

February 21, 2017

Calgary City Council  
c/o City Clerks  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

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**RE: LOC2016-0243 CPC Report Response to WSCR Community Association Letter**

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On behalf of West Park Lands, B&A submits the attached letter to City Clerks for inclusion in the March 19<sup>th</sup> Public Hearing for West Parks Lands. The letter was provided to CPC for inclusion at their public proceeding on December 14<sup>th</sup>, but was not included within the final report to Council.

The letter included herein provides a response to the West Springs Cougar Ridge Community Association letter included within Appendix VI of the Report to Council.

We would also like to acknowledge the efforts of numerous City staff that were collaborative and dedicated to ensuring a successful outcome for West Park lands and others within the West Springs North Neighbourhood Area.

Sincerely,



Kimberly Lemmon

*cc via email: Dave Rankine, West Park Lands  
Julie McGuire, Senior Planner, Centre West, City of Calgary  
Mark Sasges, Coordinator, Centre West Planning  
Jeff Davison, Councillor, Ward 6*

*Attachments: Response to WSCR Letter*

To Whom It May Concern,

West Park Lands and B&A have been engaged in planning for the 3.89 ha (9.61 ac) parcel at 819 & 821 - 85 Street SW for nearly 2 years and are extremely pleased to have the full support of Administration to move forward with a recommendation of approval to Calgary Planning Commission.

### **Engagement**

At the outset of the formal application of Outline Plan and Land Use Redesignation, West Park Lands and B&A sent letters and requests to meet with the adjacent West Park homeowners and the West Springs Cougar Ridge Community Association. The early engagement was very beneficial to the refinement of our plan, and allowed us the opportunity to explore best practices to minimize privacy concerns within the back yards of adjacent residential homes to the south.

### **Design & Architectural Guidelines**

At that early engagement, we did not have built form examples and were envisioning single or semi-detached units along the south and western boundary, with a transition across a residential road to townhomes and/or apartments in the northeast corner. As the plan progressed, the vision for the area was refined to its current plan for single detached and a comprehensive townhouse development.

Architectural Guidelines for the project will be established at the DP stage at the discretion of the developer and will be respectful of the existing high quality design that is synonymous with the West Springs Community.

### **Traffic**

A grid pattern residential road system was extended through the site in response to our collaborative efforts with the adjacent landowners of Truman and St Michaels. The request to provide a single-loaded roadway along the western boundary is not ideal for our subject lands; however, to ensure a well-connected future minded street network, West Park lands acquiesced to the request from Truman and City officials. Similarly, the unique street standards of West District are also proposed within this project to ensure continuity in pedestrian, cyclist and vehicular infrastructure. Both of these changes have come at a cost to West Park lands that should be acknowledged, as there were delays in the approval, additional engineering requirements for these non-standard roadways, and additional costs to the construction of these roadways.

To minimize the impact of these costs, a public street was not included through the centre of the comprehensive townhouse site in lieu of additional publicly accessible green space and pathways that would facilitate pedestrian and cyclist connections in a more environmentally responsive and cost effective manner.

### **PUL (Stormwater Retention)**

The 9.61 acre West Park project was partially located within an approved SMDP boundary that drains to an existing pond within the West Park neighbourhood to the southeast. At the time of our

application in 2016, the Truman application and SMDP preparation timing was uncertain and through consultation with Water Resources there were significant collaborative efforts made to allow the West Park lands project to utilize the existing pond. There are conditions of approval within the report that ensure this is done appropriately and meets all city requirements. The proposed Municipal Reserve does not provide storm water retention and additional green space beyond the 10% dedication requirement was not discussed with the Parks department, although it is assumed this would not be supported.

### **Transit**

There are existing transit routes on 85 Street SW and 9 Avenue SW that provide adequate levels of bus service to the proposed additional 7 single detached and 184 townhomes.

### **Parking**

Underground parking has not been explored for the townhome or single detached residential units. Residential streets afford on street parking, and there is a requirement for visitor parking within any multi-residential project that will be further evaluated at the DP stage. It is the intention of West Park lands to pursue a street-oriented/park-fronting townhome with attached drive-under garages that are accessed from an internal rear lane. There is no intention to provide extensive surface parking lots.

### **Conclusion**

The West Park Lands Outline Plan and Land Use Redesignation application proposes an anticipated 191 residential units at an approximate density of 20 units per acre (50 uph), which correlates to an intensity of 112 people and jobs per hectare. The provision of a 0.39 ha neighbourhood park space affords an extension of the existing local pathway network, and creates opportunities to connect a private pathway and green space through the townhome project.

Every effort has been made to be collaborative with the adjacent neighbours and community associated representatives to ensure the West Springs neighbourhood is developed to an urban standard in a holistic and attractive manner. We see no change in this approach as the development process continues through subsequent subdivision, development permit and construction stages.