

Item 8.1.30: West Springs ASP Amendment Public Hearing September 13, 2021

LOC2021-0086
7841 BROADCAST AV SW

Prepared on Behalf of
Truman



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 13 2021

ITEM: 8.1.30-CPC 2021-1098
Distrib - Presentation 2

SLIDE 2



BUILT-OUT PROGRESS TO DATE



GATEWAY (West Building)



GATEWAY (East Building)



MULBERRY I



WEST SPRINGS FREE METHODIST CHURCH



SINGLE FAMILY HOMES



WILSHIRE TOWNHOMES

IN-PROGRESS DEVELOPMENTS



PARKSIDE ESTATES (Active DP)



MULBERRY II (Active DP)

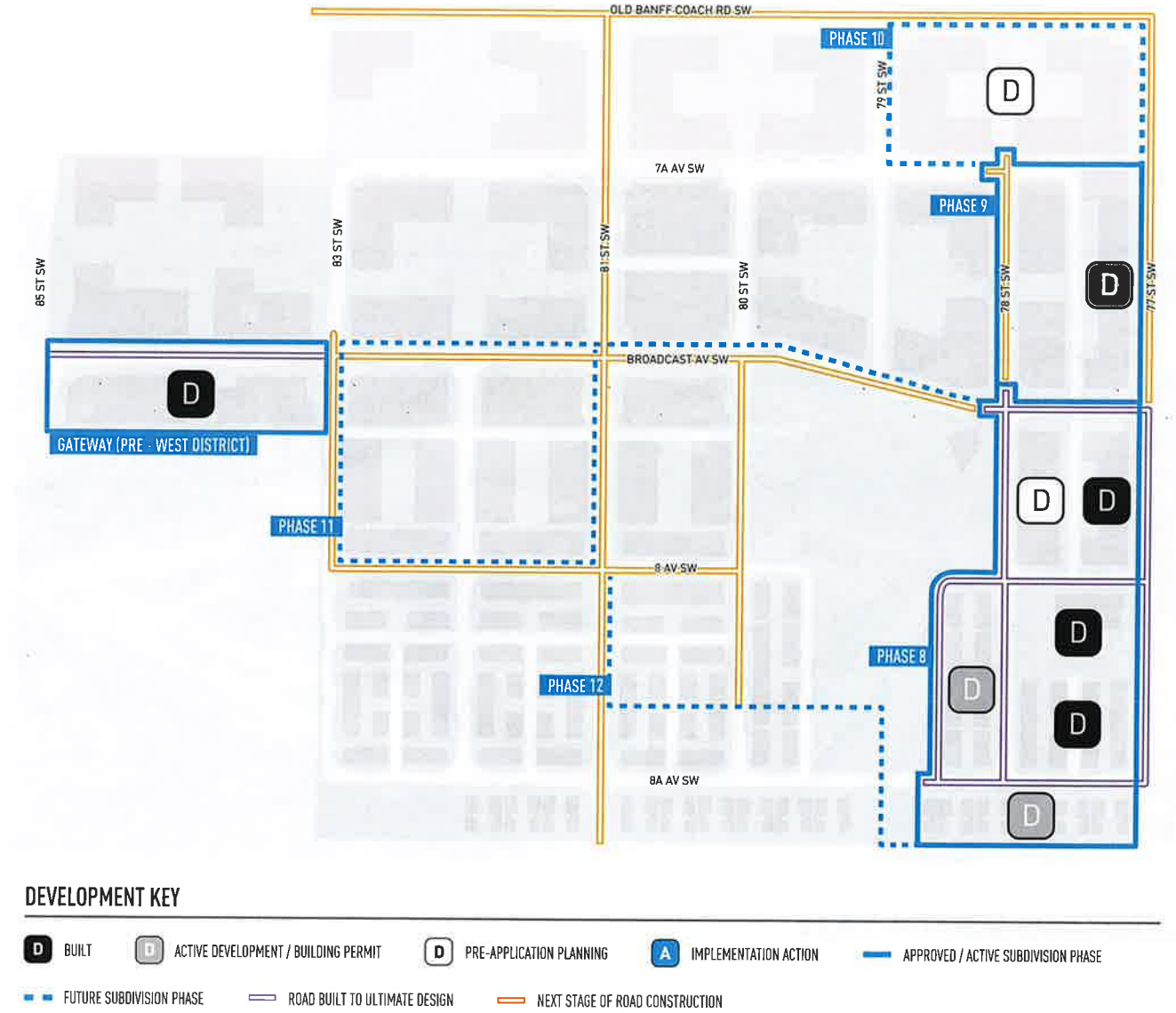


NEW PARK (Phased Construction)

