. Property values are based in part on supply and demand, access to proper schooling, traffic/commute considerations, and sense of the community. People invest a very significant portion of their net wealth and their financial future in their homes and this new development will negatively impact all of those considerations such that the future value trajectory of their homes will drop.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

This province has gone through enough financial turmoil recently without people having to worry about an additional drag on the value of their home 'nest eggs'.

4. Construction-related air and noise pollution will become an even larger problem. Residents in this area have endured unending construction for the last 20 years and all of the associated noise and dust particulate in the air. We are also now dealing with the noise and (soon to be) airborne silica particulates from the new gravel pit being excavated to support the south ring road.

5. Community traffic issues will worsen. Higher population density means more drivers and that means more careless drivers and more accidents.

6. The downtown commute will worsen. I'd like to see a full traffic analysis related to this project (community and commute). Has much thought been given to building an interchange at the Sarcee and Bow Trail intersection?

Lastly, the "West Springs ASP April 2017" document states you are amending the ASP in part because of this consideration:

"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."

This ASP does not retain our neighbourhood's character, nor does it keep it stable. It also is not modest growth, nor is it low-density (it actually refers to itself as medium-density). I'm also arguing it's not in the right location.

There are enough shops up here. Park and smaller residential areas. Every house out in this area is ridiculously massive and then there are condos. Nothing in the middle.

There isn't really a need for commercial development.

This type of development does not fit the existing areas at all. It changes the character and "feel" of the existing communities - it does not preserve or enhance it whatsoever. We don't want or need another "Quarry Park" in West Springs.

Less offices - and not as tall of buildings. These buildings, if 7-8 stories tall, will block sun to adjacent existing homes and be an eye sore (who wants to look at a wall of buildings??). Ensure enough parking for all employees and their customers so they don't park on the streets in front of adjacent homes. Our parking is already limited.

Less dense living space. Adding 7000 people and their cars to the area will increase traffic and cause potential parking issues for adjacent existing home owners.

To exclude High Density Multi-Residential. I am not opposed to development and moderate increase in density for the area, but we are a suburban community and not in a transit oriented development zone. Our current road infrastructure is at capacity and our community schools are full; adding high density development will only exacerbate the situation. I am a resident of West Springs and have been for the past 15 years and I am extremely pleased with how the community has grown over the years. Low to medium density is much more palatable for this area, residential and retail development on a scale similar to Garrison Woods and Quarry Park would be a great addition to our community.

Too many high density housing units. The roadways would not be able to accommodate the increase in population. This would create even more issues in getting off the hill.

too many religious venues

traffic problems already overwhelming at peak times

Very high density - inappropriate for the surrounding areas.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

<p>We have very little retail space up here on the hill. If you want to limit the amount of driving required, we need to increase the accessibility to essential services up here on the hill. We have very few family restaurants (the majority of local restaurants cater to clientele over the age of 18) which means we have to leave the area to go out for supper as a family. Similarly, we have to leave the area to go to the library, a swimming pool, splash park, tennis court, hockey rink, community center, etc. None of these community services are local. Stormwater drainage ponds are of limited value to residents in terms of recreation, other than being nice to look at. The only recreational opportunity that West Springs currently has is playgrounds. For this reason, we need the space for retail and recreational space, and cannot afford to dedicate any for commercial purposes.</p>
<p>We need a big park, eventually a fountain, benches, trees, a place where you can go with family kids or even friends. There is no park that addresses families needs for some relaxation. Please have a look and see while you are grabbing so much money for taxes, what are you doing in return for these communities?</p>
<p>We would like to exclude all moderate and high density development that border existing low density homes - primarily along 77th street. Homes with 3, 4 or more stories will tower over all of the existing homes along 77th despite the road separation. We will have countless homes peering into our yards, invading our privacy and to be honest, prevent us from enjoying the homes and properties that we own and fairly pay taxes for. This will shade our gardens, make our yards less safe for our children by increased road and foot traffic, increase noise and light pollution. Building 3, 4 or more story residential buildings along 77th is completely insensitive to the current residents along 77th street. high density commercial isn't needed. We do not need any more banks or liquor stores, we could use libraries or hockey rinks instead. The west doesn't have a public swimming pool or splash pad. Eliminate moderate to high density housing along 77th street. Reduce the height of these buildings to 2 stories, with GRADUAL increase in density near 85th street.</p>
<p>Wentworth Place roadway East is one access road that bottlenecks at the St.Joan of Arc school...I've experienced up to 40 car back-ups plugging you in with no exit! With the new development on East acreage,...numbers will cause unknown increase of traffic within a current neighborhood raising question about 'who cares' for us...is this only about developers and city coffers seeing an increase in tax payer property base...Balance neighborhoods with property lots sizes and home sizes to invite opportunities for pockets of large medium and large homes...not just a pack-rat of maximize the number of home into space without clear accountability of how this affects current residents, traffic, noise, speed relative to main roadways with careless drivers coming in and out of a relatively quiet community...You're messing with our town..our home!</p>
<p>Westward ave should be removed, there is no reason to have a direct road that connect to 77th, if a road is required, it should be move to meet up with an existing street. This would increase noise pollution, and light pollution on the housing. They should also remove all Medium/High density housing along 77th. This would severially lower the value of the houses, increase noise, traffic, lower privacy, and exclude the community from this new development (wall of high rise buildings). A gradual progression of low density, medium density from East to WEst, leading to 85th. This is a fair way to include the existing communities in future development. I hope the city respects this wish of the ENTIRE community.</p>
<p>What do you mean by this?</p>
<p>YES - EXCLUDE THE MULTIPLE HIGH DENSITY APARTMENT/CONDO BUILDINGS THAT ARE 9 STORIES HIGH.</p>
<p>Yes high density, apartment buildings of any kind, we don't need another downtown here! The road network is already overwhelmed</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Yes I would like to see the 5 acre lands bordering the east of the ASP (north from OBC to Bow trail) be moved westward as these lands actually access coach hill road and are not part of west springs at all and with the already physical and legal closure of 10th ave on the east side and the existing physical closure with a pending legal closure to be addressed in the near future for the east end of 11th avenue.... They do not follow under a west springs mandate at all!
Yes the 5 acre parcels that are in the east side of the asp are mostly developed and already access Coach Hill Road which on the civic map show it as part of the Coach Hill community anyways.
I would think the current and future residents on these parcels are confused as to why they have to fall under this asp when they don't physically access or look like they belong to west springs
Yes, please exclude any buildings in the area, especially, apartment buildings. The area is over crowded already.
Yes, this entire future proposed plan should be excluded. This West Springs is a quiet area and most of us have lived here for 10+ years for this very reason. Having commercial properties and high density apartment buildings is not acceptable for this area. The traffic from the Calgary French & International School and the general traffic down along Old Banff Coach Rd. is already heavily congested. Any day that it snows, the wait to get down Old Banff Coach Rd. to Bow Tr. is close to one hour as it is, let alone adding in an addition 3000-4000 homes. There is NO need for commercial spaces here as downtown offices are already 25% empty as is, and as per Truman's boast, the core is only 9km away. These buildings will remain empty and an eye sore.
Yes. No buildings over 2-3 stories.
Yes. I high density residential and commercial... because it was never part of the original development plan.
yes. Please stop adding more households or new communities in this area. Old Banff Coach Rd is already too small for the amount of traffic we get in this area. Now, I learn that you are looking to add tall buildings with more levels. is the City unaware of the fact that this area not only is lacking any social amenities (please stop mentioning that patch called park) but is too crowded?!
Question 3: What sort of connectivity do you think will be best for your community (think pathways, bikeways, roads)?
<ul style="list-style-type: none"> - avoid High density residential and high density commercial entirely - avoid high density residential and high density commercial especially on perimeter where it significantly impacts the existing community residence. For example as per the original ASP, only low residential was going to border along 77th street. Putting in high residential will significantly lower the value of existing properties, increase light pollution, increase sound pollution, increase demand for schools which are currently already being overflowed to other communities, and failure to connect the new area with the current west springs community. - storm water ponds are physically dangerous. We are unable to use them for swimming, skating, or even wildlife due to instability of water levels and pollution.
<ul style="list-style-type: none"> - better roadways and roadway width for traffic flow - pathways - perhaps. But this community is a driving area and walking is not a great option for what this plan appears to suggest.
<ul style="list-style-type: none"> - west springs has a poor pathway system currently, with very little green space compared to area communities. The community would benefit from a dedicated walking/biking pathway system that would encourage physical activity and green space usage. - The intersection proposed at 77th street and westward ave SW leads to a dead end. This is not only

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

<p>efficient, but will cause significant unnecessary noise and light pollution to that intersection terminus. Westward ave would be better connected with Weston drive sw, thus connecting the new and existing west springs community. This also will connect with transit more efficiently.</p> <p>- limitation of major roadways through the community to match that of the existing west springs community. The previous ASP roadway plan made use of roundabouts and limited cross community travel, thus maintaining the community feel as opposed to the a commuter short cut.</p>
<p>(see #1: "Parks: walk/bikeways: low density housing"): Improved 85 St & Bow Trail intersection!!</p>
<p>* better access into the community...both Old Banff Coach road and bow trail/85 are backed up on a regular basis.</p> <p>* more pathways for biking and walking</p>
<p>1. Roads: 2. Bike paths</p>
<p>11th should be open and accessible at both ends to minimize traffic at 77th, Wentworth Dr. As many pathways and bikeways as possible to make this area more environmentally friendly.</p>
<p>77th and westward ave is a poorly placed intersection- it doesnt connect with anything! Move westward ave down to Weston drive or don't have it at all.</p>
<p>pathways for biking or walking should be priority, not roads. We all need to be more active and public policy and development should support this.</p>
<p>77th Street should cross Bow Trail and connect to Strathcona Drive with a controlled intersection allowing both vehicular and pedestrian crossing. It would provide connectivity between the neighbourhoods of West Springs and Strathcona. It would also alleviate much of the traffic congestion along Bow Trail at 85th Street and Old Banff Coach Road. It would also provide alternate routing for buses. The stretch of Bow Trail between OBC Rd and 85th is way too long - it is completely contrary to the "walkability" being sought after in Calgary communities.</p> <p>The pathway system between Wentwillow Lane and Ascot Crescent must connect. The natural features of this piece of land must be maintained. Alberta Infrastructure will not take responsibility to ensure that the City pathway systems provide proper continuity where the province owns land for the TUC.</p> <p>The pathway system between Aspecn Acres Manor and Wentworth Grove needs to connect. Again, the natural features of the landscape including animal habitat and vegetation must be maintained.</p> <p>There needs to be a pathway along the western edge of Cougar Ridge connecting Wentworth to the north end of Cougar Ridge and Canada Olympic Park. The concrete curbs need to be cut down at Old Banff Coach Road where the paths ends so that people can get across OBC Rd. to Cougar Ridge with bikes, strollers and wheelchairs. Flashing Crosswalk Lights are also needed there because traffic is coming into town too fast off of Springbank Road and it's hard to see.</p> <p>Proper shelterbelts and landscape buffers need to be planned for, installed and maintained all the way along the Transportation and Utility Corridors around West Springs and Cougar Ridge, including along Bow Trail.</p> <p>Open the connection between 10th Avenue and Coach Hill Road. Open the connection between 11th Avenue and 69th Street. Why is the City cordoning off and completely separating neighbourhoods like that? It is an awful strategy.</p> <p>To improve walkability more benches and places to rest are necessary along the pathways and sidewalks. This city is being designed for vehicles not pedestrians and cyclists.</p>
<p>85th St. S.W. is a huge problem. It desperately needs to be widened. It is a traffic trap during rush hours. We also need faster access to get down the hill from Cougar Ridge now that Winsport has closed off access. The sooner an alternate road can be used the better. Waiting 5 years for the ring road to be complete is not feasible.</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

<p>a centralized community center. Access to COP from the north hill via bike, walking or maybe vehicle. a centralized space for future community growth opportunities - food truck or cultural event or open air market.</p> <p>wider streets for main access and prioritization of biking access. The sidewalks should be on every main artery, paved with asphalt rather than concrete with a walking side and a biking side.</p>
<p>A combination of pathways and improved roads at intersections (like Bow Trail and 85th street).</p>
<p>A continuation of the current pathway network is critical. In addition, pathways with a broader green space on either side would be a welcomed addition. Regarding roads, more direct connection to 69 is a must! The current plan is creating unnecessary congestion along community streets and through school zones (St. Joan of Arc). I fail to understand why West Springs should be fully impacted while residents between 69 street and 73 street are completely insulated from change.</p>
<p>A study needs to be conducted on the traffic impacts of adding so many high density dwellings and retail stores. Already the congestion has risen significantly and further development in West Springs is already underway that will add to it. I do not feel the current road network can handle this influx. Additionally, such increase will further reduce the community connection between West Springs and Cougar Ridge and unfortunately likely lead to increase pedestrian fatalities on Old Banff Coach road. A Pedestrian and bike overpass should be added to improve the safety of crossing what will inevitably be a very busy road. The path network is used by many children and parents with strollers making an overpass a safety requirement.</p> <p>A continuation of the path networks is vital but that appears to be included in the current plan.</p> <p>Finally increase openness to 69 street needs to be made. The residents in the community between 69 street and 73 street should be impacted by this density growth as well. They may not have signed up for this growth but neither did residents in West Springs and it is unfair for Old Banff and 85th to bear the full brunt of the increased traffic. The thought that having retail and commercial spaces available will decrease commuter traffic is very unrealistic. A study should be conducted to see what percentage of current residents commute downtown. It is unlikely that the new proposal would change that dramatically.</p>
<p>Access to proper walking paths or sidewalks/crosswalks when accessing amenities on 85th street. Pathways should be well lit. We live in the suburbs but we work in other areas of the city and we NEED to be able to get to work efficiently. Bike pathway should minimize delays for vehicles and increase safety for riders.</p>
<p>Additional connectivity is required to Bow Trail for cyclists and pedestrians. A pathway that runs along Bow Trail or along 11th Avenue SW will make connectivity easier. No additional vehicle access points should be added to the community however.</p>
<p>Additional pathways/bikeways to connect this new development with current West Springs pathways/bikeways.</p> <p>And expansion on roadways to alleviate congestion. Perhaps holding off on this development until the ring road is completed so our residents can get off the hill before adding more people therefore increasing everyone's frustration with the lack of foresight on roadway development and planning in our community.</p>
<p>All of the above is needed to improve the awful traffic conditions that currently exist.</p>
<p>All of the above is required.</p>
<p>All of the above.</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

