Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, February 13, 2018 9:23 AM
To: Public Submissions
Subject: FW: Letter for the Public Hearing Comments West Springs ASP Amendment to Rezoning taking place on February 20, 2018 - Deadline to submit Tuesday February 13th at 12 PM.

From: Weimer, Shane [mailto:SWeimer@bdo.ca]
Sent: Monday, February 12, 2018 5:09 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Angela Weimer (anweimer@cbe.ab.ca) <anweimer@cbe.ab.ca>
Subject: [EXT] Letter for the Public Hearing Comments West Springs ASP Amendment to Rezoning taking place on February 20, 2018 - Deadline to submit Tuesday February 13th at 12 PM.

Office of the City Clerk,

As per the letter sent to me regarding the amendment of the land use designation for the west springs property 741, 761, 781, 821 and 841 – 77th Street SW and 740, 759, 760, 779, 780, and 820 – 91st street SW etc. etc. and in advance of the Public hearing in then Tuesday February 20, 2018 both myself and my husband have the following comments and concerns:

In advance of the February 20, 2018 decision on the West Springs ASP rezoning amendment, we would like to bring to your attention the concerns of both myself and my husband. This has been a lengthy and exhausting process for ourselves, our neighbors and our community. We have attended every information session and have provided feedback at every opportunity, in addition to the hundreds of similar responses voiced by our community. Sadly, our collective concerns of the rezoning of this area, building height along 77th street and the termination of Westward Ave at 77th street into the backyards of existing residents was largely ignored by the Developer and City Planners. The homeowners in this area purchased their property prior to the 2012 ASP, which is dramatically different from the proposed amendment ASP. One of the first things I asked the realtor when we purchased our home was "what is that zoning on the West side of 77th street?" as we were very concerned about what may go into that area. When we found out it was R-1 we were relieved and purchased our home. As a result, you can imagine our disgust when we heard that not only was it not R-1 any longer and high density residential going in directly behind our home but also a T intersection that will have lights shining in.

We have campaigned for months against this plan and understand that it may go ahead, so we are asking for a reasonable compromise to prevent a dramatic decrease in property value and quality of life for residents along 77th street, especially those at the proposed new T intersection discussed below on Weston Court and Weston Rise.

If both me and my husband could have our way the following would be our amendments in order:

1. Since the area was zoned for R1 when we moved into the neighborhood the city should honor that and continue for it to be R-1.

If the rezoning is to take place the we ask that the following be amended or taken into account:

2. Since the obvious reason for the zoning change is to both increase profit by Truman and increase taxes by the City, the decrease in value (plus personal income taxes thereon since it is a personal residence) of the property should be paid out and paid for by either Truman or the City or both so that residence can move to other areas in the neighborhood and be able to afford like or similar homes without the high density directly in their back yards.

3. Amend the M-2 proposed zoning to be S-SPR or even at the least to R-1. The builders could move the S-SPR to the road to ensure that there is no issue with the building height and shadows along 77th street. Currently with the proposed changes the shadows would start to go into the back yards at 5PM when our children are getting home and we are getting home from work which means the entire evening will be shadowed and therefore cold in our back yards meaning the kids will spend more time indoors which is unhealthy for them. Having a park in the back would eliminate these shadows. Otherwise R-1 would extend the time substantially for the sunshine time compared to M-2. We purchased a NW facing back yard as that is where the sun sets and wanted as much sun as possible in our back yard so that we could play with our kids longer into the evening. Now we will not see the sun after 6PM in the spring and fall and winter. Basically I would think that having full sun from May 1st to September 1st in my back yard until 8PM should be a for sure with a NW facing back yard and would like the city to highly consider it as that is why I bought a west facing back yard in the first place for my children to play after school until their bed time at 8PM during spring, summer and fall. We do not have gaming systems in the house like x-box, or N64 or PlayStation since it is our belief that children should play outside and be healthy. Now with the amended changes my children will spend more time inside not getting the physical activity that they need to be healthy. Having the S-SPR backing on to 77th would not be a big amendment since it would just mean that the MU-1 would move west and the M-2 would move west and then the S-SPR could go over against the road. Easy changes however I do realize that would decrease the value of the MU-2 properties since there would not be a courtyard any longer. However is that not what will happen to my property value with the proposals of M2 and MU-1 so close to my back yard. If you think that high residential will not decrease my housing value then just put the S-SPR along 77th from Weston drive to Weston Manor as the values of the MU-2 buildings will not decrease either and can be built right against each other on the east side of 81st.
4. Since there is a proposed T intersection of Westward Ave at 77th street at the backyards of Weston Court and Weston Rise that greatly increases light and noise pollution and safety concerns to those living at Weston Court and Weston Rise. We are asking the planning commission to strongly consider moving the proposed T-intersection North a few meters to align with the existing intersection of Weston Manor SW. This would decrease the congestion as well as light pollution into my house, noise pollution being the squealing of tires and roar of engines as vehicles accelerate and the potential for someone to go through the intersection into my back yard. This would not be a big amendment since the road just needs to go North a couple of meters.
5. Amend the MU-1 zoning that is proposed to M-2 and the MU-2 to MU-1 to further decrease the shadows in the evening as well as density in the entire area which the roads, schools, parks, hockey rinks, baseball diamonds, soccer fields, etc will not be able to handle.
6. The existing developer fence along 77th street was never designed for such a dramatic proposed change a design that will significantly increase the volume of traffic, light pollution and added noise (at theT-intersection), and significant reduction in privacy with the large apartment building overlooking existing yards. The current fence is in disarray and has limited privacy of 3.5 feet as lattice is used in the top quarter of the fence and provides no barrier for light, or sound There is also limited trees along this street, so there is no privacy. I would suggest a 10 foot fence paid for by the developer should be built to ensure that there is little noise and light pollution.
7. Install the bike lane or the regional pathway along the East side of 77th street, not on the west side.

As residents of 55 Weston Rise, we understand that the rezoning and development may have a chance of happening (we are not happy about it nor condone it) but we do ask that the City Council, the Developer and City Planners are fair and sensitive to existing community residents especially those along 77th street who will be impacted the greatest. Our requests are small compared significant reduction in property value and quality of life we will incur as a result of the development of the West District. We suggest that the costs of these mitigating requests be passed onto the Developer who will be profiting greatly from this new development.

Thank you for taking the time to address our concerns. If you have any questions or concerns, please do not hesitate to contact us at this email or phone below.

Please confirm receipt of the letter written in this message and that everything is in the letter that is needed to get to city council to discuss the letter in the meeting.

Regards,

Angela and Shane Weimer
Concerned Residents
55 Weston Rise SW
Calgary, Alberta T3H 5E8

403-999-6099

The information contained in this communication is confidential and intended only for the use of those to whom it is addressed. If you have received this communication in error, please notify me by telephone (collect if necessary) and delete or destroy any copies of it. Thank you.

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Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, February 13, 2018 9:49 AM
To: Public Submissions
Subject: FW: [EXT] Letter for the Public Hearing Comments West Springs ASP Amendment to Rezoning taking place on February 20, 2018 - Deadline to submit Tuesday February 13th at 12 PM.

From: Bryce & Karin Mapletoft [mailto:brycekarin.mapletoft@gmail.com]
Sent: Monday, February 12, 2018 7:33 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Bryce & Karin Mapletoft <Brycekarin.mapletoft@gmail.com>
Subject: [EXT] Letter for the Public Hearing Comments West Springs ASP Amendment to Rezoning taking place on February 20, 2018 - Deadline to submit Tuesday February 13th at 12 PM.

Office of the City Clerk,

As per the letter sent to me regarding the amendment of the land use designation for the west springs property 741, 761, 781, 821 and 841 - 77th Street SW and 740, 759, 760, 779, 780, and 820 - 91st street SW etc. etc. and in advance of the Public hearing in then Tuesday February 20, 2018 we would like to bring to your attention the following comments and concerns:

In advance of the February 20, 2018 decision on the West Springs ASP rezoning amendment, we would like to bring to your attention the concerns of the community. This has been a lengthy and exhausting process for ourselves, our neighbours and our community. We have attended every engagement session and have provided feedback at every opportunity, in addition to the hundreds of similar responses voiced by our community. Sadly, our collective concerns of building height along 77th street and the termination of Westward Ave at 77th street into the backyards of existing residents was largely ignored by the Developer and City Planners. The homeowners in this area purchased their property in reference to the 2012 ASP, which is dramatically different from the proposed amendment ASP.

Our largest concerns are as follows;

1. **Termination of Westward Ave at 77th street at the backyards of Weston Court and Weston Rise greatly increases light and noise pollution and safety concerns to those living at Weston Court and Weston Rise.**
2. Building height along 77th street exceeding residential home height currently existing along 77th street and far exceeding 2012 ASP

We are largely concerned about noise and light pollution, invasion of privacy especially to the homes at the termination of Westward Ave at 77th street (Weston Court and Weston Rise). **We are asking the planning commission to strongly consider moving the proposed T-intersection North a few yards to align with the existing intersection of Weston Manor SW.**

We have campaigned for months against this plan and understand that it may go ahead, so **we are asking for a reasonable compromise to prevent a dramatic decrease in property value and quality of life for residents along 77th street, especially those at the proposed new intersection discussed above.**

The existing developer fence along 77th street was never designed for such a dramatic proposed change a design that will significantly increase the volume of traffic, light pollution and added noise (at theT-intersection), and significant reduction in privacy with the large apartment building overlooking existing yards. The current fence is in disarray and has limited privacy of 3.5 feet as lattice is used in the top quarter of the fence and provides no barrier for light, or sound (see pictures below of current fencing). There is also limited trees along this street, so there is no privacy.

Therefore, given the significant departure from the original approved ASP, we believe it is reasonable for the developer to implement the following:

1. **Move the Westward ave intersection at 77th, so it aligns with Weston Manor (an existing intersection, and to avoid a significant burden on the existing families).**
2. **Reduce building height along 77th street by 4m to 12m maximum height to help with the transition into the existing community as per the objective of the developer**

3. **If Council decides to proceed with the current proposal, replace the fencing and install a developer funded 8-foot sound and light mitigating fence (see pictures below) along the properties of Weston Court and Weston Rise (along 77th ave). This will help improve the privacy, reduce noise and light pollution from the new intersection and improve safety against vehicular accidents at this new intersection.**
4. **Along the East side of 77th street, plant mature low maintenance spruce trees to create a natural privacy wall (canopies touching). This will assist with year-round improved privacy from the vehicles, plus the 4 story buildings year-round (see sample picture below)**
5. install a bike lane or the regional pathway along the EAST side of 77th street, not on the west side.

-

As residents of Weston court, we understand that the development will happen, but we do ask that the Developer and City Planners are fair and sensitive to existing community residents especially those along 77th street who will be impacted the greatest. Our requests are small compared significant reduction in property value and quality of life we will incur as a result of the development of the West District. We suggest that the costs of these mitigating requests be passed onto the Developer who will be profiting greatly from this new development.

Thank you for taking the time to address our concerns. If you have any questions or concerns, please do not hesitate to contact us at the email or phone below.

Thank you,

TRUMAN

Suite 2236, 10 Aspen Stone Blvd S.W.
Calgary, Alberta, Canada T3H 0K3
P 403.240.3246
F 403.240.4570

13 February 2018

The Office of The Mayor and Councillors
The City of Calgary
800 Macleod Tr. S.E.
Calgary, AB

Dear Mayor and Council,

On the behalf of Truman and team, I am reaching out to you today regarding an ASP Amendment (M-2017-023), Land Use Redesignation and Outline Plan (LOC2017-0058) applications that will be before you on the February 20th Council Public Hearing. These items were unanimously supported and recommended for approval by Planning Commission on the December 14th. Together, these items form the fundamental policy and land use change that allows for Truman's West District vision.

West District is a proposed Activity Centre for west Calgary within a 94 acre (38 hectare) last pocket of land not yet developed to an urban standard. The Activity Centre is envisioned as a higher-intensity, mixed use, compact, and transit supportive node that will boast both a new Main Street and a world-class central park space – an "urban living room" that will serve existing and future residents of Calgary's west side.

The West Springs ASP amendment for the North Neighbourhood Plan Area (or "West District") represents an outcome from 2016 Council direction to Administration to undertake a developer-funded (Truman) Amendment to the ASP. The proposed ASP Amendment embodies a concise and MDP "community building blocks" aligned approach to creating a policy foundation to support a concurrent comprehensive LOC for greater West District.

For Truman and team, the story of West District starts with a major land assembly effort in 2013 that could break from the west side's suburbanization through the piece-meal development of fragmented small parcels – a special master planning opportunity presented itself. In 2014, we launched an innovative Applicant-led staged and multifaceted stakeholder engagement process that has carried through to participating in a robust Administration-led engagement in 2017.