MASTER PLAN OVERVIEW PROGRESS



WEST DISTRICT LAND USE PLAN

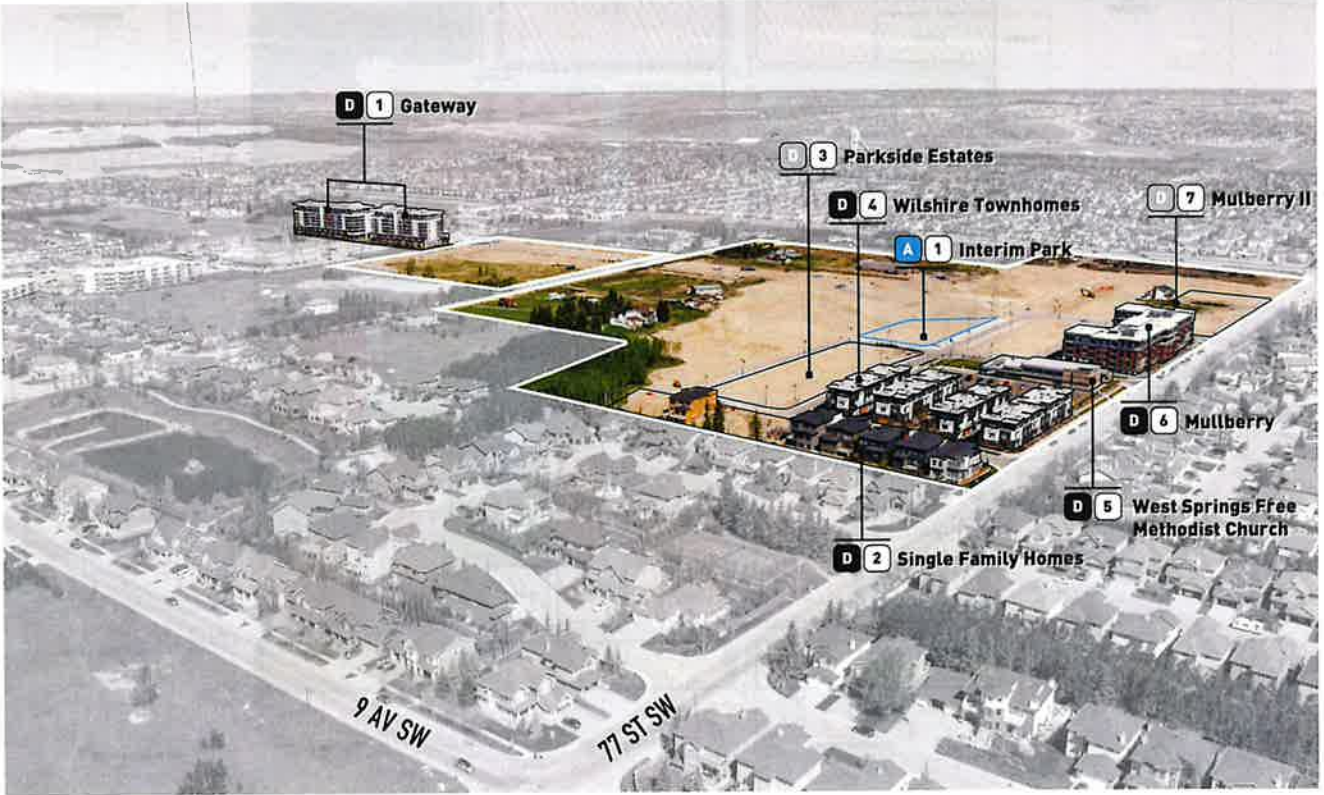


