

**From:** Smith, Theresa L.  
**Sent:** Tuesday, February 13, 2018 9:54 AM  
**To:** Public Submissions  
**Subject:** FW: Public Hearing Feedback for West Springs BYLAW 53D2018

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**From:** megan miller [mailto:megsmiller@hotmail.com]  
**Sent:** Monday, February 12, 2018 7:53 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] Fwd: Public Hearing Feedback for West Springs BYLAW 53D2018

To Whom it May Concern,

Please find below my concerns for the rezoning of the West Springs Development Land- BYLAW 53D2018.

My home address is 114 Cougar Ridge Circle SW, Calgary Alberta.

I have attended all of the open houses and provided feedback through several different avenues. I again share these same concerns with you:

- The current traffic situation will not adequately support that many additionally community members. There are huge issues getting off the hill now onto Bow Trail and this is only exacerbated in poor driving conditions such as winter.
- Backing onto my property will be a 4 story commercial building. This will impact my privacy and view and possible the resale of my home.
- We purchased this house with the understanding that this was zoned for single family residential-two story buildings, not four to six if new construction was to occur if at all.
- Constant construction, noise and dust/dirt over the net 20 years.
- The impact of this many new community members of our current amenities.

I am in full support of building in this area. I am not in support of building that will completely change the small community feel and take away from the current lifestyle this community provides. Just because you can build up and across, doesn't mean it is always the right thing to do. I would like to see a balance and some respect for the the people who have lived in this community for years and call it home.

Thank you for your consideration of this matter,  
Megan Miller



**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, February 13, 2018 9:56 AM  
**To:** Public Submissions  
**Subject:** FW: West Springs - By law 53D2018

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**From:** shane [mailto:shanewallman@hotmail.com]  
**Sent:** Monday, February 12, 2018 8:41 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] West Springs - By law 53D2018

To Whom it May Concern,

Please find below my concerns for the rezoning of the West Springs Development Land- BYLAW 53D2018.

My home address is 114 Cougar Ridge Circle SW, Calgary Alberta.

I have attended all of the open houses and provided feedback through several different avenues. I again share these same concerns with you:

My number one concern is the traffic all of the new businesses and the condos will bring to the area. The area is already filled with plenty of traffic and during the winter months things go to a whole new level. The smallest snowfall adds tons of time on to the drive especially getting down Bow Trail on the big hill. I believe the ring road will only reduce this slightly as a lot of people that live up here work in the downtown core.

I don't think anyone is looking forward to the years of construction, dust and the possible damage to the foundations of my home and my neighbors that the piling machines will do.

My house is situated directly behind where the proposal includes 4-6 story office buildings. I don't know anyone who would want people peering into their homes and their backyards. I have a young family and this is another major concern for myself and family.

I am in full support of building in this area. I am not in support of building that will completely change the small community feel and take away from the current lifestyle this community provides. Just because you can build up and across, doesn't mean it is always the right thing to do. I would like to see a balance and some respect for the the people who have lived in this community for years and call it home.

Thank you,  
Shane Wallman



**West Park Residents Association**  
#189, 917 85<sup>th</sup> Street SW  
Calgary, AB T3H 5Z9  
westparkresidents@gmail.com

February 13, 2018

SUBMITTED VIA EMAIL

Office of the City Clerk  
The City of Calgary  
[cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**RE: Request for Comments - Public Hearing on BYLAW 53D2018, Feb 20, 2018**

To Whom it May Concern:

West Park is a community of 104 homes located adjacent to the southern boundary of the proposed “West Springs North Neighbourhood”. As such, the community has a vested interest in how the subject lands are developed. The West Park Residents Association (WPRA) has actively participated in the engagement process with regards to this development for approximately five years, through bilateral meetings with the developers (Truman and West Park Lands II GP, community discussions, and the City’s open houses. These opportunities to provide community feedback has been appreciated. The productive discussions resulted in reasonable resolutions to some of our key community concerns clearly identified during the engagement process, but many remain unresolved.

**Landscape Buffer with Existing Adjacent Homes**

The WPRA has reached a written agreement with Truman to ensure an adequate landscaped buffer between the existing West Park homes and the single-family houses along the southern boundary of the proposed West District development. A verbal agreement has also been reached with West Park Lands II GP for a 3 metre landscaped buffer between the existing West Park homes and the single-family houses southern boundary of the proposed West Park Lands development. The WPRA’s request and expectation is that a consistent landscaped buffer between the existing West Park homes and any future developments is required under the amended ASP and development approvals.

**Significant Density Increase in Established Community**

Reducing the proposed density by ~30% from the original Truman proposal is a step in the right direction, but remains a significant increase from the current ASP. The proposed land use is vastly changed from the West Springs ASP amendment only just completed in 2012, under which many of the current West Park residents purchased their homes, and under which their

property valuation was based. Appropriate consideration should be given to the impacts this drastic change would have on the well-established West Springs residential community.

### **Traffic Congestion on Already Stressed Infrastructure**

The WPRA's concerns with current and future traffic congestion in the area are aligned with those submitted by the West Springs/Cougar Ridge Community Association. The proposed requirement for traffic infrastructure upgrades to be fund and completed prior to approval of any additional developments and the associated density increases is a step in the right direction; how and how well this is administered will be critical. The already overloaded roads cannot accommodate the increased traffic that will result from more residents. The WPRA requests that construction traffic be restricted from using 81 Street SW south of the traffic circle through the West Park community to avoid damage to the traffic circle and community planters.

### **Current Storm Water Management Issues Must be Addressed**

The existing storm water retention pond in West Park has never functioned properly, and thus has not been turned over to the City by the subdivision developer. It is our understanding that a portion of the proposed development lands would also utilize this pond for storm water management. The current issues with the existing pond must be resolved prior to approving the overall storm water management design.

### **Subdivision Naming Request**

West Park is already an established community. The WPRA requests that an alternate naming for West Park Land II GP's proposed development and streets be required to avoid future confusion.

### **Addressing Community Feedback**

It is very evident through the City's own "What We Heard" reports following the open house sessions that the vast majority of community feedback received has been against the proposed ASP amendment. However, the City has generally responded with "you are wrong" in response to the community's concerns rather than addressing the concerns.

In summary, while positive changes have been made to the proposed amendment since the first draft there remain significant community concerns that should be addressed in the final ASP.

Yours Truly,

**Westpark Residents Association Board of Directors**

**Bryan Bidyk, Mike Cecconi, Arfan Devji, Chris Graham, Danny Martin, Shane Rooke**

Cc: Jeff Davison, Ward 6 Councilor

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](http://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 Item #8.2.9

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@trumanddevelopment.com](mailto:george.trutina@trumanddevelopment.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](mailto:david@civicworks.ca).

Sincerely,

**TRUMAN DEVELOPMENT CORPORATION**

George Trutina, President



# WEST DISTRICT

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

PREPARED FOR  
The City of Calgary

JANUARY 2018





# WEST DISTRICT

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

PREPARED FOR  
The City of Calgary

JANUARY 2018

PREPARED BY



## PROJECT TEAM

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

## PROJECT CONTACT INFORMATION

David White  
CivicWorks Planning + Design  
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403.852.8921

# CONTENTS

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## 1. RATIONALE

Introduction & Context .....	4
Principles .....	5

## 2. VISION

Present Day .....	6
West District Concept .....	7
Central Park Concept .....	8

## 3. A STORY OF CHANGE

Context & Change .....	12
Applicant-led Engagement Process .....	13
City-led Engagement Process .....	15
Application In Context .....	16
Key Plan Changes .....	17
Community Association Support .....	19

## 4. MOBILITY

Regional Transportation Network .....	22
Local Transportation Network .....	23
Street Typologies .....	24

## 5. CONCEPT

West District Outline Plan .....	29
Outline Plan Statistics .....	30
Land Use Statistics .....	31