Through 2017, the process of application review with Administration can be characterized as substantial, rigorous, and collaborative. Countless meetings, multi-Business Unit workshops, and an on-going outcome-focused dialogue has produced what we believe is a unique city-building opportunity.

If you are unfamiliar with the West District vision, our project website can provide a good overview: *westdistrict.ca*

Also attached is a West District Brief. We believe this overview tells a concise story of the vision, ask, and change to the application that includes a significant reduction (35%) in the overall intensity being sought from the initial proposal. This reduction primarily satisfies City Transportation's review of existing and future regional transportation assets supporting West District's anticipated 20-year phased build-out.

Included in the Brief is a supportive and comprehensive review letter of the West District LOC/ASP Amendment from the local West Springs Cougar Ridge Community Association. This lends context to the

TRUMAN

positive outcome of an extensive and best practice stakeholder engagement process that started with the CA in 2013. Indeed, it has been a long road and we're excited to be approaching the final review and decision-making milestone with Council.

I'd be happy to provide additional information and answer questions, or meet at your convenience – best reached on my cellphone 403.540.5839 or email: george.trutina@trumandevelopment.com. Alternatively, please contact our Project Team Lead, David White of CivicWorks Planning + Design, on his cellphone 403.852.8921 or email: david@civicworks.ca.

Sincerely,
TRUMAN DEVELOPMENT CORPORATION

George Trutina, President

Item #5.1.23
CPC2018-064
Attachment 2
Letter 3

WEST DISTRICT

WEST DISTRICT

LOC2017-0058

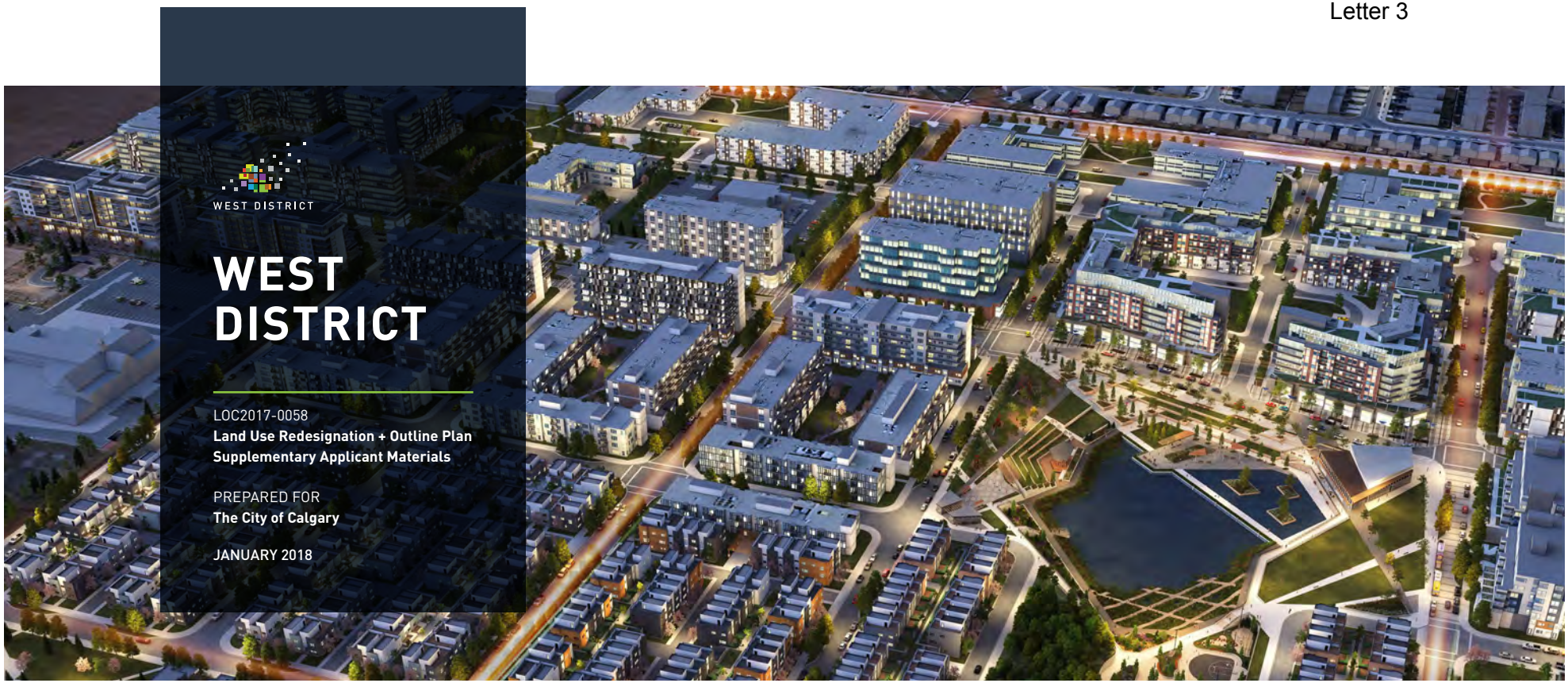
Land Use Redesignation + Outline Plan
Supplemental Applicant Materials

PREPARED FOR
The City of Calgary

JANUARY 2018

TRUMAN

Item #5.1.23
CPC2018-064
Attachment 2
Letter 3



WEST DISTRICT

WEST DISTRICT

LOC2017-0058
Land Use Redesignation + Outline Plan
Supplementary Applicant Materials

PREPARED FOR
The City of Calgary

JANUARY 2018

PREPARED BY

TRUMAN

PROJECT TEAM

CivicWorks Planning + Design
S2 Architecture
Urban Systems
HDR
Bunt & Associates

PROJECT CONTACT INFORMATION

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RATIONALE

INTRODUCTION & CONTEXT

A UNIQUE DEVELOPMENT OPPORTUNITY

West District is a proposal for a unique master planned neighbourhood in west Calgary. Located within the communities of West Springs & Cougar Ridge, it is generally described as lands located south of Old Banff Coach Road SW, east of 85 Street SW, west of 77 Street SW and north of 9 Avenue SW. Truman Development Corporation owns or has agreement to undertake planning on a majority portion within the West District Plan Area.

The West District Plan Area exhibits several characteristics that make it a unique site and development opportunity within west Calgary:

A Large Assembly of Land

Truman has assembled a large area of adjoining lands within the Plan Area – one of the last large pockets of undeveloped land in the region. Due to the historical subdivision character of the area, the surrounding lands are heavily fragmented, resulting in a pattern of development that has primarily been incremental, ad-hoc, low-density and single use. This large land assembly is a unique opportunity to master plan and sensitively intensify the overall number of people and jobs in the region.

Existing Transportation & Transit Infrastructure

A good network of arterial roads exists and the regional transportation network will be further enhanced by the future completion of Stoney Trail. A network of bus-oriented transit currently serves the Plan Area and ultimately ties-in to The City's recent major investment (approximately $1.4 billion) in the West LRT at 69th Street Station. Increasing the intensity of people and jobs in the Plan Area allows for developer-funded transit and transportation investments that will serve existing and future residents.

Existing Servicing Infrastructure

The Plan Area is within a region of the City that has already been serviced to an urban standard. Deep servicing infrastructure (i.e., potable water and wastewater) has been established, with existing capacity and ability to tie-in to those regional systems. Better utilizing existing infrastructure and capacity creates monetary savings for The City and taxpayers where there are no new significant capital projects required and there are more users contributing to maintaining the existing infrastructure.

Proximity to City Centre

The City is rapidly growing outward along its north and south edges, resulting in many new development areas having a significant travel distance from the City Centre primary employment hub. The West District Plan Area is uniquely situated to achieve half the travel distance to City Centre (approximately 9 kilometers) when compared to other new communities.

RATIONALE

PRINCIPLES

WEST DISTRICT

A PRINCIPLED APPROACH

From the beginning of the West District planning process, six principles have guided the West District concept to build a creative mix of housing options, amenities, jobs and services that will complement the adjacent communities of West Springs and Cougar Ridge.

PRINCIPLE 1

VIBRANT NEIGHBOURHOOD

A lively mix of people, jobs, and activities creates a thriving hub for west Calgary

With conveniences and amenities close at hand, it's possible to work, live, and play in the same dynamic community. A compact neighbourhood means the chance to walk to the grocery store, the local gym, or a favourite restaurant.

PRINCIPLE 2

COMFORTABLE BUILDING DESIGN

Thoughtful building form creates a welcoming, attractive, and safe neighbourhood.

A mix of mid-rise buildings protects views, complements surrounding communities and provides appealing options for housing, businesses and workspaces. Mixed-use streetscapes, with walkable amenities, increases safety and a sense of community.

PRINCIPLE 3

CONVENIENT CONNECTIONS

There are many options for people to get to, from, and around the neighbourhood.

Expanded transit options and creative solutions for traffic management help people chose transportation options that work for them. Convenient access to biking and walking ensures there are a variety of options for moving around.

PRINCIPLE 4

A VARIETY OF HOUSING OPTIONS

People have a wide range of housing choices to meet different life stages.

Housing needs vary depending on our circumstances. A variety of housing styles will suit people of all ages, from young people starting their careers to empty nesters looking to remain in the communities they love.

PRINCIPLE 5

A UNIQUE COMMUNITY PARK & PLAZA

A multi-use open space creates a dynamic year-round meeting place for the community.

Green areas and community spaces provide a welcome area for residents, and a chance to relax and enjoy recreational opportunities close to home. Year-round programming helps people stay active and connected with their neighbours.

PRINCIPLE 6

FUTURE FRIENDLY PLANNING

Sustainable design, building and infrastructure minimize environmental impact and protect future generations.

Creative and forward-thinking approaches to development ensure the community makes the best possible use of resources. Decisions are made with an eye to the future, protecting natural assets and considering the impact on future generations.

VISION

PRESENT DAY

WEST DISTRICT

VISION

WEST DISTRICT CONCEPT

WEST DISTRICT

VISION

CENTRAL PARK CONCEPT

WEST DISTRICT

INNOVATION IN PARK & INFRASTRUCTURE DESIGN

Central Park is a forward-thinking park – a celebrated public project that combines landscape design and stormwater engineering expertise in an integrated urban park facility. A marriage of green infrastructure and recreation, the 8-acre park is both functional and celebratory, addressing stormwater management needs, while at the same time inviting the public to appreciate and enjoy the vital ecological processes that water provides. Visitors are reminded of the park's practical stormwater function through careful selection of materials and design elements, while the park delivers on its aspirational goal of becoming a recreational destination through park amenities like perimeter walkways, wetland boardwalk, amphitheater, splashpad and playground, seasonal skating rink and an adult-oriented recreation area that features a skatepark, sport court and bouldering wall.

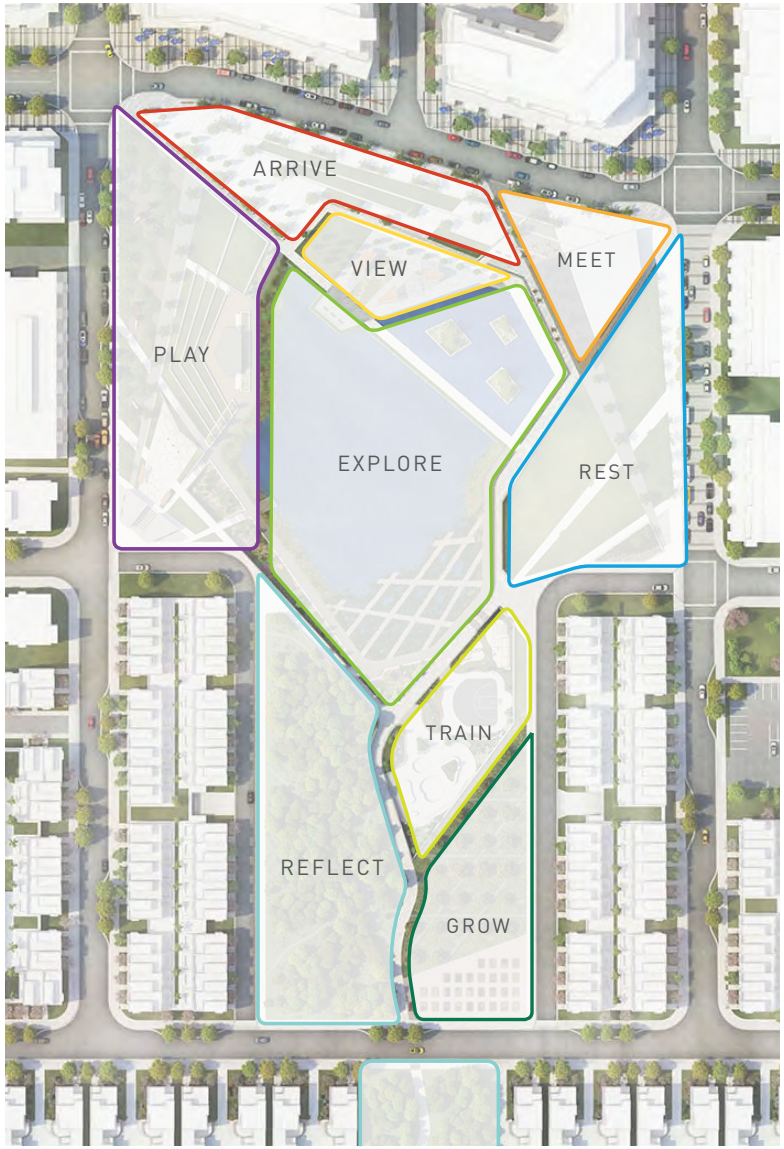
At its core, Central Park demonstrates the value of sustainable, collaborative design and the positive social, environmental, and economic impact of high quality open space design – a neighbourhood and city-wide destination that will set a new standard for creative ways to resolve stormwater issues while enhancing community life.

