

West View Crestmont West



OVERVIEW

+79 ha
GROSS AREA

1,500
UNITS

3,600
DIRECT/INDIRECT JOBS

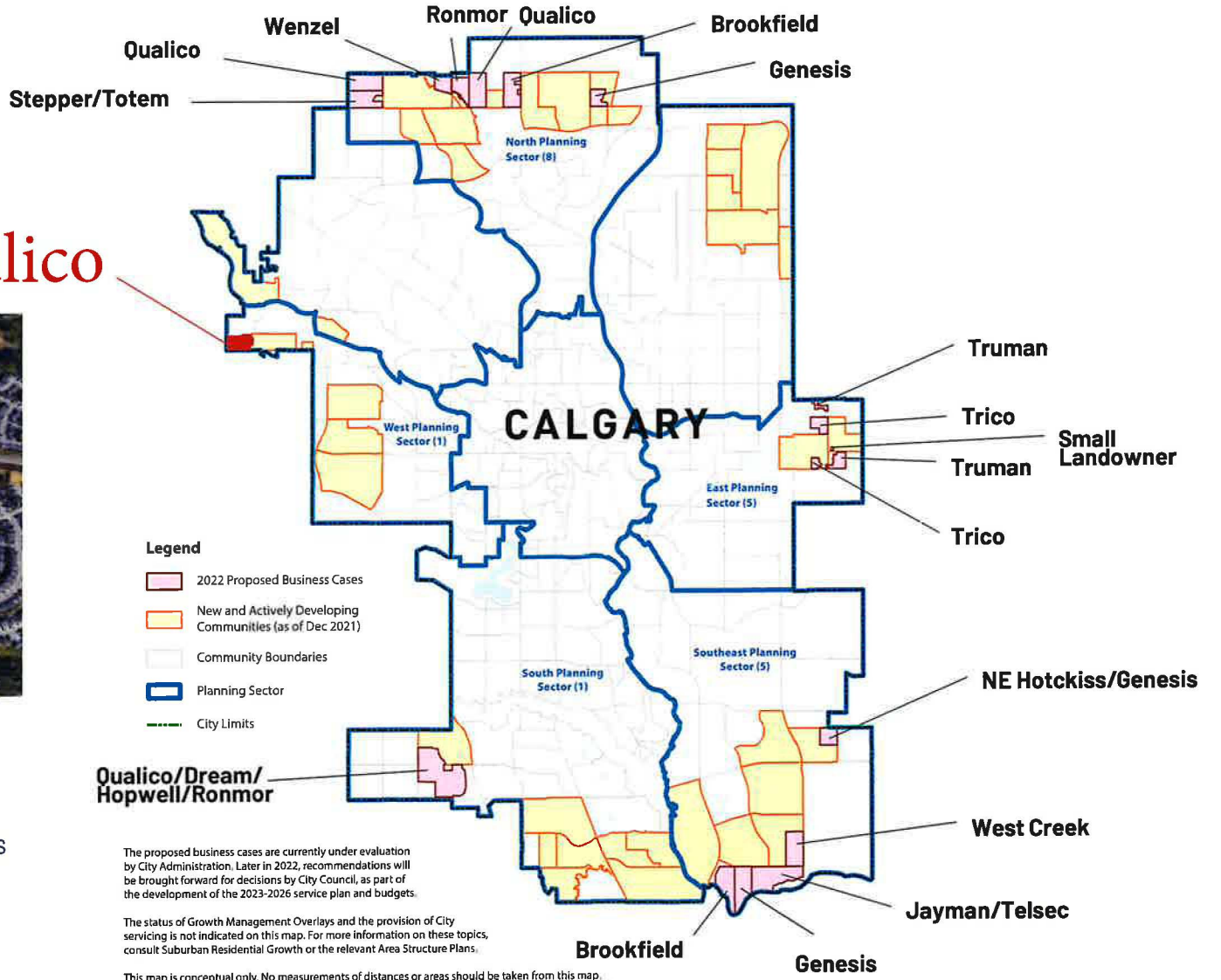
\$4.1M
ANNUAL PROPERTY TAX

\$38.7M
IN LEVIES

\$880M
TOTAL PROJECT VALUE



Qualico



\$0 CAPITAL COST TO THE CITY FOR INITIAL PHASES

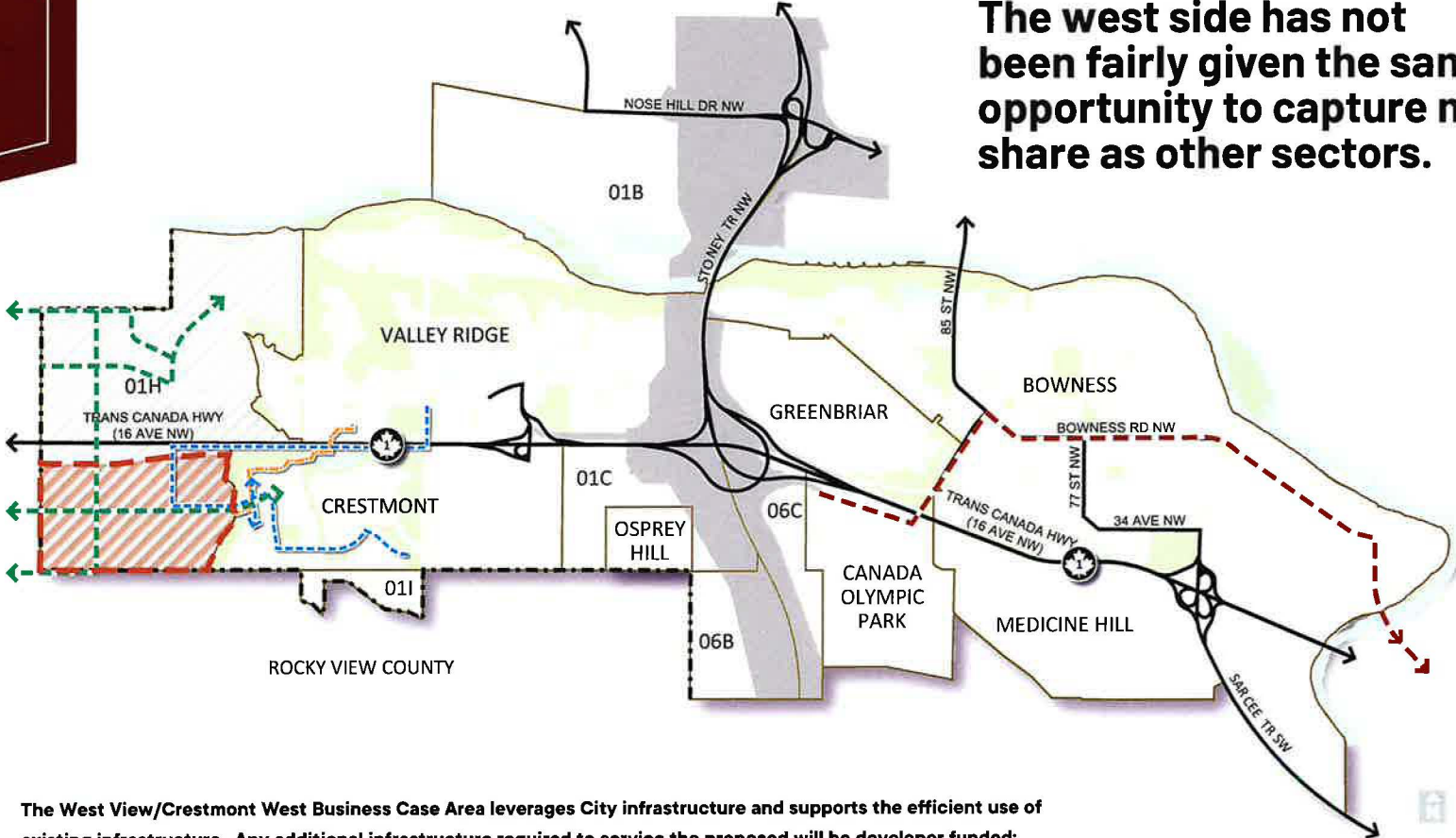
IN 2020 THE CITY ANALYSIS DETERMINED THAT THIS AREA WAS A **NET POSITIVE** TO THE OPERATIONS BUDGET.

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 27 2022
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CITY CLERK'S DEPARTMENT



The west side has not been fairly given the same opportunity to capture market share as other sectors.

- City of Calgary Boundary
- Business Case Area
- BRT MAX - Route 305 Upgrade
- Transit Network
- Growth Management Overlay (GMO)
- Water Feedermain
- Sanitary Trunk



Leveraging Existing Infrastructure

Initial phases do not require capital infrastructure.

The West View/Crestmont West Business Case Area leverages City infrastructure and supports the efficient use of existing infrastructure. Any additional infrastructure required to service the proposed will be developer funded:

- **Fire Services** utilize the existing Valley Ridge station.
- **Sanitary sewer** provided through Crestmont and Valley Ridge, utilizing existing spare capacity.
- **Stormwater management** will be provided on an interim basis by constructing a zero-discharge storm pond at developer cost. Ultimate stormwater management solution will be in accordance with the West View Master Drainage Plan.
- **Transportation** accommodated by the existing road network in Crestmont.
- **Water servicing** extended from Crestmont, utilizing existing spare capacity.

Administration has determined **they will not accept any interim solutions for this business case** - a phase 1 is available for continuity of development with an alternate solution.



West View CRESTMONT WEST



NEIGHBOURHOOD ACTIVITY CENTRE

central to the plan providing pedestrian-oriented mixed-use including multi-residential and neighbourhood retail commercial.



REGIONAL & NEIGHBOURHOOD AMENITIES

including a recreation centre, library, neighbourhood centre and school site with playfields.



