

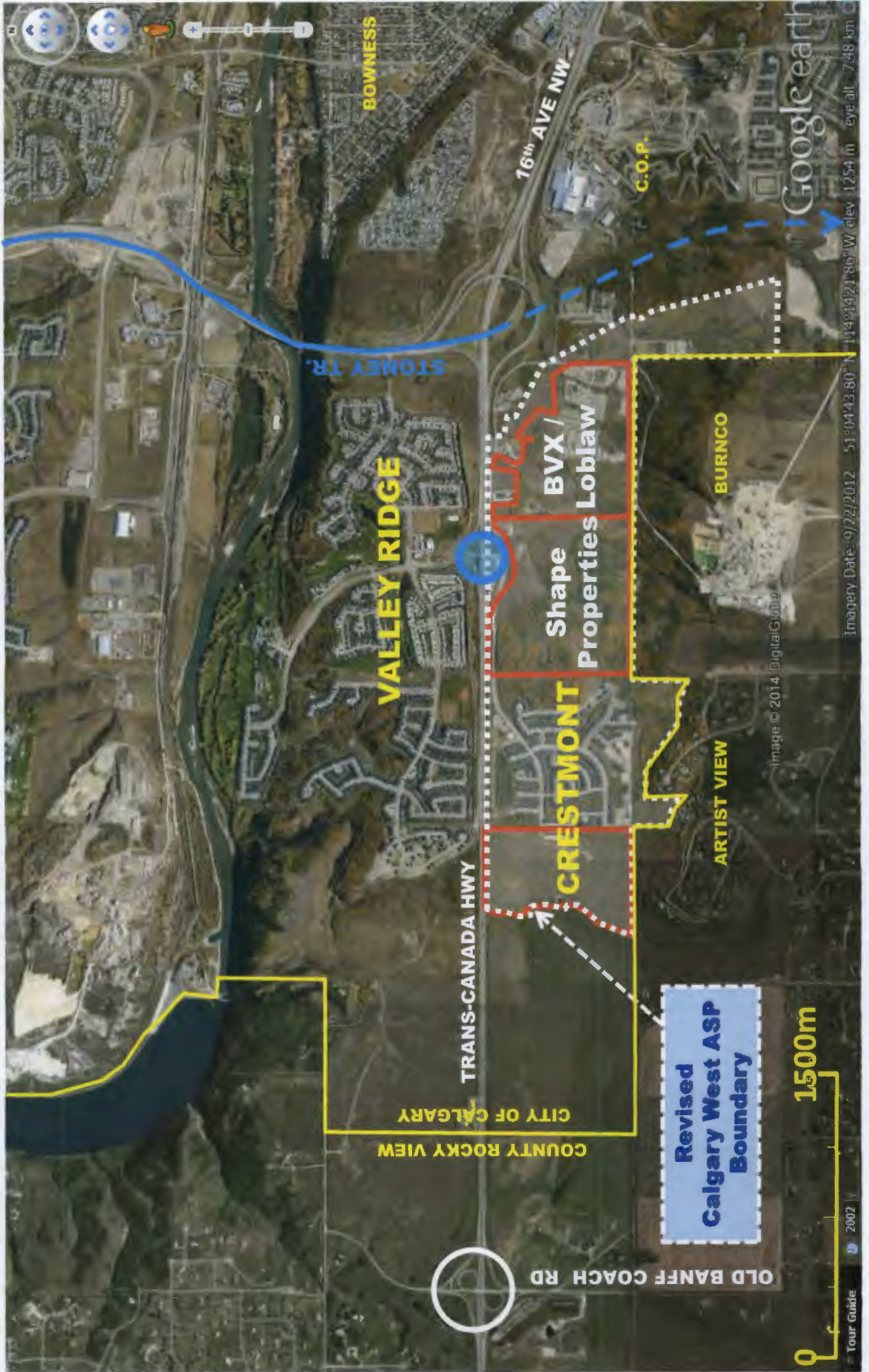
Valley Ridge Community Association

Presentation to Public Hearing of Calgary City Council

Revised Calgary West Area Structure Plan

October 6, 2014

Revised Calgary West ASP – Location Map



2020 Combined Traffic Volumes 70% Development Level

Inflow from the Trans Canada Highway & Stoney Trail

(vehicles per hour, PM peak)

Total trips	2,334
Less existing residential	1,053
Less new residential	527
	<hr/>
Commercial/Office	754

Comparison Traffic Counts: Shape, Shepard Centre and Trinity Hills

Inflow from the Trans Canada Highway & Stoney Trail
(vehicles per hour, PM peak)

Shape Commercial/Office *	754
Shepard Regional **	1,214
Trinity Hills Development ***	1,540

Note: Shepard and Trinity traffic prorated to equate to 770,000 sq.ft.