Central Park Vision

VISION

CENTRAL PARK CONCEPT

WEST DISTRICT



CITY-WIDE DESTINATION

West District's Central Park is a cherished local community gathering place and a city-wide destination: 8.4 acres of multi-layered programming and facilities attracting a variety of age groups through days and evenings, all year long.

PARK FEATURES

A. NORTH PLAZA

B. RESTAURANT / SUPPORT RETAIL

C. REFLECTING POOL / SKATING RINK

D. AMPHITHEATER

E. LOWER PLAZA

F. PLAYGROUND / SPRAY PARK

G. RESTROOM / PUMP HOUSE

H. GREAT LAWN

I. STORMWATER POND

J. PERIMETER PATHWAY

K. WETLAND / BOARDWALK

L. ADULT-ORIENTED RECREATION AREA

M. NATURAL AREA

N. ORCHARD

O. COMMUNITY GARDEN

VISION

CENTRAL PARK CONCEPT

WEST DISTRICT

Seasonal Skating Rink

VISION

CENTRAL PARK CONCEPT

WEST DISTRICT

Public Amphitheater

Lower Plaza & Reflecting Pool

Adult-Oriented Recreation Area

Wetland Boardwalk

A STORY OF CHANGE

CONTEXT & CHANGE

WEST DISTRICT

KEY THEMES

The West District concept has evolved over time thanks to extensive public engagement and thorough review by The City of Calgary.

In 2014, Truman delivered four phases of engagement with the community over a seven month period. Over the course of the engagement process, nine key themes emerged from the conversation with the community: Housing & Buildings; Transportation & Infrastructure; Commercial & Retail; Open Space; Density; Schools; Noise; Sustainability; and Master Planning.

EVOLUTION OF THE CONCEPT

Feedback received in 2014 informed the initial changes to the West District concept. Through 2015 and 2016, Truman focused on the 'Gateway' project and then in 2017 prepared a refined West District concept as part of a developer funded Area Structure Plan amendment process.

The West District concept has undergone significant changes as a result of The City of Calgary's multidisciplinary team review process. The concept has been revised to realize lower levels of intensity as a factor of transportation infrastructure capacity, while maintaining the critical level of activity needed to realize the quality of urban development envisioned by Truman.

PROJECT TIMELINE

2014

Master Plan Visioning

Public review of a holistic Master Plan concept, prior to a formal application being made to The City of Calgary.

2015

Gateway Approval

Council approves comprehensive Land Use Redesignation and Outline Plan (LOC2014-0008) for nearly 10 acres within the Master Plan vision area.

2016

Council-directed ASP Amendment

Council directs City Administration to undertake and evaluate an amendment to the West Springs Area Structure Plan (ASP), through the Developer Funded ASP Program.

2017

ASP Amendment & Concurrent Outline Plan Application Review

City of Calgary leads a review of the West District application.

A STORY OF CHANGE

WEST DISTRICT

APPLICANT-LED ENGAGEMENT PROCESS

ENGAGEHUB

When the West District team began the engagement process with the goal of connecting with the community early and providing an opportunity for a long-lasting and meaningful conversation—before a formal application to The City was made. The result was EngageHub, a purpose-built facility serving as the focal point for developer-led engagement activities for West District. In total, the team heard from over 1,800 participants over the course of a seven-month engagement period, spanning multiple project phases. At each stage in the process, the West District concept continued to be refined, informing new questions that would structure future conversations with stakeholders.

ADDITIONAL ENGAGEMENT STRATEGIES

While EngageHub was the centerpiece of the West District developer-led engagement process, the team also used a number of other innovative, best-practice techniques to spread the word about the process and encourage feedback:

1. Westdistrict.ca provided the most up-to-date information on the Plan concept and how community members could get involved.

2. Mailers sent to more than 4,000 residents of surrounding communities during multiple phases of engagement.

3. Stampede Breakfast information display tent and team members on-hand to share project details and gather feedback.

4. E-newsletter bulletins provided updates about future engagement opportunities and the latest What We Heard Reports.

5. An outdoor touchscreen display installed at EngageHub allowed visitors the convenience of 24-hour access to key project information and opportunities to provide feedback.

6. Social media updates provided community members with updates on EngageHub hours and future opportunities to connect with the West District team.

7. West Springs/Cougar Ridge Community Newsletters notified the community of upcoming opportunities to participate in the West District engagement process.

INTERACTIVE MULTIMEDIA DISPLAY

STOREFRONT HOURS

DRY ERASE SOUNDING BOARDS

MASSING MODEL

CLASSROOM/STUDIO INTERIOR

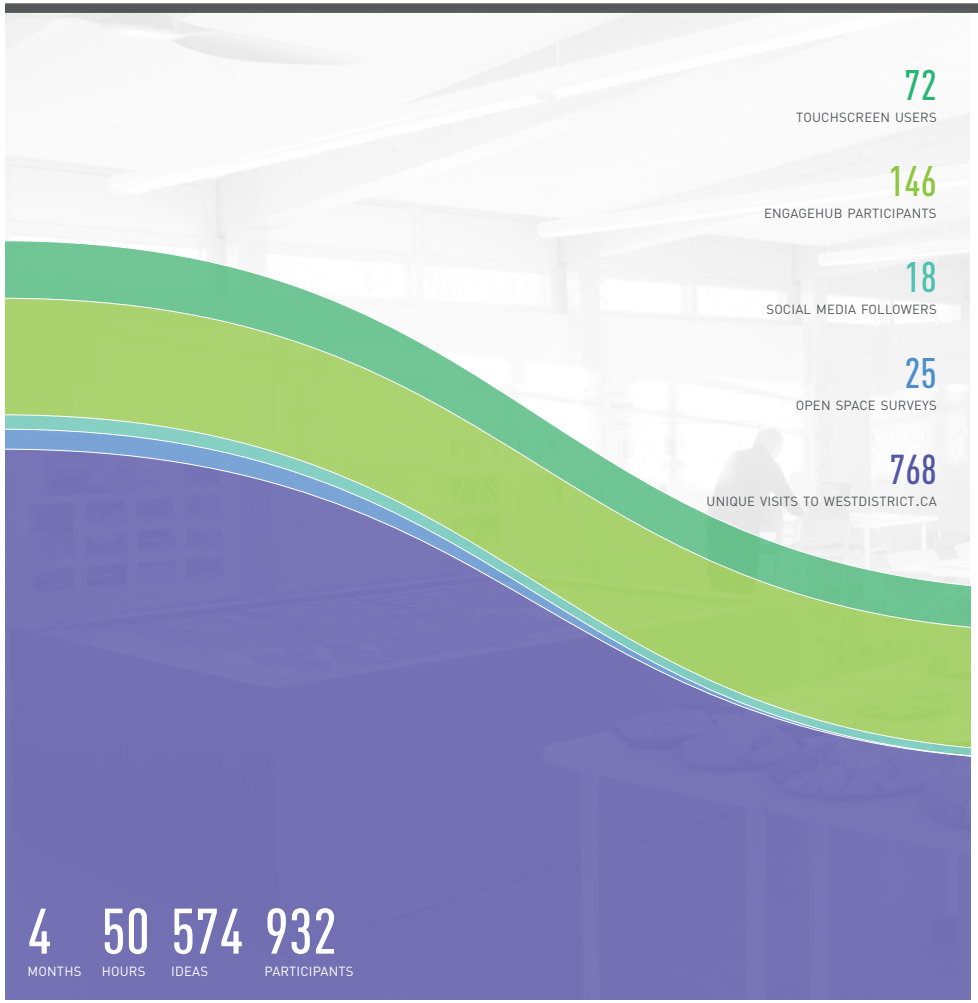
LOW & HIGH-TECH FEEDBACK

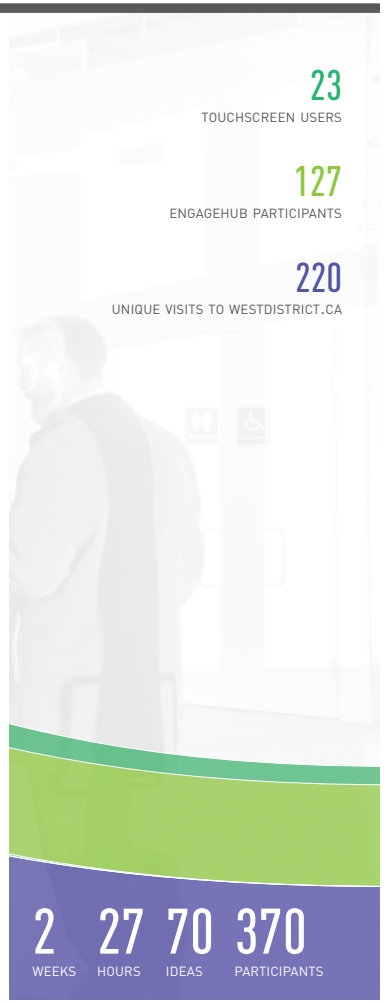
24HR INTERACTIVE TOUCH SCREEN

A STORY OF CHANGE

APPLICANT-LED ENGAGEMENT PROCESS

WEST DISTRICT





PHASE 1: APRIL - MAY 2014

Introducing West District

Initial public communications and web-based information about the West District vision and the public engagement strategy.

PHASE 2: JUNE - JULY 2014

Early Concept Plan and Principles

Introduction of the early Concept Plan and the proposed guiding Principles shaping the early Concept Plan and opportunity for public input.

PHASE 3: AUGUST - SEPTEMBER 2014

Neighbourhood Design

Continued discussion on an evolving Concept Plan, reflection on what was heard during previous phases, and opportunity for input on more detailed design elements.

PHASE 4: NOVEMBER 2014

Submission Preview

Public review of a holistic Master Plan submission, prior to formal application being made to The City of Calgary in early 2017.

A STORY OF CHANGE

CITY-LED ENGAGEMENT PROCESS

WEST DISTRICT

WEST SPRINGS AREA STRUCTURE PLAN AMENDMENT

In November of 2016, Council directed Administration to undertake and evaluate an amendment to the West Springs Area Structure Plan (ASP), through the developer funded ASP Program. Administration developed an engagement strategy to facilitate multiple touch points for all who wanted to provide input and learn about the West Springs ASP Amendment. Phase One of the City-led engagement process occurred in April of 2017, with an online survey and open house event. This first phase informed proposed changes to the ASP and corresponding development applications, as well as changes made to land use, building heights and transportation improvements. The second phase of engagement, held in October of 2017 shared Plan changes, gathered additional input, and identified outstanding community concerns. The final phase of the City-led engagement occurred in early December 2017, featuring two final information sessions where community members could review the proposed amendments to the West Springs ASP and learn more about next steps, including presentations to Calgary Planning Commission and City Council.

The West District team has participated in the City-led process through all three phases of engagement, providing relevant project information and resources to Administration as needed. Members of the project team have also been on hand at key City-led engagement events to answer questions and gather feedback on the proposed West District Plan.

Project team members were on hand at City-led engagement events to gather feedback and answer questions.

Calgary

Welcome to the West Springs ASP amendment open house

Why are we here and how can you get involved?

