

LAND USE AMENDMENT  
WEST SPRINGS (WARD 6)  
OLD BANFF COACH ROAD SW AND 85 STREET SW  
BYLAW 48D2015

MAP 22W

**EXECUTIVE SUMMARY**

This land use application seeks to redesignate 3.82 hectares of land from DC Direct Control District to Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to allow for a mixed-use development that can accommodate street oriented retail along a corridor, above grade office and multi-residential and grade-oriented multi-residential access off an internal courtyard off the main street.

The application represents the first phase of Truman Development's 'West District' Master Plan vision for the area, for which an application for Major Policy Plan Amendment, Outline Plan and Land Use is required.

**PREVIOUS COUNCIL DIRECTION**

No previous direction.

**ADMINISTRATION RECOMMENDATION(S)**

2015 February 26

That Calgary Planning Commission recommends **APPROVAL** the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 48D2015; and

1. **ADOPT** the proposed redesignation of 3.82 hectares ± (9.45 acres ±) located at 742 and 762 – 85 Street SW (Plan 4740AK, Blocks 53 and 60) from DC Direct Control District to Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a high-density multi-residential mid-rise built-form development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 48D2015.

**ATTACHMENT**

1. Proposed Bylaw 48D2015

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**REASON(S) FOR RECOMMENDATION:**

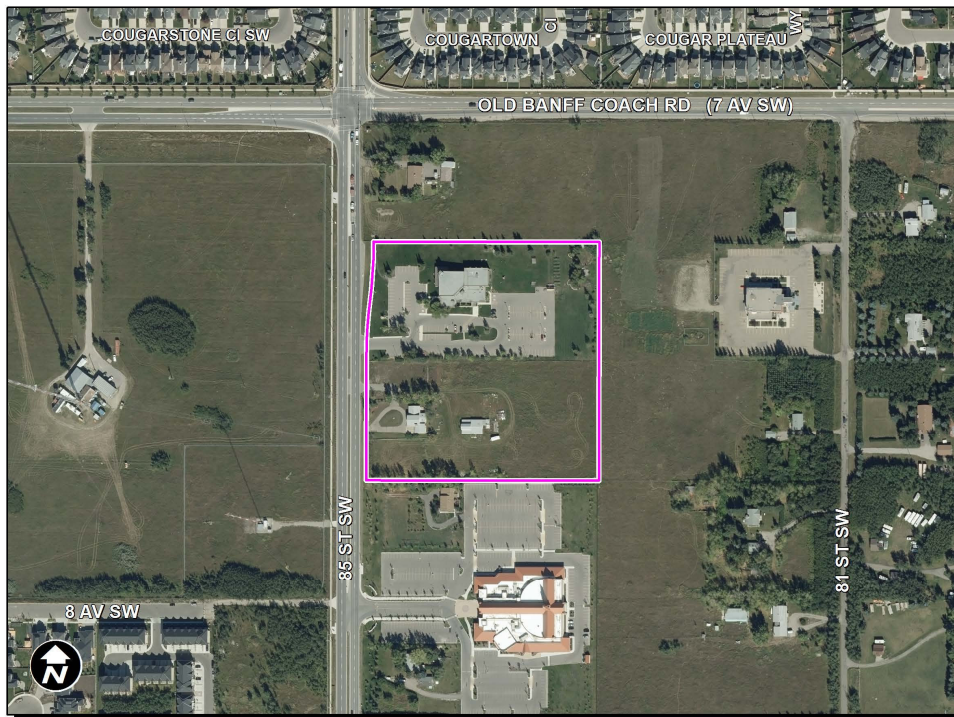
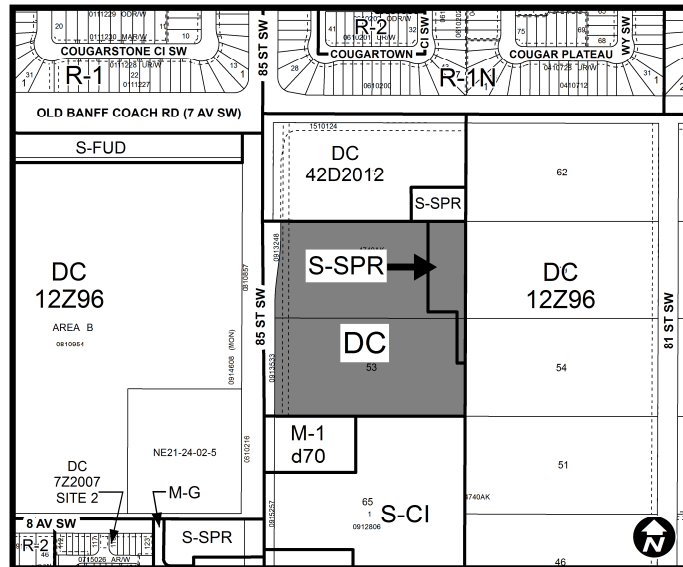
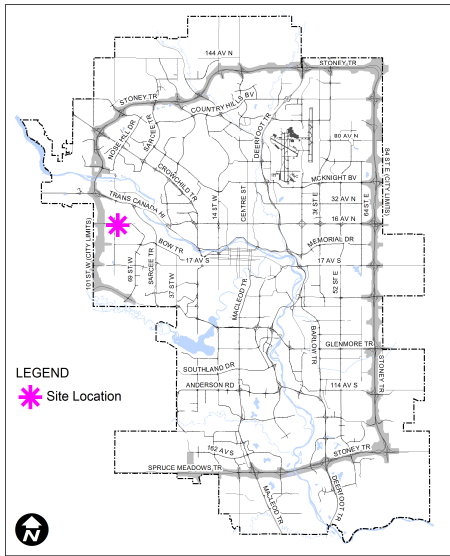
This application proposes to intensify development along the 85 Street SW Corridor, initiate the development of a grid-based street network and provide for opportunities to construct multiple mixed-use, street oriented buildings and multi-residential product in a traditionally low-density suburban area. This application builds on recent re-development applications along 85 Street SW that have seen an increase in walkable, transit supportive commercial developments and higher density residential development.