All of the above. Pathways and bikeways that connect to existing systems would be best. A significant upgrade to the existing roads would be required before any major development begins.
All of these should be included, but mainly the road infrastructure needs upgrading since most people in the area use cars to travel to work, school or the train station at 69th street, all of which are difficult to do if it takes 20 minutes just to get out of the neighborhood. If there is a snow fall that morning it can take much longer than that and families can easily be sitting in traffic for 90 minutes to take their kids to school less than 3 kilometers from where they live. The intersection at 85th street and Bow Trail should be 2 lanes in all directions and Bow Trail between 85th street and 69th street should be 2 lanes in each direction.
All roads need to be twinned. The editing community really struggles with bottlenecks of roads going from two lanes to one lane on both old Banff coach road and 85th. More bike and walking paths. Outdoor fields for sports.
any pathway, bikeways are beneficial and encourage physical activity.
the road that goes straight through the community from east to west ends in a t-intersection at some backyards on 77th and doesn't connect with any existing roads. Move this road up to Weston manor or down to Weston drive where it can connect with the rest of the community and transit that is already there.
there are enough intersections and traffic along 77th. Many families use this road for recreation and cyclists for biking through the community- let's keep it a safe and quiet road. use traffic slowing measures like traffic circles, speed bumps and put parks along 77th so that it will be slowed by playground zones.
avoid roads that end in t-intersections - connect them with existing roads in existing communities, such as westward ave (have it end at Weston drive and not terminate on 77th street)
connect the west district with existing communities with connecting pathways and dedicated pathways that are set back from the road and shaded with trees and aesthetics such as flower beds
have lots of natural space
consider the safety of children in creating these pathways- so put them apart from the main roads
Baseball. Open fields. Why are you cramming more housing in. We need bike ways. Paths. And places for children
Better roadways with overpasses.
Bike
Bike and walkways
Wider roads
Bike lanes!
Extension of c-train!
Bike paths
Side walks
Bike pathways and roads, possibly bike pathways joined with walking paths. There are currently only 2 paths towards downtown (Bow & 17th Ave). I hope for an even distribution of traffic, with thought put towards the effect higher housing density will have on those roads and ways to mitigate it.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Bikeways
Bikeways and pathways
Bikeways and pathways and a community gathering centre
Bikeways and pathways are a must and we need more and more of those in this city. I cannot walk safely from my home at the intersection of 85 St and OBC to the West 85th malls! I cannot push the stroller safely or let my first-grader go on bike - there are not enough paths or safe places to cross these roads! We also need way better public transit access and scheduling! Ever since 69 St LRT Station was commissioned my family, like many other families with kids had stopped using Calgary Transit altogether! It added 45+ minutes to a commute to downtown, not mentioning ZERO pathways to the bus stops for years (e.g. a safe way to get to a EB stop on OBC was only added this year!) and ZERO snow cleaning to drag a two-seater stroller to a bus stop.
bikeways and pathways- lots please! line them with trees and separate them safely from roads so that they are safer for children to use
avoid roads that end in t intersections such as westward ave and 77th, connect this road at Weston manor or Weston drive to improve the connectivity of the community
Bikeways and pathways needs ideally to link across the community without major roads and busy traffic causing a hazard to pedestrians and cyclists. There seems too many cars even today on the main access and egress areas (85th, Old Banff coach road and Bow Trail and we souls to build more until this infrastructure is expanded to support future communities.
bikeways, pathways
Bikeways, pathways
Bikeways/ walkways to continue supporting healthy life style
Bikeways/pathways and widening of the road on 85 street.
Bow trail development as a main channel is a fear for all westsprings and Westhaven residents in relative area along Wentworth drive because of dust, noise and traffic flow. The city sees this as a 'whatever issue'...just as they've taken regarding a gravel pit dump zone projected along million dollar home residents near 101..."five years estimate of noise, traffic, dust"...what a way to appreciate their tax money for investing in our city!...,ice job, ignorance at its best.
Close loop communities are the safest for all the residents that live in those communities building in through fares introduce a risk to children that live in those areas. Pedestrian and blke paths would be a welcome addition to this community as people were definitely use them to access the services that around the community
Connected pathways -> existing pathways: *Roads* -> especially for getting on/off the hill. West Ring Road must be expedited to allow for the proposed density.
Connecting any developments with a maximum number of walkable pathways will encourage foot traffic and will encourage beautification projects in the area. Minimize roads through the community to encourage pedestrian traffic.
Connectivity (roads) to downtown and other communities should be the priority.
Connectivity is important for cyclists and pedestrians. Having a well connected network of pathways that do not involve extensive use of roads shared with vehicles is important. Pathways are essential to promoting family bike rides, especially for kids that are too little to be on the road.
We have a few pathways in our neighbourhood which lead to dead ends which is highly inconvenient.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Continue the current network of pathways into the new development.
crossing Old Banff Coach Rd at West boundary
Decreasing the bottlenecks in traffic on Bow Trail (widen Bow trail, which we understand is scheduled for 2018). Remove the bottleneck on 85th Street. Traffic is already bad during rush hour when trying to head East on Bow Trail down the hill. Adding ~7000 residents and thousands of jobs to West District will make this even worse. The roads and traffic issues must be resolved.
NO BIKE LANES - There are enough pathways in the area!!!
Dislike the compact, higher-intensity people/ jobs. It doesn't flow with the rest of the community
Do not assume a walking community like those in Europe or US cities makes sense. This is Calgary and the weather does not allow for this for most of the year. That means dwellings must be limited and proper parking provided as more people will mean more cars.
Do not connect 69th street to Bow Trail. Streets are too narrow for dedicated bike lanes. Put in pathways for bikes and pedestrians.
Don't build this development! Connectivity in this part of town is hinged upon huge green spaces. This development destroys the space we all e not.
don't end in t-intersections or dead ends. Make new roads that connect with other roads (ie. move westward ave to Weston drive, instead of ending randomly on 77th street). The position of the storm pond should not determine where roads connect- both are man-made. If you must have a storm pond, engineer it so that it doesn't create useless roads. Put in roundabouts to slow traffic and discourage speeding.
Dual purpose bike path/walkways.
Essential to connect to city pathway system. This will result in significant traffic at Bow Trail and Sarcee intersection, which is already unbearable. The city needs to address this interchange before approval should be granted.
existing roads are at capacity during rush hour. I'm ok with adding residential, but adding commercial too will only increase visitor traffic in the area which has not been accounted for
Existing Roads need to be widened and capacity increase. In addition connections between existing communities for walking and driving must be incorporated.
existing roadways seem fine. Increased bike paths and pathways would be needed with my comments above on what my preference would be for the area (i.e. more open green space and parks etc.)
Extension of c-train would help ease traffic: widen Old Banff coach rd - bow trail
Good traffic flow. No more cul-de-sacs
Good walkways to the rest of West Springs, with connections to 85th street in particular.
Green space, playgrounds and road improvement. There are other areas for high density housing like the 10000s of empty condos downtown
How about all the above, paths, roads, bikeways. Right now the only way to get off this hill is Bow Trail via 85th or Old Banff. How do you expect us to commute? Congestion and traffic via Sarcee and Bow Trail is already cumbersome. We need more access especially since the WinSport road is closed.
I believe the existing community has adequate pathways, and bikeways (more might be nicer). However the roads are absolutely not adequate! I live in West Springs and I travel to and from work in the downtown core Monday to Friday. The existing roads are bottle necked with the existing West Springs population; on the best of days, driving in and out of the West Springs area during rush hour is not acceptable. Prior to any new housing developments being approved for the area, I believe the roads in

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

and out of West Springs need to be upgraded to eliminate the morning and evening traffic congestion that exists today. Lastly, the completion of the ring road that connects Stoney Trail north of COP, up the hill to 101st SW needs to be completed now, not later, to help the existing situation. Once the existing traffic situation is addressed with improved road infrastructure, single family housing development within the undeveloped land in West Springs could be allowed to proceed in a reasonable manner. When further housing development is allowed to proceed, an allowance for landscaped greenspace, and landscaped drainage ponds should be made, adjoining all existing houses that currently enjoy open land views from their back yards (i.e. houses currently adjoining acreage land should have a landscaped buffer (path/pond/greenspace) between the existing lots and new development. Many of the houses within the existing West Springs community are attached to pathways and open space, and continuing type of provision for houses that currently adjoin acreages should be an obligation any developer must commit to.
I have great concern on connectivity currently there is not enough infra structures currently for the community. Not counting 2400 residential. All schools are full public school cougar-ridge not built. Limited access. Fire support limited.
I like the idea of green spaces and treed pathways that would lead in and around the community. This would promote walking and bike riding over to the commercial and retails areas.
I think all types are important. I want to be able to get around in a car, on foot or on a bike. I don't need public transit, but I think it's important to have it.
I think the greatest way that communities can connect is through honesty, integrity, and respect for people. Without these three things, communities cannot thrive. It is for this reason that the City of Calgary's decision to radically alter the proposed development plan for this area will have a tremendously adverse impact on the existing surrounding community. In my opinion, the updated development plan has not adequately considered the related impact of high-density residential and commercial development on existing neighboring communities.
I think the need to connect bike pathways, walking pedestrian pathways will encourage less auto traffic and promote an active lifestyle for any and all generations.
I would be in favor of more green space and walkable pathways through the community. My family loves to walk through the community to grocery stores and coffee shops, however today the system is limited and causes my family to have to walk along busy roadways.
I would encourage a maximization of pathways and bikeways, and against too many vehicle corridors (especially along 81st, as this forces/encourages increased traffic into neighbouring residential communities). Traffic should be encouraged to access OBCR, 85th and 77th (which do not have current road facing homes).
I would hope they would have many natural feel walkways, bike paths etc. Minimal high flow roads.
I would like to see 85th widened and something done with Old Banff to decrease the traffic back ups.
I would like to see an intersection upgrade to bowtail and 85st sw also a widening of bow trail between old banff coach road and 85st sw
I would like to see bike lanes on 85th Street connecting Cougar Ridge to the core area. This would also help to slow traffic down on 85th and leave the sidewalks for pedestrians. Pathways and bike trails should connect the inner West District to the surrounding neighbourhoods of West Springs, and schools. Consider lining up the new road through the West District to Weston Manor or Weston Dr. There needs to be better access to the new retail at the corner of Old Banff Coach and 85th because one cannot turn South onto 85th or West onto OBCR from this development. Please ensure there is a connection with the future developments south and east of this current development. Please use traffic circles instead of stop signs and traffic lights. This works better to slow traffic but keep it

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

moving. Also, we need to use less electricity. There needs to be a bus route through the centre of the West District .
I would like to see increased pathway access and green spaces to accommodate the large presence of families
I would like to see more connecting pathways for walking and biking and increased pedestrian crossings around school areas so children can safely get home. also connecting our communities with other communities via pathways. Keep it simple and beautiful and please don't ruin this unique environment. There are not many areas in Calgary where the city hasn't tried to cram too many people into a small space to gain money when schools are already full and roads haven't been developed yet.
I would like to see more pathways as well as roads, because traffic is getting heavy at rush hour
I would like to see some bike pathways that connect to Glenmore Reservoir near the Grey Eagle Casino.
I'd love another road connecting 77 and 85 St north of 9 ave. However, it needs to be managed carefully because of potential speed and interaction with pedestrians, especially children.
If the desire is to use more transit there needs to be more parking at the train station or better transit and bike accessibility to the train station. Additional bike parking at the train station would also be helpful.
If the developer/ city wants to bring this many people into this small already traffic congested area traffic/road studies should be completed first. The developer should help improve major intersections in the area (Bow/Sarcee). This much development should also be held off until the proper road ways are in place. People aren't just going to give up their cars. The majority of people up here work in oil and gas and will still be working downtown. They aren't all of sudden going to start working in a commercial building in the new development so are still going to drive. I do think pathways and bikeways are very important for a sense of community and allowing people to connect with one another. I use pathways almost every day to walk dog/take kids to school ect.
I'm all for pathways and bikeways. I like being able to walk around the community now. Anything that facilitates more of this is a plus.
Improve an over/under pass @ Sarcee / Bow trail
improved roads in the area to effectively handle existing traffic before adding more traffic to the mix.
In general I believe that new communities in Calgary are fairly well setup with respect to pathways and bikeways.
I am concerned about the traffic issues as noted above.
Increase in pathways, bike paths and dog walking spaces in both north south, and east west directions would be helpful & beneficial. East west bus routes would also help access stores and businesses on 85th street to the communities east of there. Cars need to be funneled out to the major roads.
Increased exits from area: 85th and Old Banff Coach road are already congested at peak traffic times
It would be appreciated if the city mindset would continue to respect the current adjacent Coach Hill community by not adding to the already existing traffic concerns for this neighbourhood with a potential transit access as Coach Hill roads and existing residential structure cannot take on the burden of West Springs traffic.
We already have a very active and recognized safe bike route from across Sarcee trail accessing our community as riders go west to access West Springs and with the busy school bus and transit bus routes on Coach Hill road it can not take anymore vehicle or bus service without having a direct and negative impact to the already existing community

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Less residential. This city is too spread out already. It costs taxpayers a fortune for water, sewer and utilities as the city continues to spread out on all directions. Keep this space green or add a large nice outdoor park. Bikeway paths would be the most appropriate.
Like everyone else I'm sure, I think that we need to widen 85th and 101. I think we also need direct access down to the TransCanada highway without all the switchbacks that are in COP and without charges for driving down. Aside from that my pathways and bikeways. We also need more sidewalks and the busier areas.
Like to see walking and biking connecting to Coach Hill.
Linking communities together so it doesn't feel like patchwork development.
Lots of pathways for bikes and walking. Tree lined pathways and keeping trees already established on these acreages in place. We want a great urban forest in the west.
lots of pathways to connect the communities - people like to bike, walk and run here!
Lots of walking paths. Existing full grown trees Low volume traffic roads.
Low speed roadways (controlled with road architecture and speed bumps), bike only pathways and pedestrian only pathways should all be considered.
Mainly green spaces to separate existing neighborhoods from the new higher density that is being proposed. Walking paths that link to other path ways would be great, as well as green spaces that link to other green spaces. Would love suggestions to keep the speed down on 81 street when it is completed as the majority of this road is through residential areas.
As for roads, I would strongly recommend a traffic survey before the city approves the density that is being proposed. The road system now can get quite backed up at peak traffic times and in bad weather and a lot of it is due to the fact that we are up on a hill. Being up here limits the road ways that commuters can take, and by adding so many new residents in this development is only going to compound an already existing problem. Even with the widening of 85th street at Bow trail the problem will not be solved. We simply do not have the road ways up here to support the population that they are proposing. I would highly recommend cutting it down.
Maximize pedestrian travel ways and green spaces (to reduce vehicular traffic where possible).
Mix. Bike paths/walkways, pond, green space.
More bike paths. Green spaces outdoor areas for people to use as leisure space.
More bike paths. We also need a C-Train Station closer to Cougar Ridge.
More city programs. Leisure centre/outdoor pool.
More green space
More green spaces, more playground & meeting areas, much wider roads to accomodate extra traffic, proper traffic controls in place
More pathways for joggers! More traffic lights!!
More pathways would be beneficial given the large number of children in the area, also designated bike paths would be helpful.
More pathways, green spaces and dog parks.
More pathways, parks.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