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

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

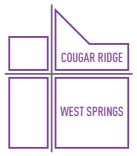
At this session you can:

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

A STORY OF CHANGE

APPLICATION CONTEXT

WEST DISTRICT



1,554.0 ACRES
629.0 HECTARES

CONTEXT

WEST SPRINGS & COUGAR RIDGE

CO

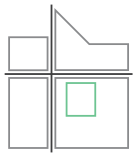
5,421 DWELLING UNITS

16,800 PEOPLE

2,217 JOBS

3.5 UNITS PER ACRE

30 PEOPLE OR JOBS PER GROSS DEVELOPABLE HECTARE



84.1 ACRES
34.0 HECTARES

EXISTING

WEST SPRINGS ASP DEVELOPMENT SCENARIO

WS

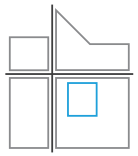
603 DWELLING UNITS

1,936 PEOPLE

74 JOBS

7.2 UNITS PER ACRE

58 PEOPLE OR JOBS PER GROSS DEVELOPABLE HECTARE



84.1 ACRES
34.0 HECTARES

PROPOSED

WEST DISTRICT DEVELOPMENT SCENARIO

WD

1,789 DWELLING UNITS

3,389 PEOPLE

3,543 JOBS

21 UNITS PER ACRE

204 PEOPLE OR JOBS PER GROSS DEVELOPABLE HECTARE

FUTURE PROPERTY TAX REVENUE FORECASTS

Property tax revenues (net present value) forecast to accrue to the City of Calgary from ASP area over a 50-year horizon.

$132,040,000

$345,038,000

CITY CONTEXT, DENSITY & INTENSITY

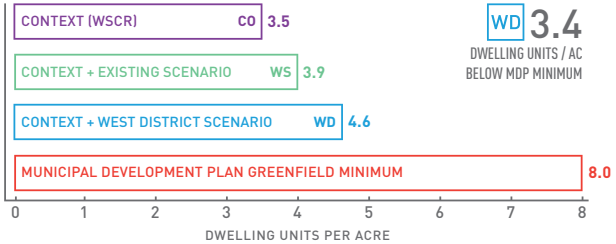
CT

The West District plan area and neighbouring communities of West Springs & Cougar Ridge are located in west Calgary. Approximately 9 kilometres from the Centre City, the area is served by key corridors like Bow Trail and 17 Avenue SW, and Calgary Transit's West LRT line.

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

THE DENSITY CONTEXT

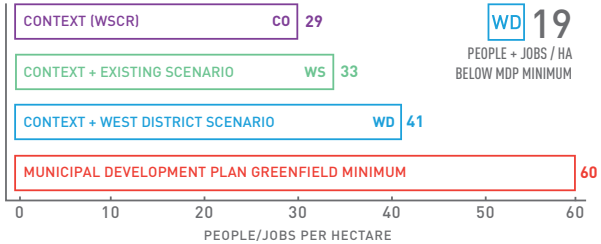
Density is a measure of the number of dwelling units on a parcel of land, expressed in units per acre.



WD 3.4
DWELLING UNITS / AC
BELOW MDP MINIMUM

THE INTENSITY CONTEXT

Intensity is a measure of the concentration of people living or working in a given area, stated as the sum of residents and jobs per hectare.



WD 19
PEOPLE + JOBS / HA
BELOW MDP MINIMUM

A STORY OF CHANGE

KEY PLAN CHANGES

WEST DISTRICT

ORIGINAL

84.1 ACRES
34.0 HECTARES

WEST DISTRICT
DEVELOPMENT SCENARIO

O

2,758
DWELLING UNITS

1,295,000
SQ.FT. OFFICE SPACE

382,500
SQ.FT. RETAIL SPACE

33
UNITS PER ACRE

291
PEOPLE / JOBS PER GROSS DEVELOPABLE HECTARE

$534,327,000
FUTURE PROPERTY TAX REVENUE FORECAST

Property tax revenues (net present value) forecast to accrue to the City of Calgary from ASP area over a 50-year horizon.

REVISED

84.1 ACRES
34.0 HECTARES

WEST DISTRICT
DEVELOPMENT SCENARIO

R

1,789
DWELLING UNITS

827,604
SQ.FT. OFFICE SPACE

251,542
SQ.FT. RETAIL SPACE

21
UNITS PER ACRE

204
PEOPLE / JOBS PER GROSS DEVELOPABLE HECTARE

$345,038,000
FUTURE PROPERTY TAX REVENUE FORECAST

Property tax revenues (net present value) forecast to accrue to the City of Calgary from ASP area over a 50-year horizon.

CHANGE

WEST DISTRICT ORIGINAL VS REVISED
DEVELOPMENT SCENARIO

C

-35% -969 DWELLING UNITS

-36% -467,396 SQ.FT. OFFICE SPACE

-34% -130,958 SQ.FT. RETAIL SPACE

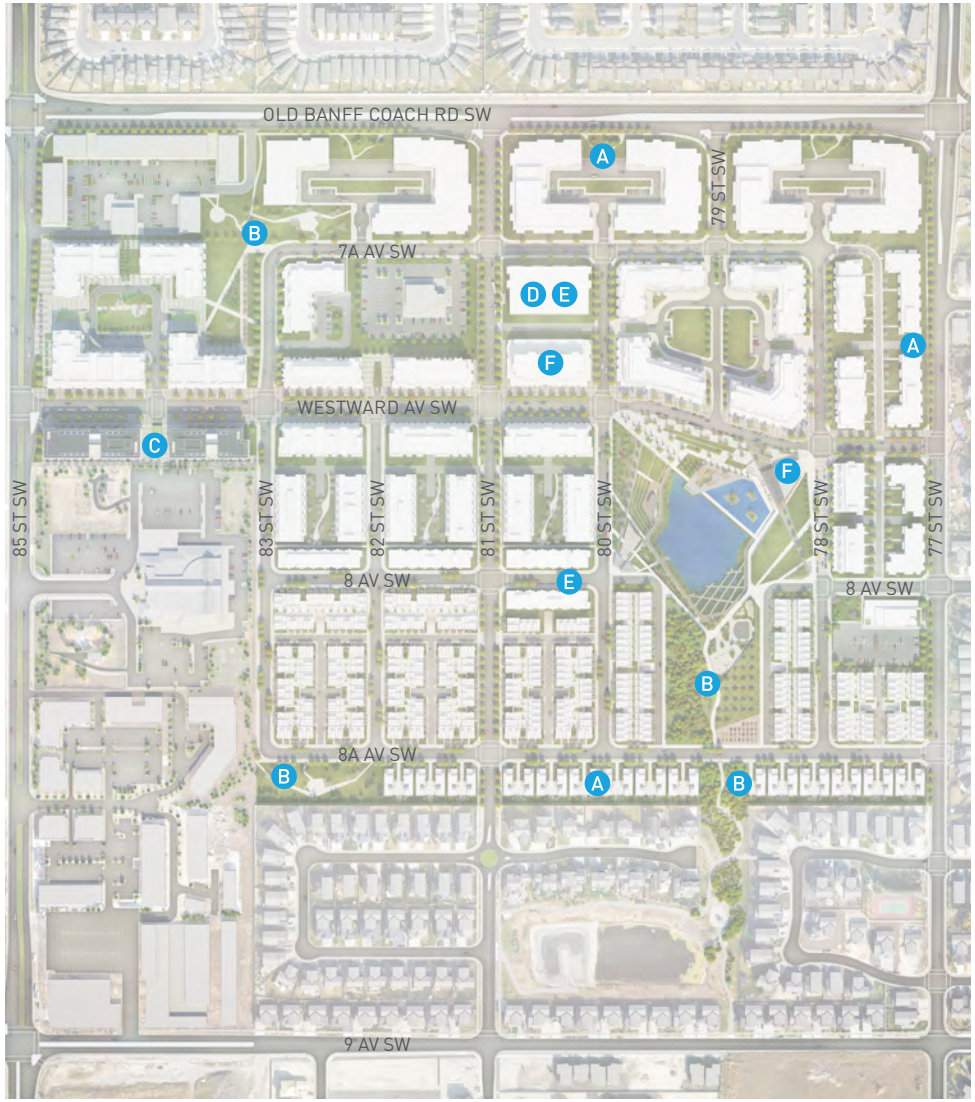
-36% -12 UNITS PER ACRE

-30% -87 PEOPLE / JOBS PER GROSS DEVELOPABLE HECTARE

-35% -$189,248,000 FUTURE PROPERTY TAX REVENUE FORECAST

A STORY OF CHANGE

KEY PLAN CHANGES



WEST DISTRICT MASTER PLAN

The illustrated Master Plan creates a more detailed expression of how buildings, roadways, and open spaces are proposed to be organized within the Plan Area. The following key changes to the master plan emerged as a result of the comprehensive stakeholder engagement process:

A Better Shared Edges

- Townhouses proposed along the South edge are to be single-detached homes, complementing the existing homes to the south.
- Reduction in building heights, from 6-8 storeys to 4-5 storeys along North edge, to make a better transition to the single-detached homes to the North.
- Less office / institutional and more residential uses along 77 Street SW to complement existing residential uses to the East.

B More Park Space & Tree Retention

- Find opportunities to preserve mature Aspen tree stands by expanding the central park space.
- Integrate the stakeholder preferred skating rink and walking paths within the retained naturalized area within central park space.
- Create a secondary neighbourhood park space (at 'Gateway' site) in addition to the large central park.
- Additional neighbourhood park space to NW and SW.

C Protect Area Property Values By Design

- Comprehensive master planning allows Truman, as the principal developer-builder, to ensure a consistent and high-quality design outcome for all types of housing, whether it is single-detached, attached-townhouses, or apartment-style condominiums.
- Truman's commitment to this outcome is demonstrated by the design quality currently under construction for the 'Gateway' site, a first development phase of West District.

D Provide Enough Parking

- Truman will meet or exceed the City required parking for all land uses and the majority of parking will be contained underground.
- Create a convenient central parking structure to ensure demand is met for: transit users, retail/ office/institutional patrons, and central park visitors.
- Additional on-street parking to be provided throughout West District's street network by design.

E Traffic Calming

- Create a transit centre integrated with the central parking structure.
- People friendly streets with 'traffic calming' by design to limit vehicular traffic speed and short-cutting.

F Community Meeting Space

- Include a flexible development site where private or public indoor recreational facility space could be provided.
- Include a site for a flexible building for community meeting purposes (and possible West Springs/ Cougar Ridge Community Association use), to be integrated with a café space/pavilion space within the central park.

COMMUNITY ASSOCIATION SUPPORT

WEST SPRINGS / COUGAR RIDGE COMMUNITY ASSOCIATION

Throughout the West District stakeholder engagement process, the project team has worked closely with the West Springs / Cougar Ridge Community Association to achieve the best possible outcome for the Plan Area. As a result of this collaborative process, the Community Association has recently expressed their support for the proposed West Springs ASP Amendment:

West Springs / Cougar Ridge Community Association

Wednesday, November 1, 2017

City of Calgary
Corporate Planning Applications Group Subdivision Secretary
Development and Building Approvals #8117 P.O. Box 2100, Stn M
Calgary, AB
T2P 2M5

RE: FILE NUMBER LOC2017-0058 West Springs Area Structure Plan Amendment "West District"

740 - 81 ST SW, 741 - 77 ST SW, 759 - 81 ST SW, 760 - 81 ST SW, 761 - 77 ST SW, 779 - 81 ST SW, 780 - 81 ST SW, 781 - 77 ST SW, 7877 OLD BANFF COACH RD SW, 820 - 81 ST SW, 821 - 77 ST SW, 841 - 77 ST SW

REQUEST FOR COMMENT

To Whom It May Concern:

The **West Springs Cougar Ridge Community Association (WSCRCA)** has participated in the engagement process with regard to this development since its inception and prior to this under preceding applications, and participated in many meetings, open houses and information sessions regarding this application, over the past 5 years.

The West Spring-Cougar Ridge Community Association (the Board) concurs with the proposed Area Structure Plan Amendment in it's present form subject to the following conditions and comments.

Our reasons for this follow below.

HISTORICAL CONTEXT

WSCRCA came into the city in 1997, as a collection of small acreages annexed from what is now Rocky View County. As developers purchased land, they came to the city asking for permission to develop those small parcels of land (5, 10 or at most 20 acres at a time). The exception to this was Cougar Ridge, where United was given permission to build a "greenfield" community in the late 1990's. That community was almost exclusively R1 with some attached homes, and one small development of townhomes. While it is an attractive development, adjacent to WINSPORT and the Paskapoo lands, the density has proven problematic for some important reasons.

For instance, while 2 private schools have their facilities in the community, the present population is too small, so that CBE, CSSD and Alberta Education have not until now built a public or separate school in that subdivision. As a result, residents of that subdivision who want public education must have their children bused to other communities, some as far away as Rosscarrock.

Likewise, Calgary Transit have limited service in these areas, in a quintessential "chicken and egg" scenario. Not enough people for ridership, means services are not optimal for Calgary Transit to be the best alternative for transport within the community, or to commute into or out of the community, except at peak hours.