Furthermore, this application complies with the Mixed Use Area policies of the Local Area Plan and supports the broad, city-wide land use and mobility goals and objectives of the Municipal Development Plan.

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.82 hectares  $\pm$  (9.45 acres  $\pm$ ) located at 742 and 762 – 85 Street SW (Plan 4740AK, Blocks 53 and 60) from DC Direct Control District to Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a high-density multi-residential mid-rise built-form development with guidelines (APPENDIX II).

**Moved by: G.-C. Carra**

**Carried: 8 – 0**

Reasons for Approval from Mr. Friesen:

- I voted in favour but expressed concern regarding not having a master plan. Bits and pieces of a development are hard to judge if there is no context. We can only assume that the rest of the development will take leadership from the small piece we saw.

Comments from Ms. Gondek:

- The Engage Hub should be recognized as an exemplary method of public engagement. This was an Applicant led engagement process that has been well received by the community.

**2015 February 26**

**AMENDMENT:** Amend DC Guideline “9(2)” after “Dwelling Units” and before “shall not be located on the” delete “and Live Work units”

**Moved by: R. Honsberger**

**Carried: 7 – 1**

Opposed: G.-C. Carra

Reasons for Approval from Mr. Honsberger:

- Gives more flexibility to streetscape and opportunity to Live Work to succeed in a busier environment.

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**Applicant:**

Civicworks Planning + Design

**Landowner:**

Truman Development Corporation  
 Lee Raine  
 Melinda Park  
 Dale Schnell

<b>Planning Evaluation Content</b>	<b>*Issue</b>	<b>Page</b>
<b>Density</b> <i>Is a density increase being proposed.</i>	Y	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	N	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	N	6
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	N	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	N	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	N	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Y	7
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	N	7

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the southwest community of West Springs, immediately east of 85 Street SW, approximately 100 metres south of Old Banff Coach Road SW. The northern portion of the site contains an existing place of worship, West Springs Free Methodist Church, and a surface parking lot. The southern portion of the site is developed with an Engagement Centre for the West District vision. Both developments are proposed to be removed.

Lands to the north are currently under construction to include neighbourhood scale commercial retail units that generally front onto Old Banff Coach Road and 85 Street SW. In the southeast corner of this retail development, an open space will be developed. Approximately 100 acres of land to the east is currently developed as acreage residences on individual 5 acre parcels that offer redevelopment opportunities with future application(s). A Place of Worship is located immediately to the south, although there are two undeveloped parcels with multi-residential land uses along 85 Street SW that present additional redevelopment opportunities in the future.

**LAND USE DISTRICTS & DENSITY**

A significant increase in density is being proposed. The current land use has been in place since annexation in 1996, when low-density and country residential development was typical of the area.

An amendment to the Local Area Plan in 2012 identified the lands as appropriate for Mixed Use development, and this application supports that vision for a more intense and sustainable form of development that offers residents the opportunity to meet their daily needs in a thoughtfully designed urban environment.