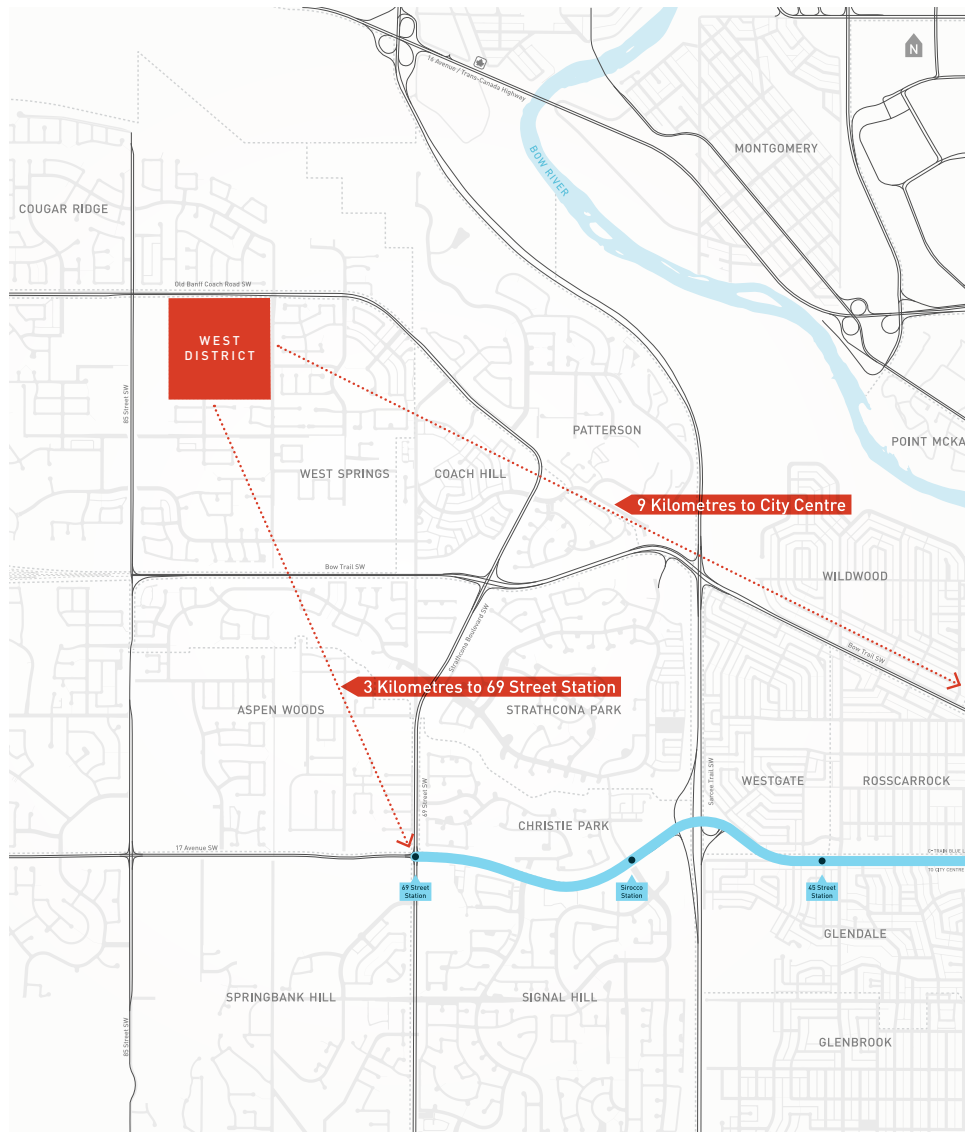
## 6. CONSTRUCTION

Phasing .....	32
'Gateway' .....	33
Building A New Main Street .....	34



**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

## 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 choose 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





VISION

# WEST DISTRICT CONCEPT



VISION

# CENTRAL PARK CONCEPT

## 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.

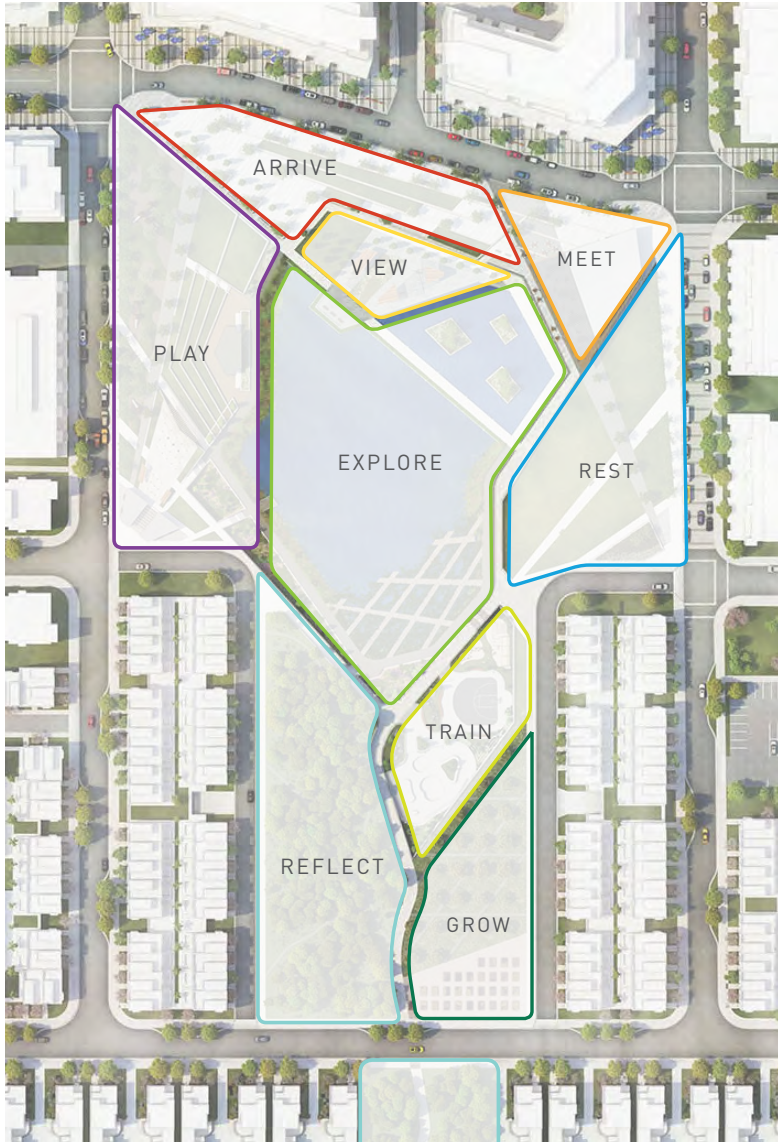


Central Park Vision



VISION

# CENTRAL PARK CONCEPT



## 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



Seasonal Skating Rink



VISION

# CENTRAL PARK CONCEPT



Public Amphitheater



Lower Plaza & Reflecting Pool



Adult-Oriented Recreation Area



Wetland Boardwalk



A STORY OF CHANGE

# CONTEXT & CHANGE

## KEY THEMES

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

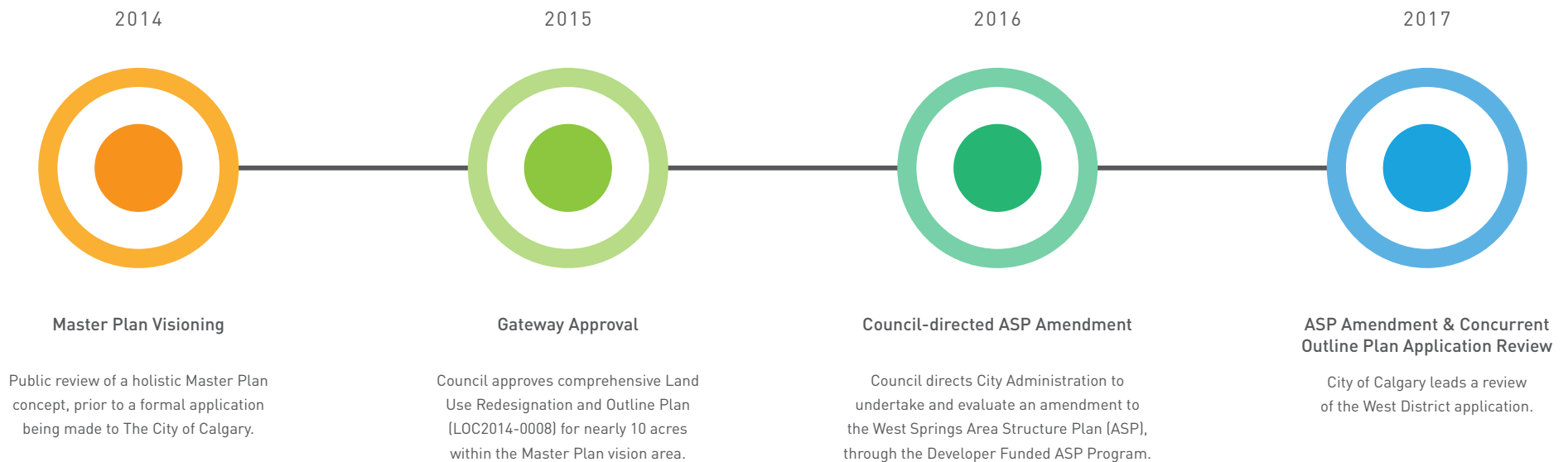
In 2014, Truman delivered four phases of engagement with the community over a seven month period. Over the course of the engagement process, nine key themes emerged from the conversation with the community: Housing & Buildings; Transportation & Infrastructure; Commercial & Retail; Open Space; Density;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