More safe pathways/bikeways with crossing lights/signals. It's gotten so dangerous, people are resorting to driving the few blocks rather than walking. Which is the opposite of the city's objective to make areas more walk friendly.
More should be put into pathways, skateboard parks, spray parks, outdoor rinks etc as we have none of the above. Over the past Christmas and spring break holidays we have had a spree of car, school and house windows broken with rocks. We have had youths starting bonfires behind our house in the trees. We have also had youths doing drugs behind our house in the trees. These were youths in our area with nothing better to do over school breaks - please put money into rec for our youth.
More walking paths. I like to leave my vehicle at home and walk everywhere within 4 miles of Cougar Ridge. Right now there are missing sidewalks and pathways would make the walks more enjoyable. Roads (85th Street especially) should have reduced speed limits (50 km/h) and be enforced. If the limit is 60 km then drivers think they can go at least 70km.
more wider roads!
Need better commuting bikeways for cyclists going to and from downtown. Last portion of journey is often on roadways impeding traffic flow.
Need better outlets as traffic is already a concern. Especially Bowtrail. I don't mind bike lane as long as you do not replace existing roadways. That make traffic worse. I also notice a lot of speeding in residential areas. Needs to be addressed.
need new interchges at old Banff coach road and bow trail, and at bow trail and Sarcee.
Bike paths away from the road for kids to bike safely.
Need ring road to west. Bow trail/17th can't handle extra load to get on/off hill
Nice to have some areas to bike and walk, especially with this many new people coming in.
No more roads. It's not safe already for cyclists and pedestrians
Obviously roads but pathways would be great, as well.
off road bikeways. Do not need them on the main streets. Need to widen Bow Trail as soon as possible to funnel people down the hill. Intersection of Bow Trail and 85th needs to be completed/widened for two lanes to flow north to south better.
Old Banff Coach road as it currently is, is extremely noisy for those residents that back onto OBC road. Adding lanes will make it worse.
Open park areas.
Paths, bikeways more lanes on 85
Pathway
pathway, widening of Bow Trail and 85th St
pathways
Pathways and better road systems to get off the hill during rush hours.
Pathways and bike paths (are they different?). Having easier access to sarcee would also be helpful.
Pathways and bike ways are always good. Our road system getting in and out of west springs is weak. Single lanes leading out of our community to Bow Trail are always overly congested.
Pathways and bike ways are great, but people are still going to drive to get around the neighborhood. More roads makes for more traffic, thus less safe for kids to just do things that we as kids did like walk to the store or bike around with so many more people and cars to worry about.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Pathways and bike ways. We need to promote physical activity and fitness.
Pathways and bikeways
Pathways and Bikeways - sure why not. You will also have to have an extensive road network for ALL what you have in your plan. i heard that there will be a bus from this development to the 69th street.
Pathways and bikeways are a priority for this community since Old Banff Coach Road is an extremely busy access point for cyclists that wish to ride along Springbok Road and onto the highway. More traffic without designated bike paths will eventually lead to a tragic (yet avoidable) accident.
pathways and bikeways are essential for connecting the community in a meaningful manner and encouraging a healthy, active lifestyle. Obesity rates are rapidly growing especially among our youth. We need safe pathways that are separate from roadways and that connect with meaningful areas of the community such as parks, schools, the grocery store and recreational facilities.
Eliminate the t-intersection of westward drive and 77th street. This is unnecessary, and should be placed on Weston drive instead. This will improve the flow of the community and connect the new with the existing.
Pathways and bikeways are great to connect this area are great. I don't feel bike lanes to downtown are a good value for money though. As someone who spent over a year biking downtown to work, the >10km distance with significant vertical gain isn't the most desirable option.
Also, based on the open house boards, I would like to see a pedestrian overpass between west springs and strathcona. The green dotted line indicating the communities are connected is misleading. The pathways mirror each other onto bow trail, but either jaywalking or backtracking to 85th st is required to cross bow trail.
Pathways and bikeways should be priority. How will existing roadways accommodate projected increase in traffic? It is already difficult to "get off the hill" via Bow Trail or Old Banff Coach Road. Adding non-car friendly communities does not stop increase to vehicles, given that West Springs is utilized by people who commute externally to the community.
Pathways and bikeways would work best.
Pathways and bikeways.
Pathways and bikeways.
Pathways and bikeways. If there are roads then parking off the street and no parking near intersections so our children are visable crossing the street.
pathways and bikeways. More Walking and Cycling would be ideal.
Pathways and bikeways. Roads can only have limited improvement over there as there are 4 lanes already but a high amount of stop lights has been added in the last few years!
Pathways and bikeways. There are already too many cars on the hill and too much congestion in getting off of it.
Pathways and maybe a dog park. No more traffic lights. 85th street is terrible. Overpass at bow and Sarcee. Would have been better than Flanders Ave and crowchild. That was useless. Let's face it, calgary is not cycle friendly about 10months per year keep cycle paths off the roads and to the parks and rivers. Maintain those paths
Pathways and roads. People do NOT commute via bicycle in this area. Bikeways simply cause traffic congestion and aggitate drivers.
Pathways are awesome, but improving the road situation in terms of traffic flow in and out of the community is crucial.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Pathways bike paths
pathways connected to existing system
Pathways for pedestrians are always welcomed, green space and sports fields. Roads need to be properly planned to allow traffic in and out of the community.
Pathways for running/cycling etc, better linkages between neighbourhoods (e.g. pathway over/under Bow Trail which currently does not exist) and means that to cross Bow Trail I can only do so at either 85th or Old Banff Coach Road.
There needs to be better access/egress to the area. At present, the traffic lights at Bow/Old Banff Coach Road and Old Banff Coach Road/Coach Hill Road cause significant delays in the morning in good weather, and terrible delays in bad weather. There should be an interchange at Bow Trail and Old Banff Coach Road, not traffic lights. There also needs to be an interchange at Sarcee/Bow to handle downstream traffic from a potential future development. Completion of the West leg of the ring road is also essential to provide another point of access to the community and ease delays at some of the intersections discussed above.
Pathways for walking/biking, but not bikes lanes on existing roads.
pathways or bike paths on greenspace
Pathways ponds and upgrades to bow trail at sarcee. Bow at old Banff coach and the completion of stoney trail connecting to the nw
pathways should be priority to encourage a healthy lifestyle
get rid of T intersections and dead ends- connect them with other roads
bring in more roundabouts to reduce congestion and slow traffic
connect pathways to schools
Pathways will function well as a bike route. However please do not have overly wide roads. It's unsafe for children's to be riding on them. Please create a community where it's safe to bike and
Pathways, + bikeways, with single road through new area.
PATHWAYS, BENCHES,
Pathways, bikeways
pathways, bikeways and controlled intersections with controlled crosswalks to promote more walking
Pathways, bikeways and pedestrian and bicycle friendly roadways.
Pathways, bikeways would be fantastic as we use them all the time. Please think about how they will be maintained in the winter as well.
Pathways, bikeways would be great!
Pathways, bikeways would be ideal. There needs to be improvements on the roadways to improve traffic flow.
pathways, bikeways, make access to downtown easier but not by cutting through residential.
Pathways, bikeways, pedestrian & bike friendly roads.
Pathways, bikeways, roads and transit would be best for the community.
Pathways, gardens, playgrounds.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Pathways, green space and parks.
Pathways, parks, and direct connection to 16th Avenue to cut down on traffic on Sarcee.
Pathways, pathways, pathways and a fenced off-leash dog park!!
Please reduce the number of intersections along 77th street and connect new roads with existing ones instead of creating new intersections such as the T-intersection at 77th street and Westward ave. A more appropriate connection point would be Weston manor or Weston drive.
Bike and pathways will increase use of public spaces, the more the merrier!
Public transportation needs to be drastically improved!!!!!! It is laughable (sadly laughable) that it takes 16-20 minutes to get to the University of Calgary, Mount Royal University, the Alberta Children's Hospital, Foothills Hospital by car yet upwards of 1 1/2 hours by public transportation. Although I do not frequent downtown daily, my neighbours who work downtown tell me that they use their cars to go to work because of poor public transportation access from Cougar Ridge to the 69th Street LRT Station. My concern is that without improved public transportation there will be even more cars on the road as a result of the proposed development. Very '1950s' planning!!!
rapid dedicated bus lanes to connect w/C-Train
remove westward ave, or at least move it down to terminate at Weston drive. Having this road ending in the middle of 77th will cause unnecessary congestion in the middle of 77th street, increase light and sound pollution and seriously degrade the value of the homes near that new proposed intersection.
increase the bike and walking pathways to promote utilization of community resources and promote physical activity.
Road connectivity is the single most important element. Given the climate, roads are the most used and most vital to our mobility. We need better roadways to access West Springs. Given the hill the community exists on, it is like being on an island with only one or two ways to connect to the rest of the city. Pathways are also very important to the development of our community, they allow for more outdoor enjoyment of the community during good weather months.
Road traffic is a major concern. It is not realistic to believe that everyone living in the new developed area will not have vehicles and will work in the immediate area. With the current population, there are already definite bottlenecks and problem areas with the flow of traffic in, out and around the area that is proposed for the ASP Amendment. I ask that a traffic study be completed prior to making any decisions, either approval, denial or changes to the West Springs ASP Amendment. Prior to any development: - the intersection of Bow Trail and 85th Street SW must be upgraded and expanded; - the Ring Road, Stoney Trail must be completed in the SW quadrant; - an overpass must be built at Bow Trail and Sarcee Trail. Without these road improvements, the area will not be able to withstand the doubling of its population.
There needs to be plan to maintain the pathways. The pathways that I currently frequent in the area are usually covered in ice and snow in the winter making them dangerous and impassable.
Roads
Roads
Roads

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Roads and walking pathways
Roads cannot cope with the amount of cars on them at early morning rush hours and evening rush hour at the moment. Cars all backed up on old Banff coach road trying to get onto bow trail into downtown. The only recreational centre at Westside is always full and car park full in the early mornings. What we don't need at the moment is more houses. The roads are now full.
Roads for sure. Pathways are nice for movement within the development but people will ultimately be traveling to and from this community.
Roads need to be widened (85th). Overpasses are needed (Bow/Sarcee). This is not inner city- don't count on people not driving in Calgary. Bikeways are good, but pretty difficult to get to downtown due to the big hill.
Roads onto existing roads not 3 pronged roads going onto 77th Street
Roads out of the area that connect to 16 avenue would reduce the congestion.
Roads should be connected to existing roads already especially those that intersect with 77th street. Why would you put a road to make a T intersection that would be right into someone's back yard? Those houses backing on to 77th that have never had road noise person will hear the roar of vehicles taking off all night, in the morning, have lights and glare coming into their houses etc. (Would you like that if it was your back yard) however there are existing intersecting roads being Weston Drive which already is a major road for that community and would make the most sense for the road to intersect with that one and less major road being Weston Manor. As such the road that is proposed makes no sense what so ever. PLEASE CHANGE the proposed roads to connect to existing roads and dont make T intersections!
Roads that allow for getting to Sarcee Trail within 10 minutes (rain, shine or snow) from any community "up the hill".
Roads that provide for multiple entry/exit points for the smaller community areas are needed. Single points of entry/exit create heavy traffic situations that affect neighbouring areas.
Bike pathways in the area have been included in the past, but often with little thought towards a larger plan of where they lead. The neighbourhood currently has paths that dead-end, turn into sidewalks, or take inefficient routes. Bike paths for people moving within the community (e.g. from residential to commercial areas) and between communities (e.g. towards C-Train stations, towards downtown, towards the river valley) need to be included that are both direct and connected.
Roads, parking, access, all are softly lacking in this area as it is, we cannot accommodate this kind of high density development!!!!
Roads, pathways and bikeways
Roads, roads, roads. The way that this area has grown (in small pieces vs master planned) has led to many road issues, and short falls. 85th street is a patchwork that needs to be addressed. Pathways are great to encourage pedestrian traffic, and would be great.
Roads. Bikeways are wonderful for leisure time and would love to see more of them. Don't expect or plan for them to be used for commuting to or from work - we live on top of a ski hill and most of us are not willing to bike up and down a mountain every day to get to and from work. Not to mention, for most of the year the weather is not appropriate for bicycle commuting to work or for families with kids to commute to daily errands etc.
Roads. There is already significant traffic congestion up in this area. One can only get down off the hill into the city centre via 2 roads: bow trail and 17th avenue which are currently jam-packed with traffic

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

during peak commuting hours. This area consists largely of families with children, where many parents are driving between work, school, and recreational activities. it is not feasible or reasonable to expect that busy families with children in activities are going to be able to use transit or bikeways to get to places they need to go.
ROADS. Large roads, we cannot cope already with the amount of traffic we have.
Roads. More wider roads. Right now there is literally only one way to go from west springs to Downtown. We need more options to dilute the congregations
Roads...The key to this and any other development is the integration of a traffic plan at the ASP stage. I do not agree that once built that the residents need to petition the city for changes. In my old area of Springborough we had petitioned for 8 plus years to address the traffic issues and to the best of my knowledge they are still not rectified.
Roadways with minimal congestion on Old Banff Coach Road and 85 Street SW. Connectivity for walking with pathways, limited surface parking for vehicles (i.e. u/g parking preferred).
Safe ones and respecting the already existing community of Coach Hill with its original 1970s roadway structure which cannot safely sustain anymore transit or vehicular traffic . It was built when 69 st was the city limit for over40 years!
Coach hill road is already a designated snow route and bike route with a windy and hilly system with busy one way transit and active school bus route which runs west to east and often has sun blindness and ice concerns with the weather changes
10th ave at Coach Hill Road has already been recognized by city administration as a physically and Legally closed and part of a linear pathwayso the ASP should reflect AND also recognize that 11th ave at Coach Hill Road is a physical closure per council and not just a no Road connection.
Also with the Rise of development with west springs and cougar Ridge we have noticed that when the weather turns bad ie.snowy day and OBC gets backed up we find these residents have been cutting thru Coach Hill using Coach Hill Road to the east thinking they can get quicker to OBC and literally stop Coach Hill residents from being able to exit their own community. Now we have to think about ways to stop thisie no turn right during peak hours?
Sidewalks and bike paths that connect all communities together, to retail, and to downtown
Sidewalks and seperate bike paths that connect to all areas of the region, so you can travel safely without a car.
Sidewalks would be a great start and road that can accommodate the traffic we have now
Something needs to be done about moving people off the hill. Lane reversals, something that will take the stress off the existing system. Adding more people, businesses will add to the problem. Pathways need to be more connected...often the pathways just get cutoff.
The current plan illustrates a general lack of connectivity for pedestrians and cyclists. Consider pedestrians exiting the community of Cougar Ridge at the intersection 77St and Old Banff Coach Road (one of only two locations for pedestrians to exit Cougar Ridge) seeking to access the commercial core at 85th St and 9th Ave. The current plan provides no opportunity for direct access through the proposed community and, instead, forces pedestrians to walk around the perimeter. This strongly contradicts recent City planning initiatives aimed at enhancing pedestrian connectivity.
Why is access to the proposed open space (water feature) via the regional pathway from the north

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

provided at 81st St when there is no pedestrian access from Cougar Ridge at this location? Why not provide access at the intersection of 77th St and Old Banff Coach Road where this open space amenity is more easily accessible for users?

If the City is truly serious about enhancing connectivity for pedestrians and cyclists, then more consideration needs to be given to these activities in the design of our communities. Currently, if we would like to walk from Cougar Ridge to the commercial core, or if our kids would like to walk to school, then we are forced to take a long, indirect route around the outside of the proposed community to access our final destination. This is in stark contrast to current City planning initiatives directed at shaping future growth.

Thank you for considering my comments. Please avoid the past mistakes made in the development of Cougar Ridge with respect to connectivity when planning this new community.

The current road infrastructure does not support the residents currently in the area. By planning to increase the population, there needs to be wider roads and more access to get off the hill (only Bow Trail currently). Hill Road has been closed off from access which hinders accessibility to the area. There should be pathways/bike paths leading to parks/greenspaces.

The infrastructure in the area both roads and paths cannot support the revised proposal. There needs to be more interconnected bike paths. 85th street bow trail and old Banff coach road CANNOT support CURRENT traffic levels. All the road infrastructure needs to be upgraded. School are already near capacity and local rec faculties like Westside rec struggle today with the volume of residents. Developing this revised project will ruin the charm and small town feel and sense of community that has been developed on the hill.

The layout of the road network up here will never support the kind of high density development that is proposed. Even if Bow Trail is twinned, all of this traffic must squeeze onto 85th or Old Banff, both of which are already congested. The area is already a planning disaster and what you are proposing will just turn it into a complete [expletive removed] of an unlivable area.

The original plan had a wonderful mix of traffic circles (speed reduction), pathway systems through entire development etc.... New proposal turns 81st into main thoroughfare. This will feed traffic into 9th which already has flow issues. This will also affect all homes located in Westpark, turning a quiet family neighbourhood into anything but.

The pathways and bikeways that we used to use on the COP hillside have already been developed so many of our natural hiking/biking pathways have been taken away as is. There is no need for further development beyond single family homes.

The ring road must be built before development can proceed. It's impossible to get off the hill in the mornings as is. Also, The City needs to work with COP to open their road back up to the public.

The road that leads from west to east through the proposed west district (west ward ave) ends at 77th street at a t-intersection right into the backyard of people's homes. No homeowner wants to find out that they will be subject to round the clock traffic, especially if this was not in the original plan when they purchased the property. I couldn't agree more with them. The road should be eliminated, or moved down to Weston drive where it can connect with transit, and other commercial spaces. The residents at this corner already have an intersection there, and bought their properties knowing it would already be an intersection. Move the storm water pond, which is a man made structure, so that this can be accommodated.

there already are no trails and sidewalks north of us, barely anything in our area - area - already feels so dense.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

There has been increasing traffic in the past 10 years down 85, then bow trail, then to Sarcee/Bow Trail
There is currently very few ways off the hill to anywhere else around Calgary, creating serious bottlenecks and traffic issues particularly during rush hour. Trying to get from 85th onto bow trail is a nightmare, and from bow trail to Sarcee north isn't much better. 85th and bow trail needs to be twinned in every direction at that intersection. The community cannot handle much more vehicle traffic that the proposed new housing developments would bring.
Bow trail needs to be extended west of 85th and Stony trail can't come soon enough, despite seemingly being on the priority backburner.
The area east of 85th is already low on nice bike pathways and open park space so the last thing the area needs is a bunch of mid-rise high density living.
There must be pathways for pedestrians and bicycles to get out of all sections of the new West District and Wets Park developments, especially towards 85th Street. There must be access from people to walk or cycle from new development into the St. Michael's Catholic Church community. If there is not, people will end up driving from the new West District and West Park around Old Banff Coach Road and 85th Street to get into the parking lot at St. Michael's. This would increase traffic congestion in the area. There also needs to be a sidewalk on the east side of 85th Street from Old Banff Coach Road to connect with the commercial development to the south immediately. Pedestrians are currently forced to walk on the west side of 85th Street, and they must cross busy 85th Street, which will only get busier when new development arrives.
There needs to be more connectivity to Cougar Ridge. There are no pathways linking OBC Rd to Cougar Ridge, a maze of wandering amongst curving community roads must be done to access anything south of OBC Rd making it prohibitive for a walking community - it's more efficient to drive.
There needs to be more consideration put into how people will get in and out of the community - roads need to be widened and traffic needs to be studied to ensure it doesn't continue to pile up during peak times.
There should be a pedestrian bridge over Bow trail half way between 69th and 85th.
There should be more bike paths, walk ways and parks. There should NOT be a collecting road straight though the community (westward ave). This will creat a high traffic road that will not be appealing to the new community nor the existing community adjacent to 77th. If they need a road to connect, they should have it eventually connect with an existing road. This will slow the traffic in the area.
They should add many more bike and walking paths. They need to incorporate them east to West. Currently there are none. They need to connect the comunity via paths and green space. Having green space along 77th
This area already requires improved roads. With the significant delays on the ring road, and the expectation that it could still take an additional 20 years to get it (as told by the city representative at the engagement sessions last week) the idea of a high density development is a poor choice for his area. Quarry Park worked because the access (Deerfoot) was already built.
This community should have an extensive walkway, bike paths and parks throughout. I feel this area needs more of this, and this an opportunity for the people Westsprings to enjoy this new community. Remove high traffic road plans. Westward ave.
those that accommodate walkers, bikes, pets etc (wide enough)

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

To support that changes in the project I would expect a detailed study accepted by Transportation Planning that supports an increase in density regarding the impact of traffic on roads and on public transport for the West Spring and surrounding areas.
Walking / Bike Paths interconnected to greenspaces,
walking pathways and bikeways
Walking pathways and bikeways. Limited roads.
Walking pathways, green space, integrating existing residential
Walking ways, bike ways
walkways and roads to bow trail, 17th and the ring road.
Walkways, bike paths. We have plenty of roads.
We are an active family, and regularly use the existing path/bikeways. And we would love to see more of those. They would be absolutely essential if car traffic dramatically increases (with the population). Regarding public transit, high density development makes sense in conjunction with mass public transit. For calgary, that would be along the c-train line. West springs would rely on bus transportation from 69th (or perhaps Aspen sometime in the future) which is far from ideal.
We have access issues already into this area. Would need to see improvements on access. Would love to see pathways for walking and biking. Not really bike lanes though.
We MUST have a better pathway system. Right now it's a serious of small legs with no connectivity. There's no dedicated bike way and the existing paths are already busy busy. We also need larger roads to accommodate all the growing traffic.
We need a park. Why don't you send Truman Homes to build in Fish Creek Park? Why some parts of the City have a park and recreational area and we need to stay ion smog, car noise and traffic? We need a park, a lake, bikes paths, walking paths. Even if you want to walk on the pitiful leftovers of paskapoo you can not take a stroller or a small child in there. It is not for everyone.
MONEY IS ALL THAT MATTERS TO THIS city? You want 30 taxpayers per square foot? Where is our Lifestyle? Why are we paying taxes for? So the builders can put more apartments to get more rent while we are struggling to live in the area?
We need connected pathways for walking and biking. This is a family community and we need to keep some of the beauty and green space for parks and pathways
We need more roads or improved access off the hill. Putting thousands of more people up here is not going to help the current mess we have.
We need sidewalks, alleys for walking, for kids and seniors. Bike lanes for a nice afternoon biking trip. We need trees and quietness, an oasis of silence in the middle of the houses.
We require additional walking and biking paths while no additional roads. We need to support communities to have walkable amenities to reduce our dependence on using vehicles for average tasks.
We should create a pedestrian friendly destination where people will want to get out of their cars and walk around. Open space, pathways and bike ways need to go west as not just south. Should have a promenade that connects retail and shopping on 85th street to new community. West District should not be designed as an island but as an extension of the activity on 85th.
West Ring Road should be completed before high density residents!
With 9th ave, and old Banff coach rd, there is plenty of connectivity to 85th. There is no need for a "collector" rd going through the community. If people need access to this new community, then have a road that attaches to an existing street. This will make it less likely of people speeding through the new