Two land uses are proposed for the subject site. The first is S-SPR to accommodate a sub-neighbourhood park, the second is a DC to allow for commercial developments along street frontage and multi-residential developments set back from the public street that directly interface with park space or a private courtyard. A direct control was necessary to allow for the development of grade-oriented multi-residential buildings, multi-storey townhouse type dwellings located within mixed use and mixed dwelling unit type mid-rise buildings. Setback distances between adjacent uses is proposed to be minimized and activated through the development of patio spaces within the setback areas, the relationship between the Activity Centre Street and retail spaces will be activated, larger commercial retail uses can be accommodated at grade in appropriate locations and buildings will retain a pedestrian scale. The site specific rules can be found within APPENDIX II.

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**LEGISLATION & POLICY**

Municipal Development Plan (MDP)

The MDP identifies the site as Planned Greenfield with Area Structure Plan (ASP) in Place. This typology is applied to areas that were planned in the 1990s and are still undergoing residential development.

The ASPs for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community. Future reviews of, and amendments to, ASPs will be required to align with the policies of the MDP.

Local Area Plan – West Springs Area Structure Plan

The West Springs ASP identifies all parcels along this segment of 85 Street SW as a Mixed Use Area. These areas are intended to provide for contextual intensification along a corridor, provide more sustainable and walkable urban environments that support a range of uses within each site. Minimum densities and intensities are identified for Mixed Use Areas, requiring a minimum of 8 units per acre and 100 people+jobs/ha. This application far exceeds those minimums.

**TRANSPORTATION NETWORKS**

The Outline Plan proposes to create an Activity Centre Street that extends eastward from 85 Street SW through to the eastern property line. This street is intended to connect through all of Truman's landholdings in the area and connect to 77 Street SW upon later subdivisions.

The intersection of 85 Street and Activity Centre Street will be signalized.

**UTILITIES & SERVICING**

The application proposes to extend water, sanitary, stormwater and shallow utilities to the site through extensions to the main located within 85 Street S.W.

**ENVIRONMENTAL ISSUES**

Two Phase 1 Environmental Site Assessments were submitted in support of the application for each parcel. The ESA prepared for the northerly parcel was conducted by PHH ARC Environmental Ltd. and undertaken in November 2012. The report states that nothing was identified that is likely to give rise to potential subsurface impacts. As such, no further work was recommended. The ESA prepared for the southerly parcel was conducted by Curtis Engineering Associates Ltd in March 2011. Similarly, the report concluded that there were no environmental concerns associated with the current and historical uses of the site and no further work was recommended.

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**ENVIRONMENTAL SUSTAINABILITY**

Not applicable at this stage.

**GROWTH MANAGEMENT**

There are no growth management constraints identified for this development proposal.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The West Springs Cougar Ridge Community Association provided a letter of comment on the initial circulation of the application and is attached in Appendix III. The comments provided relate to the larger proposal by Truman for the Activity Centre of 'West District' and thus Administration is fully in agreement that a lengthier public consultation and review process will be required once an application is received.

**Citizen Comments**

There are two organizations that represent two of the adjacent landowners of the subject parcel. To the east is the Calgary Sikh Society and to the south is St. Michael's Catholic Community. Immediately north, the landowner is a commercial developer by way of a numbered company. Communications with all three have been undertaken throughout the review of the application, and all issues presented have been resolved through amendments to the plan.

The landowners to the north and east have worked with Truman Developments to provide a public street connection to Old Banff Coach Road, which will provide better connections to and within the area for all modes of travel and will directly interface with a public MR space that would have otherwise been internalized within the development.

**Public Meetings**

A summary of the public engagement undertaken by the developer is provided within APPENDIX IV.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This statement briefly summarizes a comprehensive Land Use Redesignation and Outline Plan application for a Subject Site located at 742 and 762 – 85 Street SW in the community of West Springs within The City of Calgary. The total Subject Site is comprised or approximately 3.82 ha. (9.45 ac.) of land. The Subject Site lands are controlled by Truman Development Corporation (Truman). Truman intends to be the developer-builder of the Subject Site. Truman is an Alberta-based developer-builder with over twenty-years experience creating master planned communities in and around the metropolitan Calgary area. The lands that are the subject of this report shall be referred to herein as Subject Site or Gateway.

The Subject Site is currently designated as Direct Control 12Z96 District. The Land Use District proposed is Direct Control using Commercial – Corridor 1 (C-COR1) District as the base Land Use District. The overall land use and outline plan strategy for Gateway allows for development that is: of a high-density multi-residential mid-rise built-form; in a lively vertically-integrated mixed-use format; and, where buildings are compactly arranged to both frame and foster a vibrant network of streets and public realm.

