



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

Property Serving the Calgary Communities of Willow Park and Maple Ridge

PRESENTATION to

CITY OF CALGARY

for

ANDERSON STATION

AREA REDEVELOPMENT PLAN

BYLAW 27P2017-CPC2017-193

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

JUN 13 2017

ITEM: 9.1 CPC2017-193  
Dearest For Record  
CITY CLERK'S DEPARTMENT



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

Property Serving the Calgary Communities of Willow Park and Maple Ridge

The Community Association of Maple Ridge and Willow Park

has "qualified" Support of the

ANDERSON STATION AREA REDEVELOPMENT PLAN, Direction.



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

From a Stronger City, Communities of Willow Ridge and Willow Ridge

**This ARP demonstrates a possible hallmark of**

**Community ~ City cooperation.**

**This has been a 9 year saga, of engagement, input, disagreement,  
agreement, changes of direction, reversals,  
and eventual agreement in principal.**

3

No part or parts of this presentation may be reproduced without the prior consent from WRCA



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

From a Stronger City, Communities of Willow Ridge and Willow Ridge

**The City Admin and Planning deserves Kudos for**

- 1.) Engagement and willingness to accept input – They listened. 
- 2.) Documentation was extensive. 
- 3.) Reacted to a fast changing economic climate. 

**We are 98 % along the road to full success.**

4

No part or parts of this presentation may be reproduced without the prior consent from WRCA



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta



### Some Valid Concerns have Arisen that Need to be Addressed


**Excerpted panels from the City of Calgary's October 25, 2016 meeting with  
Community Stakeholders...**



#### **PLANNING COMMISSION DECISION: 2015 August 27**

The Calgary Planning Commission **REFERRED** the Item back to Administration to return no later than 2015 December 17 in order to:

1. Review the appropriateness of the boundaries of the plan area and amend/adjust as appropriate
2. Incorporate Complete Streets guidelines or provide rationale for deviation
3. Develop a staging plan that address when the C-Train parkade/garage structure is to be in place
4. If easterly boundary includes Willow Park Village and South Centre Mall, etc. Address/identify opportunities for redevelopment (intensification) of land to the east of MacLeod Trail
5. Address the future potential use, servicing and linkage to the Calgary Transit Anderson yard site
6. Amend Map 2.2 to change transition to low density residential on west side to "Building Set Back Rail Right of Way". Add "Transition to Low Density Residential" to west of "Building Set back from Rail Right of Way"
7. Review all maps to be consistent with street names and road alignment, throughout the document. (i.e. Map 1.1 to include Southport Road, 99 Avenue & Willow Park Drive SE)
8. Review photo imaging, to confirm image supports policy and label its intent.
9. Add Glossary of definitions.
10. As noted Page 17 paragraph 2 there are incomplete thoughts that require review and editing throughout the document.
11. Add Appendix C "Urban Design Guidelines for Transit Hub".
12. Ensure "North" arrows are on right for mapping consistency. (as noted on Map 1.1 where the arrow is in the left corner and very small)
13. Review section 4.1 "Streetscape Design" for consistency with diagrams and text (i.e. sidewalk dimensions).




**Key Calgary Planning Commission (CPC) Referral Items:**

1. Review the appropriateness of the boundaries of the plan area and amend/adjust as appropriate.
2. If easterly boundary includes Willow Park Village and South Centre Mall, etc. Address/identify opportunities for redevelopment (intensification) of land to the east of MacLeod Trail.
3. Address the future potential use, servicing and linkage to the Calgary Transit Anderson yard site.

October 25, 2016 | Presentation

7




**Willow Ridge Community Association of Calgary**

680 Acadia Drive, South East  
Calgary, Alberta

Property situated on the eastern side of the Willow Ridge Community Association

**Some Valid Concerns have Arisen that Need to be Addressed**

- 1) Addition of Residential (Bonaventure Dr. & Wapiti Dr.) properties into the most recent discussions and ARP.



8

No part or parts of this presentation may be reproduced without the prior consent from URGCA.

# Willow Ridge Community Association of Calgary

680 Acadia Drive, South East  
Calgary, Alberta

Pre-2016 ARP

Pre-2016 ARP

9

No part or parts of this presentation may be reproduced without the prior consent from WRCA.

# Willow Ridge Community Association of Calgary

680 Acadia Drive, South East  
Calgary, Alberta

Post-2016 ARP

Added lands east of  
Macleod Trail S.