This ASP Amendment and development proposed and conceptualized represents a rare opportunity to get it right on the last big parcel of land, in the community. It also happens to be located in the very centre of the community.

DENSITY

WSCRCA acknowledge that the application as presently presented represents a reduction of density from previous plans. Understanding the request from City of Calgary Planning for this reduction, WSCRCA hopes that as now envisioned the density proposed will be sufficient to create and sustain a healthy vibrant community, for the next 50 years.

Presently, the community has a 3.9 UPA density, and the 4.3 UPA density if the subject lands were to stay in R1 or R1S designation, would make it difficult to continue sustainability and health for businesses, schools and infrastructure in the medium and long term.

The proposed increase to 4.6 UPA in this ASP Amendment is a step in the right direction, and we hope that it is enough to create the conditions for a prosperous, sustainable community for the next 50 years. We want there to be healthy businesses, good enrolment for schools, enhanced transit and and better connectivity outside of vehicular traffic to internal shopping and amenities for residents of the wider community. We want a mix of housing options to allow opportunities for aging in place, and for people who work in the community to live in the area,.

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A STORY OF CHANGE

COMMUNITY ASSOCIATION SUPPORT

WEST DISTRICT

The anticipated densities of 4.6 UPA is still significantly lower than the normal City of Calgary guidelines for new communities, where a minimum of 8.0 UPA is expected. Maintaining the feel of the existing development in the community should not be an issue given the proposals within this ASP Amendment, and will hopefully provide an enlarged community to assist in keeping a vibrant community with great green spaces and access to adjacent amenities.

TRAFFIC

WSCRCA has heard from residents and from City Planning regarding concerns for traffic and road infrastructure for this proposed ASP Amendment. In particular we note the concerns expressed regarding getting out of the community during weather events (snow, almost exclusively). This can be a frustrating experience, as there are limited options at present for exiting away from the area through Bow Trail, 17 Avenue SW or 69 Street SW. But we also want to ensure that existing changes are acknowledged as well. Already traffic mitigation has increased left turning lanes on 85 Street SW onto Bow Trail, and from Old Banff Coach Road onto Bow Trail SW. Planned changes for 2018 will also make a significant difference, when 85 Street SW is widened to 4 full lanes and turning lanes at the Bow Trail intersection, and most importantly, the widening of Bow Trail SW to 4 lanes, from 85 Street SW to Old Banff Coach Road. And looking further into the future, the eventual completion of Stoney Trail will present even quicker additional options for exiting from the area, no matter what the weather or traffic conditions.

WSCRCA also want to be clear, that we have not had access to the Traffic Impact Assessment (TIA) prepared by City Planning, and so cannot comment directly on the information provided, in that document. But it is felt strongly by the WSCRCA that the City needs to make best use of the existing and all future enhanced roadways on a 24/7 basis. Planning for a 2 to 3 hour window each morning is not an effective planning strategy. Looking at traffic in a holistic fashion, and encouraging land uses and density which will allow additional residents to work, shop and use other connectivity methods available, makes sense from a long term perspective for both taxpayer and from a community perspective.

SCHOOLS

While not a City of Calgary issue, WSCRCA also wants to comment briefly on school capacity issues in the community, and in the future context of this ASP. While existing schools are presently at capacity, and both CBE and CSSD are still busing children from the Cougar RIdge portion of the community, additional density and population will likely assist in keeping enrolment rates at acceptable levels into the future, and balance the lower enrolment rates that maturing communities usually have.

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The CBE and CSSD have decided not to have these children included in the catchment area for schools in the West Springs part of the community, for their own reasons. It means much more commuting out of the community for kids and their parents. Not an ideal way to build a community, as we look back on it from 2017.

As well, there is the the opportunity for charter or private schools to enter into lease arrangements with the developer or builders of future development to become possible key tenants in a building. If the CBE or CSSD and Alberta Education could see the merit in this, it might be an appropriate way to conserve annual capital expenses, while still providing additional facilities for increased densities, if and when they are needed.

CENTRAL PARK FEATURE AND PUL (Stormwater Retention)

WSCRCA is strongly supportive of the conceptual plans for the Central Park feature, including the stormwater retention pond features. We have some confusion about why City Planning, Parks and Infrastructure did not think that providing a more attractive PUL design, which would encourage recreational uses around the fringe of the stormwater retention feature. In speaking with the consultant for the developer we are also very interested and excited to see the skating rink proposal adjacent to the PUL/stormwater retention feature, with it being separately engineered and plumbed.

WSRCA also notes that there is an existing stormwater retention/PUL feature in “West Park” (directly to the south of the proposed Central Park), which has proven problematic since it was handed over to the city by the developer of that subdivision some years ago. We wonder is there is some way to tie it in, to create a sustainable and less problematic feature there as well?

TRANSIT

WSCRCA strongly supports the concept of enhanced transit connectivity throughout the community, and the transit hub proposed inside this ASP Amendment and conceptualized by Truman and CivicWorks has the strongest support possible from WSCRCA.

PARKING

WSCRCA feels strongly that underground parking should be provided for all buildings inside this ASP Amendment. We strongly urge CPC and City Council to make it mandatory at development permit stage for any future buildings within the subject lands. We believe strongly this will enhance the walkability and safety of the area, and create a more pleasant streetscape. IT is vitally important that this does not end up becoming an area that full of surface asphalt parking lots, and that street parking be kept at the minimum to ensure healthy business and traffic circulation. This would include Rankin lands (LOC2016-0243), and other parcels, including the Sikh temple.

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A STORY OF CHANGE

WEST DISTRICT

COMMUNITY ASSOCIATION SUPPORT

ARCHITECTURAL GUIDELINES

While not part of this ASP Amendment, WSCRCA encourages CPC, City Council and CPAG to require complementary and even higher standards to existing architectural controls within adjacent communities be implemented as this area develops.

SHADOWING

WSCRCA recommends that, depending on any "shadowing models" brought forward, that possible provision be made for "stepdown" building heights backing onto Old Banff Coach (the north side of any future buildings) be used - for any building heights above 3 storeys.

SUSTAINABLE PRACTICES AND RENEWABLE ENERGY USES

WSCRCA would encourage the developer, CPC, City Council and CPAG to investigate and find a way to allow provide blanket approvals for rooftop gardens or greenhouses - accessible by elevator, to all buildings over 2 storey's within the subject lands.

WSCRCA also encourages the developer, CPC, City Council and CPAG to investigate and find a way to allow blanket approvals for solar panels for rooftops, and the use of geothermal solutions for buildings throughout the subject lands.

BEST PRACTICES - EXISTING EXAMPLES - "VILLAGE CENTRE"

While the idea of a new "village centre" in a partially built community may seem novel to Calgary, this represents a way to allow moving density and commercial uses from the "fringe areas" of greenfield communities (Skyview Ranch, Legacy, Walden, Evanston, Royal Oak all spring to mind) to the centre of the community. WSCRCA feels this will make it more attractive for residents to make use of alternative transportation methods to access local businesses and for recreation purposes, while still providing necessary transportation infrastructure for existing areas within the community.

The proposed ASP Amendment provides a once in a lifetime chance to create a village or town "centre" for the community. Most new communities in Calgary, seem to have their density and mixed use attached only at the edges of the community, close to the major roadways into that them. Because WSCR has been developed with this "donut hole" in the middle to date, this allows for an innovative and more sustainable model of having the mixed use and density in the very heart of the community.

It is also important to make sure that it is seen inside the context of many other communities in Calgary and other jurisdictions doing similar types of development. Not so far away, and a good example are existing developments at the UBC Campus in Vancouver (Wesbrook Village), and even the new University District here in Calgary.

HEIGHT RESTRICTIONS

WSCRCA understand the requirement for height restrictions - but did want to comment about the very centre of the proposed subject lands, where we would encourage possible relaxation to allow higher build forms. In the adjacent community of Coach Hill, there has been for over 30 years an apartment development called Odyssey Towers. While a unique development for that community, the existing buildings (8, 10 and 12 storeys), provide a strong and attractive visual landmark, and feel very much part of the community. WSCRCA wants to encourage being able to provide build forms that enhance the visual appeal in the future, and provide a "landmark" kind of structure for the community.

STREET NAMING

WSCRCA notes that the CPAG group has made some recommendations with regard to street naming. We have trouble understanding the recommendation of "Westward" as the naming convention sounds far too much like Westwinds industrial park and recreational park in the NE part of the city. WSCRCA encourages another name instead, and perhaps consider numeric avenue as well as street names as an alternative.

CONCLUSION

To reiterate, West Spring-Cougar Ridge Community Association (the Board) strongly concurs with the proposed Area Structure Plan Amendment in it's present form subject to the above conditions and comments.

Sincerely,

Lars Lehmann
Chair, Planning and Development Committee
West Springs Cougar Ridge Community Association

cc: Jeff Davison, Alderman Ward 6 City Clerk, City of Calgary

Dino Civaterese, City of Calgary

Julie McGuire, CIty of Calgary

David White, CivicWorks

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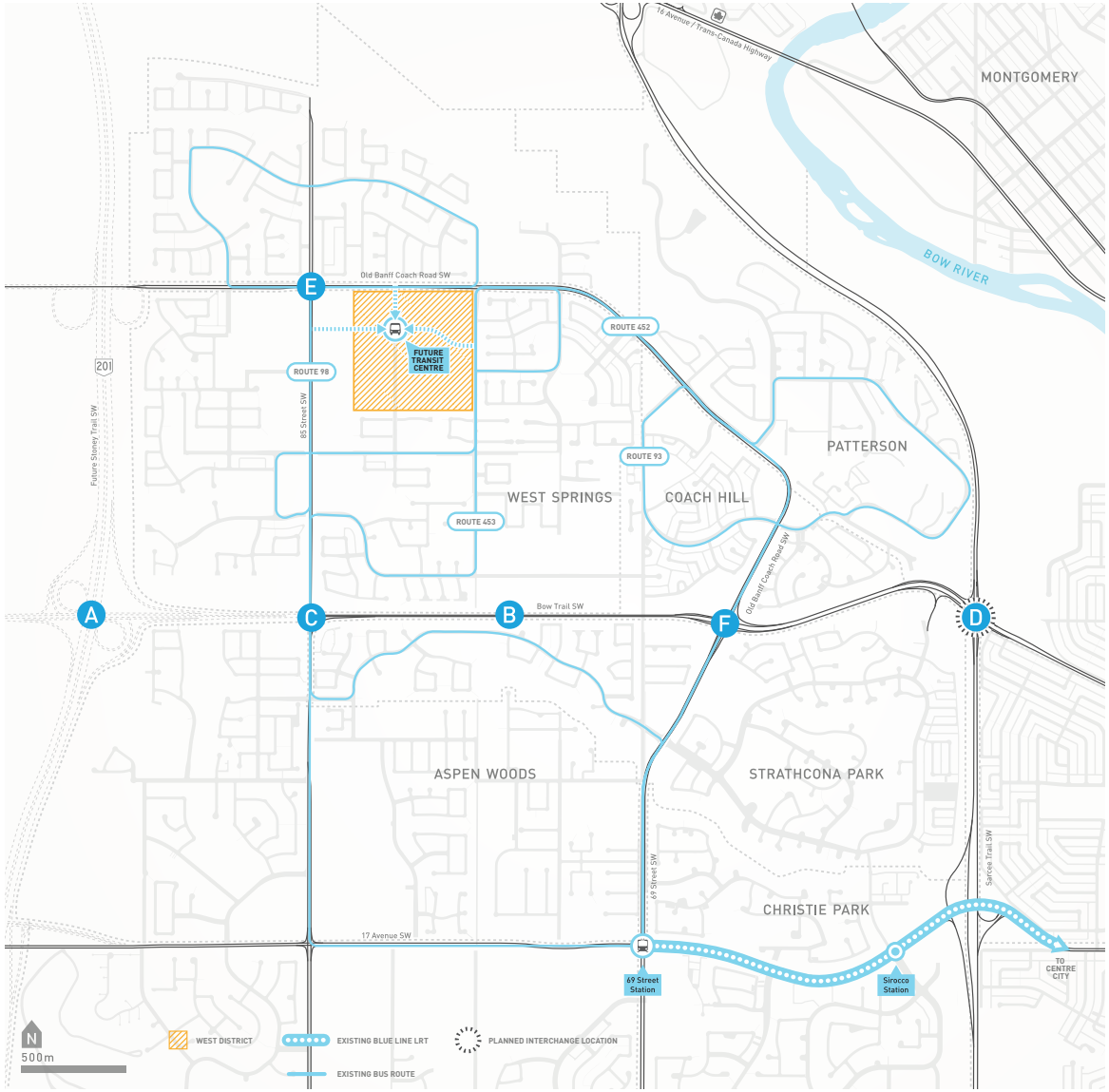
MOBILITY