The overall land use strategy has been directly informed by the detailed policies of the guiding West Springs Area Structure Plan (ASP), Updated July 2012, and the proposal meets and exceeds the minimum targets of the ASP under the Mixed Use Area policies. These ASP policies are primarily informed by the Municipal Development Plan's (MDP) guiding policy related to Neighbourhood Corridors as applied to the 85 Street SW corridor.

The land use strategy has also been informed by planning for a large assembly of lands (currently undeveloped to an urban standard) to the east of the Subject Site which are also controlled by Truman. Planning is in its preliminary stages and seeks to achieve an emerging Major Activity Centre called West District – a compact, transit-supportive, and mixed-use Activity Centre which is envisioned as creating an unprecedented high-impact in implementing City Council's MDP goals. Although informed by the preliminary planning for West District, the Gateway land use strategy is grounded in the existing ASP Mixed Use Area and MDP Neighbourhood Corridor policies, and is contextually appropriate.

An extensive stakeholder engagement for the West District vision is planned to launch in the second quarter of 2014. Truman is committed to a diverse and meaningful engagement process and is intent on creating a neighbourhood of the highest calibre. Gateway represents a first and foundational piece of that neighbourhood.

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APPENDIX II

DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to:
- (a) allow storefronts along a continuous block face;
  - (b) provide commercial **developments** on both sides of Activity Centre **streets**;
  - (c) construct **buildings** that are close to each other, **streets**, public open spaces and the public sidewalk;
  - (d) provide opportunities for commercial **uses** on the ground floor of **buildings** and residential and office **uses** on upper floors along main **streets**; and
  - (e) provide opportunities for **Multi-Residential Development** that offers at **grade** access and a direct interface with public open spaces.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

- 4 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Multi-Residential Development.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 7 The maximum **floor area ratio** is 4.0.

**Building Height**

- 8 The maximum **building height** is 30.0 metres.

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Location of Uses Within Buildings

- 9 (1) Unless otherwise referenced in subsection (3), the following **uses** must not be located on the ground floor of **buildings**:
- (a) **Assisted Living**;
  - (b) **Catering Service – Minor**;
  - (c) **Child Care Service**;
  - (d) **Counselling Service**;
  - (e) **Health Services Laboratory – With Clients**;
  - (f) **Instructional Facility**;
  - (g) **Medical Clinic**;
  - (h) **Office**;
  - (i) **Place of Worship – Small**;
  - (j) **Post-secondary Learning Institution**;
  - (k) **Residential Care**;
  - (l) **Social Organization**; and
  - (m) **Veterinary Clinic**.
- (2) **Dwelling Units** and **Live Work Units** shall not be located on the ground floor of **buildings** along the main east-west **street** which connects 85 Street SW and 77 Street SW.
- (3) “Commercial Uses” shall be located on the ground floor of **buildings** within those portions of **buildings** facing the main east-west **street** which connects 85 Street SW and 77 Street SW.
- (4) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit and Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit or Residential Care**.
- (5) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 777 and 778 of Bylaw 1P2007, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit and Residential Care**.

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**Amenity Space**

- 10 (1) Unless otherwise referenced in subsection (4), a **balcony**, **deck** , or **patio** must not be located in any **setback area**.
- (2) Each **unit** in a **Multi-Residential Development** must have an **amenity space**:
- (a) provided for the private use of the occupants of the **unit**;
  - (b) that has a minimum area of 7.5 square metres with no dimension less than 2.0 metres; and
  - (c) in the form of a **balcony**, **deck** , or **patio**.
- (3) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (4) A **patio** may be located between a **street-oriented multi-residential building** and a **property line** shared with a **street** or a parcel designated as a Special Purpose – School, Park and Community Reserve (S-SPR) District.

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**APPENDIX III**

**COMMUNITY ASSOCIATION COMMENTS**



**West Springs / Cougar Ridge  
Community Association**

Monday, 9 February, 2015

**City of Calgary  
Development and Building Approvals #8201  
c/o Craig Skelnar  
File Manager**

RE: Application for Land Use Amendment, LOC 2014-0008  
Applicant: Civicworks Planning + Design  
Location: 742-85th Street SW

I write to you on behalf of the West Springs Cougar Ridge Community Association (WSCR CA) with respect to the amended subject application. Since our initial submission to you in a letter dated February 25, 2014, the applicant has amended the Master Site Plan, which we have also reviewed and now provide the following comments in addition to items in the original letter.

The Community Association has been in contact with the applicant and is aware of the main intent of this application. While not an application encompassing other adjacent lands, it is our understanding that this application stands on it's own, but also to initiate the process of discussion within the City and between adjacent landowners about the applicant's larger vision to create a Major Activity Center called West District, on approximately 80 acres of contiguous lands as outlined in the City of Calgary MDP, in the area of West Springs.