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

community and will prevent additional noise and headlights on the houses that back onto the street when it is proposed to intersect.
Yes - pathways, bikeways, West Ring Road. None of this should proceed without the West Ring Road being built.
Yes all these types of connectivity are needed. Traffic circles so seem helpful but please be mindful of the upkeep of what goes in the middle. The traffic circles in Signal Hill are set of abysmal, tangle dying vegetation.
Yes more walk and bike paths going east-west in the community. Currently it is difficult for children to walk/bike to school. More traffic calming especially in playground zones. Traffic is bad, we need the ring road completed. When it snows it is impossible to exit the community in the morning, all the roads are backed up.
Yes that's it - stick to keeping this a community for our children - with pathways, parks and fields. Keep out the concrete jungle.
yes we need pathways and bike ways. we need roads to be able to accommodate the influx of traffic. Children need to be able to cross 85 street SAFELY on their way to school going to the West Ridge Middle School.
pathways that are cleaned of snow in winter
bikeways & pathways
Would rather see walking/biking access secured. South-side access seems good but accessing from the North is poor.
pathways; expand 77th street to meet the traffic needs of considerable higher density in the West Springs Neighborhood. "Connectivity" - Concerned about the increased traffic using Bow Trail in the Morning. It is very busy as it is.
pathway that connects west springs across bowtrail to srathcona without having to go back to 85 St. It needs a tunnel or overhead footbridge. 500m east of 85 Street
walking/bike paths
-Bowtrail twinneal; -85 street completed; -Interchange @ OBCR & Bowtrail; - Pathways & Bikeways on lineau park space
85th Street must get finished ASAP - the bottleneck at Bow Trail already is a traffic nightmare at peak times - of the proposed density happens it will be absolute gridlock.
Question 4: What do you like best about the existing open space in the current ASP? Why
A beautiful park will increase our happiness and desire to belong in this community. For 4 years already we are looking to move away from this area due to overcrowding, traffic stress and lack of lifestyle improvement amenities that will make this area family friendly. Now you are proposing more buildings. Is this mayor aware of the way we are living? How you can call Aspen Patterson, Cougar Ridge a desirable area when you are just overbuilding? Where are the kids from Aspen and Cougar Ridge suppose to play and enjoy except riding the bikes from a neighborhood to another?
A green park space is important
a park and development of the community
Acreages, trees, walkways
Additional common use areas, park space and pathways.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Again, very concerned about the mid to high level density housing proposed! Getting on and off the hill via Bowtrail is a nightmare. How is this area going to handle the increased number of residents that would be living here and where will all of these children go to school?
Allows for animals to live in natural state.
At least there is SOME open space.
City infrastructure needs to allow space and not the new space a 'pack-rat' development. In early city development, home lots include many lots at 70ft/140ft deep...space between neighbors and back-yard alleyways....Somehow some developer convinced the city that instead of this wonderful development infrastructure, pack the people in...use less space and maximize the amount of homes so to get more people in homes and create greater tax payer base...Cities space is proven to be a relief space from human anxiety with mass growth spurts...so rat-pack housing development could strategically encourage buyers instead of shopping in spacious outskirts acreages market homes...people want larger home and yard options inside city limits but you are not allowing this option!?
Community feel.
Connectivity to current open/green spaces.
Current ASP - the original asp appropriately uses low density residential along 77th street, matching that of the existing community on the east side of 77th street. This creates harmony within the community. If his density development occurs along 77th as the asp amendment proposes, the community would be divided, appear disharmonious, and exclude current residents of west springs. - the original asp appropriately uses round-abouts, and pathways leading to green space. This allows for family friendly roadways, preventing commuter shortcuts through the community. - the original asp appropriately uses mixed and higher density ONLY as it approaches 85th street, matching development that has already occurred in this area. This is appropriate only directly adjacent to 85th as it is considered the core area
Currently, I love that you can still see the mountains
Dislike the compact, higher-intensity people/ jobs. It doesn't flow with the rest of the community
Glad there was thought into including open space.
Good location - off of busy road.
Good mix of housing developments & mixed use retails.
Great green/play places for families to gather. Lots of young kids that need the parks.
Green Areas. Parks. Soccer Fields. Community Centre.
Green space is a priority in current asp. No more than 4 stories to be built. It will allow the views of the mountains to still be available to some of us.
Green space is always encouraged, as are playing fields. A place to be able to gather and act as a community meeting place a nice feature to have.
Green spece
Honestly that it's not developed. There are lots of acreages and open spaces with tons of trees. It give the allure of living in the countryside but still being in the city.
I am in favour of new open spaces in our communities but this particular one comes at too great a cost.
I am pleased to see more density and greater opportunities for a live/work lifestyle. I hope this increased density will provide the critical mass of people required to support the local business community. I am also pleased to see the extensive development of public open space.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

I dislike all of it. Too high density. Will damage real estate values of here. Will create congestion beyond imagine. Schools are already over capacity. And traffic system can't handle commuters at existing population level let alone double it. This proposal is beyond ridiculous. Many of us built or bought in this neighbourhood precisely for its low density characteristic. This proposal fundamentally changes the neighbour to something it's never been. Will dramatically reduce our initial investment here.
I do appreciate that there are plans for an open space as this community enjoys living in nature and seeing wildlife on a regular basis. Open spaces are vital to wildlife and the people who chose this community because of its closeness to natural spaces.
I don't like any of it. It makes me sick. The plan is completely inappropriate for this area of town. This is not going to work adding so many people and kids to this area.
I Don't like anything in this area. Make a park, a community center, something positive to increase our lifestyle, our human nature, something to help the area which is already OVERCROWDED. People are taxed a lot in this area, yet they get nothing but households and households. Show us what City have done to make this a desirable community. Nothing!
I don't like much. It does not have any feel to the original plan. I do like that they tried to keep some green space, but unfortunately with the storm pond it will be useless and dangerous for kids.
I don't like the existing plan, because there is too little open space. I want more open space and lower buildings.
I don't like the plan
I enjoy used to enjoy the trees and natural green spaces for running and biking with my young children. These quiet spaces have slowly been disappearing.
I hope it is designated as greenspace
I like everything about having more open space and less residential traffic. Right now, the area is having major traffic issues getting off of the hill.
I like seeing treed and wild areas. I DON'T want to see high rises! Stop changing our land use. You just keep trying to change our plans so that you can add more up here. Leave things the way they are!
I like that the existing open space is currently surrounded by a normal community, with normal houses (single family homes), normal parks, and walkways, and NO HIGH RISE CONDOS OR APARTMENT BUILDINGS.
I like that there is a water feature, because it's calming and relaxing to look at and walk past.
I like that there is green space. (However, not useful given to is a storm pond)
I like that there will be single family homes. There just needs to be more of them. Most people move to the suburbs to get away from the fast pace and stress of down town life and crowded area. It is a place for family to enjoy their back yards, and open spaces. Now you are putting in high rises. Keep the multi family homes and high rises close to Stony trail where there are enough roads and leave the people in west springs to their much needed suburbia tranquility.
I like the central park. skating rink etc.
I like the current existing open space in that it is open and there is no buildings on it. As you drive OBCR, it is the start of "farm land" and open spaces as you drive out to Springbank. This itself is beauty. Building onto it is destroying nature. Planning to build high rises is a catastrophe. IF any building is to take place, then single family homes is the best option. There are already enough business and commercial amenities accessible on 85th Street. There is no need for more.
I like the fact we haven't packed the open space with condos and that we have open space in are area . It is extremely important to be able to drive safely around the community and not add more traffic on the streets.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

I like the forested area...wish there was more of it. I hate how high the buildings are. Max 3 stories!
I like the idea of a park and restaurant area but don't think the space is large enough for the proposed density.
I like the openness and width of the green space as it maintains some level of visual openness.
I like the pathway connectivity away from vehicles (as much as is practical) that extends from the south boundary of the area to the north boundary.
I like the proposed size of area and a comprehensive storm water management plan.
I like the stormwater pond and pathways.
I like the trees, but lots have already been removed.
I like the way that it acts as a transition change for the different densifications.
I liked the old plan [personal info removed]
I love the idea of a community gathering green space. Encouraging pedestrian traffic and building a sense of community is always appreciated.
I love the pathway surrounding by trees running north and south behind west springs school. Extending this would be optimal to promote exercise and community
I really like more levels to the buildings. The way our city is spread and built in little grey boxes - all replacing the little green space that we have in this climate - is very sad and unhealthy.
I really like the open space.
I would ask you consider staying the course with original plan. The green space, pathway system would enhance the community greatly. The amendment destroys all connectivity and walkability.
If you want to build something, build a community centre that can bring the community together. Panorama hills has a great community centre with a preschool, summer camps and spray park for kids and yoga, boot camp and fitness classes for the adults. Tuscany has a great one too with a gym and rooms to plan parties. But there is no community centre here. When there are more people in the neighbourhood it loses its intimacy and people don't unite.
I'm glad it's connected to pathways
I'm glad to see that there is green space as part of the West District development, but need to see more details about what it will entail. The more green space the better. As I noted above, it is crucial that the CBC transmitter property remain a natural green space, because this will be the only natural green space left in the entire area, after the current acreages, with their natural green space and trees are destroyed to make way for new development.
Improve livability within the neighborhood. Make this a place I would want to walk during a weekend. Cramping 1000+ apartment-style units in such a small space will make things cramped and uncomfortable for everyone. Neighborhood retail (Old Banff & 85th strip mall) is already significantly over capacity. Try to find a parking spot in the evening any day of the week.
In the new proposed attached ASP, it appears to have minimal to no open space left and all west sightlines blocked by high buildings. It is disappointing to lose so much when the current roadways and infrastructure is incapable of managing the current density of the area.
Is "open space" truly open when surrounded by high rise buildings? Also, I have seen too many open spaces later taken by development (for more housing..commercial use...SCHOOLS).
It feels like you're living more rural. But having big parks like the baseball park I would consider open space. I also like forested areas for walking.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

It is always nice to have a water feature within a neighbourhood. The current ASP has a retention pond in the West District area. It is a walking and biking destination place and also a water feature that serves bird life.
It means there is low traffic, low noise and reasonable density.
It promotes healthy lifestyle in the community, a place for neighbors to connect and children to play. It beautifies the communities as well.
It's a little far away but it incorporated existing Park area
It's a nice to see a green space with trees and grass within an area that continues to grow and house more and more people.
It's an eye sore. Do something with it.
It's barely adequate as it is and adding a bunch of housing isn't going to improve things. Much of the existing undeveloped space is heavily treed and private land, as opposed to useable public park and recreation space
It's difficult to tell what this is going to look like based on the information provided. There are only boxes on a map without any description - will this include playgrounds, trees, recreational facilities of any kind?
It's great to see the open space, fresh air to breathe
It's not developed and traffic is manageable
It's not visually polluted.
ive never ventured into that area but i like that it is unrefined a a natural attraction to the wildlife we sometimes see in the area. i like the round abouts and storm water collection in the current plan verse the vague outline in the proposal.
Keeping existing green spaces and trees.
Leave the open space as it is. We all need to see a little green!
Left in a natural state
Less residential. This city is too spread out already. It costs taxpayers a fortune for water, sewer and utilities as the city continues to spread out on all directions. Keep this space green or add a large nice outdoor park.
Less traffic, more natural landscape
Lots of parks
Maintaining a heavy amount of trees in the ASP. A "central park" concept allows for an attractive and useable space for all.
Master designed. Accomodations are made for parks and paths.
More green space - to maintain the lifestyle and value of the properties in the area
More open spaces
natural trees and landscapes, open spaces for parks- we always need more of this
Nearly nothing; it is a complete 180 from the original plan that we referred to when we purchased our property. The replacement of low density and tasteful homes and businesses with insensitive, tacky, out of place high density housing and commercial units varying from 3 to 8 stories is unacceptable, and disrespectful of the residents of west springs.
No best! I don't like the current plan at all! Period!!!
None

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Not a huge fan already, but single family homes is better than multi family. [personal info removed], which will increase traffic noise. Why not have the cross road connect to Weston Drive, which is a logical connection point for thru traffic? If I had my way, the road paths from the existing plan would be kept.
Not enough forest and nature left. Used to see owls hawks and coyotes. Not anymore
Not enough green space or walking paths.
Not enough park space. Increase tree density.
NOt enough.
Not much
Not much to be honest. They don't seem inviting for pedestrians except for recreational walking or taking children to smaller playgrounds.
Not much to like as the land use is restricted. We need a designated fenced in off-leash dog park.
Not much, it's limited at the moment.
Not much, needs more
Not much, there really isn't enough of it and what there is are flat, featureless fields
Nothing is best about it!
You have an opportunity to put aside open space designated as a community and or rec centre for both west springs and neighbouring communities to enjoy but no you just keep building more homes and commercial with terrible accessibility
Nothing!
Nothing.
Nothing. Having looked at the image on Truman website shows a very dense community that resembles downtown. This is a SUBURB, we moved to the other edge of the city to get away from the density. PLEASE RESPECT THAT.
Nothing. Putting a few token green spaces or a water features means nothing as I sit in traffic getting off the hill or having to endure a lottery to get my child into the local school.
Nothing. Too crowded!
only that there needs to be more
Only the open areas and pathways.
Open space in line with current community ratios similar to Wentworth.
Open space is good and it looks like it is a reasonable size. However, it was mentioned at the open house that it will likely contain a stormwater drainage pond which is of limited recreational value to residents (especially when there are signs all around it warning kids to stay off of it in the winter). What is the purpose of a stormwater pond if you can't skate on it. Make a hockey rink instead then.
Open space is great but with 8-12 story building I don't see much sun getting through.
Open space is key for largely residential communities. Families include children who need space to walk, run, play and explore. Especially for families in multi residential housing who often do not have, or have very limited, backyard space for play and exercise.
Open space makes a community feel less urban. If I wanted a concrete jungle I'd live downtown.
Open with sidewalks.
Parking, roads and access are already inadequate for the existing development! Never mind open spaces!!