A STORY OF CHANGE

# 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:

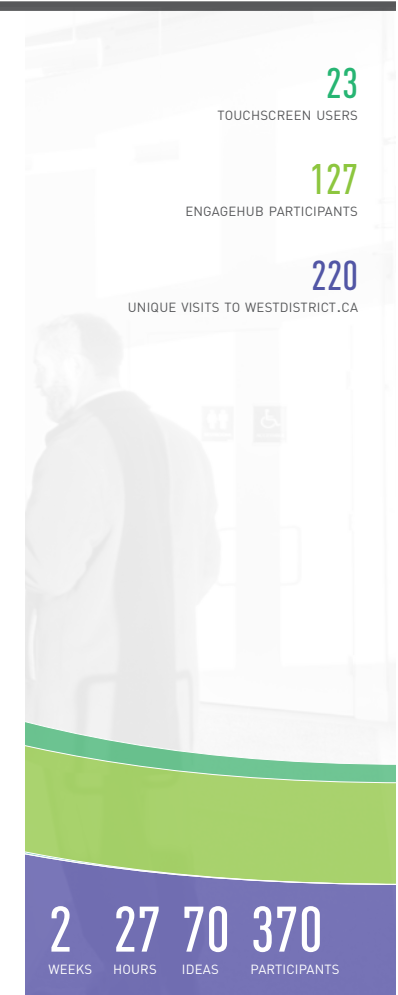
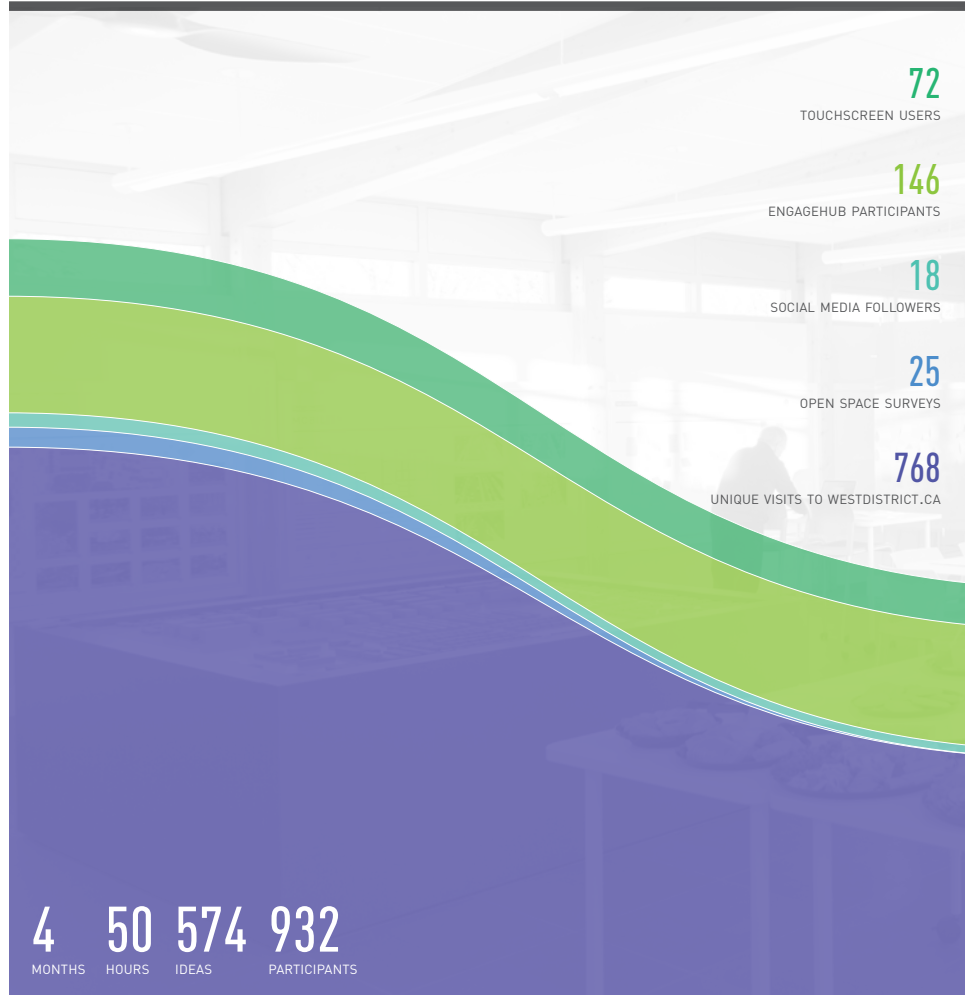
1. Westdistrict.ca provided the most up-to-date information on the Plan concept and how community members could get involved.
2. Mailers sent to more than 4,000 residents of surrounding communities during multiple phases of engagement.
3. Stampede Breakfast information display tent and team members on-hand 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.





A STORY OF CHANGE

# APPLICANT-LED ENGAGEMENT PROCESS



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 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.



## 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.



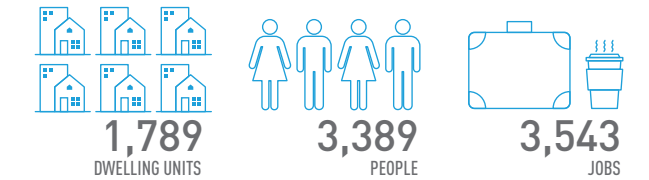
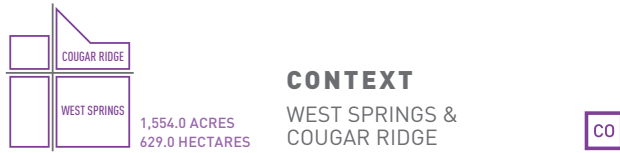
Project team members were on hand at City-led engagement events to gather feedback and answer questions.





A STORY OF CHANGE

# APPLICATION CONTEXT



**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.



**CITY CONTEXT, DENSITY & INTENSITY**



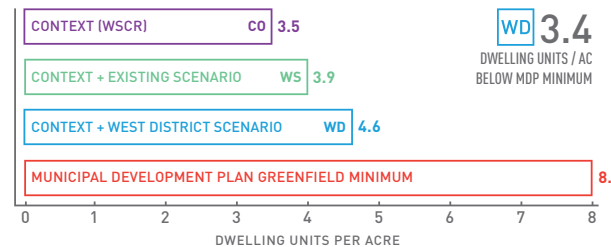
The West District plan area and neighbouring communities of West Springs & Cougar Ridge are located in west Calgary. Approximately 9 kilometres from the Centre City, the area is served by key corridors like Bow Trail and 17 Avenue SW, and Calgary Transit's West LRT line.



The West District Plan area is one of the last large pockets of 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.

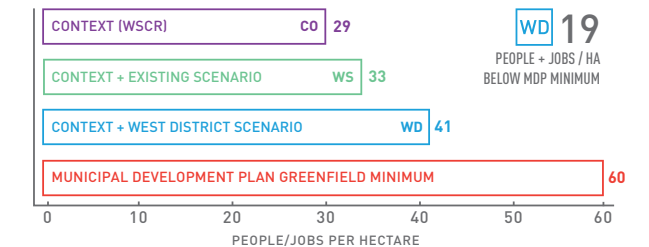
**THE DENSITY CONTEXT**

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



**THE INTENSITY CONTEXT**

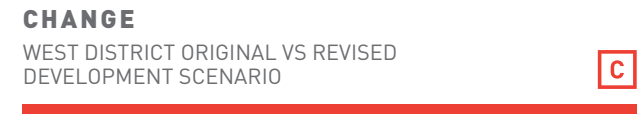
Intensity is a measure of the concentration of people living or working in a given area, stated as the sum of residents and jobs per hectare.





A STORY OF CHANGE

# KEY PLAN CHANGES



**-35%** -969 DWELLING UNITS

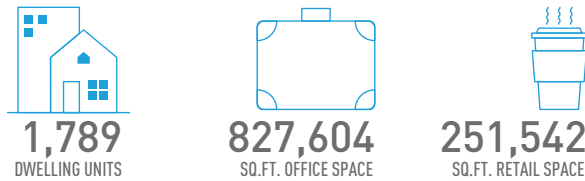
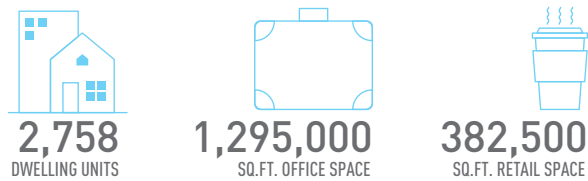
**-36%** -467,396 SQ.FT. OFFICE SPACE