The opportunity, to have these formerly rural land parcels (with fragmented ownership), be master planned with one developer is, to our Community Association, very encouraging. The establishment of the 'Engage Hub', which was erected as a temporary facility on this parcel, preceding full development, to provide an access point and information centre for the community, shows that the applicant is sensitive to community development needs, and our wish for a wide scope of feedback. We are aware that the West District proposal may generate a lively discourse amongst residents.

Because of the implications of this larger master plan, it is difficult for our response to be made in isolation from the proposed development of adjacent lands. The context which governs our response must be consistent with our views upon whole idea of 'West District' Major Activity Center.

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C. Skelnar/K. Lemmon

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Our response to this application cannot be made or taken solely as standalone comments to the subject lands, but will need to reflect upon the whole idea of the "West District".

Therefore, our comments on this LUA will be of a generally contextual nature, along with some specific comments on this particular application. Should there be further revisions, as the overall design progresses, we may need to provide updated comments.

**1. Design Intent and Vision**

The Community Association supports the overall vision and intent of the West District proposal. A major activity center will certainly have a high (and we hope positive) structural and social impact on the existing community and the developments in Calgary West.

The City must provide baseline and framework guidance, to ensure that the expected development will augment existing development within the community, and integrate into the Community. All of this while providing new opportunities for residents to work, move and find recreational opportunities inside our Community boundaries.

Because of the potentially lengthy duration of construction, it is of equal importance for the community that guidelines be implemented, with which the Community and the City can react flexibly towards future needs and economic uncertainties. Confirmation and strong enough guidelines that the project will be completed as intended, or in future with optimal urban planning scenarios, is very important to us. We think all involved can agree that a project, that does not take into account all adjacent lands, will be very dissatisfying. As would a scenario where the entire area is partially developed, but awaits completion for prolonged periods of time.

The plan for this area, as intended, needs to encompass the properties currently not within the applicant's neighbouring holdings, if any. Current owners may need to be required to follow the plan with regard to density, architectural guidelines, infrastructure and green space, that are required of this applicant, in the future when they wish to develop.

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**2) Transportation and Access**

a) As a major activity center the area will require augmented access to a public transit hub as per MDP. The applicant has discussed with us, the possibility of investing in a high-frequency bus express line (through Calgary Transit) connecting the area with the West LRT station to satisfy this requirement, as outlined on Page 37. We strongly endorse this proposal. This augmented bus frequency will provide significant relief to private vehicle traffic, and should hopefully encourage even better ridership of transit from other areas of the community as well.

We would very much like to be consulted and part of the process of determining where the additional transit routing will be centered. Could there be a central bus "station" or park located within the new development? Or how will this become integrated into the development?

As well, would integrating a transit loop within the community that terminated at WINSPORT at the north, and the West LRT at the south be routing that might make sense?

b) West District will be supported through close-by future Stoney Trail access. To our knowledge, the main access in this part of the City to Stoney Trail will be a full exit at Bow Trail.

We also understand that there will be additional exits at both 17 Avenue SW and at Old Banff Coach Road. These exits will be "right in - right out" access, with Old Banff Coach Road accessing Stoney Trail northbound lanes, and 17 Avenue SW accessing Stoney Trail southbound lanes. Access from Stoney Trail to Old Banff Coach Road would be only from southbound lanes, and to 17 Avenue SW would only be from northbound lanes. Additional information on this can be found on the Government of Alberta website:  
<http://www.transportation.alberta.ca/Content/docType490/production/Board1OH3.pdf>

Old Banff Coach Road is a barrier in our community, between our north and south side. We would love to see some configuration where this street can be "softened" to provide interconnectivity for pedestrians and pathway connections can be made much stronger, and encourage alternative means of connecting within the community.

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**3) Density**

The intent of the MDP is to allow Major Activity Centers, either in established communities within an existing structure of retail and commerce units, or in developing communities. West Springs Cougar Ridge is in some ways both established and developing at this time. Previous ASP and other amendments have been undertaken and approved within this area. It is our understanding, that maximum densities and floor area caps in these existing plans will be exceeded significantly in West District, as envisioned.

This is, of course, of particular interest for the community and there has been good discussion around this while the Engage Hub was open to the public over the past 12 months. We encourage further engagement and consultation with the applicant, to ensure that information is relayed in a timely fashion about this project, and to allow positive and meaningful discussions - with the intent to provide the most aesthetically pleasing and liveable spaces becoming a reality when this project moves forward.