REGIONAL TRANSPORTATION NETWORK

WEST DISTRICT



PROPOSED
FULL WEST DISTRICT DEVELOPMENT SCENARIO (20 YRS)

1,789	3,389	3,554
DWELLING UNITS	PEOPLE	JOBS

REGIONAL ROAD NETWORK UPGRADES & IMPROVEMENTS

A West Ring Road
Funding Responsibility: Province of Alberta
Status: Unfunded

B Bow Tr. Widening (85 St. to Old Banff Coach Rd.)
Funding Responsibility: City of Calgary
Status: Funded (2018 construction)

C 85 St. / Bow Tr. Upgrades (with dual left turn)
Funding Responsibility: City of Calgary
Status: Funded (2018 construction)

D Bow Tr./ Sarcee Tr. Interchange
Funding Responsibility: City of Calgary
Status: Off-site levy identified; unfunded

E 85 St. / Old Banff Coach Rd. SW At-grade Improvements
Funding Responsibility: Developer

F Bow Tr. / Old Banff Coach Rd. SW At-grade Improvements
Funding Responsibility: Developer

LOCAL ROAD NETWORK UPGRADES & IMPROVEMENTS

Old Banff Coach Rd. SW Widening (85 St. to 77 St. SW)
Funding Responsibility: Developer

77 Street SW Completion (Old Banff Coach Rd. to Weston Dr. SW)
Funding Responsibility: Developer

Traffic Signals (Old Banff Coach Rd. / 81 St. SW and 85 St. / Westward Ave. SW)
Funding Responsibility: Developer

Internal Multimodal Road Network
Funding Responsibility: Developer

TRANSIT IMPROVEMENTS

West District Transit Centre
Funding Responsibility: Developer

Transit Signal Priority Infrastructure
Funding Responsibility: City of Calgary / Developer

Additional Transit Service / Vehicles
Funding Responsibility: City of Calgary
Status: Unfunded

SHORT TERM WEST DISTRICT DEVELOPMENT SCENARIO

~600	~1,936
DWELLING UNITS	PEOPLE

REGIONAL ROAD NETWORK UPGRADES & IMPROVEMENTS

B Bow Tr. Widening (85 St. to Old Banff Couch Rd.)
Funding Responsibility: City of Calgary
Status: Funded (2018 construction)

C 85 St. / Bow Tr. Upgrades (with dual left turn)
Funding Responsibility: City of Calgary
Status: Funded (2018 construction)

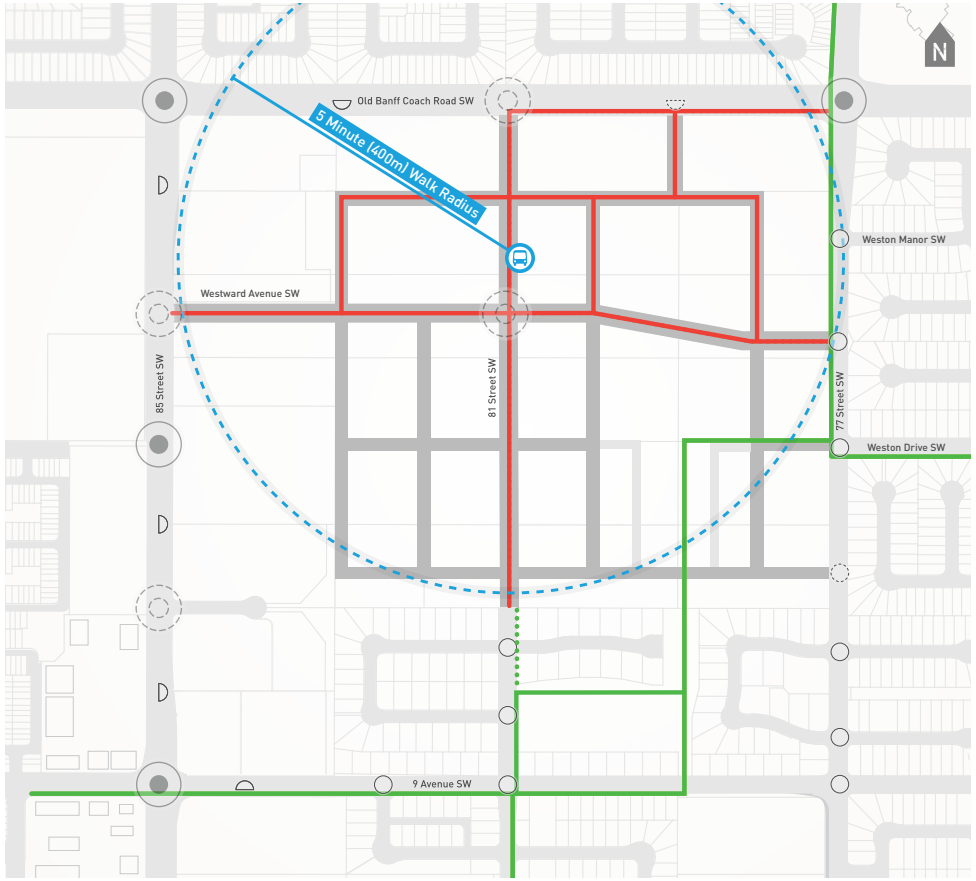
DENSITY

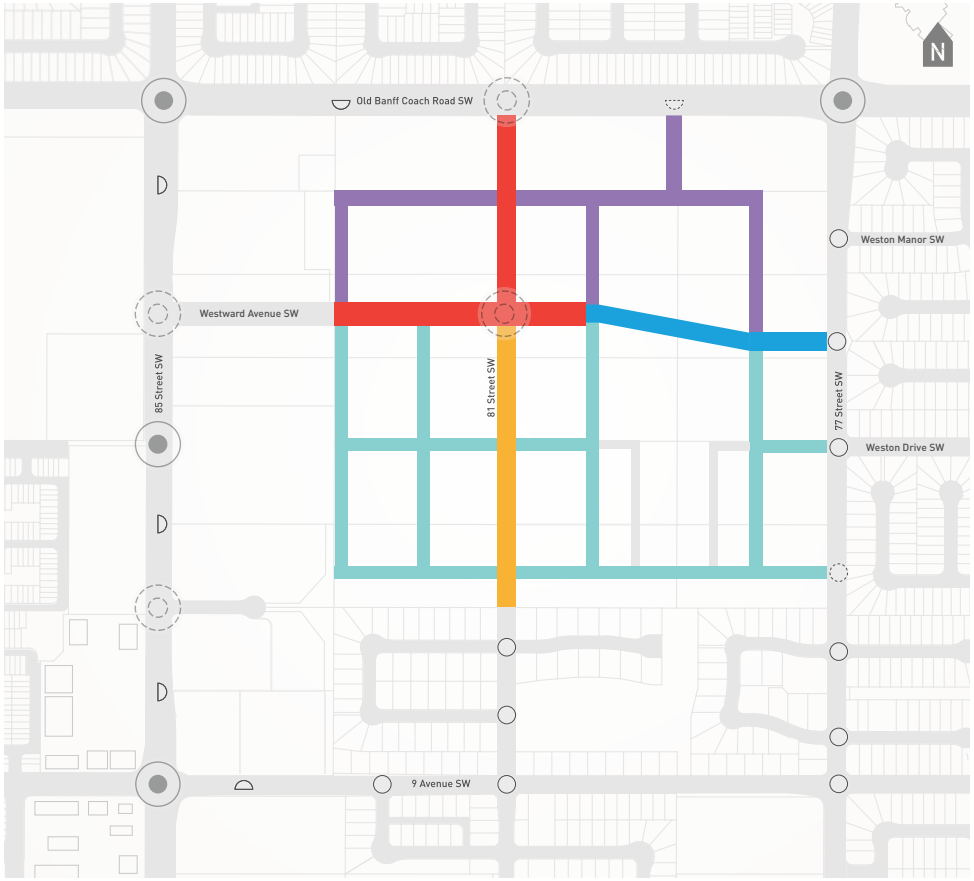
Approved area development of ~600 dwelling units (consistent with existing ASP), as well as ground floor retail along proposed main street. Residential density is capped until additional transportation capacity is provided. Office density can be provided as counter-flow capacity exists.

MOBILITY

LOCAL TRANSPORTATION NETWORK

WEST DISTRICT





MULTI-MODAL NETWORK

- Plan Area Street (sidewalks on both sides)
- Separated Bikeway
- Regional Pathway (3.0m)
- Potential Transit Centre

STREET TYPOLOGIES

- Activity Centre Street - 4 Lane
- Activity Centre Street - 2 Lane
- Collector Street - 2 Lane
- Collector Street - 2 Lane (81 Street SW)
- Residential Street

AREA INTERSECTIONS

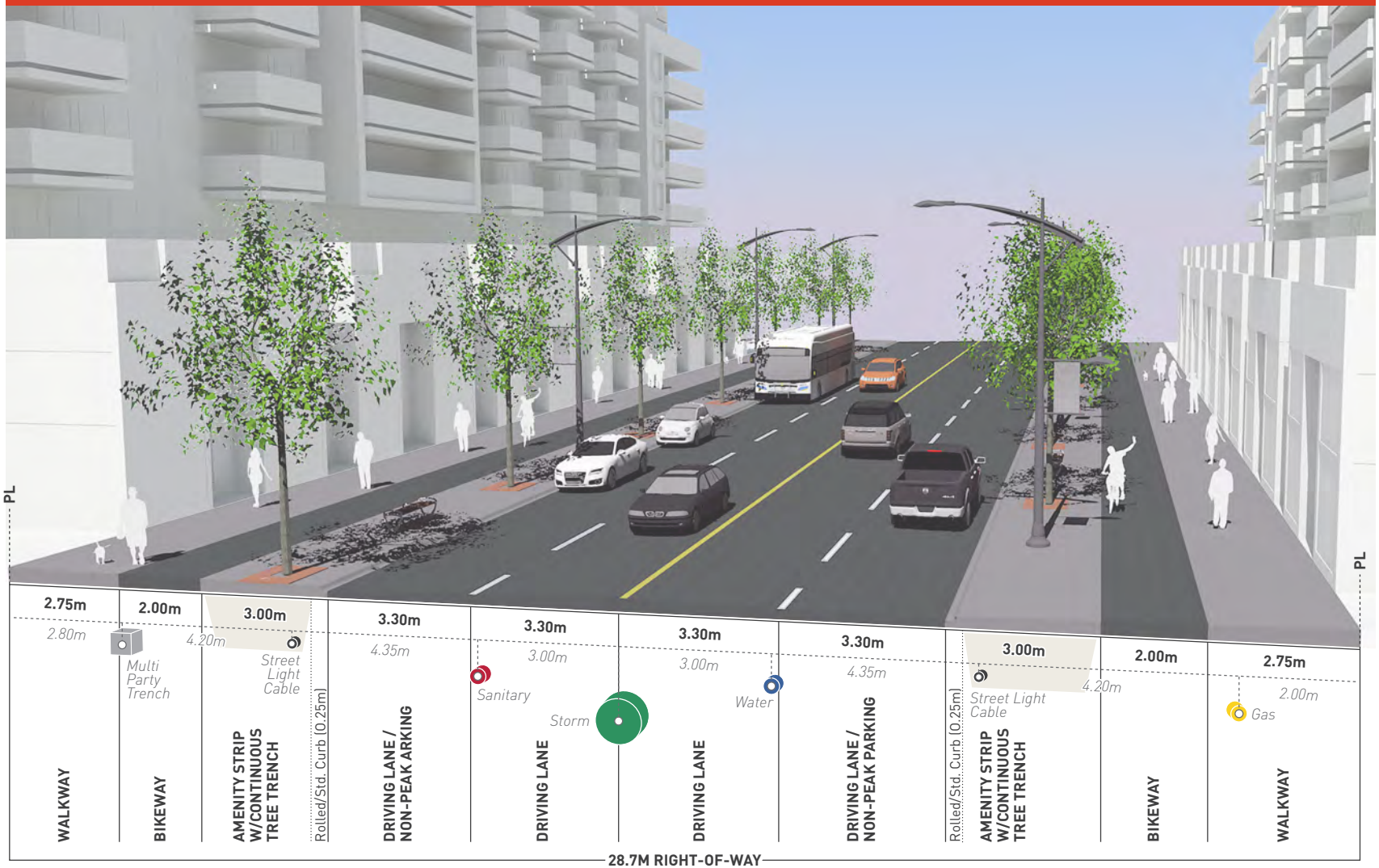
EXISTING Signalization	PROPOSED Signalization	EXISTING Non-signalization	PROPOSED Non-signalization	EXISTING / APPROVED Right-in / Right-out	PROPOSED Right-in / Right-out