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Parks and green spaces are critical to a community fee.
Paths and lots of space to play sports. Safe places away from cars.
Pathways, green spaces, access, low and medium density housing.
Really appreciate being so close to nature. We enjoy the mountain views along with encounters with wildlife. This is what makes our SW communities so unique...it's the perfect balance between a retreat away from busy downtown life but yet not too far away.
Recreational area for like minded individuals
Regional pathway which creates connectivity in the neighbourhood.
Since I back onto a very large green space, I would like to see it preserved as I like having privacy, and my neighbors have expressed their concerns about declining privacy as well.
The space really fits well with the current community and tuning into a high density area will only take away the desirability of the area
Single family and low density multi residential.
Spread throughout the community
storm ponds are dangerous for children and wildlife due to pollution and instability of water levels.
storm water ponds are hazardous to children. You can't swim in, skate on it, animals avoid it because it polluted and they attract mosquitos. Let's put some meaningful recreational facilities in for all ages. Truman is making enough money off this development, they could invent in a hockey rink, splash pad or tennis and basketball courts.
We need more natural space. Countless studies have shown that mood improves with green space, and rates of mental health decline with regular exposure to green spaces. West springs is seriously lacking in natural spaces.
that document is huge, can you point us to pages??
That some has actually been included
That there is dedicated space for it. It should be a priority.
The amount is great
The best feature of the existing open space plan is the stormwater pond. That element created a significant open space area that could be enjoyed by residents during all seasons.
The city is becoming too developed. It is actually nice to see empty land without developers wanting to build on every inch of the city and creating traffic.
The concept is OK, but it needs to be substantially larger to correspond to the density being proposed. It should be 50% of the site.
The current area structure plan is LOW density. We all like this. It is low traffic, predominantly single family homes only, and VERY quiet. This is the reason many residents have chosen this area.. because of the quiet neighbourhoods. Truman has closed down their Engage Centre at precisely the most critical time when the community should be consulted and have an opportunity to engage and give their opinion against this new plan.
The current ASP allows for a lake and park setting with connectivity to Old Banff Coach Road which is beneficial for access. This would also make the park space a nicer place for people to gather.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

The current ASP allows parents and their children to enjoy the outdoors without the concern of traffic from a higher density development. The open spaces are connected to pathways which allows families to go for a walk / bike ride in a quiet neighbourhood.
The current layout has trees and green space. I do believe though that we should not introduce another stormwater pond and have another method for draining the water. the current ponds in the area do not function very well as they fill with algae and are an eyesore.
The current open space appears to have a long linear water feature and pathway connectivity.
The existing open space is much more in alignment with what is in place in all of the surrounding communities. A balance of open spaces interspersed between homes allows for those spaces to be useable by people who live there.
The limited green space does appear aesthetic. However, it seems poorly connected
The link won't open!!
The more the better
The natural existence
The new proposed land use concept in the ASP looks to have a large park area which is great. I would love to see even more smaller park areas spaced out around the entire area.
the new west springs ASP 2017 is WAY too urban. This is not an urban centre, but a quiet family neighbourhood. This would be much more appropriate near 69th train station, or the proposed extension further west.
I can't say that there is much that I like about the new plan at all. I am disappointed that there rapid intensification along 77th- this was NEVER in the original plan and homeowners were not privy to the changes as Truman states it was. I was not informed by mail of any changes proposed, but those south of the project were? That is unfair.
The old trees and harmony with nature are what drew us to this neighbourhood. We are losing the charm of an old neighbourhood as every time I look more and more trees are gone and housing gets more crowded.
The open space is generally well connected by pathways and bike paths in addition to low traffic roads.
The open spaces in West Springs are numerous and spread throughout the community. This provides nearby access for almost all residents.
The original ASP published in 2012/amended 2015 present low density housing, park space and connecting roads and pathways. We loved this and were looking forward to this.
The current plan is the complete opposite. It has no low density residential along 77th. It incorporates high density housing and commercial complexes well beyond the community current and future capacity, and is completely insensitive to the current homeowners along 77th street.
The pathway system through Wentworth is fantastic, where they were able to maintain some sort of native environmental features and incorporate them into the plathway planning system. More like that please. It is these pathway systems that keep people in the community and provide walkability and recreation. They need to connect better throughout the whole community and to the neighbouring communities.
The pathways system and connectivity of neighbourhoods.
The pond. Could be a great outdoor hockey rink for families in the winter. Lots of bike paths leading into and out of the community.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

The trees in the open spaces allow for play with young children.
the water/green space area
The way I can easily get around.
there is green space
There is lots of green and it is more natural in shape.
There is nothing that I like so far, au contraire, we are deeply concerned of new buildings in the area
There is some. That is good. However, it is not designed well . They should have the green space parallel with 77th this would give a nice transition into the new community.
There is some.....they need to add much more. This needs to be the focus of the area.
there is very little green space of any size in this area. But I don't like the idea of the catch pond - they breed mosquitoes and bugs and are a risk to small children. A park and walkways would better serve this area.
There needs to be more open spaces, especially in the environmentally sensitive areas.
There's not enough open space, there are way too many high rise buildings, this is completely unnecessary in West Springs. I support densification of communities, but this plan is extreme and an invasion of the community.
They need to have more actual useable green space. This should be near 77th, and have parks, walkways. STORM PONDS are not greenspace. They are ugly, and are not kid friendly.
This was difficult to see and access online so cannot comment.
trees (better scenery and environmental friendly)
Trees! Nature and wildlife, Charm
use of public space, parks, waterparks, etc., "walkable" design promoting community.
Very little as it seems to little for the number of people it needs to support. Not enough parking
We bought in West Springs because of the existing open space... had we known this was a possibility we never would have.
We can't afford to lose any of our open spaces, it's far too crowded up here and we need them far more than we need any more housing. The only thing that I would add would be another church or two and a public pool that is heated and outdoors as part of a recreation facility. We also desperately need a community center because we don't have one that can be a larger area so that we are using our space for something other than high density housing.
We don't have many open spaces but those that do exist provide a necessary environmental and green space balance to all the housing and the current nightmare gravel quarry along the utility corridor which should never been allowed to be used with no risk assessments. It is really forward thinking to have open green spaces connecting all the communities with water features making the area beautiful to spend time in; essential we have more please
we like the low density residential because it fits with the neighbourhood, and roads and schools can accommodate it. Anything more would cause chaos.
we need lots of green space
We need more greenspace, room for a school with that level of influx of people
We need schools in these spaces. They were designated for schools, build schools. As it stands these are empty fields that are rarely used and are not designed to fulfill community needs.
Well, I liked all the trees. Calgary is in desperate need of more green space WITH TREES.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

What one can see looks pretty neglected.
What open space?
Wildlife
Would love a splash park, natural amphitheater and tennis courts
You feel like you can breath, see trees, natruall grassland, not have people looking down from upper balconies at you.
Aesthetically pleasing stormwater pond but ? Practical use for families and recreational use
add basketball court
Central-park feel
It's too small.
Visually beautiful - miss the trees along 77th St.
I like the exisiting pathways & open spaces
I like the water, but would prefer larger park space/trees.
It is consistent with the current area development
Question 5: What do you think is missing regarding open space in the current ASP? Why?
- west springs has a poor pathway system currently, with very little green space compared to area communities. The community would benefit from a dedicated walking/biking pathway system that would encourage physical activity and green space usage.
A community center; most communities have a community center with an outdoor ice rink, tennis or activity court, spray park, etc.
A community centre that includes big open spaces.
A design that will fit with the existing community. This design is not desirable for anyone. It will over crowd the roads, schools. It will block any west sun from all houses on 77th. It is bring in congestion to an area people purposely moved into to get away From. If i wanted a Mardaloop feel, I would move there.....
The original ASP had roadways and low density housing that was fit in with the current existing west springs community.
a lake/ice skating pond. Strathcona has great little hockey rinks that help creat community feel.
A Park! Why? We don't have one. Why some people have FISH CREEK park and we have nothing?
A school to support the huge influx of people this development will bring.
A waterpark, bigger playground, more bike paths.
Actual parks, outdoor rinks, tennis courts. To many high density housing, and not enough green space. YOU should be planning a neighbourhood that is family friendly and not an urban centre. WHO ASKED FOR THAT?
Actual green space that you can use. The storm ponds are not usable by the public. They need to add usable green space for kids to play. Suggest having it along 77th. This will be a nice gradual way to move into this new comunity
Again, is missing the recreation area as well as the necessary infrastructure that can cope with the traffic.
All the above. Tennis courts, splash park. Areas for kids to play. If you have to put a storm pond In please think about how it can be used by the community.A community Center is a must need for this area.
An let station would be very useful off 85

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

As I mentioned above, I would love to see some smaller green space areas spaced out around the new proposed development. Just so families could have options.
As mentioned before, we need to breath, we need to have some areas that can help us feeling good about our home, not feeling like chickens in an enclosed cage.
As mentioned before, what is missing is the lack of respect and consideration for us, the people that pay the City so much in taxes but we get so little in return. We can not be seen as a bunch of ants living in a busy anthill. We need to keep this area to a certain level. When you are asking for such amounts of money in taxes (over \$13,000 in Aspen), please be considerate and show us that there is a reason behind our taxation system not a money grabbing tool. We are sick of developers that see only revenue per square foot. We need space to breath and enjoy too, we are humans and our living style is very much influenced by city's decision. You are building another senior's building on Prominence Rise area, there is another stress on traffic. You allowed another corporation to destroy paskapoo's area as well, MONEY IS ALL THAT MATTERS ????????
As mentioned before. Outdoor recreational activities. Parks, tennis, skating, golf, swimming etc.
Baseball diamonds,
baseball fields, outdoor rinks, park space
bike paths, more kids parks.
commitment to see the western skyline
Common sense!! Did the City consider current issues like traffic & schools?
Community center
consideration into the traffic problems and school that are already present and need to be addressed before further development.
Continuity through the community. Should have pathway accessibility from N to S end of community.
Continuous green spaces are lacking from the plan. This inhibited wild life movement and long distance walks and jogs alone planned routes (like Glenmore Park pathway systems).
Dislike the compact, higher-intensity people/ jobs. It doesn't flow with the rest of the community
Dog park off leash
Exactly that- there is not enough.
Fenced in off leash dog park within walking distance.
get rid of the storm pond- lets have better and safer spaces for our children to play.
Given the amount of property tax we pay in our community, I believe public spending should offer more/better play parks for our children. Also, we are a catholic family, and there is no catholic high school anywhere near this community.
Green park and a school. Not enough schools in the area.
Greenier and trees are missing and definitely not buildings or more housing.
High school Calgary catholic
Hockey rink
hockey rink pool nature trails treed areas PLEASE INCLUDE TREES THAT ARE FAST GROWING AND NATIVE TO ALBERTA- so that they

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

actually survive. Truman should be responsible for taking care of these trees and landscaping for years to maintain the aesthetics of the community community centre rollerskating pad
Hockey rink, community center we can use
I am concern about schools in the area! What is the plan for schools since we currently have problem and there is not enough space for our kids in the existing schools!
I am of the opinion there is a general lack of foresight. There is no real play for people to work in the area other than 'build it and they will come'. For our family, neither of us would be able to work in the community unless a major company or a government office moved out here (they won't). I also contest the premise that high density living supports a sense of community. 4000+ people in 22 hectares would encourage the same "community" as Toronto!
I believe the open space should be connected through more of the roadways / cul-de-sacs. I believe there needs to be more green way access off of 77th and 81st.
[Comment removed for inappropriate language and personally identifying information]
I don't believe they can purify the water and manage it safely.
I don't see any allowance for parking. people are going to come there to enjoy the area and park wherever they can just. not gonna work very good for the residents there. Already in West Springs people parked on each side of the road and walk across the road to access the green spaces it's unsafe and poor community planning
I don't think the area can support much more traffic as the result of building more housing spaces.
I see you have a large open space, but I'm not fooled into thinking it's better, because you have surrounded it with such high density homes and businesses!
I think a gradual increase on housing sizes is overlooked on the East edge of the property against 77th street. It is done on the south edge for the multi million dollar houses however why isnt it done for the standard houses on the east side of 77th. This needs to be re-looked.
I think it could be larger. Other small pockets of green space would be nice too.
I think that the current ASP is missing more open space. The stormwater pond is a great element and add more open space would enhance the community.
I think there should be more considerations for the value of single family homes that are interconnected via green spaces and walking pathways
I think traffic issues should be the first priority then open space issues. People need to be able to get in and out of the community in an efficient manner and that is not happening now. Once that issue is solved then yes, add open (green) spaces for recreation and connectivity.
I wonder if any study is done regarding how many spaces are needed in school for this population? One of my major concerns is schools. The school systems in our area can not accommodate such a large increase in population for this area. Even the overflow schools East of Sarcee are at maximum capacity or near-so.
I would like to see open space that is not a square but that intertwines throughout the proposed structures.
I would rather keep the current ASP and existing green space in it, rather than change it and allow high density.
Ice Rink
Ice rink in the winter, multipurpose rink in the summer.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

I'm not sure because there is very little information provided. I think there should at least be a playground and family recreational facility included.
Including some sort of water infrastructure in the green space.
It is becoming patchy and not connected which benefits people and wildlife if corridors can be maintained. The housing density East of 85th Street is starting to get too large- concentrated and building more green space and walking areas would be essential.
It is limited for such a large area
It is missing a lot of open space. It is going to be a congested nightmare. This is a quiet community area. High density, and medium density housing will take away from the entire area. We need more low density housing.
It is not very imaginative and does not offer many options for outside activity and meeting places. It also does not retain the large grove of existing trees.
It needs to include more open space. This would include a sport court, tennis court, playground, and soccer field.
It would be nice if we could have a community centre and or open space that would have a use for all age groups in particular the 10-17 age group to safely "hang out" at. It would appear that on this side of bow trail there is no safe open area to connect to either from coach hill to go west into west springs. We have the west side rec but it does not allow easy and quick and or safe access as one has to cross bow trail
Also there is not much offered for open space especially in the east side of the asp.... No connectivity for either west springs residents or adjacent communities. Pretty sad actually! Hopefully people are providing some good ideas to change this!
Just around St Joan of Arc is old. The parcel straight North was expropriated in 2-12 and is not correctly reflected. These ASP should be updated in their entirety to avoid confusion. [personal info removed]
Lack of consideration of existing residence who made a conscious choice to move here based on the development plans that were already proposed. Even retail areas have trouble supporting the current population for parking and services. Although an interesting proposal I think based on Calgary's demographics and that people do not stay at careers at one location any longer that people will work and live in the same locale.
Lake.
Less residential. This city is too spread out already. It costs taxpayers a fortune for water, sewer and utilities as the city continues to spread out on all directions. Keep this space green or add a large nice outdoor park.
Library
Lots and lots of trees and shrubs, planted mature. Roads must be built before all these thousands of people come to live here. We can already be stuck for 30 minutes on the 85 St. just between OBC and Bow Trail! And Public Transit does not cover this area nearly enough - it only addresses single adults going to and from work, but not family needs!
LOW level housing and commercial. Match the current community on all sides. On the west do a gradual increase in housing levels (start at 2 story and gradually increase if you must get higher), put all commercial directly along 85th where there is easy access off 85th which is already a major road and hub to connect various communities.
there are no hockey rinks, community centres for public use, tennis courts, splash pads or pretty much

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

any consideration for families. This is a family community, yet the plans do not reflect any space for recreation (storm ponds are not recreation and green space by the way, they are dangerous for children!), and no consideration for the need for more schools. Even if you did leave space for schools, the province will not be able to afford to build one for decades.
LOW DENSITY HOUSING ALONG 77TH STREET
RESERVING ALL HIGH DENSITY FOR BORDERING 85TH STREET
SCHOOLS
RECREATIONAL FACILITIES
ROADS SHOULD NOT END IN T-INTERSECTIONS, MOVE THEM SO THEY CONNECT WITH THE REST OF THE COMMUNITY.
lower rise high density living. stay with the current standard of the neighbourhood of 3 stories high.
meaningful and useful parks, not just pathways to storm water ponds
More developed recreational facilities (as noted above).
More interconnected pathways through the community/retail
more natural space
less development - aim for low density
More open space and accessibility
More open space the better.
more open spaces and green areas
More park space - skating rinks, playgrounds, 3etc.
More schools
MORE space - our kids don't have enough green space , or places to play safely? there is not a skating rink, or a field within 2-4 blocks - what will happen now? with even more kids.
More washrooms and garbage facilities.
N/A
Natural environment, farm land, public recreation centre , public library, adequate school support for the plan.
natural spaces and green spaces
tall buildings shade natural spaces and should be minimized around parks and along 77th street
Need <u>way more</u> trees.
Outdoor adult exercise equipment playgrounds might be a nice addition to the neighbourhood.
Picnic tables around the proposed storm water ponds or other locations for small group gatherings.
No comment
NO more commercial development is needed. The community is well served as it is. This development should be consistent with previous developments. Larger lots. Estate quality larger homes. This proposal DOES represent the desires of any of. E existing home owners. The community associations have done NO engagement with home lenders at all. Extremely disappointing with this kind dramatic change in urban planning. I will actively work against this development. And I will be working to involve others who have no idea that this kind of high density is being proposed. The grab for money by these developers to

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

pack in as many sales as they can vs respecting the original design and feel of community is also very disappointing.
Not enough green space.
Not enough greenspace, walking trails and dog off lease
Not enough of it. Intersperse more of it throughout the concrete jungle being proposed.
Not enough of it. For just the west district, it appears sufficient, but, in total for West Springs, there should be more available.
Not enough of it. The current proposal has all the green space in one area. But the remaining space is very tightly packed together. I fully support row houses being added to the community as a way to diversify housing options, but having them against the mid-rise buildings destroys the visual appeal of the area and apart from the one corridor will turn it into a concrete pad. I am concerned about the drainage impacts to existing households and roadways.
I could not tell from the renderings but I do not believe a community building was included in the plan. If you expect high density buildings to foster community you need a place for people to congregate. Including a library would be an additional plus.
Not enough open green space
Not enough park space w/ trees: skating rink
Not enough, too many residents for the community ammentites and infrastructure
Nothing
Nothing
Nothing is missing, we don't need more housing. The houses and trees were fine there. A nice break in the dwellings. The current ASP looks fine and fair and is what residents were expecting.
Nothing.
Nothing.
Open space and pathways should be designed to encourage connectivity between West district and the retail locations on 85th.
Open space funnels into a residential dead end to the south, which is a missed opportunity. Open space should be oriented to the west to draw in foot traffic from the 85th street corridor. This could also encourage West District residents to walk to grocery stores on 85th rather than to drive. Open space on SW corner of existing plan seems to be a waste. It does not feed into anywhere and is adjacent to back yards. Green space should add to vibrancy and connectivity.
Open space in the middle of larger buildings isn't really open space. The shade and accessibility are concerns. Also ongoing maintenance of additional open spaces when current spaces aren't maintained at an adequate level.
Open space need grass not dandelion...nice fir, spruce, aspen trees with nothing else populating the space...simple stupid rule.
Open spaces are currently of the type that allow for minimal interaction (e.g. wetlands) or are designed for heavy use (e.g. playgrounds and sports fields). An open space that would allow for mixed use would be ideal. This would include treed areas, through pathways for access, picnic-style grassy areas, and community meeting spaces (that aren't attached to commercial plazas) with benches or focal points.
open, clean recreational area. A big park for example.
Outdoor hockey rink / picnic space