**-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

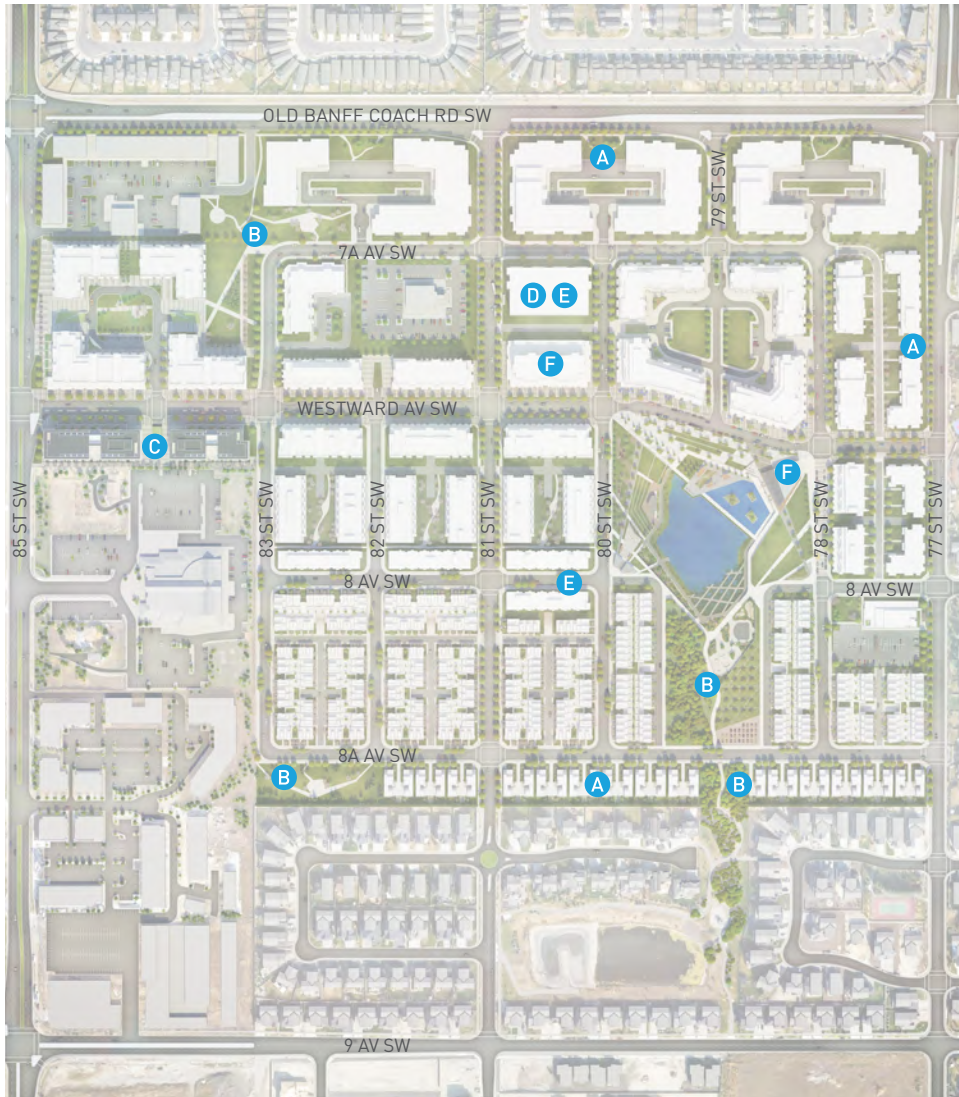






A STORY OF CHANGE

# 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.



A STORY OF CHANGE

# 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 its 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 WINSPO 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..

Suite 138, Unit 406, 917 - 85 Street SW Calgary, Alberta T3H 5Z9 Ph: 403.770.8585  
[www.wscr.ca](http://www.wscr.ca)



# COMMUNITY ASSOCIATION SUPPORT

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.

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 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.



**A STORY OF CHANGE**

# 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,

A handwritten signature in black ink, appearing to read "Lars Lehmann".