It is our understanding, that the proposed Urban Boulevard is created to support this increased density. The MDP outlines as well that tallest buildings should be focused at internal nodes and intersections within the larger proposal.

**4) Green Spaces and Municipal Reserve Areas**

The Community Association supports the intent to create a comprehensive central community park and adjacent areas. In addition we suggest breaking up the larger blocks with little plazas or green spaces within the plan to provide open views. As much as possible, pathways for cyclists and pedestrian traffic, outside of typical streetscapes, but connected to central commercial or residential areas should be considered to improve interconnectivity and shorten travel distances, as well as provide alternatives to automobile traffic.

One way to ensure the all weather use of these spaces, sidewalks and pathways, is to mandate that snow removal during winter is part of the responsibility of any landowner adjacent. This will ensure much stronger access for any forms of transportation for all season use. As well, design to take advantage of natural daylight "corridors", will provide assistance in keeping these alternative transportation corridors useful at all times of the year.

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**5) The subject property on 85<sup>th</sup> Street**

While we support the larger concept that this application within the context of “what comes next”, and what this application gives us a glimpse into, we also want to reiterate support for this application and would encourage the City to look at the bigger picture of developing the adjacent land to the east to ensure greater continuity and prevent isolated development concepts. Until a “master plan” can be seen in a more total way, we will continue to work with the City and applicant(s) to create the best possible future vision. The process and level of communication with the WSCRCA and with residents to date has gone well, and there have been many opportunities for consultation along the way.

Notwithstanding, here is a summary of some of our other areas of concern, and ideas for improvement:

The Urban Boulevard plays a vital role in connecting the new proposed West District with the existing retail and core units on 85<sup>th</sup> Street. Therefore it needs to be visually appealing, to draw traffic and pedestrians into the new area. In our view, this could be accomplished by creating feature or “signature” buildings or by creating an interesting and open visual perspective from the 85 Street entrance.

We believe that the proposed designs in the application have been improved and we still encourage a more nuanced transitioning towards the higher buildings in the center. We think it may be possible to review this carefully, and adjust the maximum proposed height for the COR-1 zoning could be limited at the edge of the proposed application area, gradually increasing as it gets closer to the “core” in the eastern part of the land. This could provide almost a “terracing” effect.

It is the communities strong opinion, that all retail storefront windows must be kept clear and open towards all streets, and not to “parking” areas in the rear. This will encourage pedestrian traffic along the new Urban Boulevard. It is not good enough to mandate those windows - and then have tenant business create blockages of their own, sometimes even using those areas for presenting the backs of refrigeration units, or by masking them, so that passersby cannot see inside the windows. Stronger language around keeping windowed areas open is necessary, and we encourage the City to provide strong direction in this area.

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Community Association**

Large stores typically maximize their space and blackout large windows. This has already happened in our community with the 'No Frills' retail addition along 9<sup>th</sup> Avenue SW at 85 Street, as well as storefronts that were designed to face onto the street along 9 Avenue SW, to the west of 85 Street.

We understand the LOC has been revised so that larger format commercial retail units are not permitted; only smaller-scale pedestrian-oriented commercial retail units are allowed and they shall be no larger than 465 square meters in size. We are still interested to see how shipping and receiving areas for the retail stores will be addressed in a visually appealing way.

We feel that underground parking for residential units, visitors and retail customers should be a strong component of the applicant lands and throughout West District. It is incredibly important in our view, that more surface parking on private property be avoided as much as possible. To create a pedestrian friendly area - pushing parking and traffic away from walkable areas is vital!

The mixed use and the proposed street design is very attractive, allowing spaces for street furniture and bicycle pathways, encouraging multifaceted use of public spaces. We also like the idea of providing a mix of apartment sizes and 2-storey units with terraces and balconies while offering interior courtyards.

We believe that we have touched base on most of the important subjects. We are always open to further engagement with all stakeholders to discuss the overall urban design intent of this application, and all other adjacent lands.

Sincerely,  
Lars Lehmann (President) & Mike Hammerlindl  
(Planning and Development Committee)  
West Springs Cougar Ridge Community Association

cc:  
Richard Pootmans, Alderman Ward 6  
Don McLeod – WSCR Planning and Development Committee Member  
Dave White – Civicworks Planning + Design

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MAP 22W

APPENDIX IV

SUMMARY OF PUBLIC ENGAGEMENT

RECORD OF PUBLIC ENGAGEMENT  
LOC2014-0008 'GATEWAY'  
DECEMBER 16, 2014



**INTRODUCTION**

From August 16- September 13, 2014 the West District project team hosted the third phase of public engagement for the proposed West District Plan. In Phase 3, the team hosted 12 public engagement sessions totalling 53 hours at the interactive EngageHub Facility. Continued conversation around the development and guiding principles of the future West District neighbourhood took place. In total, 10 project team members engaged 134 participants on an individual basis, generating nearly 200 ideas. Consistently during all phases of public engagement The West District Plan was informed through the following guiding principles:

- Principle 1: A Vibrant Neighbourhood** - A lively mix of people, jobs and activities creates a thriving hub for west Calgary.
- Principle 2: Comfortable Building Design** - Thoughtful building form creates a welcoming, attractive and safe neighbourhood.
- Principle 3: Convenient Connections** - There are many options for people to get to, from and around the neighbourhood.
- Principle 4: A Variety Of Housing Options.** People have a wide range of housing choices to meet different life stages.
- Principle 5: A Unique Community Park And Plaza.** A multi-use open space creates a dynamic year-round meeting place for the community.
- Principle 6: Future-Friendly Planning.** Sustainable approaches to design, building and infrastructure minimize the impact on the environment and protect future generations.

In Phase 3, the team set-up an area in EngageHub to present detailed information about the Gateway Plan. Gateway is an active application for development along 85<sup>th</sup> street. The took the opportunity to seek public feedback about Gateway specifically during Phase 3.





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Most participants wanted to discuss the West District Plan as a whole or the interface areas most adjacent their home, with only some instances of comments being shared about Gateway. The feedback that was gathered on Gateway spoke to two key elements: parking and retail uses. The project team believes that much of the feedback heard about the West District Project in general, also falls into the Gateway Plan. Key themes that were heard in the conversations about West District that could also apply to the Gateway Plan include:

- Housing & Building
- Transportation & Parking
- Commercial & Retail
- Density

The following sections speak to the issues and responses heard by the Project Team regarding the aforementioned themes heard in the past seven months.

## **HOUSING & BUILDINGS**

### ISSUE

The team heard a range of feedback on the type and style of housing and other buildings preferred in the West District neighbourhood. The comments that most aligned with the project Principles spoke to more sustainable building practices while providing housing for a wider range of Calgarians. The ideas that did not strongly align with the Principles were those that spoke to mid-rise buildings (4-8 storeys) being inappropriate for the West Springs/Cougar Ridge context. Quotes from participants, that are indicative of their feelings about Housing & Buildings varied from "single family homes" and "no 8-storey buildings" to "would like to see smaller affordable homes for downsizers" and "more green buildings. love the mix and density".

### RESPONSE

The Team remains encouraged to see interest and support for the new kinds of housing options that West District would bring to the area. As outlined in our Principle 4: A Variety of Housing Options, West District is attempting to provide a range of housing choices that meet the needs of Calgarians in different life stages. In addition, the mixing of residential uses with retail at-grade and integrated employment uses helps to realize Principle 1: A Vibrant Neighbourhood.

For those that are concerned about the kinds of buildings proposed for West District, we continue to hope that a commitment to our second Principle: Comfortable Building Design will alleviate some concerns. The quality of design proposed for 'Gateway' as a first phase of West District is indicative of the intention for the overall plan area. We believe this will provide a high quality and unique environment for west Calgary and will complement the surrounding community.

## **TRANSPORTATION & INFRASTRUCTURE**

### ISSUE

In the third phase of engagement, the primary transportation concern shifted to a focus on parking and potential congestion on 81st Street. We heard from some participants that they neither wish to see an abundance of at-grade parking, nor do they want overflow parking to spill onto existing local roads. Quotes from participants, that are indicative of their feelings about Transportation & Parking varied from "not enough parking" to "improve transit links". For Gateway specifically we heard that people want "adequate underground parking to meet demand" and "pedestrian access between buildings from underground parking".

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RESPONSE

The Team continues to see transportation as a key issue for area residents and Calgarians in general. We believe that providing mobility solutions are critical to the success of West District, which is why we established our third Principle: Convenient Connections. A key element to achieving this Principle is the development of a central parking structure site that has a focus on meeting demand for: enhanced transit, retail/office/institutional patrons, and central community park visitors. The team has now established a local street network that creates people-friendly streets with 'traffic calming' by design. This is focused on avoiding excessive traffic short-cutting and directing vehicle flow towards higher-order roads. In addition, the Team continues to pursue an innovative transit solution for the neighbourhood.

**COMMERCIAL/RETAIL USE**

ISSUE

There is some concern about the impacts of office and institutional space being incorporated into West District. Conversely, many people were excited with the idea of having retail uses, especially small shops and the concept of a "high street". Quotes from participants, that are indicative of their feelings on Commercial/Retail Use varied from "no bars" to "like the mixed use and walkability". The Gateway plan in particular sparked insights such as "Consider retail along south edge with church" and "Love the type of retail [small-scale pedestrian-oriented]".