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Park spaces are currently a strong selling point of this plan. A lake or community center with tennis courts or ice rinks available to west springs residents may provide additional support for the plan locally. High density housing means lots of kids. Where are they going to play?
Parks
Parks big parks
parks with water
Pathways, bike lanes, community center.
Picnic grounds?
Places for children play baseball and soccer. Basketball. Ice rink. Sport courts.
Please remove the storm pond or at least make it smaller- they are typically smelly eye-sores which neither attract birds or families, only mosquitos.
We need more family friendly public spaces such as parks, and unique spaces such as a skateboard park, skating rink, roller pad, or basketball courts. let's keep our youth active in healthy and productive ways!
Please see note above.
Poor planning with existing structures
Poorly thought out. No connectivity to nearby spaces or adjacent communities.
Proposed housing is too extensive for the area
public skating rink
Real parks that can be actually used. This will develop a sense of community. The current plan is essentially a large stinky pond. (We already have a number of them in the other communities)
<u>Recreation facility!</u>
Recreational (soccer) fields.
safe areas for kids to ride bikes.
Schools!!!! Refer to previous post
Schools, and if you don't want to put schools in at the expense of the open space then put them in and remove some of the large residential buildings.
Schools. Schools. Schools.
see above answer
Should be much much bigger. It should be 10 times the size of what it is. Why not create a big park for the whole community instead of cramming in an extra 3000 people into a tiny area?
Small pockets of green spaces allow families and children to play nearby their homes. We have a small greenspace in our community that is perfect for families and our kids to get out and play together everyday with the ability for parents to feel comfortable that their kids are not too far from home. This greenspace also allows development of a close community and neighbourhood as parents and children routinely gather there.
Splash pad, outdoor community skating rinks, community gardens, community centre, tennis courts
Sports fields and schools
Tennis courts... or are tennis courts included in the "Sports Court"?
A pond or natural water feature would really be amazing.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

The 10% set aside for open space is simply not enough for today's families. It needs to be a mix of gathering spaces suitable for <u>all</u> ages, not just a narrow dog-walkers path between the roads
The central amenity space that was present in the current ASP appears to have been removed. As mentioned above, West Springs does not have any of the required amenities nearby that would support a pedestrian lifestyle (library, splash park, swimming pool, hockey rink, etc.).
The component missing in the open space plan is scope and size. The existing allotment is simply not large enough.
The current ASP has quite a narrow band of open space
The high density commercial/ residential will create high traffic issues. Parking needs to be considered as the rest of West Springs will access those retailers via car as they are outside walk zone.
the low density residential that was planned but the city in 2012/2015- the new amendment is a complete 180 from the original plan that we referred to when we purchased our property. The replacement of low density and tasteful homes and businesses with insensitive, tacky, out of place high density housing and commercial units varying from 3 to 8 stories is unacceptable, and disrespectful of the residents of West Springs.
where are the schools, community recreational facilities, and parks? Where are families to fit in here?
The park needs to be larger. With the proposed population increase the green space will not be large enough.
The parks, and low density housing. How will you ever enjoy the little green space with so many high rise condos? This will be over run, and become congested. The people in this area will be migrating into the existing communities to use their services. This will RUIN the area. It would be wise to move the green space to run the length of a 77th, you can then move to low density housing as you move towards 85th.
The poor connectivity for pedestrians and cyclists, and the lack of opportunities to access open space (i.e.; the proposed water feature) from adjacent communities, is particularly disappointing. Please provide more direct access to the commercial core and neighbourhood schools through the new community from the intersection of 77st and Old Banff Coach Road so this truly is a pedestrian friendly community - and not simply hyperbole.
The proposed buildings are too high. It blocks views/sight lines and takes away from the nature-close-by feel of the community.
What is also missing is contacting impacted stakeholders directly to ensure we were aware that The City arbitrarily took over and changed the development plan - and without directly contacting stakeholders. I found this survey by fluke. Poor, poor public consultation attempt.
The sense of "community" and a meeting place. Access to commercial or other amenities to make the open spaces feel like "destinations". Encourage alternative transportation for everyday living.
The space is not accessible or well maintained for walking or biking access. I would like to maintain a wooded area and natural feel in the area. A community park with tennis, outdoor pool, walking trails, water feature or pond and wooded area.
The West Spring ASP April 2017 fails to align itself with the current community. By putting in medium to high density housing and commercial buildings, the community stands to lose its community feel, isolate those already residing in West Springs, cause further burden on schools to accommodate this population growth, and put additional stress on feeder roadways.
The original ASP had roadways and low density housing that was fit in with the current existing West Springs community.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

There are insufficient interconnected green spaces in the plan. Greater width should be granted to the planned pathways to ensure the feeling of space and nature is maintained.
There is not an abundance of open green space in our area.
There is not enough of it.
There is simply not enough of it to keep it consistent with the existing community.
There isn't enough open space!
There needs to be more open spaces, especially in the environmentally sensitive areas.
There will need to be higher retaining walls for the residences' homes that are currently facing OBCR.
There's not enough of it. 9th Ave SW is dangerous for pedestrians (especially kids risking their lives daily trying to cross 9th Ave to get to St Joan of Arc elementary) and this will make it even more chaotic and busy. (Vehicles treat it as a speedway since it's so straight and wide) make the development more pedestrian friendly, bike lanes etc, and have more (not less) traffic calming features in place
They don't connect to anything. Do not build so much, the buildings will be empty. This is a money grab by the developers.
This new plan is HIGH density. There IS no open space. I counted over 30+ 4-5 level story buildings on the plan renderings. This is a residential area - it is not meant to be a setting for commercial work spaces or high density apartments. There is not even appropriate road infrastructure in place for the current amount of vehicles that are using Old Banff Coach Rd. as it is.
Thought!
Tiny squares here and there are not as good as one now larger park plus leave some of the trees!!!
Too many complexes. That is a lot of housing and people to bring into an existing community that isn't inner city. What about schools? We are already lacking huge in this area.
Too much focus on increasing the residential density!!!
Too small. Connects to other areas with pathways but not with green space belts
traffic solution
Transportation planning.
Want a great urban forest in the west. Want parks with lots of trees and tree lined streets.
Water park for all the children
We need more developed recreation areas in our open spaces. We need soccer fields, baseball diamonds and ice rinks. We Don't need condos and high rises. We don't need a variety of housing choices. We don't need commercial properties. We don't need job sources in this neighbourhood. Don't change the west springs plan.
we need <u>more</u> open space! And more grasslands and more big trees!!!
We need more trees!
We need to add outdoor parks and recreation space. We could use a skating rink or pool for the kids not more condos or townhomes that our infrastructure can't handle
we need way more green space, and useful green space. Let's have recreational facilities, both indoor and outdoor that encourage activity. stormwater ponds are dangerous for children- we have seen tragedies around these almost annually, get rid of them!
have more nature trails and natural trees. Plant trees that are native to Alberta, and survive well and grow fast

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

west springs community center child and toddler friendly parks pathways that connect to nature and schools hockey rinks tennis courts splash pads
What they are designated for?
Widening roads
other small green spaces around proposed higher density. Playgrounds, place to kick a ball around.
Business & restaurant support for the community (built in a connected manner)
An open field to play baseball, catch, frisbee, etc. There is nowhere now to do that
Community centre - pathways that better link together to get cyclists downtown.
I like that it is a larger space than the current ASP.
It would be nice to have some green space buffer on the south edge of this area - ie. Between this area & the existing residential
Question 6: What comments do you have on the proposed open space in the West District area?
<ul style="list-style-type: none"> - the original asp appropriately uses low density residential along 77th street, matching that of the existing community on the east side of 77th street. This creates harmony within the community. If this density development occurs along 77th as the asp amendment proposes, the community would be divided, appear disharmonious, and exclude current residents of west springs. - the original asp appropriately uses roundabouts, and pathways leading to green space. This allows for family friendly roadways, preventing commuter shortcuts through the community. - the original asp appropriately uses mixed and higher density ONLY as it approaches 85th street, matching development that has already occurred in this area. This is appropriate only directly adjacent to 85th as it is considered the core area
<ul style="list-style-type: none"> - Too busy and crowded - which schools the kids living there will attend. - is there going to be any change/increase in the bus routes? - is there going to be any improvement in capacity in the train station parking
<p>1) The proposed moderate to high density housing bordering 77th street does not align with the existing homes to the east of 77th street. By building 3-5 story residential buildings along the west side of 77th street, this will significantly drop the value of homes across 77th street. This is also dramatically increase light and noise pollution, decrease privacy of existing residents, and disconnect the new west district from the existing west springs community.</p> <p>2) The terminus for Westward Ave at 77th street resulting in a T intersection is inefficient. It fails to connect the existing west springs community with the new west district. For residents residing at this location, it will lead to significant noise and light pollution. This is currently an appropriate bus stop for 3 schools, and a mailbox. Westward Ave would be much more appropriately connected to Weston drive. This is currently a transit route and would connect the new west district area and the existing west springs community more efficiently.</p> <p>3) The high density residential planned for the west district will further overwhelm our schools. Currently,</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

elementary students residing in west springs, both in the separate and public, are being bussed out to distant community for their schooling. By adding high density residential to the new west district, this will cause even more stress on the schools and those students will most certainly be bussed over 50 minutes round trip each day to overflow schools. Alternatively, if the new residents of the high residential area are included in the lottery for the school, other students who have been residing in west springs for years will be bumped out. This is truly unfair for those families who moved to the area for a walkable distance to schools.

4) Current feeder roads, Old Banff coach road, Sarcee and bow trail are at capacity. The addition of moderate to high density residential will further stress these roadways leading to worsening commutes for existing residents of the entire west end. Dangerous intersections already exist for motorists and pedestrians. The additional of additional road traffic onto these feeder roads will put the safety of the community at risk.

5) The current west district area is planned to have a storm water pond. These ponds are notoriously dangerous. Whether it be the polluted uninhabited water for local wildlife and humans, or the rapidly shifting water levels that make this especially dangerous for children. Stormwater ponds serve no recreational purpose as you cannot skate, nor boat or swim in them. They also breed mosquitos which are not only a nuisance but a health hazard. They are useless in terms of recreation. A better use of land for the areas primarily family population would be a splash park, large park, soccer fields, nature trails, tennis courts etc.

6) Of most outstanding concern is ridiculously short time frame given for public feedback for this project. The bailout of information to nearby residents was sent early April with open houses on April 4th and 6th, yet the closing of public feedback is April 11th. This is less than 2 weeks! We are very concerned that the developer agenda and financial gain is taking priority over public feedback. 2 weeks is not enough time for a community to organize itself into action against projects that will be detrimental to our community as a whole, and individual community members and home owners. In addition, the map provided in the mailout for the proposed new west district area failed to provide any legend explaining what each of the zoning colours/codes meant. To the average community member this jargon is confusing and obscures the facts.

We are completely against many of the new aspects of the west district development. The applicant submission statement mailed to select west springs residents states that it plans to "sensitively intensity" the development of the area. In no way has this process or plan been fair or "sensitive". We are disappointed with the way in which community feedback and involvement thus far has taken a backseat to financial gain of Truman and the City of Calgary.

A very high priority should be placed on the establishment and maximization of the natural space for the community.

Adding open space seems like a trade off to add high density housing, but, I suspect that there is not enough open space for the proposed plan. It is high commercial, residential and adding this may more people is going to load up the current infrastructure and make West Springs less desirable.

allow for generous separation between buildings 3 stories and over and the existing community. gradually increase in density as you get closer to 85th street, not east to 77th.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Allowing a much higher density development area with "open space" is missing the reason why people go to open spaces. Parents want to take their kids to open spaces around Urban Development areas so they can enjoy the quiet, less traffic and safety.
Appreciate the amount/ratio of open space to development area.
As a young family traffic and lack of access to schools in our community are a huge issue. Also the lack of community around the area. No community centres or areas for the community to gather and utilize for events.
As it is we cannot get off the hill! 85th street merges into 1 lane before bow trail. The slightest issue on Old Banff Coach Road, Bow Trail, or 85th street causes a 30min delay in the morning. We can't possibly accommodate the proposed increase in population.
Better parking. Better amenities. Fewer homes until the ring road is complete. It's very poor access and with Hill Road closing.
Build a park with recreation area, we are sick of this crowded area.
Building height is a concern. Other than select high rises building height for multi-family and commercial developments in the area rarely exceed 3 stories. Building height should be restricted to that.
Strong accommodations need to be made for parking for accessing commercial
Cancel any plans for multi level dwellings. We are overloaded with residential in that area as it is. It will lower the property values and the attractiveness of the area.
Dislike the compact, higher-intensity people/ jobs. It doesn't flow with the rest of the community
Do away with the tall buildings and office space. We don't need concrete towers. You are destroying our community!!!
Do not approve the expansion of space to line the pocket of developers and compromise the quality of life of the people living in these communities.
Do not increase human density until the transportation routes improved
Do something with it! Splash park, hockey rink, tennis courts, library, community center, anything!
Don't develop. Please.
Don't fill it up the way it's proposed. This is a suburb, not downtown. Will just end up with a bunch of empty office space.
Eliminate moderate to high density housing along 77th street. Reduce the height of these buildings to 2 stories, with GRADUAL increase in density nearly 85th street.
Open up these open green spaces to the rest of the community by placing them along 77th street. West springs is MUCH larger than the west district and the existing community deserves to be part of the green space for their families to enjoy.
Expand it
Go ahead and build it, but give us better transportation. C-Train would be best
great - even more would be better - helps to build a community
Great! Given the increased density proposed for this area, it is critical that sufficient public open space be provided. Please ensure these areas are accessible for pedestrians and cyclists. Thank you.
High density housing boarding on existing low density homes (as seen along 77th street) is going to cause major problems for homeowners. A decrease in value of the homes, shading and significant decrease in privacy, pollution and lights and noise..... it is NOT looking like a good deal for those who already live along this road. WE pay taxes and we were promised by the city (ASP 2012/2015) that we

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

would only back out onto low density residential. Our schools cannot accommodate high density residential.
we don't need any more banks or private gyms, we have enough churches and nail salons. Build recreational facilities, health facilities, libraries, hockey rinks- things that the community can use, be proud of and use a centre for community involvement, health and physical activity. These facilities will provide the same number of jobs as private commercialization. Continual privatization is bringing our communities down.
get rid of the 77th and westward ave intersection and move it somewhere more useful like Weston drive. Your plan doesnt connect the old and new community. A continual theme in the plans appears to be segregation of the old and new west springs. Let's connect it. The current TAX PAYING residents need to benefit, not just Truman and the city.
Highly opposed to this. I'm shocked that the city would consider approving such a high density development given the school and road problems we've had - and continue to have. Cougar ridge residents still don't fit in west springs schools, 85 street is a traffic nightmare, Ernest manning is also full. Saying there are designated school sites is unhelpful, as we now know, getting a school on the capital plan would likely take a decade or more.
How are people to access this open space? A splash park was mentioned - toddlers will not be wlkign to the spash park. Everyone will drive their kids there. Where is the parking?
How are you going to mitigate traffic amount
I absolutely hate it. I've never been so upset about the proposal. I will probably have to move. I do not want a high-rise behind my house. I'm going to have six stories of people looking in my backyard of my kids jumping on the trampoline. Not to mention the lack of sunshine. Not to mention the number of people staring in my yard.
I am confused over the West District Master plan presented by S2 architecture. This is nothing like what was agreed upon in the other info sessions and is WAY out of whack to what the community wanted. Nobody wanted rows and rows of high condo buildings and I feel like they didn't listen to our concerns in the first place and it goes against what has already been brought up. This a nice peaceful low density neighbourhood which is way many of us moved out here. This fits more in line with inner city feel and not why we bought our houses here.
I believe that this design is not welcome in this area. This was not the original plan and should be rejected. The city needs to standup and apply logic in the planning of the communities. Introducing high density communities in an existing area is not wanted and does not make sense. You are destroying the value of the area. I suspect you will see house values drop and people unhappy...but then again...I am sure it looks great on paper!
I don't believe that attracting jobs when there are already high office vacancy rates in Calgary in other areas of the city. The proposed developments don't fit in with the rest of the surrounding area or neighbourhoods. That area is already busy enough traffic wise and congested especially during school time with the adjacent school. There are especially safety issues in the summer with Old Banff Coach being a road notorious for fast driving and road bikes on a narrow, windy road all of this traffic increases proposed just adds to the congestion and safety concerns.
I don't like the current plan. I want more open space, more grass more big trees!! TREES!!!
I feel this design was not at all what the original design was based on. This area has a good mix of low density, townhouses etc. Why would you think that there would be a demand of a high density, congested community. This design does not benefit any of the current residents. Especially those that back onto