MOBILITY

STREET TYPOLOGIES

WEST DISTRICT

ACTIVITY CENTRE STREET - 4 LANE



MOBILITY

STREET TYPOLOGIES

WEST DISTRICT

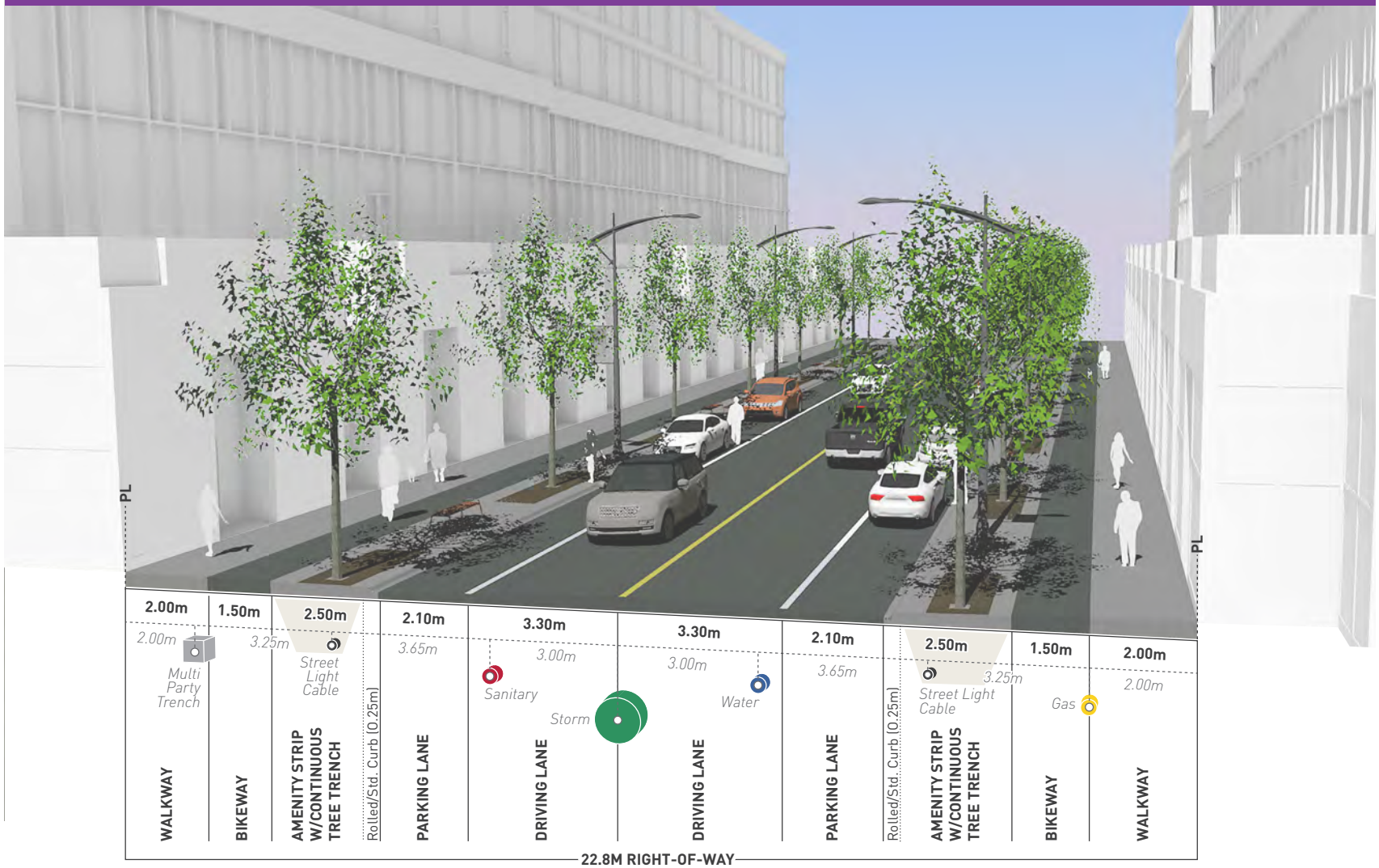
ACTIVITY CENTRE STREET - 2 LANE

MOBILITY

STREET TYPOLOGIES

WEST DISTRICT

COLLECTOR STREET - 2 LANE

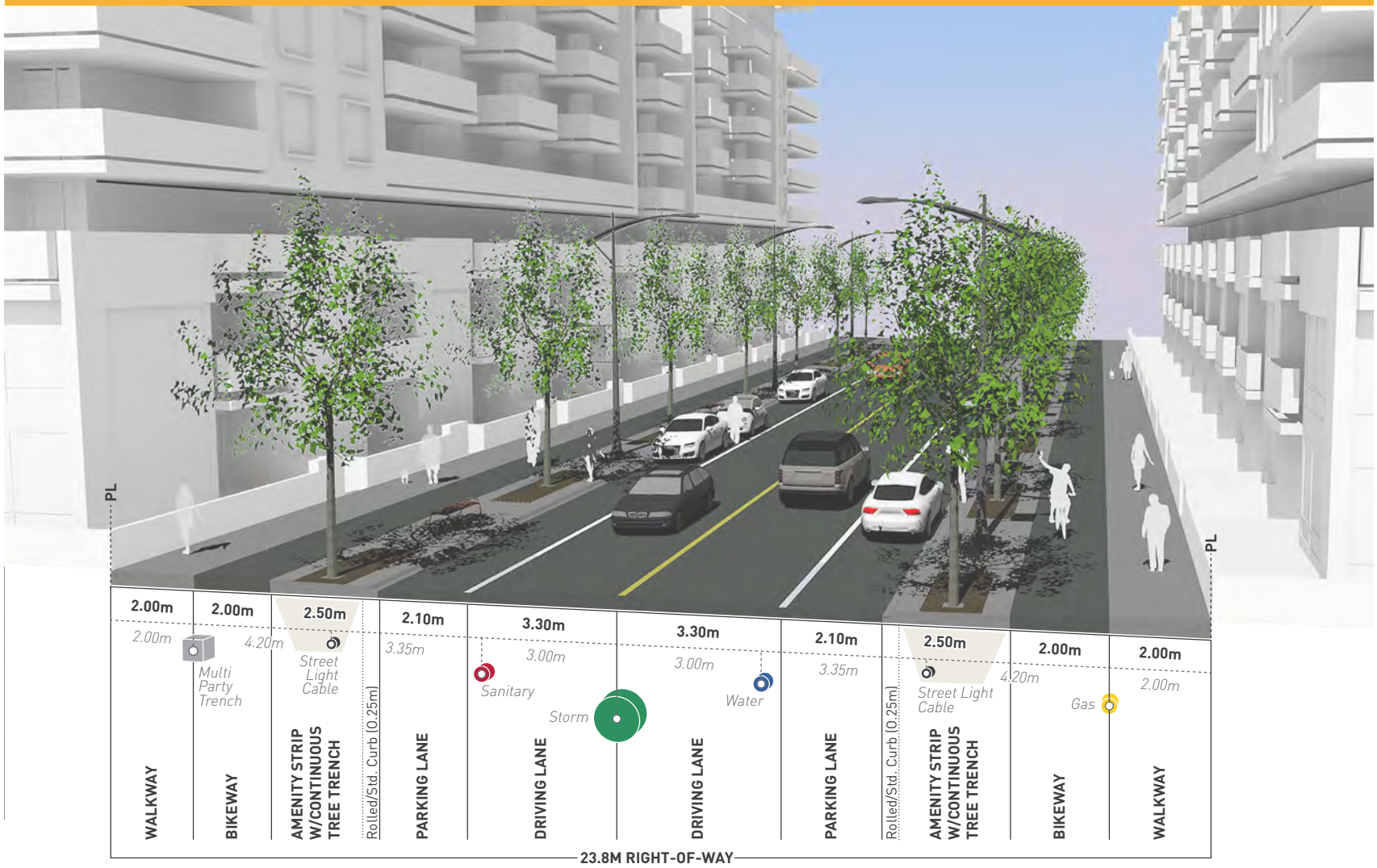


MOBILITY

STREET TYPOLOGIES

WEST DISTRICT

COLLECTOR STREET - 2 LANE (81 STREET SW)



MOBILITY

STREET TYPOLOGIES

WEST DISTRICT

RESIDENTIAL STREET

CONCEPT

WEST DISTRICT OUTLINE PLAN

WEST DISTRICT

LEGEND

LAND USE AREA	LAND USE DESCRIPTION
C-O(f3.0h20)	Commercial - Office
MU-1(f4.0h26)	Mixed Use - General
MU-1(f4.0h30)	Mixed Use - General
MU-2(f4.0h30)	Mixed Use - Active Frontage
MU-2(f5.0h30)	Mixed Use - Active Frontage
DC	Direct Control
M-H1	Multi-Residential - High Density Low Rise
M-2	Multi-Residential - Medium Profile
M-G	Multi-Residential - At Grade Housing
R-1S	Residential - One Dwelling
S-SPR (MR)	Special Purpose - School, Park & Community Reserve
S-CRI (PUL)	Special Purpose - City & Regional Infrastructure

PLAN AREA BOUNDARY
SHADOW PLAN AREA
PRIVATE LANE
SITE ACCESS
UTILITY EASEMENT
S 200 PVC — SANITARY SEWER
ST 750 CON — STORM SEWER
W 200 PVC — WATERMAIN

CONCEPT

WEST DISTRICT

OUTLINE PLAN STATISTICS

LAND USE AREA	LAND USE DISTRICT	AREA		% OF TOTAL GDA	AVERAGE DENSITY*			ANTICIPATED GROSS FLOOR AREA		ANTICIPATED INTENSITY	
		HA	AC		UPH	UPA	ANTICIPATED UNITS	RETAIL (m^2 / ft^2)	COMMERCIAL (m^2 / ft^2)†	POPULATION	JOBS‡
OFFICE/INSTITUTIONAL AREA	C-O(f3.0h20)	1.56	3.85	6.95%	0.00	0.00	0	0	28,862 / 310,668	0	1,154
RETAIL/RESIDENTIAL MIXED-USE AREA	MU-1(f4.0h26)	1.07	2.63	4.76%	175.0	70.8	187	1,397 / 15,042	0	313	28
	MU-1(f4.0h30)	1.44	3.57	6.45%	175.0	70.8	253	0	0	425	0
	MU-2(f4.0h30)	2.25	5.56	10.05%	175.0	70.8	394	9,662 / 104,000	0	662	193
	MU-2(f5.0h30)	0.83	2.06	3.71%	85.0	34.4	71	6,968 / 75,000	11,613 / 125,000	119	604
	DC(C-N1)	0.15	0.36	0.65%	0.0	0.0	0	697 / 7,500	0	0	14
RESIDENTIAL AREA	M-H1	2.13	5.26	9.51%	150.0	60.7	319	0	0	572	0
	M-2	1.42	3.51	6.34%	106.6	43.1	151	0	0	315	0
	M-G	1.88	4.65	8.40%	60.6	24.5	114	0	0	271	0
	R-1S	0.60	1.47	2.66%	21.2	8.6	13	0	0	48	0
COMMUNITY INSTITUTION AREA	S-CI (Place-of-Worship)	0.51	1.27	2.29%	0.0	0.0	0	0	929 / 10,000	0	37
CENTRAL PARK AREA	S-SPR (MR)	2.34	5.78	10.45%	0.0	0.0	0	0	0	0	0
	S-CRI (PUL)	0.73	1.80	3.26%	0.0	0.0	0	0	0	0	0
STREET RIGHTS-OF-WAY	-	5.49	13.58	24.52%	0.0	0.0	0	0	0	0	0
GROSS DEVELOPABLE AREA (GDA)		**22.40**	**55.35**	**100.00%**	**n/a**	**n/a**	**1,501**	**18,724 / 201,542**	**41,404 / 445,668**	**2,725**	**2,030**

* AVERAGE ANTICIPATED DENSITY IS CALCULATED BASED ON A RANGE OF BUILT FORM OUTCOMES, AND IS SUPPORTED BY ASSUMPTIONS SPECIFIED BY THE CITY OF CALGARY GEODEMOGRAPHICS. ASSUMPTIONS USE CENSUS DATA TO ASSIGN THE AVERAGE DENSITY AND OCCUPANCY RATES FOR EACH LAND USE DISTRICT BASED ON CURRENT CITY-WIDE STATISTICS.

† COMMERCIAL GROSS FLOOR AREA IS REPRESENTATIVE OF OFFICE & INSTITUTIONAL USES (AND DOES NOT INCLUDE FLOOR AREA FOR A PROPOSED CENTRAL PUBLIC PARKING STRUCTURE WITHIN MU-2(F5.0H30).