CURRENT DEVELOPMENT SNAPSHOT

MASTER PLAN OVERVIEW PROGRESS

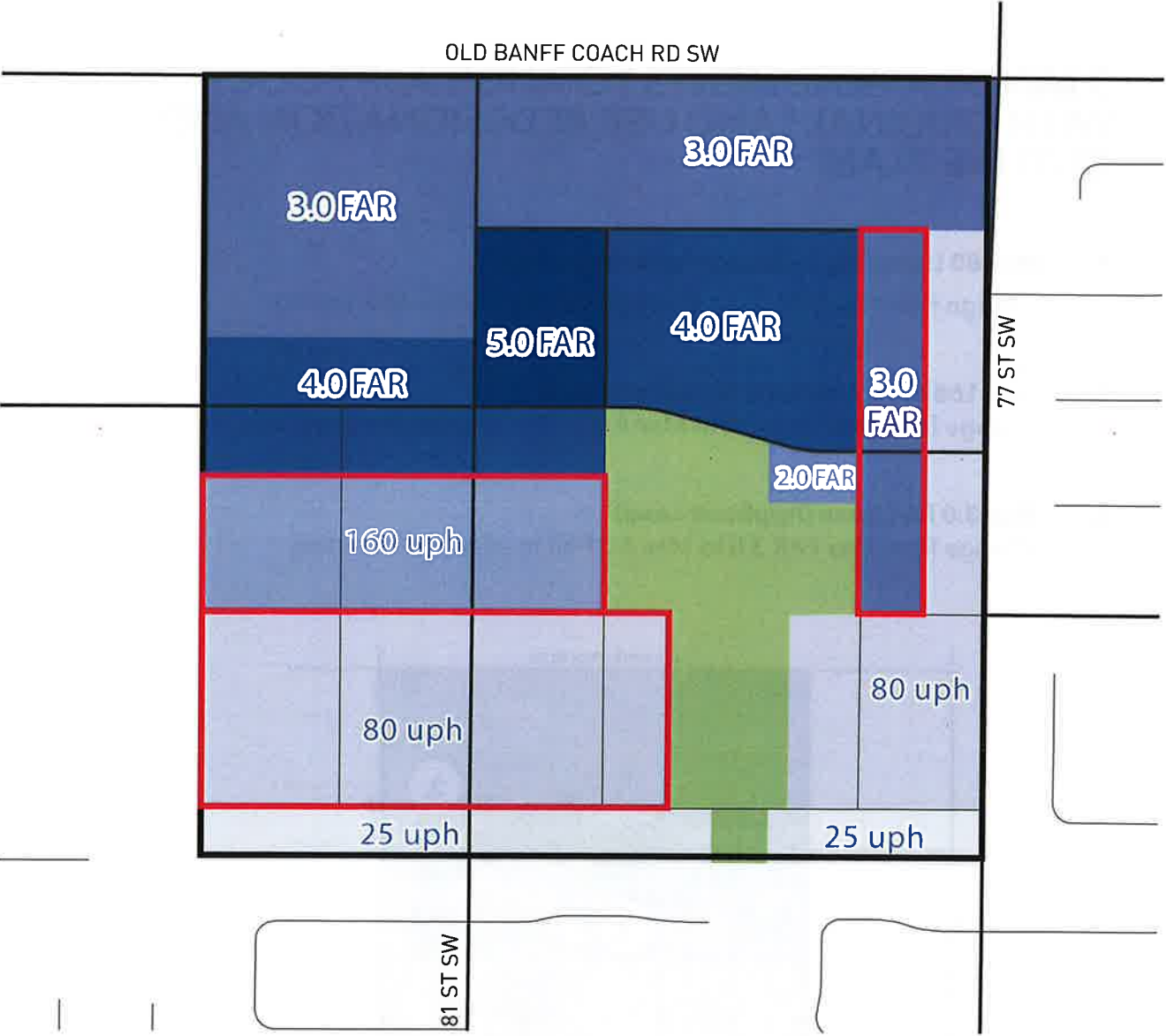


LOOKING SOUTH-EAST