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

77th. The city needs to take a stand and really thing about people that live in this area and reject the design and move back to the original plan of mostly low density. This is what this area needs.
I feel this Urban plan is not the right choice for this area. If you are trying to develop a new community you shoyld at least design it with the adjacent community in mind. The immediate development on 77th should be appealing to all, a park or low density housing. The density can be increased as you get closer to 85th, there are no housing over there so it will not have such a start impact.
I hate it. People came to this area under the current plan. It's not right to now change the plan
I have has experience with working with Truman in the past. There have been significant oversights in quality of product delivered, and worse, poor accountability once confronted. Working with them has been a very challenging and negative experience overall and I would not support any ASA that uses them as a major stakeholder. They simply have not demonstrated an interest in customer satisfaction, owner relations or high standards to develop long lasting developments that support a community. I would like to see development of atypical and froward thinking design with eco friendly options like solar panels and green rooftops. Just because we're in the suburbs doesn't mean beautiful design cant be a factor. According to Avenue magazine research the 5 neighborhoods with the most expensive homes are all in the SW (http://www.avenuecalgary.com/Best-Neighbourhoods/Calgarys-Best-Neighbourhoods-2016/Calgarys-Best-Neighbourhoods-2016-The-Numbers-Top-50-List-The-Map/)and it is very desirable to reside here. rather than exploit that and boom the population, Id rather see a plan that balances multifamily dwelling, commercial growth and provides more value to those that have chosen here. The teams that were proposing this development plan didn't seem to have knowledge of the impact on the daily activity of residents. Id encourage them to walk here ans get the "feel" as they move forward. This seems like developer led initiative rather than city led. Whatever is built should feature underground parking for the residents.
I like it very much.
I like the stormwater pond and pathways, but feel there still isn't enough walkable Green Space through the community. I also believe there should be walkable pathways connecting 77th and 81st street to the green space as I believe this will encourage the community to walk to the businesses in the area, therefore reducing the reliance on vehicles.
I really do believe that You should not create any three-way intersection that are proposed to come out of this property as it affects the quality of life of the people living in the West Springs neighbourhood. when vehicles come out of there all day long and shine their lights into the homes in the dining rooms and living rooms it is very unpleasant
I think it is an absolute nightmare. A monster of a proposal that is way too dense for the area. There is simply not the infrastructure to support it. (Schools are at/above capacity already, traffic is already a gong show). And the area is already under significant pressure/chaos with the construction on the ring road and gravel pit at our back door. There is not enough nearby transit for this level of density in a residential neighbourhood. Lower the height and the number of buildings. More greenspace. Need space for another school. Ensure traffic calming measures included. And please scale back the density of this project.
I think the proposed development for the West District area is disgusting! We do not have the infrastructure in place, our schools are ALREADY full, and this would ruin the community!!!!
I think the proposed green space in the ASP should be considerably larger
I think the revised proposal needs to be reevaluated. The are cannot support this level of density. Especially when a plan was already created. It's a bait and switch for the members of the community.
I think there should at least be a playground and family recreational facility included.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

I think they have factored in some really nice open space concepts.
I think this is an awful plan and I don't like the idea of being a guinea pig for this new marketing scheme for the 21st century urban vision. The east village has shown us how these grandiose development ideas can have a complete lack of traction and when no other urban centres are established within Calgary because this one was a complete disaster, the residents of the existing community end up with a disjointed failed project destroying existing home values and straining existing infrastructure. Ring road - fine as expected - Gravel pit not in the plan and rammed through regardless of community sentiment and now this - an inner city neighbourhood with 2400 new units. What's going on? Is this really the best location to try out this new concept?
I will vote against my Alderman in the next election if this plan goes forward.
I would like to see it extend farther north to the commercial area. That would make it useable to people working at or patronizing the businesses. Though it's not shown on the open house slides, would like to see pathway access from the open space, north through the commercial area and into Cougar Ridge.
I would love to have a park that is a destination in and of itself. Outdoor ice skating path would be a good feature to incorporate. Could be a water feature in the summer.
I'm 100% against this development.
I'm concerned that if the buildings around the open space are too tall, they will create too much shade.
I'm not sure why we need three comment boxes for the open space?
I'm sorry to see 81st St (9 Ave to Old Banff Coach Road) get highly developed.
I'm very sad that developers are allowed to propose such plans and the people who are going to be affected by it are really only asked silly questions, like "Would you like a water fountain or a pond, a walking path or a bike path? - which by the way - will be surrounded by high density homes and business parks that you have NO SAY about, because we aren't asking you about that part of the plan."
In creating more dwellings in the area it will place more burden on the current roads and the infrastructures. As it is there is not enough schools for the current students in the area. We don't need more influx of additional families who will create more issues for the current community instead of improving the situation. The city should focus on improving roads and helping ease the congestion instead of adding more.
In order to accommodate this proposal the city needs to alter the current roadways. There are already many issues getting off the hill and onto Bow trail or Glenmore trail. We need to fix these issues and improve the roadways prior to building high density residential buildings.
In the original proposal there were ponds (skating in winter etc), which has been replaced with what looks like a dry stormwater retention pond. I'm disappointed in the 180 on the original concept.
Final note: I am a resident of Westpark. I feel Truman engaged us citizens and compromised their original vision in order to complement the existing neighbouring communities. I feel completely blindsided by the new proposal, as do all of my neighbours and many in the communities adjacent ours. We are the ones who built/relocated to West Springs because it provided us a certain quality of life. We are already faced with an upheaval with a newly proposed long term gravel pit, to now suggest adding an additional 2700 residents to an already higher than normal density community is too much.
We always expected development, but there is no way we could have anticipated our quiet neighbourhood would be replaced with a community of nearly 5000 people.
Our community can not sustain this type of density. Our schools can not absorb the children. Our roads

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

can not absorb the traffic.
I implore you to please return to the original West District plan of 1700 residents, and not move forward on this high density urban amendment which will destroy any charm and livability of the original plan.
Thank you.
[personal info removed]
Issue is not the open space but there are no outdoor activities ie.outdoor rink or other facilities ie soccer fields tennis courts or other facilities a neighbours requires to support its growing community.
It is one central space that all people in the community would have to go to rather than smaller pockets of green spaces that allow the development of a greater sense of familiarity and comfort in getting to know your neighbours.
It is too high density for our area.
It makes me sick that I built my house here 7 years ago and every reason I chose this area is being taken away. Why...why do you have to commercialize and cramp our beautiful community?
It needs to be easily connected and create see through, not hear people on balconies or backyards visual and noise space
It retains the existing trees. It can be built into a beautiful park which we do not currently have in WSCR. This park will be inviting to families who can engage in biking and walking around it, and also for picnicking and outside, community activities. It is a much friendlier amenity to the people living in the immediate area of West District. Paths should be built through it connecting to paths that lead to different areas of the community.
It should be increased; it feels like a minimum the developers can get off with rather than a carefully thought through space size and use.
It should be larger to accommodate the thousands of people that will be living here.
It's too tiny for the space. It's a small patch of green amidst a concrete jungle. No kids parks interspersed in the area. No pathway system to bike around the area. The people working in the proposed office buildings would have to drive to that park to eat lunch. It's only built in that area to preserve the environmentally sensitive space that has been identified.
It's vague so hard to say. Designate a spot for a community skating rink.
Keep as much green as possible.
Keep the existing zoning as is. Stop letting developers control how communities are zoned.
keep the housing low level (2 stories max) at perimeter of 77th and Old Banff coach road, and GRADUALLY increase if you must as you move towards 85th street. It looks like plans of 8 and 9 story building are planned- this is completely unacceptable in a community who already busses their kids to 3 overflow schools, have major traffic concerns on OBCR, Sarcee and bow trail, have no community recreational facilities and is insensitive to those who already live in the community.
Move the road through the new district from west to east away from the t intersection down to Weston drive where is already an intersection. reduce light pollution and noise pollution by upgrading the deteriorating fences bordering 77th street.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

study after study has shown that green space improves both physical and mental health. Move the green space to 77th street so that the existing west springs can utilize this too- after all, it is our taxes that are paying for all the public spaces isn't it?
Keep the original design of having only single family residence homes built in the space.
Keep the space in mind for children.
leave it as R1!!!
Leave it open, make a recreational area instead and stop building. Old Banff Coach road needs at least another lane in each way and the intersection from Old Banff to Bow trail must be widened and relaxed, people are cutting lights and cut people's face in driving conditions just to get in. It is unbearable and that induces a lot of road rage between us. STOP BUILDING! I CAN NOT STRESS ENOUGH THAT YOU NEED TO STOP BUILDING!
PLEASE, BE CONSIDERATE AND RECEPTIVE!
Less multi-family residential and more recreation space.
Less residential. This city is too spread out already. It costs taxpayers a fortune for water, sewer and utilities as the city continues to spread out on all directions. Keep this space green or add a large nice outdoor park.
Like the concept, relatively consistent with what is in the current ASP.
Like the idea of one larger area. Allows more natural growth, development and more space for visitors.
Limit structures to three stories. Minimize the number of multi family units. Increase green space. Limit commercial space-- there are too many retailer commercial vacancies in this area as it is!
This is a disgusting use of a beautiful residential community.
Looking forward to seeing concept plans - looks large, connected, and well thought out.
Love it
Love the park and forest and the connectivity. Please consider how to incorporate activities into the area.
Make it larger.
More open space with outdoor gym equipments installed.
Much less density. 8 to 12 <u>not</u> 33 UPA.
My main concerns
My neighbours all agree that the value and community morale of west springs will significantly decline. It feels like we are being taken advantage of, especially those who live along 77th. Just because we don't have million dollar homes like the homes south of the proposed west district, doesn't mean that we don't count. We have all worked very hard to purchase our properties and to find out that we are going to be living in the shadow of 4 story or higher buildings. we stand to lose our property value, our privacy, and our sense of community.
We all expected as per the 2012 ASP that the area would be developed, but it was never in the original plans to have high rises, high density residential and commercial properties. This proposal will contribute to a significant loss to quality of life and community morale to homeowners along 77th street.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Need to cap height at 3 stories.
Need to support population with a public recreation centre, library, and public schools for this population.
Need to prioritize natural environment, and preserving farm land.
Need to ensure community feel and walkability of the area is maintained. Too dense of housing will put our roads, schools and infrastructure at risk.
Needs more open space and to be connected to other green spaces.
Needs to be larger, include more recreation facilities and leave some of the established beautiful nature we have.
No comment
No more housing!
NO MORE REIDENTIAL DEVELOPMENT!!!!!!
None
None
Not enough bike path connectivity. Tree and natural area preservation. Open space needs to have large areas accompanied by smaller, narrower areas that run throughout the community.
Not enough in relationships to proposed density.
Not enough of it
not enough open space. Density is way too high for the area.
Not happy with the plans outlined. If the community members wanted this they would live downtown. Everyone seems very upset about the proposal, including my household, so wondering how it made it this far.
Only 3 main roads out of area can not handle volume.
Open space is at a premium. There is not enough open space in the proposed plan. The plan is dominated by high density housing and office space.
Open space is fine, but I don't think it 'offsets' the density proposed. Looking at the neighborhood and all surrounding neighborhoods, there is an obvious desire for these areas to be suburban - this is the driving reason we don't live in the core of the city - it's to get away from the congestion. To impose this new urban style on a suburban community is irresponsible. Go back to a traditional community design with parks, walkways, etc. and single family homes. This will allow for continuity in the entire community and these new homeowners and residents will be welcomed. If there is high-density housing that will stress the infrastructure (horrible traffic), overload the schools, stretch the services, etc. it is a recipe for friction between legacy resident and new residents.
Open space should be parks, outdoor rinks, baseball diamonds. Not a useless storm pond that is dangerous to be around. PLEASE consider putting in green space along 77th to lower the negative impact on the adjacent community.
Open space should create a corridor between East District and 85th street.
Open space?...a modern children play zone...trees...tennis court, trees for shade, bike and jog/walk path, duck pond and not a slew...make this a haven not a place to appease developers in their sales pitch, something of a haven for deserving area residents!
Open spaces are great, but with this kind of high density development, we would need every inch for parking, traffic and access!!!!
Park in southwest corner is isolated and does not appear to enhance connectivity and engagement.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Personally, I would always push for more open space, playgrounds, and tree lined pathways, but at first glance, this looks good.
Play areas including sport facilities (supported by local initiatives) including baseball, hockey, basket ball tennis, skateboard park etc. Dog parks.
Please do not build anymore real estate! Instead put in a dog park and/or pathways and/or green spaces/gardens and/or parks to play.
Please include a community building and an outdoor ice rink. Also, include more green space between buildings. It is one thing to have one large green area but not necessarily a positive impact if every other high and mid density building is just pushed closer together without any greenscaping apart from the exterior corridors.
please keep the buildings in line with current neighbourhood standards. Please keep them to a MAX of 3 stories. i have no problem with higher density living but i have a huge problem with it looking like an inner city neighbourhood. we are not inner city!!!!!!
Please no T intersection with 77th street as there are existing roads already to connect with. Change the drainage to incorporate this. There should be a gradual increase from 77th street up to the high rises being planned on 85th street.
Please please please save the trees and plant more. And add public places! https://www.ted.com/talks/amanda_burden_how_public_spaces_make_cities_work
Please remove the storm pond or at least make it smaller- they are typically smelly eye-sores which neither attract birds or families, only mosquitos.
Please leave as much additional open space between the current west springs along 77th street and the new district. There are many lovely trees that would be well suited for parks and walking pathways along here. It would be a nice gradual transition from the old community to the new community, and would please those along 77th street.
Please see note above.
Please stop crowding this area and provide us with a good healthy, breathable environment. The area is TOOO MUCH already!
Please stop destroying our lives, you will doom this area.
Please stop polluting us with more neighborhoods. We have enough already of this anthill design. Treat us like humans not like tax revenue!
Please STOP the greed of high density!!! This area has charm and a wonderful ease of living for families of all income levels.
Please, please, please, take into consideration the issues that already exist in this area! There have been a lack of schools since the early 2000's. Schools are currently being built but still can't accommodate all of the children on the hill....especially those in Cougar Ridge which has gotten the short end of the stick. Traffic continues to be a nightmare within the community itself and then getting on and off the hill (especially since COP closed their Hill Road).
Plenty of trees, shrubs, plants, etc with ongoing maintenance to maintain appeal. Well lit walkways and pathways at night so ensure safety is high and vandalism is minimized. Kids splash park, tennis courts, and community gathering area should be included.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

<p>push commercial to 85th street low density at perimeters such as 77th street and OBCR</p>
<p>keep the existing residents in mind- those of us along 77th want to maintain our privacy. put a park along 77th street to slow traffic, and increase privacy and push higher residential and commercial to 85th street</p>
<p>Putting in the proposed amount of residences in this area is short-sighted and sure to create significant traffic and worsen the school capacity issues. In Cougar Ridge we live in walking distance to three elementary schools but our children can't attend any of them and the provincial government rejected the proposed Spanish STEM charter school that would have helped. Where are those kids going to attend school?</p>
<p>Recreation space for skating, swimming. Maybe family friendly restaurants. We do not need more shops or condos</p>
<p>REDUCE THE INTENSITY AND DENSITY- this will allow for more appropriate park places. We do not need high 3-8 story buildings shadowing what little park space is planned, and shadowing the properties of homes along 77th. Because there is so little open space in west springs we rely on our backyards as a safe place for our children to play. Our privacy will be completely invade by adding the intersection at 77th and westward ave, and having rows of 3-4 story homes peering in on our property.</p>
<p>Repeat comments. Increase treed parks and leave existing trees in site and developers around these areas.</p>
<p>Sarcee/bow hill is very very busy already. May need to address this if adding more ppl/cars.</p>
<p>schools - there is NO room in our schools for high density residential. My children are already bused to another community. It is unfair to load in more families and either bump existing residents out of schools or bus the new kids far away. - Even if space was left for a school, the province does not have the money for a school. The waitlist for schools is atrociously long in this province and being bottom of the list doesnt fare well for our community</p> <p>GET RID OF HIGH DENSITY - it does not flow with the rest of west springs. Would you want to live in the shadow of a 5-8 story residential complex after you have been promised by the city that you would be living beside low density residential? - there is no capacity for high density residential in our schools, our roads, our pathways!</p>
<p>westward ave terminating at Weston drive - this is the only way that an east-west road across the community makes any sense. it would connect the old and new community and not cause additional problems because the road already exists.</p>
<p>Schools.</p>
<p>See above</p>
<p>see above - I think it should be limited and converted into some commercial and park space.</p>
<p>see above answer</p>
<p>See above re critical need for improved public transportation.</p>
<p>Seriously? Why are all the questions focused on the open space? There appears to be a clear bias in directing the questions.</p>
<p>Should be much larger and many more spaces than what is proposed. And developer should be held to develop such spaces accordingly. As not always done in the past.</p>