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

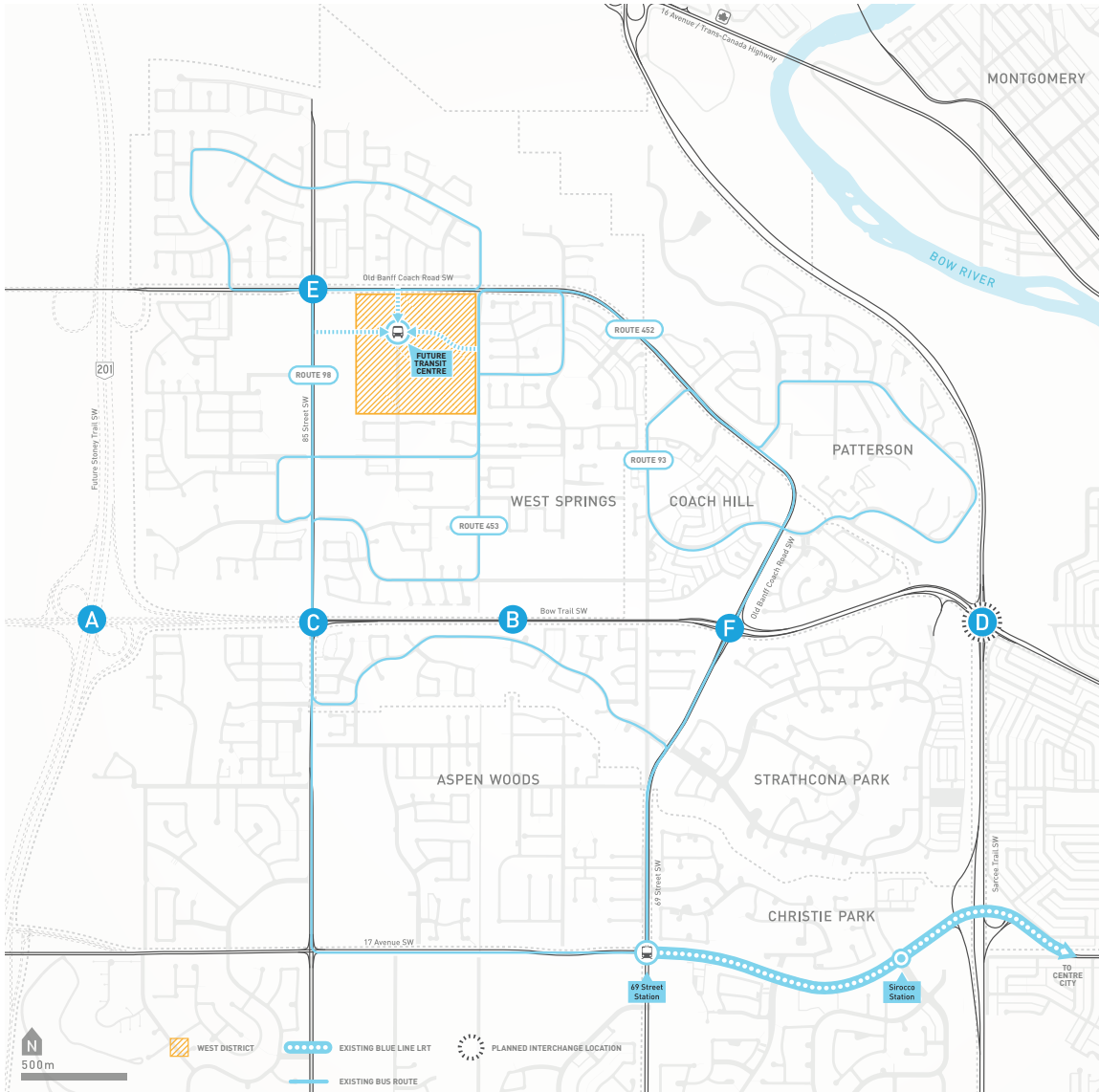
Julie McGuire, City of Calgary

David White, CivicWorks



MOBILITY

# REGIONAL TRANSPORTATION NETWORK



**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)

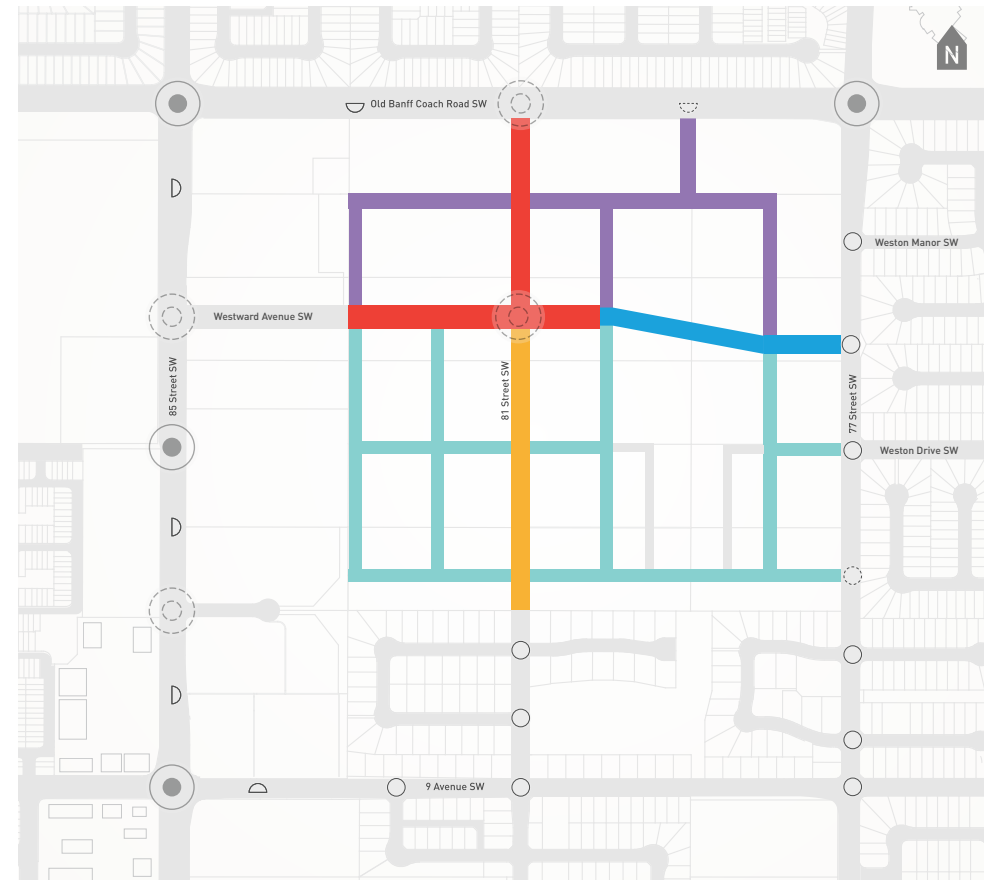
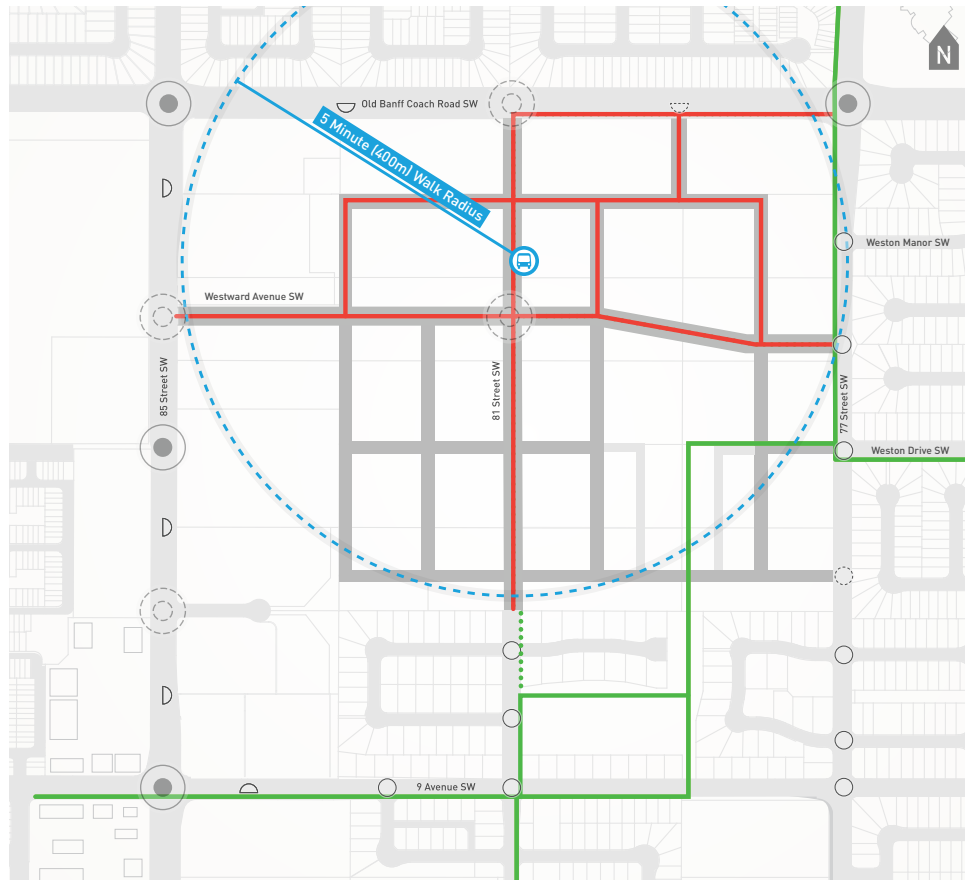
**DENSITY**

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



**MULTI-MODAL NETWORK**

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

**STREET TYPOLOGIES**

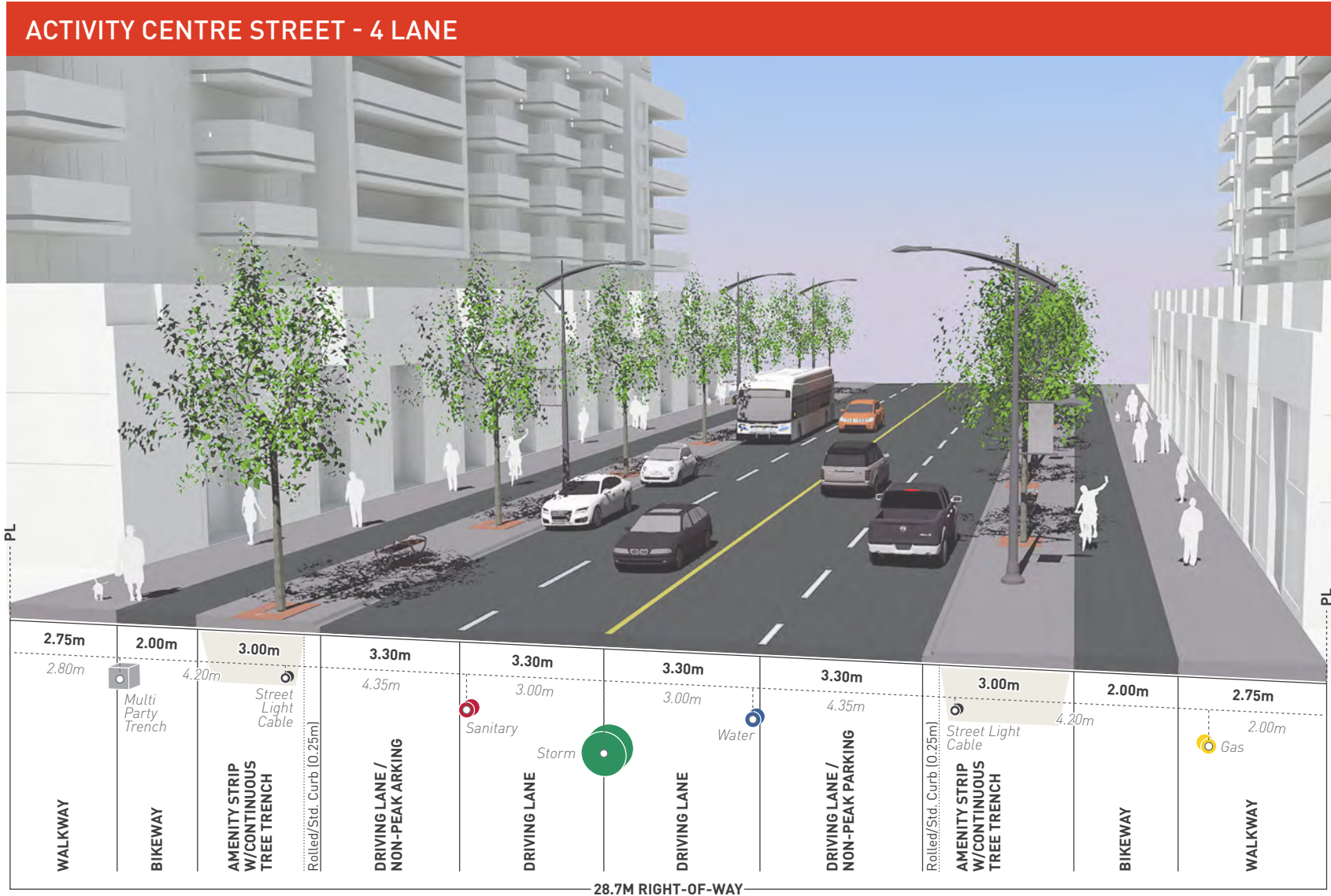
- Activity Centre Street - 4 Lane
- Activity Centre Street - 2 Lane
- Collector Street - 2 Lane
- Collector Street - 2 Lane (81 Street SW)
- Residential Street

**AREA INTERSECTIONS**

- |                           |                           |                               |                               |   |                                  |
|---------------------------|---------------------------|-------------------------------|-------------------------------|---|----------------------------------|
|                           |                           |                               |                               |   |                                  |
| EXISTING<br>Signalization | PROPOSED<br>Signalization | EXISTING<br>Non-signalization | PROPOSED<br>Non-signalization | EXISTING / APPROVED<br>Right-in / Right-out | PROPOSED<br>Right-in / Right-out |