HOUSING DENSITY

is located along future transit routes and near the NAC, maximizing accessibility to neighbourhood amenities.



31+ ACRES OF PUBLIC OPEN SPACE

distributed throughout the plan area including a joint use school site, neighbourhood parks, and recreational pathways.



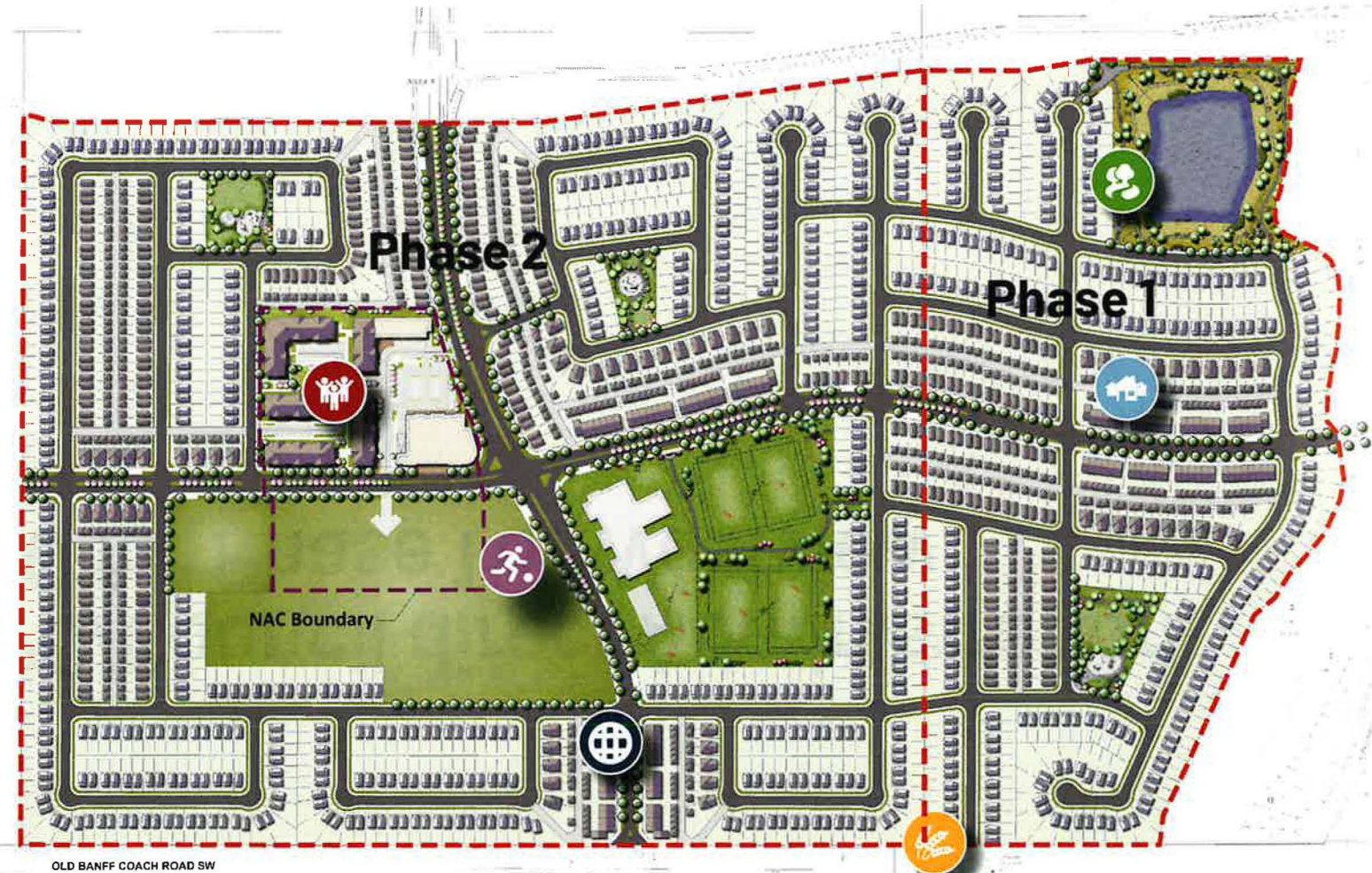
A MODIFIED GRID ROAD NETWORK

connected to a central collector ensures clear and direct routes and creates distinct "cells" within the neighbourhood.



CONTEXT SENSITIVITY

includes connections to existing and future development while presenting a low-density interface to adjacent rural lands.



Phase 1 could be advanced with an alternate servicing solution, that will maintain development continuity and offer housing stock on the west side. **Qualico would like to request a partial approval for these lands.**

The logo is a dark red shield-shaped emblem with a white border. Inside the shield, there is a stylized mountain range in white. Below the mountains, the words "West View" are written in a white, cursive script, and "CRESTMONT WEST" is written in a white, all-caps, sans-serif font below that.

West View
CRESTMONT WEST

NEXT STEPS

Request that IPC/Council direct Administration remove the GMO for Phase 1 of Westview.