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Single family homes should back onto 77th and gradually increase to ensure existing house value does not decrease
Take away less than you are proposing. Not every open space needs to be filled!
The "Amenity Centre" is in the middle of the road.
The area is already congested!! This is only going to make it worse.
The area is already crowded and massive traffic, especially in winter. No need for more density of people!! Enough shops and businesses already. Get the traffic already there moving FIRST!! All the open spaces that were there seem to have been eaten up by new schools.
The area is not suited for high density residential whether that be police/fire/ambulance services, roadways, schools. There is no capacity for the population increase they are suggesting. Low density is what the original plan, and infrastructure was built to accommodate those needs. Throwing in high density residential will overwhelm our services. It will frustrate current residents, many of whom I suspect will move.
To put high density 5 or 6 story buildings right across from low density housing (as seen at 77th street and OBCR) is unfair and will severely impact those residents. Those of us who garden will no longer be able to grow vegetables because of the shade caused by these large tall buildings. Our privacy will be stripped away. The increased lighting on the street and in the homes will cause light pollution. The noise pollution from traffic will dramatically increase. If we wanted to live in the shadow of a 5 or 8 story building we would have bought downtown.
The inclusion of 4-8 story dwellings completely distorts the community feel of this area and the visual landscape. Surrounding residents have not build \$1 million homes anticipating that they would have an 8 story apartment building looking down on them. This move is very disappointing and would be very detrimental to the community.
The loss of the stormwater pond is significant. Any approved revisions to the West Springs ASP should include a stormwater pond as originally planned.
The more open space, the better. You can't add it later.
The open space is closed in by high rise buildings, this defeats the purpose of open spaces.
The open space should be maintained as a park, without adding fields and other activities to the open space. The proposed lake or park are a much more attractive place for people to visit.
The open space will have little effect if it is walled with high rise apartments and a giant storm pnd (unuseable for skating).
The proposed open space is too small, and is VERY poorly placed. If Truman homes is looking to gain acceptance in their ridiculous vision for West District, the open space MUST be placed directly adjoining all of the existing houses in West Springs, especially residents within West Part Estates. The open space should be moved to adjoin existing houses, or expanded to adjoin existing houses. This is absolutely necessary to ensure there is an adequate buffer between the offensive buildings and high rise structures and the existing estate area homes.
There are few specifics on the proposed space, however based on the total area of the proposed open space and the proposed density of people, it would be insufficient. The proposed open space, as well as others in the area would see a volume of foot traffic that would significantly degrade their quality due to erosion, trampling of vegetation, and litter.
There does not seem to an easy way to get to it outside of driving.
There is little information provided. However from the picture, the water feature and pathways are eliminated (however I would assume that in latter stages some connectively and features the would be

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

added back?) The open space is consolidated? It is unfortunately wistful to thinking that this area can be a central park surrounded by tony apartments. I am not sure this is an "optimal" solution to benefit the community.
There is not enough
There should be a community centre
They need to consider the residents of the adjacent community on 77th. They need to create an environment that will engage this community within the design. Currently this is NOT evident.
They need to get rid of the medium and high density housing along 77th, and move the road. They should include more parks and green space along 77th.
This does not match the community at large. Seven story multi residential doesn't work for a neighbourhood with million dollar homes, Ave stretched infrastructure. The roads and schools are already at capacity.
This seems like an absolute atrocity. The developer plans are filled with multi story residential and commercial properties that will significant impact the environment, the infrastructure and the esthetic appeal of the neighborhood. Not to mention the impact on natural vegetation and wildlife.
Too high of density on the 77th Street.
Too many low rise multi family housing units will negatively everyone in the area. There is not enough work and career options in this area to support people living/working here. So it will significantly impact traffic congestion and pollution. Current density is fine, but adding proportionately higher density will have a very negative impact on current residents and ultimately all residents.
Too many people.
Too much retail. Too much density (high & mid).
Traffic is a large concern with the development. There isn't enough through traffic and creates backlogs to get off the hill during winter season. The Stoney roof road connection to the NW should be completed before the development is done.
We do NOT support higher density development in this area.
We need more big trees!
We need schools desperately in this area. More families mean more kids needing schools. Development should not go ahead until this is figured out. There are many areas in Calgary with empty schools and less traffic- those areas might be a better fit for this type of development. But I definitely think we need more of this in Calgary.
West District's proposed open space does include the amenities mentioned above, which is great!
what open space! You're jamming so many people into that space. Don't patronize me with asking questions about the open space
What open space? I see high density only. Build single family homes with walking paths & park areas between the homes. That would be a great option for open spaces.
When is it going to happen?
With the expected increase in population in the area, it would be expected that additional spaces would be required for the construction of new public schools and recreational areas.
Include outdoor hockey arena, tennis court.
Looks cool
Poor acces from the North & NW. If done properly, this could be nice. Please don't turn it into yet another disconnected strip mall.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Communities need more open spaces for kids to play.
Its minimal given the density proposal.
Question 7: Do you have any other ideas or concerns regarding the ASP that you would like to share with The City?
Main concern is traffic flow.
Don't need or want a second downtown Calgary here. Stop trying to make Calgary Residential like downtown New York!
Looking forward to seeing concept plans.
Don't add to density until Stoney Trail, 85th St and Bow Trail completed.
Roads and access on/off hill must be prioritized. We can't get off the hill, especially in winter, as it is. The solution is extension/widening of Bow Trail and completion of West Ring Road. *Infrastructure must precede future development.
Traffic flow/safety: Congestion: Increased density (too much)
Traffic very fast on 9th Ave concerned about increased traffic when West District is developed: Cars drive over median into NO Frills daily & turn constantly, horns & near misses.
Some kind of community centre.
Please maintain/plant as many trees as possible - to keep existing wildlife visitors coming. Currently we have a wide variety of birds, moose, deer & coyote.
Sarcee/Bow Trail: there will be increase w traffic, increase traffic from Ring road, more people more traffic
I understand adding mixed residential.
I do not agree with trying to add so much commercial onto the same parcel. Realistically, not everyone who lives in this area will be working at the new commercial spaces. I am assuming it will be just a lot more of the same (drycleaners and nail salons). Adding people commuting up to this area to work the jobs will only add to the traffic.
No
Yes. All it matters to you is how many taxpayers you have per sq ft?
I'm concerned that the developer is proposing such a drastic increase in density/units/people, and more so that they're purposely aiming so high assuming if the City pushes back, the amendment will still get them what they want.
Please hear the overwhelming need for the following in this community: Improved Transit and Roads, Access to Library, Access to Public Schools, Access to affordable public recreation centre (NOT Westside), preserving natural environment and farm land!
We should build wider roads FIRST!
We need public library in this area!
We need more trees! NO condos! NO Condos!
Too many people! School overflow and no new school! 7.2 units/acres to 33 units/acres??? 5 times?!!
Eight story apt. building are ridiculous even if multi-use. There are planned big box stores @ sarcee and Hwy 1 and a lot of retail @ Aspen Heights. It seems ridiculous to intensify population on an outlying community.
4 lanes on 85th will not relieve quadrupling of local population. The traffic will be disastrous especially with the crappy local transit system.
Need to ensure Stoney Trail is extended between 16th Ave and Hwy 8

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

transit parking lot fills up too quickly and with the increase in # of people (based on proposed plan) it will get more difficult
3 prong road instead of tying into existing road.
- rush hour traffic & 500 ppl will bring traffic to the area; - no over 5 stories
Not enough detail...devil is in the details
More green spaces interspaced throughout, it'll make the development feel less congested. Traffic and parking is a MAJOR concern.
Low to medium density please. High density causes such a strain on traffic & schools. Need to extend West LRT to 85 Street & 17 Ave.
This is a terrible proposal for this area. The roads to come/go on/off "the hill" simply are not adequate to handle this increase of density. It is notorious in the winter to be stuck up here with the amount of people already here. As a homeowner adjacent to 77th St. I have no desire to see any buildings higher than 2 story around us. If we wanted to live "downtown" we would!
-Density is far too high.; - Roads won't handle parking & traffic; - Schools won't handle density; - Other infrastructure - parks, arenas, etc not adequate for density
I am very concerned about the proposed commercial area on the north edge of the subject area. Please limit the height of the buildings allowed there. I would like to see the R-1 area on the south edge extend further north to provide a wider buffer zone between existing residential & the higher density.
Question 8: Within the area, what ideas or concerns do you have? Consider things like pedestrian access or connectivity, public outdoor space, retail and commercial hubs
Community infrastructure (spray park/pool/rec centre/community hall)
Traffic congestion is already horrible this will make it worse: 8 storey building on Old Banff is an awful idea. Blocks all sun to existing houses (bad placement).
Put in a spray park and/or library
Traffic congestion
More schools
less retail
Less retail. <u>No</u> commercial
Less retail
Concerned re: overflow traffic onto Coach Hill Road when Old Banff backs up.
We need a two lane road on 85 St to Bow Trail. Can't get out of neighbourhood in morning.
Less commercial & <u>retail</u> .
Make sidewalks more accessible to cyclists.
Gravel pit is a <u>disaster</u> re visit this.
Don't make 85 & Old Banff into Macleod Trail!
Better pathway systems
Buffer density from existing dev to new high density.
Better retail.
NO 8 storey building on Old Banff
Better transit connection
Less retail

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Less retail
Dog park or leash
Complete sidewalk on east side of 85
Put in a public outdoor pool.
Minimize traffic from "new" Stoney into Old Banff/Bow Trail bottleneck downtown. Don't add to problem getting off hill.
Less through traffic.
Bottleneck at 85th and Bow Trail.
Finish Stoney Tr, 85th St and Bow Trail before more density.
Is timing aligned with ring road improvements?: Density very high
Off leash dog area
Traffic volume we can't get off the hill roads 1st: people after
Retain existing playgrounds
No development on any playground (existing)
Reduce cut-through traffic
Too high of density for an area that can't support it: Traffic impacts: Too high of density & uses along 85th & 77th which has a low density interface.
Residential is already compromised with traffic congestion
Update ASP to reflect up to date info re: 10th & 11th Ave at Coach Hill.
Impact on existing schools: Can't forget about Cougar Ridge families that should have access up here on the hill.
Impact on existing schools.
Parking - people parking in residential areas to access amenities is a concern.
Increase in traffic on Old Banff Coach Road due to SWCRR.
Traffic calming on 77th St.
High traffic on Bow to Ring Road.
Don't need another down town here!
Less big box retail.
Better transit bus - Ctrain interface
Traffic light Req'd @ Coach Hill Road & Old Banff Coach Rd
Improve traffic infrastructure - we can't get off the hill!
Community Center??
Impact on current schools.
Do not name roads "district" sounds awful.
Traffic calming on 9th Ave.
Strong pathway connectivity
85th & Bow Trail intersection
Congestion on 85 - Bow
Fix bottleneck on 85th. No high density until ring road is approved.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Less density: Less retail: Lower height restrictions - 8 storeys too tall - ugly & would affect mountain views.
Left turning light on 85 - Old Banff Coach Road
Traffic congestion: Schools: Retain original zoning (not enough room for high density housing)
Traffic congestion (safety): * higher density
Worried about schooling.
Traffic congestion & safety
More schools & a community centre.
Traffic already horrible.
Traffic & roads do not support dev at this time!!
No outdoor hockey rinks
Preservation of Farm/natural land
Better amenities to keep people in the community.
Environmental (air quality, noise level, access to green space).
Community centre/skating rink.
Public (not Westside) Recreation Centre is needed.
Basketball court & ping pong table in the green area
Parking and permit only parking for adjacent homes.
Disconnected state of 85th Street business district/strip malls "the new Macleod Tr"
Transmission tower removal? (85th & OBCR SW corner)
Pedestrian cross walk lights across major roads.
Parking permits for adjacent Street (Weston Dr)
Traffic need West Ring Road
Getting off the hill is already a nightmare & now you're proposing more high density housing!
Tennis court!
Community centre
Traffic - "congestion"
Bow Trail & Sarcee intersection wait time ridiculous!
Community Centre capacity (lack there-of)
Schools already full
traffic!!!
proposed plan has too high of density. Schools & roads can't handle those numbers!
Maintain green space
Increase traffic flow @ Bow Trail Sarcee
Not enough info to respond to re: heights. Will the office towers be 5 stories? 15? Offices don't add evening & w/end vibrancy.
More traffic lights on Old Banff Coach Road.
public schools!!!

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Open space
Density concerns
High density -> overflow school!!!
Broad roadways
Use traffic circles! Better than lights & more green!
public library
More significant restaurants & stores - the Keg - Costco etc.
<u>Green</u> space
Traffic & roads do not support development now.
rec center
high dwelling school crowded
Widen Bow Trail & 85th: Community Centre
Impacts on adjacent home owners in Westpark
Get the West Ring Road underway!
8th & OBCR already can't handle the traffic volumes in peak times. Putting thousands more people in this area will make the traffic congestion unbearable.
Community library is needed
traffic
New Catholic High School
Sports fields/sports complex
More schools K-4 or 6 public & catholic
Library
<u>Bike lanes</u> - along 85th to connect to Paskapoo Slopes - connect to bike lanes within West District.
Better transit off the hill - express bus when density increases
Build community centre WSCR Aspen
Widen Bow Trail & 85th St
Community Association Hall would be nice
Parking lot & stalls too small & narrow
More Villa (Bungalow) multi-family development.
Traffic
Green space! Where is it?
Folks backing to 77th unhappy about T-intersection.
Give deep thoughts to inputs
Traffic
Transit, community centre, outside Ice Rink/Lake
Awareness of surrounding existing housing.
Entire perimeter should be 2-storey residential when facing existing homes. Tall buildings should be in center of project.

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Community skating rink.
Impacts to existing residents including blocking setting sun/noise/traffic
We have a problem in the west area. We do not have close schools, our kids have to travel 4-5 neighbourhoods away to go to school. Q: How will you/what will you do to accommodate all the kids that come to the area?
More pedestrian access...AKA: Crosswalks & sidewalks.
Build the West Ring Road to reduce traffic congestion
Infrastructure: Need Roads to be able to support traffic: Schools!
Too many impacts to existing residents.
Bike paths that connect <u>all</u> communities.
Bow Trail @ Sarcee Intersection Terrible!!
Traffic already horrible!!
Ex. Traffic Congestion here (Old Banff Coach Rd & Patterson HI SW)
Personal Info Removed: Request for Ped xings because of transit & school stops (Old Banff Coach Rd SW & West Springs Gate)
It is a big parking lot when it snows (Old Banff Coach RD SW)
Need another school on Empty Pul Lot (Baseball Diamond @ West Springs Park)
Green Space Close to Service Road (Coach Hill Rd SW & 10 Ave SW)
More Playgrounds (General)
School will be Crowded; Limit High Dwelling (General)
9th Ave not Openly Spaced
Low Density housing. No high rise building (General)
Residential Intensity/ Traffic along 77th due to high occupancy plans
No 3 prong roads @77 St SW & Weston Dr SW
Single Family Homes and transition like the south edge (General)
Not enough parking for so much retail!! (General)
Shadowing Problem to Existing Owners (Site Specific)
Include a Comm. Centre in this greenspace w/ courts/skating rink etc. (site specific)
Too Crowd (Site Specific)
Too Crowded (Site Specific)
No high density on perimeter of OBCR. Put single family homes with high density in the middle (Site Specific)
Bus stop on Old Banff Coach Rd on 81 St used to have bench - Now gone (Site Specific)
Where is the C-Train Station? (Site)
No High Density Before West Ring Road is Completed!!!
My house will never see the sun
Where will the kids go to school?
Start noisy work at 9am <u>NOT</u> 7am
Parking stall too small. Parking lot too narrow. Access is horrible (85 St SW & Old Banff Coach Rd SW)

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Existing Traffic Congestion (Wentworth Dr SW to Bow Trail)
We need more variety of business in the area. WE have enough Banks and Grocery Stores (General)
No Open Space (85 St SW @ 9 Ave SW) (Retail area)
Traffic at Sikh Temple is heavy. Lots of Pot holes in Road that needs to be repaired (Old Banff Coach Rd SW)
No community Center - 27 (85 St SW Open Space)
Library? Public Rec Centre? (85 St SW Open Space)
Bow Trail & Sarcee intersection congestion
Old Banff Coach and Bow Tr. Traffic Study!
Bow Trail & Sarcee Traffic Study
Change intersection @ Bow Trail & Sarcee to eliminate lights (to accommodate increased traffic)
Improve Intersection @ Old Banff Coach Rd and Bow Trail
Traffic Calming on Coach Hill Rd <u>pls</u> (Specific)
Need speed control on Coach hill road. It's becoming a traffic bypass and a lot noisy
Need Traffic study at Peak times on Old Banff (not in Summer)
Only one access point (Bow Trail & Sarcee) Adding to this with extra density plus future stoney
-the amount of traffic right now is very congested adding this much will cluster the road ways; - a 8 Storey complex along Old Banff would negate the solar panel plan from Enmoe and blackout the sun to the whole Cougar Ridge Area
No staying for construction vehicles along 77th
Concerned with noise from larger buses along 77th
-Need infrastructure to support development
Is there plans for a community centre?
Open and treed green spaces with cafes and other vibrant retail permitting a stronger community feel
More Traffic in Residential areas?
Need to think about intersections and traffic management
No development along 77 St higher than current homes
More parking on this street? (Weston Drive)
No Appt Building along 77 St - No Sun, No Privacy
Traffic calming More people = more cars (and they go fast!)
Traffic congestion and calming on 77th St. No. 3 way intersections, vehicle light pollution in my home
Traffic Calming on 9th Ave
Keep the Trees! (Site Specific)
Need more open space (Agree)
Missing Community Center??
Traffic Congestion
The District? Sounds like a low income Neighbourhood
No high rise buildings
If commercial development will be created, will underground parking be a priority?

West Springs Area Structure Plan Amendment – Phase One

Stakeholder Report Back: What we heard

April 2017

Availability of Affordable TownHomes
We need the Roads to be completed to Deal with Added Congestion
Traffic on 85th by Bow Trail
Less Retail. Development at Sarcee tr & #1 Hwy is close enough
What is happening around the tower?
Bike Lanes to connect to other Bike Lanes away from Main Traffic
Connect Paths from C.R to Wentworth (cut conc. Curbs)
Build path along West Cougar Ridge
Before any additional housing is approved West leg of Ring Road must be <u>substantially</u> complete!