MOBILITY

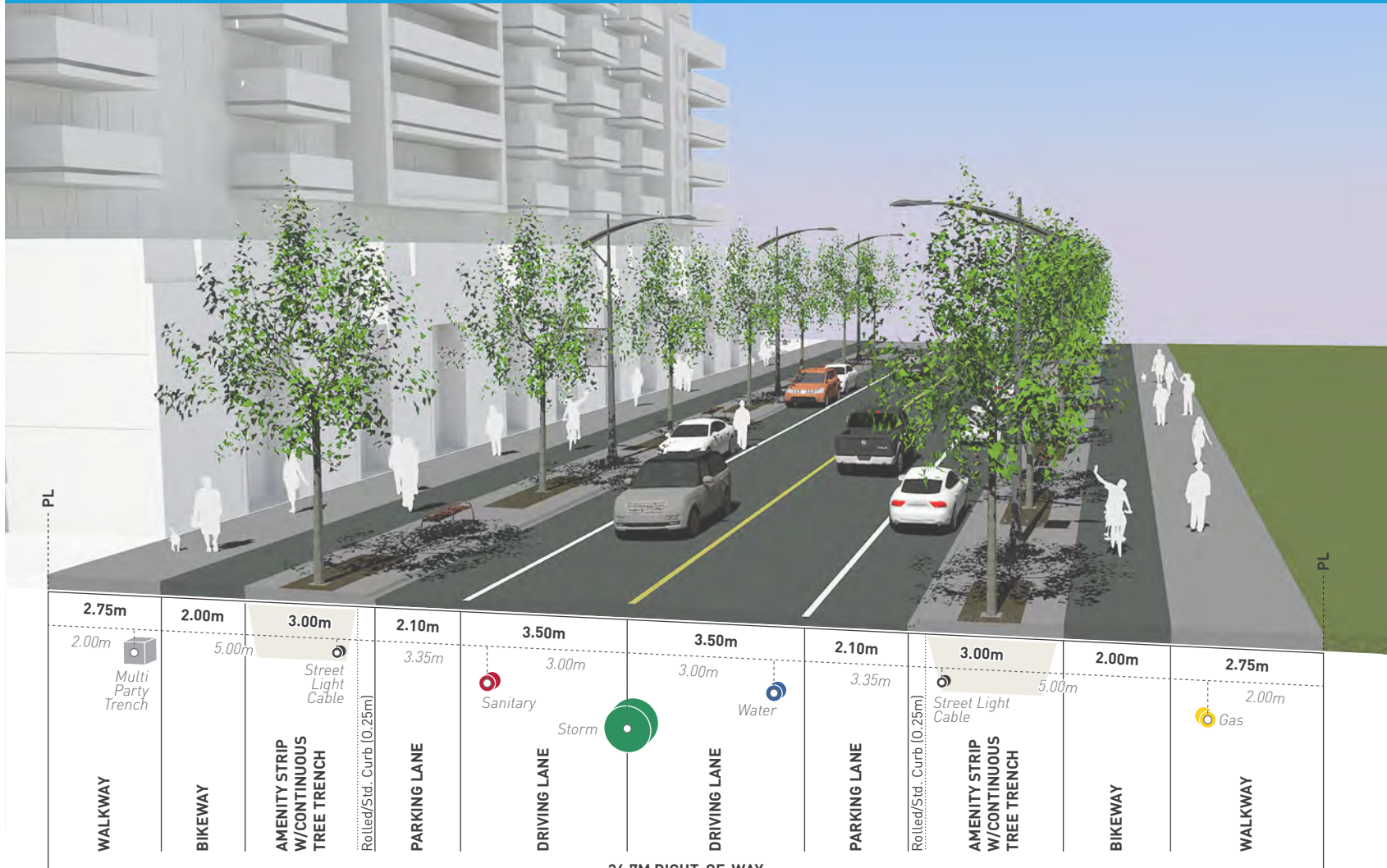
# STREET TYPOLOGIES



**MOBILITY**

# STREET TYPOLOGIES

## ACTIVITY CENTRE STREET - 2 LANE



26.7M RIGHT-OF-WAY

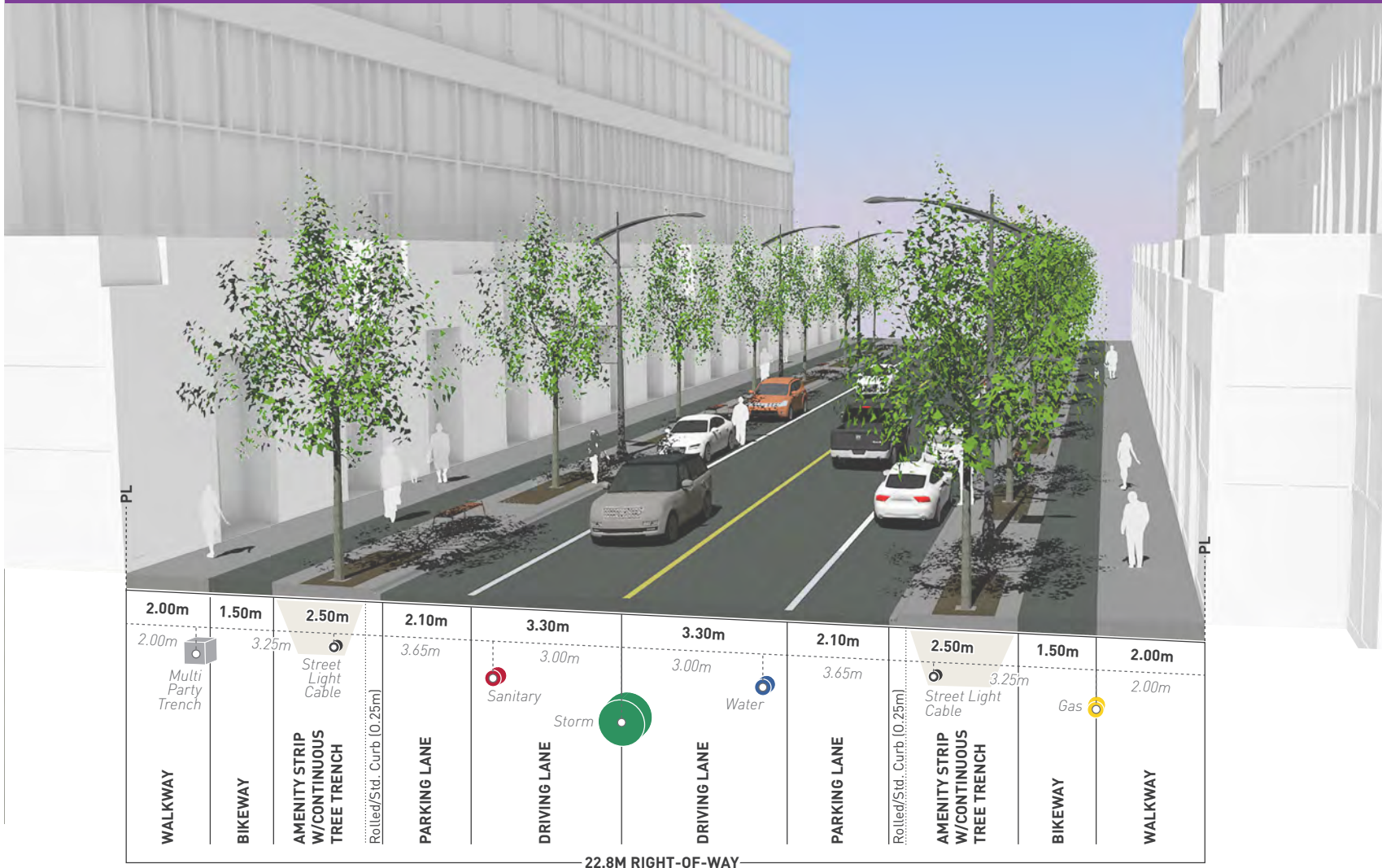




MOBILITY

# STREET TYPOLOGIES

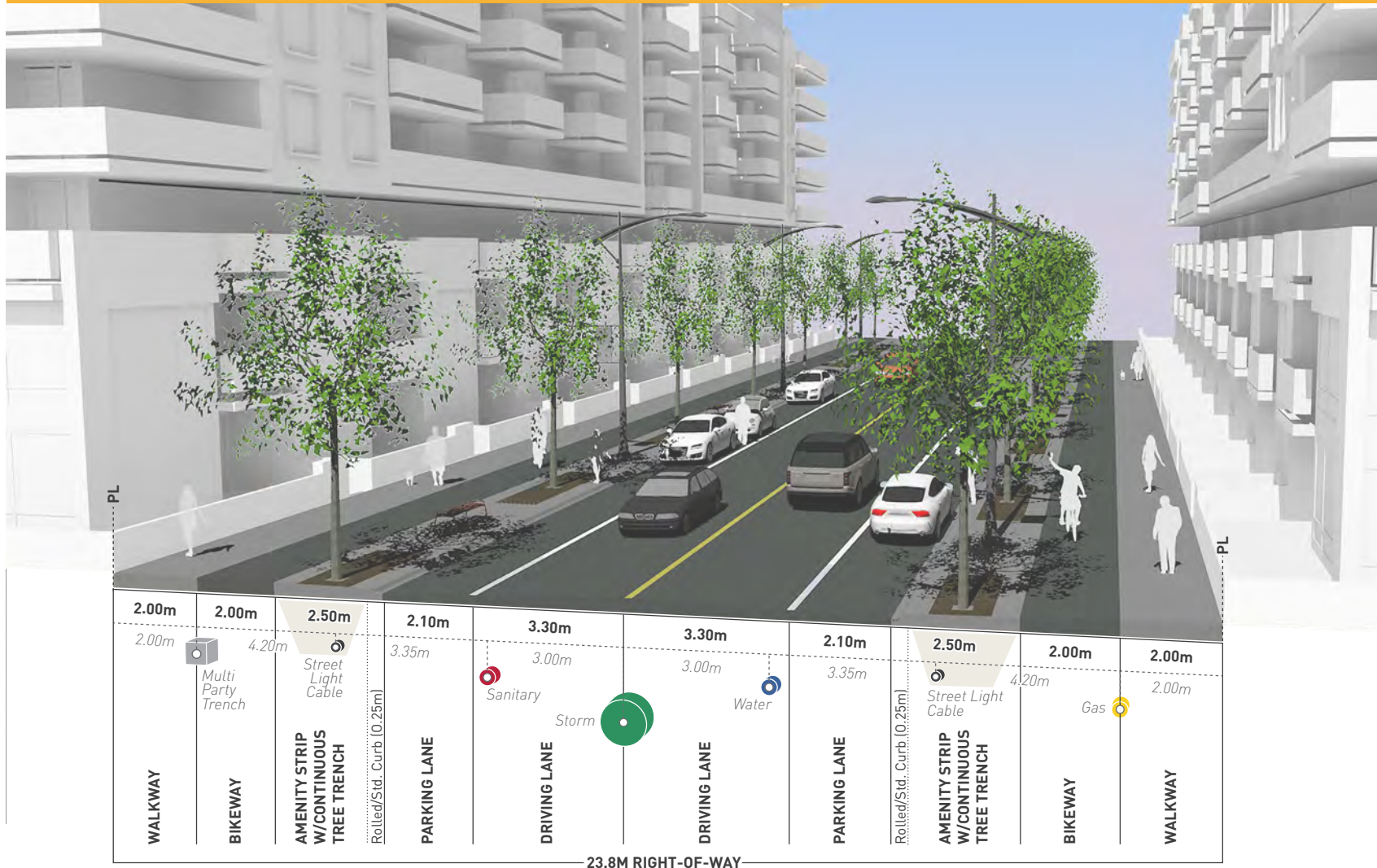
## COLLECTOR STREET - 2 LANE



MOBILITY

# STREET TYPOLOGIES

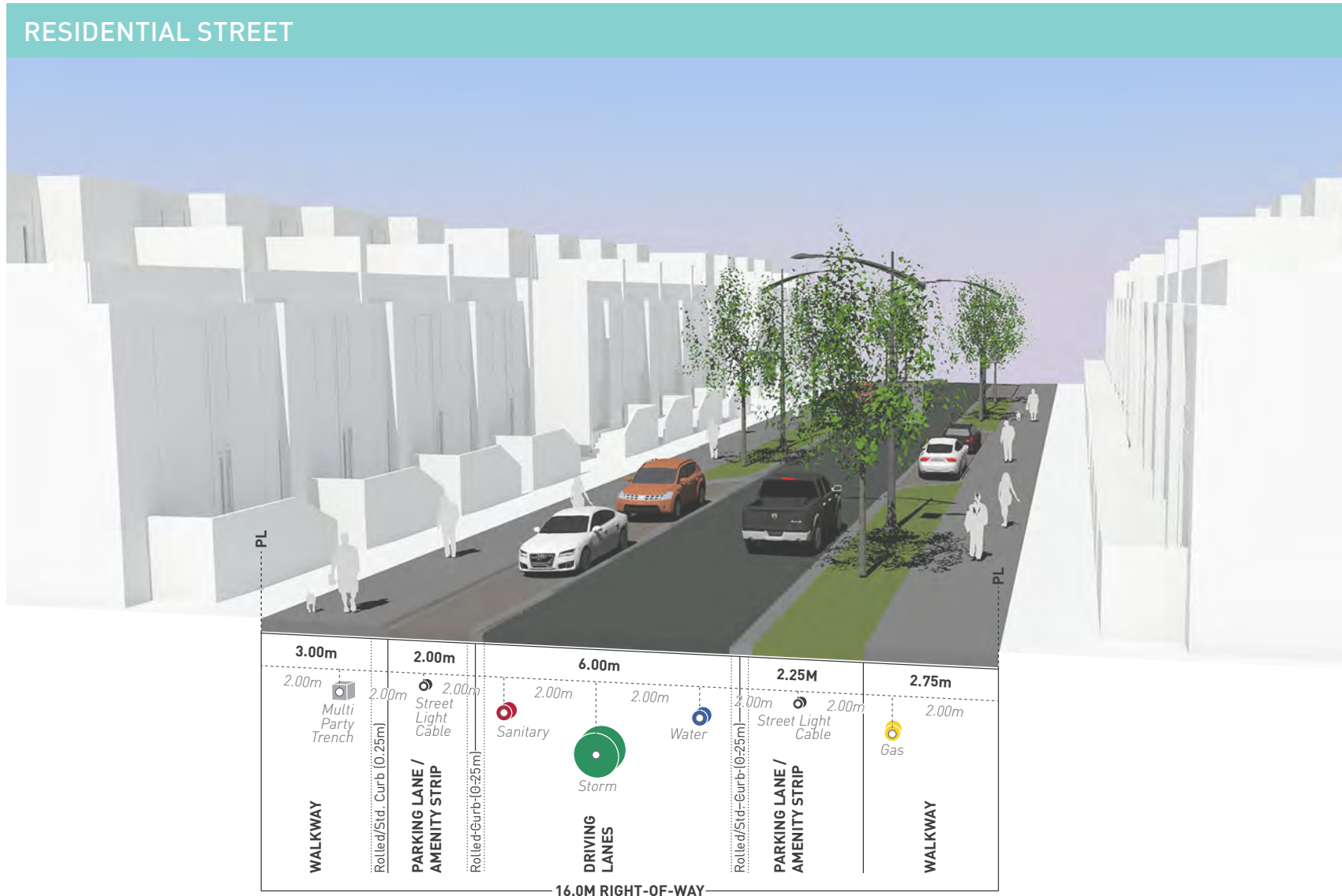
## COLLECTOR STREET - 2 LANE (81 STREET SW)





MOBILITY

# STREET TYPOLOGIES





CONCEPT

# WEST DISTRICT OUTLINE PLAN



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



CONCEPT

# 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 <sup>2</sup> / ft <sup>2</sup> )	COMMERCIAL (m <sup>2</sup> / ft <sup>2</sup> )†	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
<b>GROSS DEVELOPABLE AREA (GDA)</b>		<b>22.40</b>	<b>55.35</b>	<b>100.00%</b>	<b>n/a</b>	<b>n/a</b>	<b>1,501</b>	<b>18,724 / 201,542</b>	<b>41,404 / 445,668</b>	<b>2,725</b>	<b>2,030</b>

\* 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 50M<sup>2</sup> PER EMPLOYEE FOR RETAIL AND 25M<sup>2</sup> FOR OFFICE/INSTITUTIONAL (COMMERCIAL) USES.