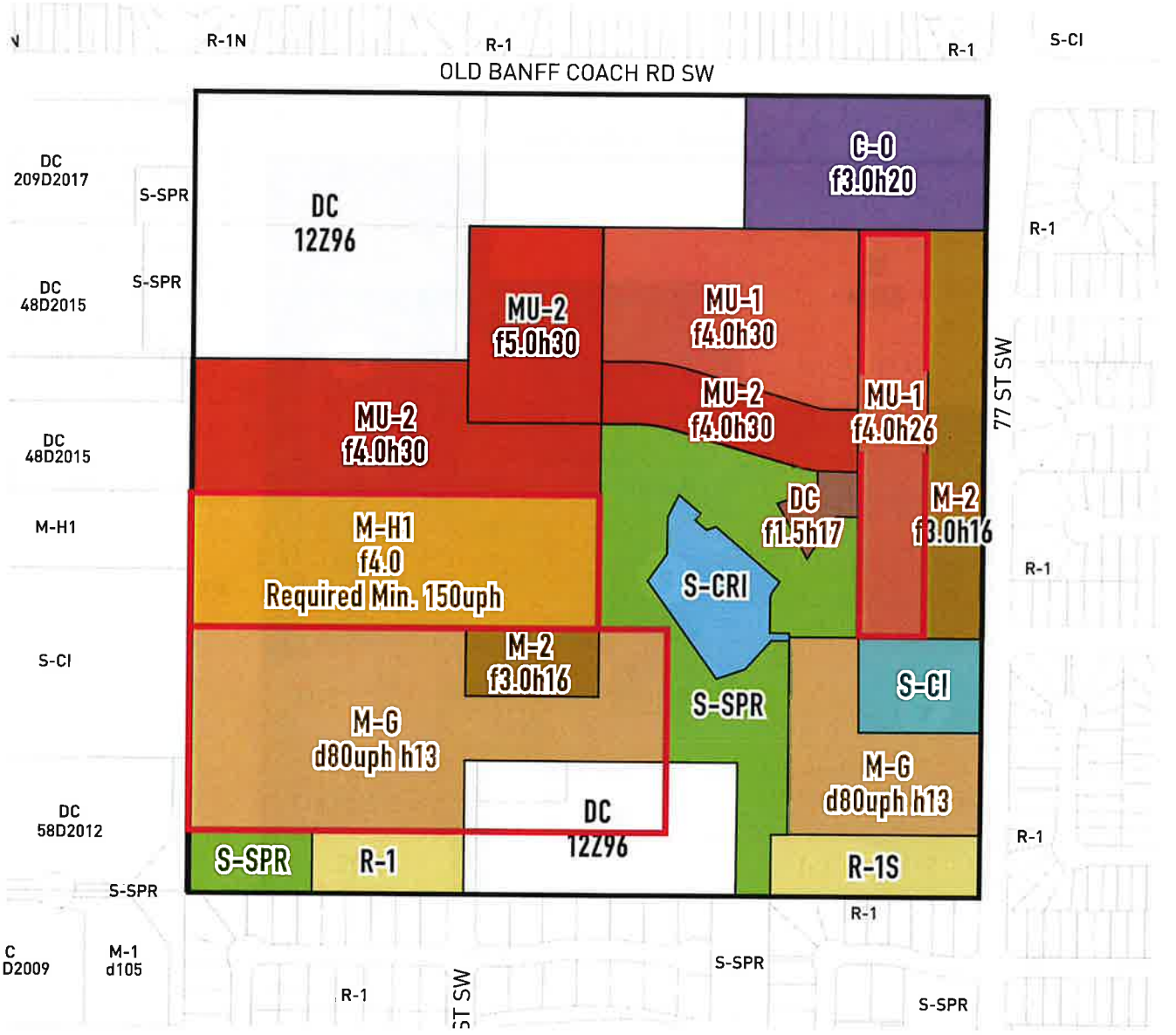


LOOKING NORTH-WEST

WEST SPRINGS ASP

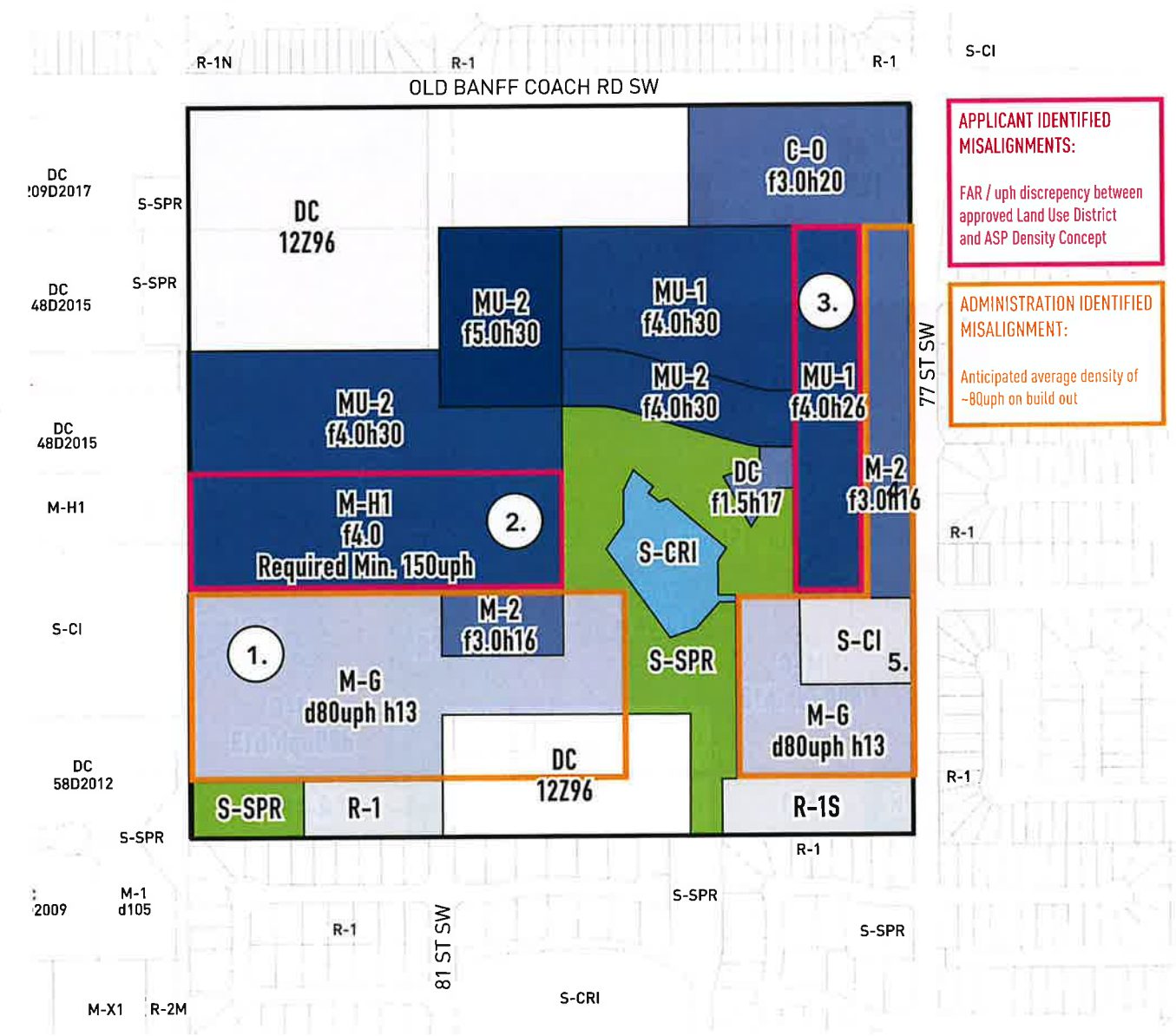


DENSITY CONCEPT - MAP 4 (SUBJECT SITES)



APPROVED LAND USE DISTRICTS (SUBJECT SITES)