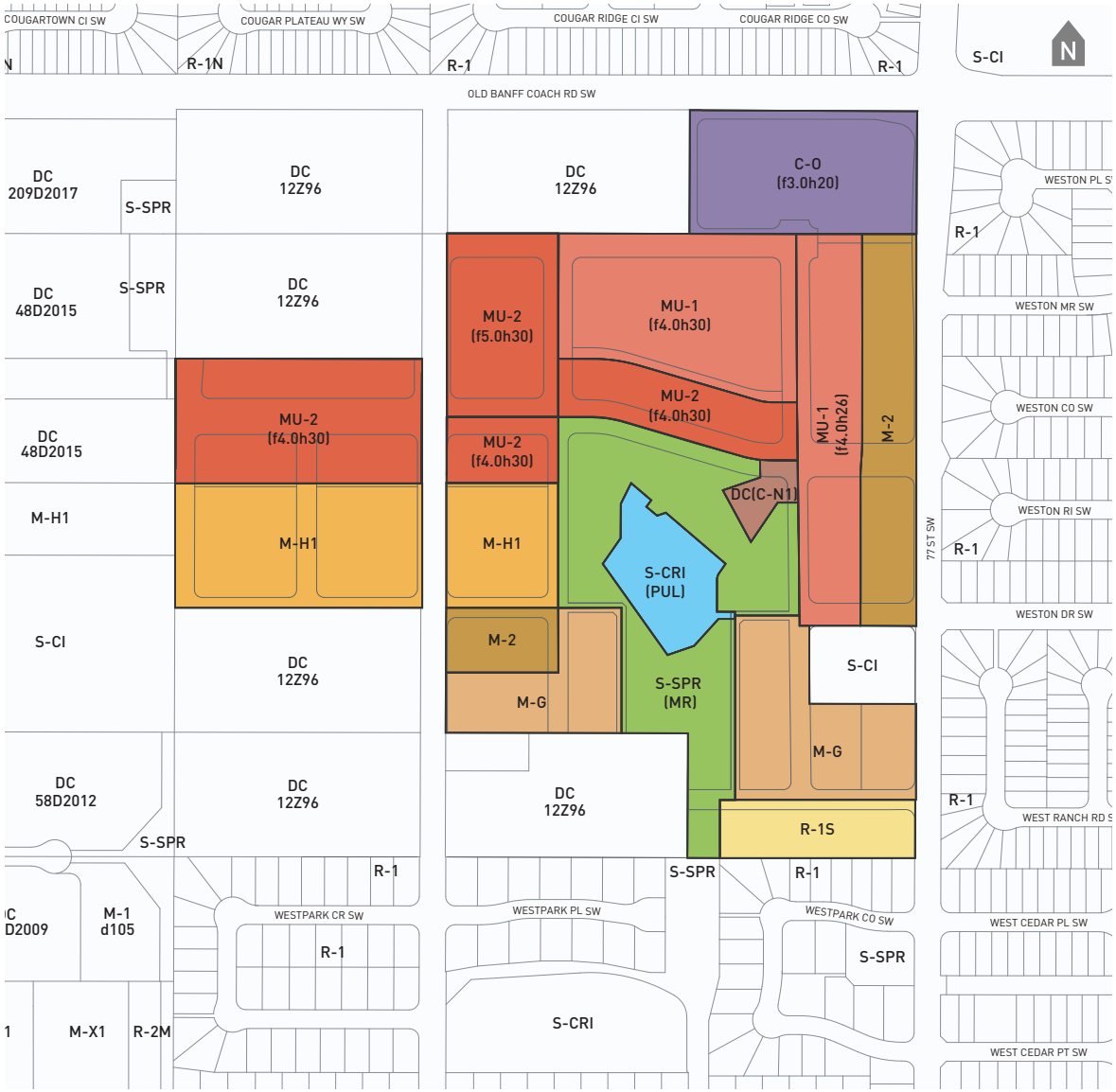
‡ NUMBER OF JOBS IS CALCULATED USING AN INTENSITY METRIC OF 50M² PER EMPLOYEE FOR RETAIL AND 25M² FOR OFFICE/INSTITUTIONAL (COMMERCIAL) USES.

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

CONCEPT

WEST DISTRICT

LAND USE STATISTICS



FROM	TO	AREA	
		HA	AC
DC12Z96	C-O(f3.0h20)	1.79	4.43
DC12Z96	MU-1(f4.0h26)	1.59	3.93
DC12Z96	MU-1(f4.0h30)	2.19	5.41
DC12Z96	MU-2(f4.0h30)	3.34	8.28
DC12Z96	MU-2(f5.0h30)	1.30	3.21
DC12Z96	DC(C-N1)	0.20	0.51
DC12Z96	M-H1	2.85	7.02
DC12Z96	M-2	1.83	4.53
DC12Z96	M-G	2.45	6.01
DC12Z96	R-1S	0.72	1.79
DC12Z96	S-SPR (MR)	2.90	7.18
DC12Z96	S-CRI (PUL)	0.73	1.80
S-CI	Unchanged	0.51	1.25
TOTAL		**22.40**	**55.35**

WEST DISTRICT

CONSTRUCTION

CONCEPTUAL PHASING

WEST DISTRICT CONCEPTUAL PHASING STRATEGY

1. **PHASE ONE** -Year 0 to Year 5
2. **PHASE TWO** - Year 5 to Year 10
3. **PHASE THREE** - Year 10 to Year 15
4. **PHASE FOUR** - Year 15 to Year 20

WEST DISTRICT

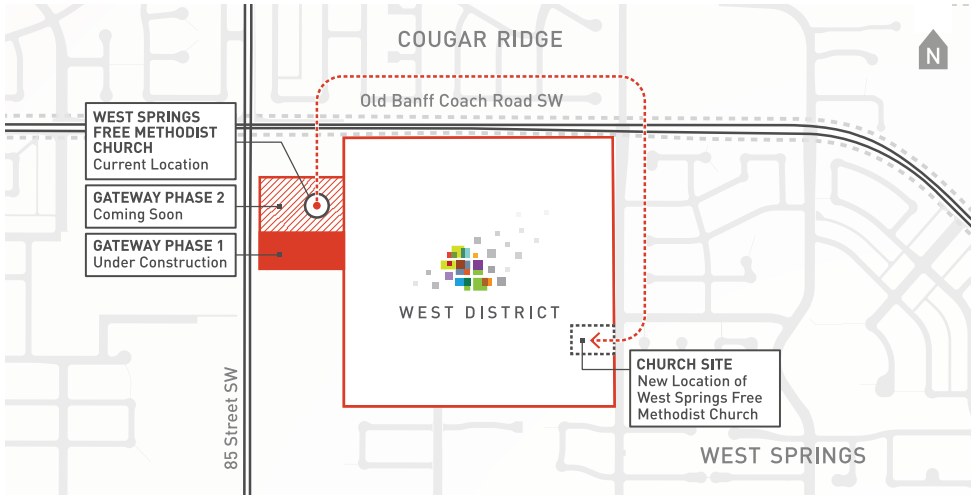
CONSTRUCTION

'GATEWAY'

GATEWAY & WEST SPRINGS FREE METHODIST CHURCH

We continued work on our 'Gateway' development along 85 Street SW. In May of 2015, City Council adopted Bylaw 48D2015 and approved the comprehensive Land Use Redesignation and Outline Plan (LOC2014-0008) for nearly 10 acres within the Master Plan vision area. The approval is representative of six mid-rise mixed-use buildings (creating greater than 700 dwellings, almost 50,000 square feet of retail, and new community park space) that frame a segment of a new main street. The first two buildings and the main street are now under construction and, in spirit, represent the development of the first phase of West District.

As part of the first phase of construction, Truman has formed a partnership to develop and build a new facility for the West Springs Free Methodist Church. The new facility will be a place of worship, but also continue to be used for community-focused and supportive partnerships (i.e., West Side Montesorri Preschool). The relocation site is within a part of the 'West District' Plan Area.



CONSTRUCTION

BUILDING A NEW MAIN STREET

WEST DISTRICT

Westward Avenue Main Street Vision

TRUMAN

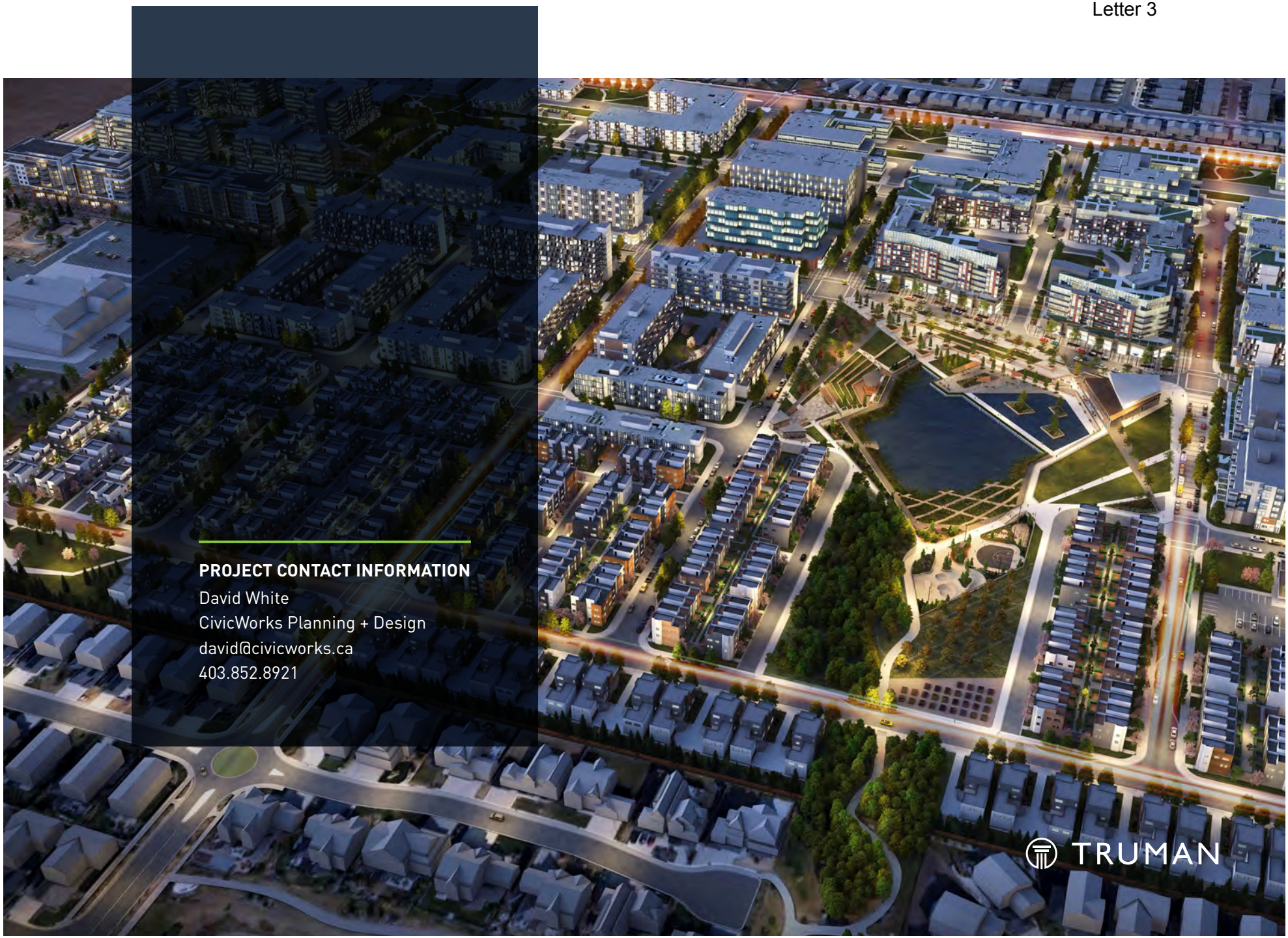
For over 30 years, Truman has proudly worked to build a better Calgary. As an Alberta-based family-owned developer and builder, we have created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area.

Truman's belief is that everyone can Live Better.® From master planned communities to mixed-use buildings, in both new and established neighbourhoods, we build great places through great design.

Truman is the master builder of choice for Calgarians because we go beyond refined design and high quality construction. By providing excellent customer service and building strong relationships with neighbours, we show our commitment to forging complete communities.

Truman also has a strong legacy of supporting affordable home ownership, and works in partnership with Attainable Homes Calgary and Liberty Affordable Home Ownership. It is our goal to make a quarter of Truman homes attainable for low and moderate income households. In honouring this commitment, Truman has helped to provide over 500 affordable homes to Calgarians.

George Trutina
President



PROJECT CONTACT INFORMATION

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