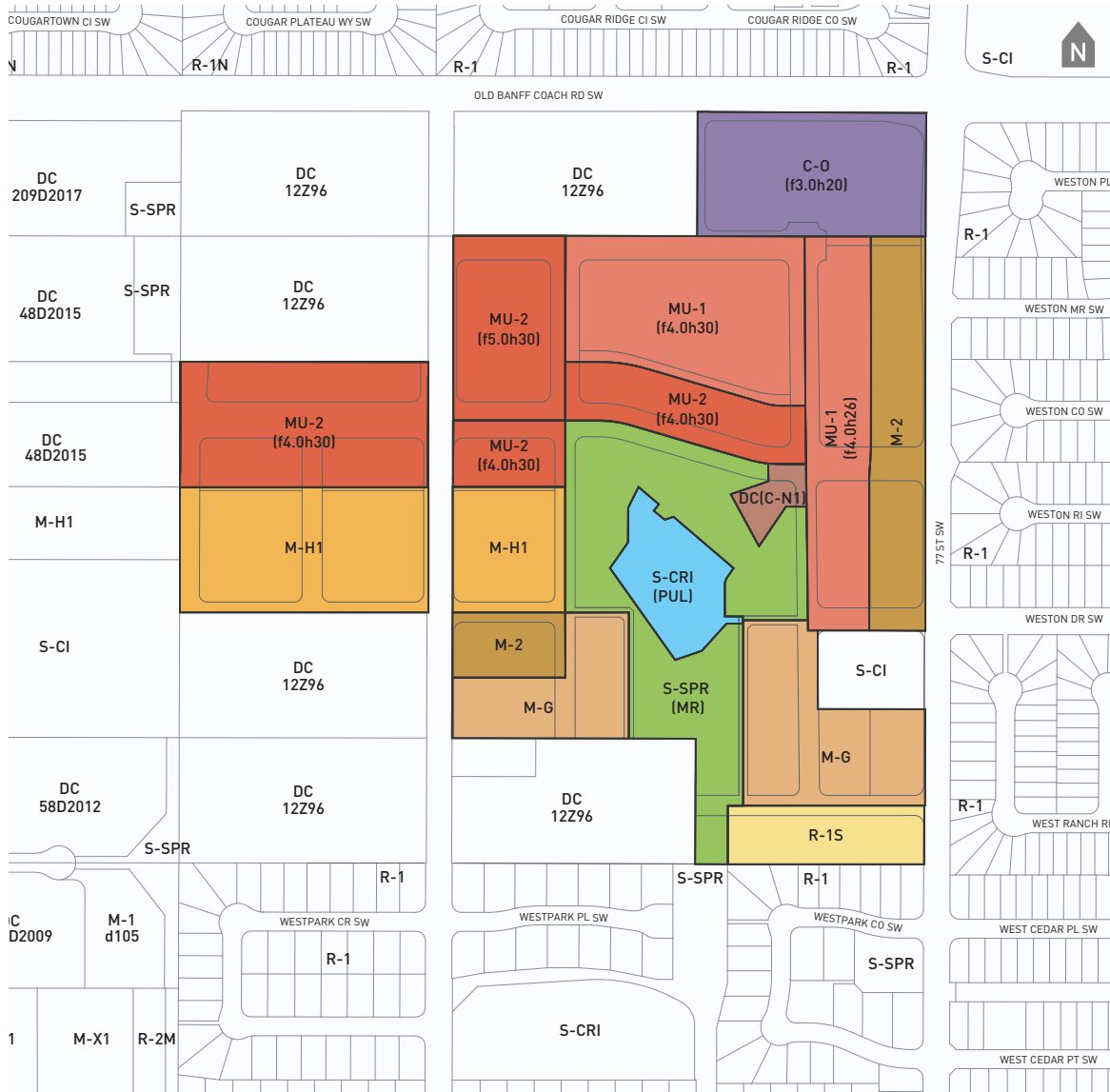
**ANTICIPATED INTENSITY (POPULATION & JOBS PER HECTARE)** **212**

**ANTICIPATED DENSITY (OF GDA)** **27UPA / 67UPH**



CONCEPT

# LAND USE STATISTICS



FROM	TO	AREA	
		HA	AC
DC12Z96	C-0(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
<b>TOTAL</b>		<b>22.40</b>	<b>55.35</b>



**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



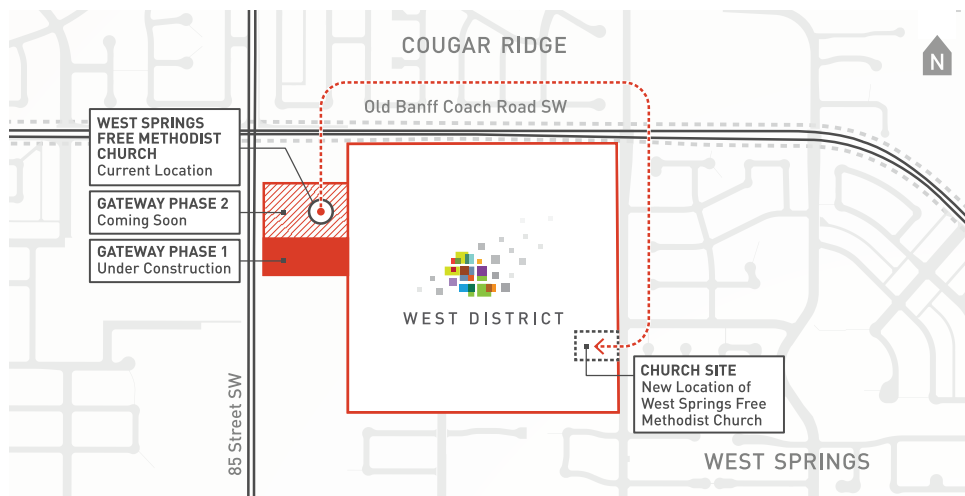
**CONSTRUCTION**

# '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 Montessori Preschool). The relocation site is within a part of the 'West District' Plan Area.







**CONSTRUCTION**

# BUILDING A NEW MAIN STREET



Westward Avenue Main Street Vision



# TRUMAN

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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.

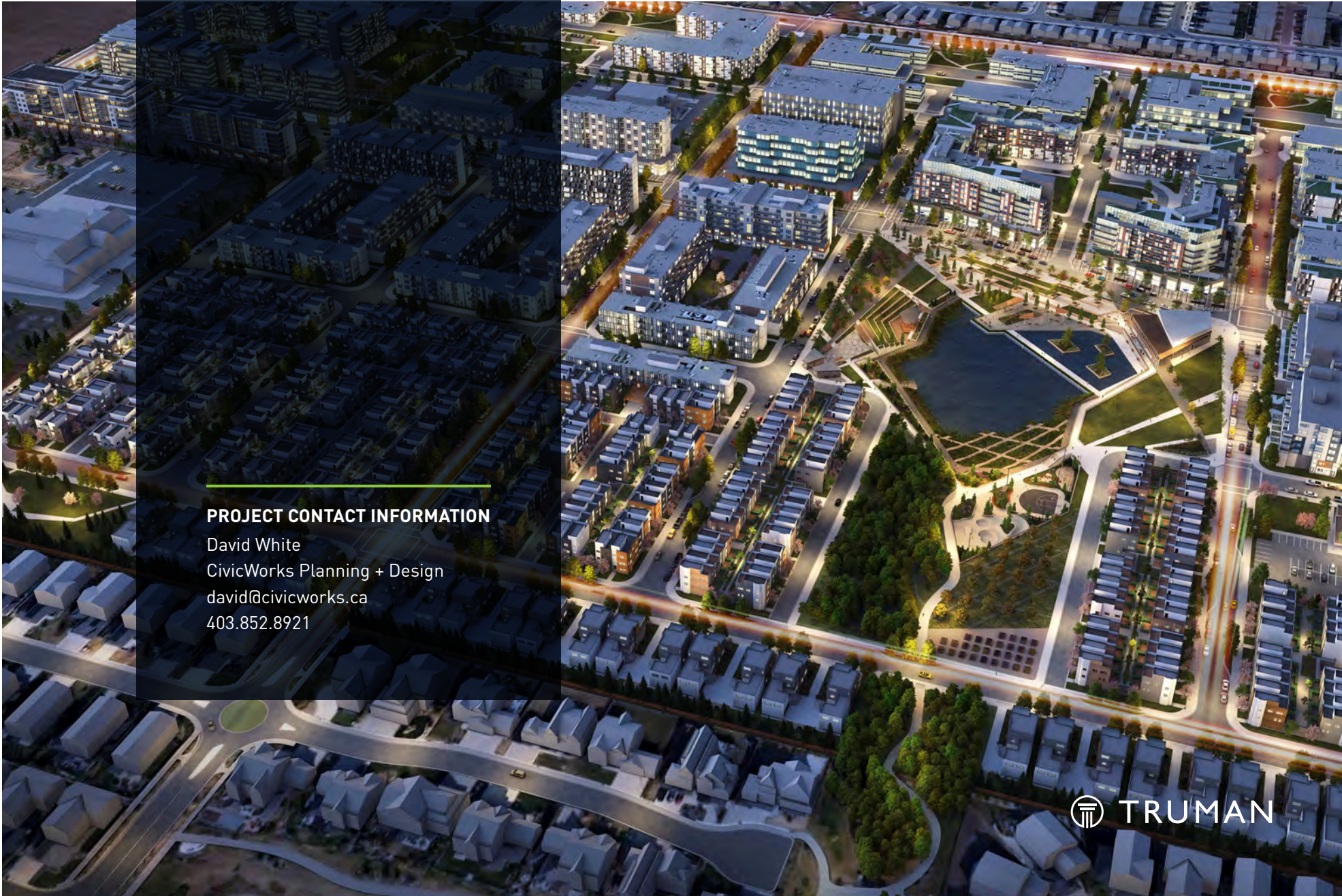
Truman's belief is that everyone can Live Better.® From master planned communities to mixed-use buildings, in both new and established neighbourhoods, we build great places through great design.

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

A handwritten signature in black ink, appearing to read 'George Trutina', written in a cursive style.



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**PROJECT CONTACT INFORMATION**

David White  
CivicWorks Planning + Design  
david@civicworks.ca  
403.852.8921