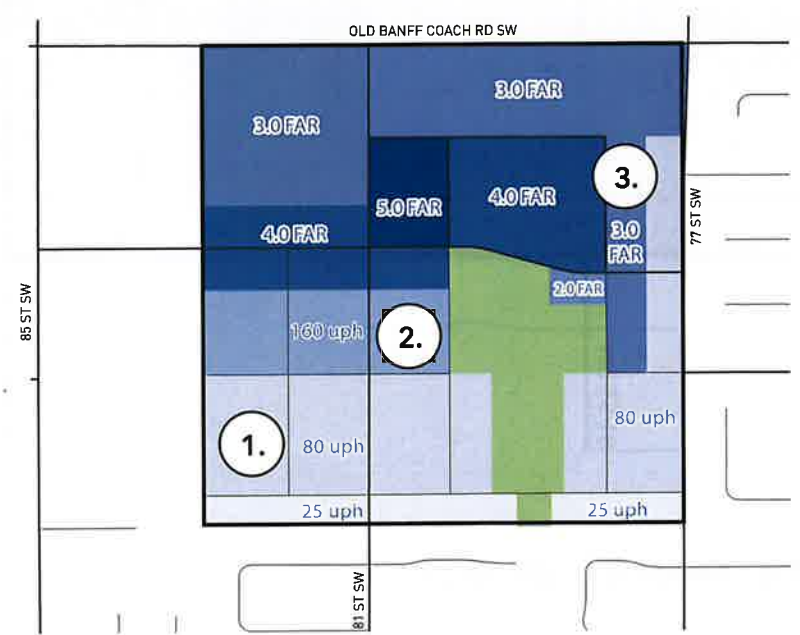
WEST SPRINGS ASP MISALIGNMENTS



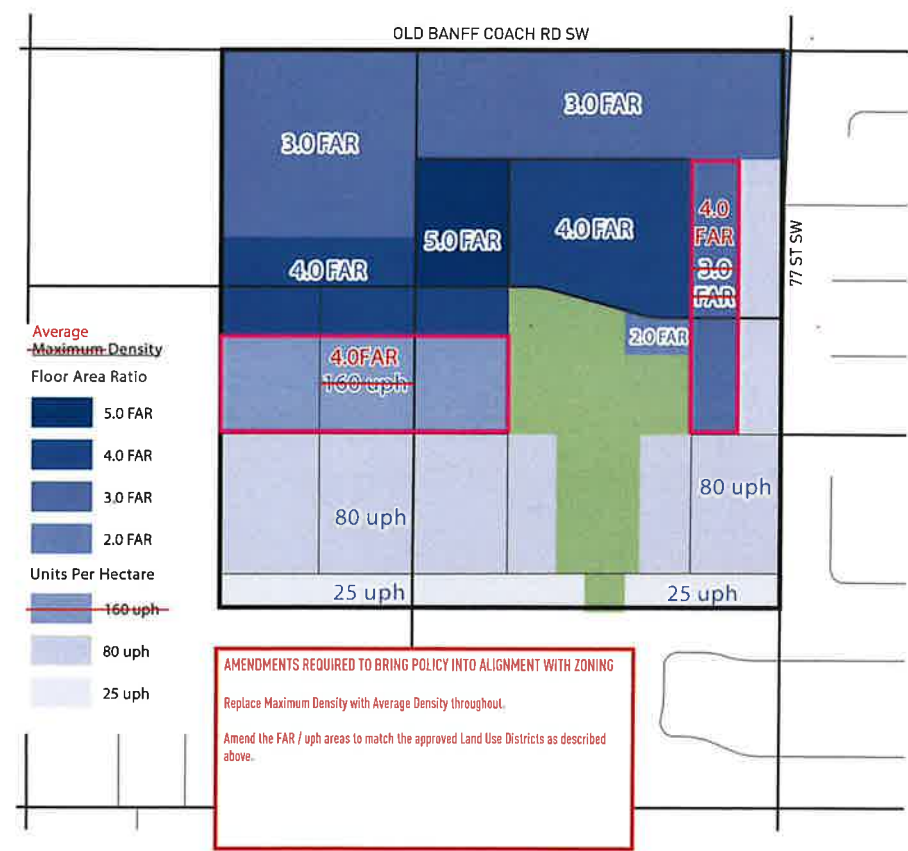
APPROVED LAND USE DISTRICTS

3 MINOR AMENDMENTS TO ALIGN ASP POLICY WITH ORIGINAL LAND USE REDESIGNATION AND OUTLINE PLAN:

- 1. Max 80 Units / Ha Zone (Administration Lead)
Change from Max 80 uph to Average 80 uph to allow M-2 zoning
- 2. Max 160 Units / Ha Zone (Applicant Lead)
Change from Max 160 uph to Max 4.0 FAR to regulate building form
- 3. Max 3.0 FAR Zone (Applicant Lead)
Change from Max FAR 3.0 to Max 4.0 FAR to allow MU-1 zoning



WEST SPRINGS ASP SPECIFIC CORRECTIONS



MAP 4 AMENDED AS PER FIGURE

In section 13.3 Phasing of Development policies, delete policy 2, replace with the following and renumber the subsequent policies accordingly:

1. The need for each of the unfunded transportation infrastructure projects, as identified in policy 10.3.1(1), shall may be evaluated by a Transportation Impact Assessment (TIA) in conjunction with the submission of the Land Use/Outline Plan, Subdivision, and Development Permit applications. The findings of this infrastructure need assessment will be considered in evaluation of each application. Applications shall be approved only upon confirmation of the funding and timing of completion of said infrastructure.
2. A comprehensive area Transportation Impact Assessment (TIA) shall be provided in conjunction with the submission of the Land Use/Outline Plan, Subdivision, and Development Permit applications that are anticipated to exceed 1,200 units or two-thirds of the forecast units in the North Neighbourhood, as identified in policies 4.3. A concurrent planning analysis and monitoring report on the build-out and implementation of the North Neighbourhood, per the intent of Section 4.0, shall also be provided. The findings of this infrastructure need assessment and planning analysis will be considered in the evaluation of each application. Applications shall be approved only upon confirmation of the funding and timing of completion of said infrastructure and any applicable planning considerations.

REPLACE SECTION 13.3 (POLICY 2)

Existing ASP policies, per section 13.3 Phasing of Development, provides guidance on when a TIA shall be provided; however, additional policy-based implementation actions are proposed to be included with this Minor ASP Amendments to provide assurance of transportation and planning review at an appropriate future date upon a threshold of two-thirds or 1,200 dwelling units being reached through implementation applications, and the review will include:

- A comprehensive area Transportation Impact Assessment (TIA); and,
- A planning analysis and monitoring report on the build-out and implementation of the North Neighbourhood, per the intent of Section 4.0.

TIA REQUIREMENT AT 1,200 DWELLING UNITS