Post-2016 ARP

10

No part or parts of this presentation may be reproduced without the prior consent from WRCA.



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

Proudly serving the Calgary community of Willow Ridge and Willow Ridge

### Some Valid Concerns have Arisen that Need to be Addressed

- 1) Addition of Residential (Bonaventure Dr. & Wapiti Dr.) properties into the most recent discussions and ARP. ☹️
- 2) Last minute CPC Changes in Height guidelines. ☹️  
(No fair hearing, input)



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

Proudly serving the Calgary community of Willow Ridge and Willow Ridge



Pre-June 2017 CPC Hearing



Post-June 2017 CPC Hearing



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

Willow Ridge Community Association of Calgary, 680 Acadia Drive, South East

### Some Valid Concerns have Arisen that Need to be Addressed

- 1) Addition of Residential (Bonaventure Dr. & Wapiti Dr.) properties into the most recent discussions and ARP. ☹️
- 2) Last minute CPC Changes in Height guidelines. (No fair hearing, input) ☹️
- 3) Removal of Anderson Station TOD Guidelines. ☹️

13

No part or parts of this presentation may be reproduced without the prior consent from WRCA.

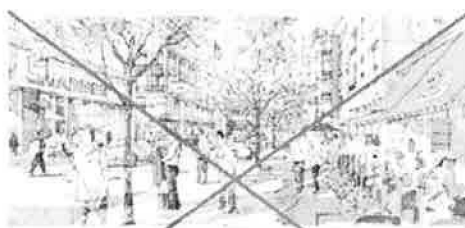


## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

Willow Ridge Community Association of Calgary, 680 Acadia Drive, South East



Anderson Station TOD Design Guidelines

14

No part or parts of this presentation may be reproduced without the prior consent from WRCA.



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

### Some Valid Concerns have Arisen that Need to be Addressed

- 1) Addition of Residential (Bonaventure Dr. & Wapiti Dr.) properties into the most recent discussions and ARP. ☹️
- 2) Last minute CPC Changes in Height guidelines. (No fair hearing, input) ☹️
- 3) Removal of Anderson Station TOD Guidelines. ☹️
- 4) Ambiguity regarding City assets and direction. ☹️

15

No part or parts of this presentation may be reproduced without the prior consent from WRCA.



## Willow Ridge Community Association of Calgary

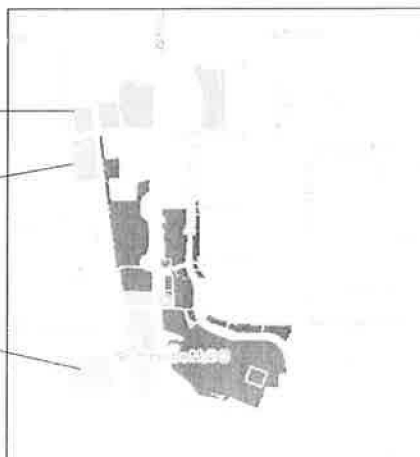
680 Acadia Drive, South East

Calgary, Alberta

City Works  
Yard

Southland  
Station

Bus/Train  
Barn



16

No part or parts of this presentation may be reproduced without the prior consent from WRCA.





## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta



### Some Valid Concerns have Arisen that Need to be Addressed

- 1) Addition of Residential (Bonaventure Dr. & Wapiti Dr.) properties into the most recent discussions and ARP. ☹️
- 2) Last minute CPC Changes in Height guidelines. ☹️  
(No fair hearing, input)
- 3) Removal of Anderson Station TOD Guidelines. ☹️
- 4) Ambiguity regarding City assets and direction. ☹️
- 5) Clear policy direction on construction /  
development roll-out, with community impact ☹️

17

No part or parts of this presentation may be reproduced without the prior consent from WRCA



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta



### Recommendations

- 1) Amend CPC Recommendation to remove Residential Homes.
- 2) Restore Pre-June CPC Heights for ARP areas indicated.
- 3) Restore Anderson TOD Guidelines into ARP Bylaw.
- 4) Expand Plan for long-term continuity planning.

18

No part or parts of this presentation may be reproduced without the prior consent from WRCA



## Willow Ridge Community Association of Calgary

680 Acadia Drive, South East

Calgary, Alberta

Prohibit Sign North (Calgary Community Association of Willow Ridge) 11/1/2016

**THANK YOU FOR YOUR TIME**