RESPONSE

Commercial and retail activity is a critical component to realizing our first Principle: A Vibrant Neighbourhood. The Team is focused on creating a master plan that integrates these uses with residential and public space in a way that creates a vibrant and safe community throughout the day. The intention continues to be the creation of an experience closer to that of Kensington's retail high street than a suburban commercial centre, giving a unique experience and increased choice for residents in west Calgary.

**DENSITY**

ISSUE

Early in the process, it was made clear that a handful of community members hope for this space to remain in its current suburban format. However, there were also a number of people excited to see this kind of mixed-use development proposed for the area.

RESPONSE

We recognize that West District represents a different kind of neighbourhood for the West Springs/Cougar Ridge area. The proposed density of housing and jobs is a key part of creating a complete neighbourhood that connects and complements West Springs/Cougar Ridge. While this is a new kind of development, we are also putting a great deal of thought into how West District connects and interfaces with the surrounding communities. Solutions such as transitioning from higher density at the central core of West District to lower density at the periphery is intended to ensure compatibility with existing, adjacent development.

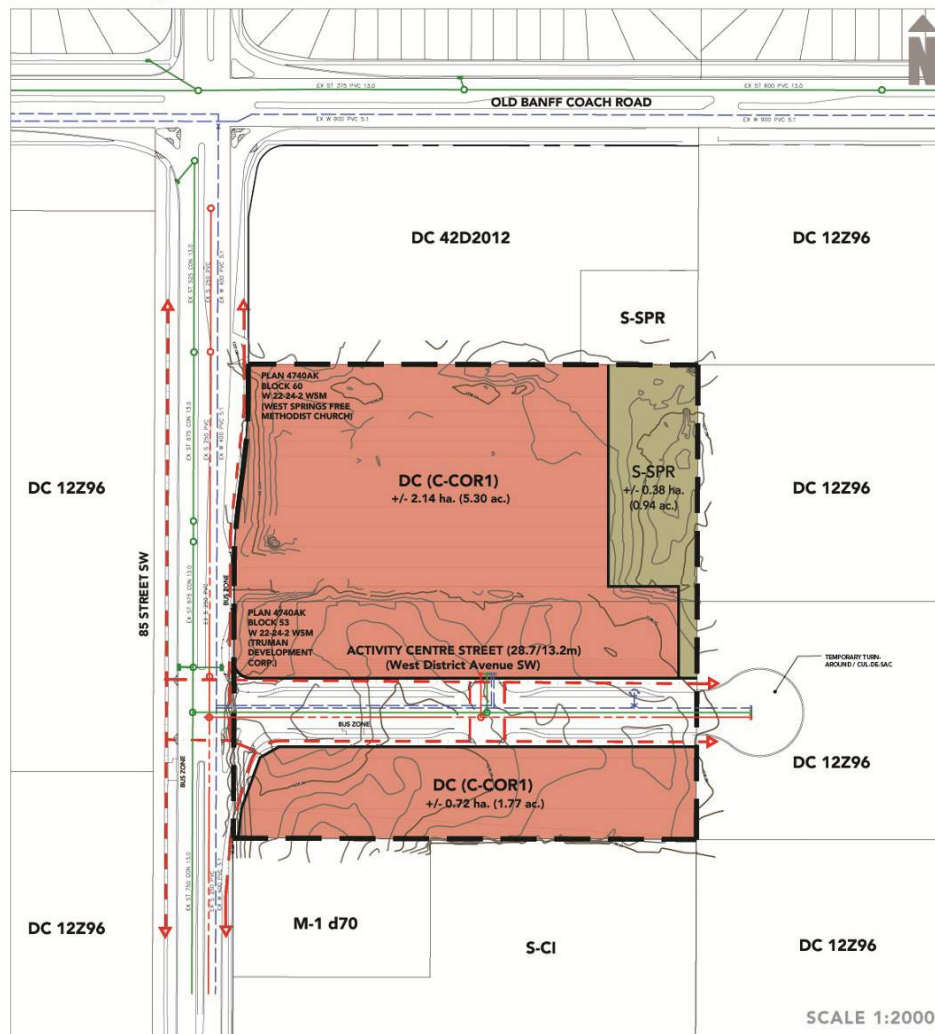
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APPENDIX V

OUTLINE PLAN

Land Use Redesignation and Outline Plan



- Subject Site
- Sidewalk/Walkway/Street Crossing
- Storm Line
- Sanitary Line
- Water Line