* Shape Properties TIA, Ward Consulting Group, May 2013

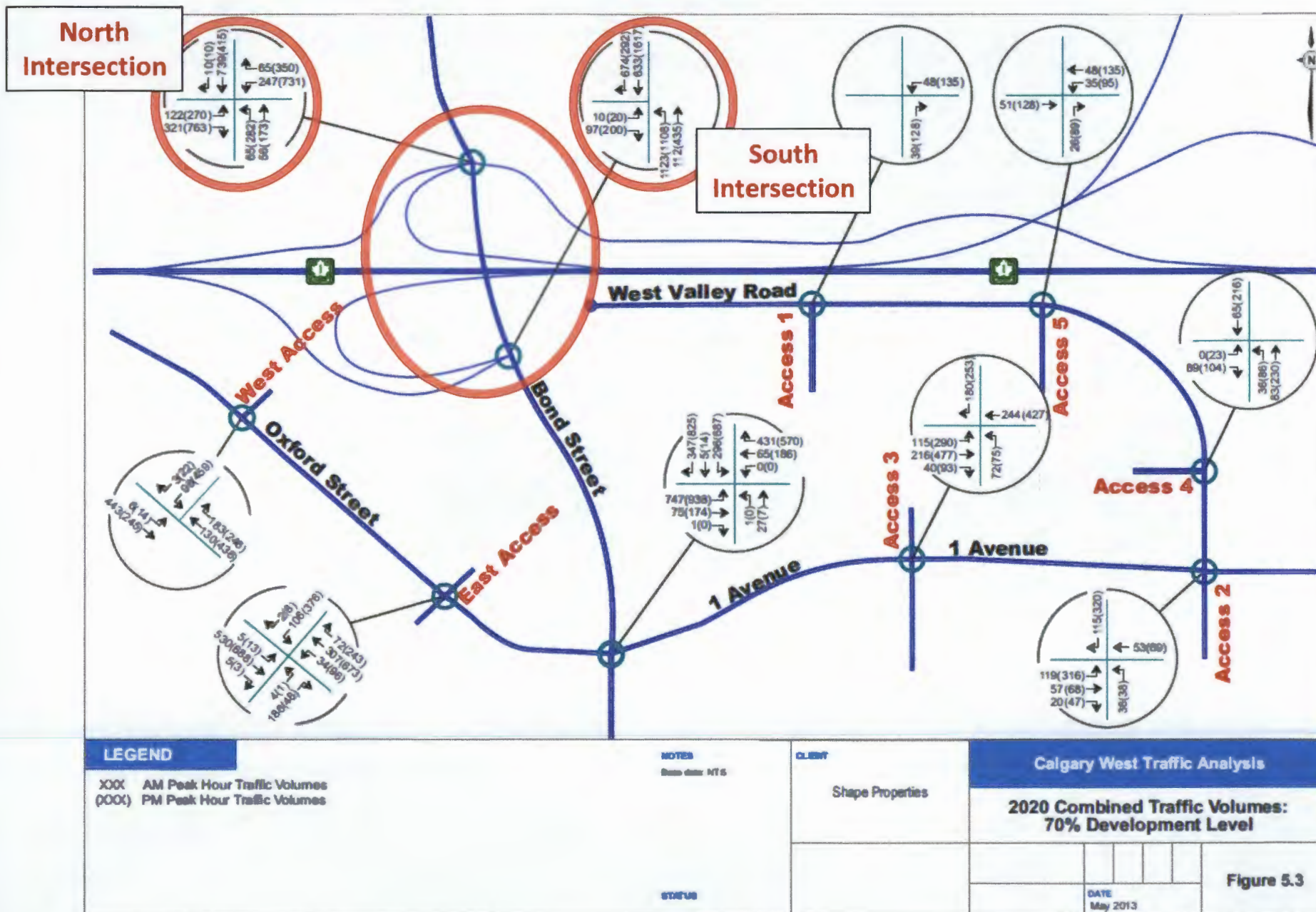
** City Transportation Dept.

*** Trinity Hills TIA, Final Report, May 13, 2014; Bunt & Associates

Calgary Shopping Centre Parking Spaces

Market Mall	4,000
Chinook	5,500
Cross Iron Mills	6,000
Shape estimated p.m. peak inflow	754 cars

ITE Manual	
Development Type	Trip Rates per 1000 sq ft
Shopping Centre General	3.73
Discount Superstore (Walmart)	4.61
Supermarket	10.50
Department Store	1.78
Drugstore	8.42
Bank	12.13
Medical Office	3.46
Electronic Superstore	4.50
Quality Restaurant	7.49
Fast Food Restaurant	33.84



Source: Fig. 5.3, Shape Properties TIA, Ward Consulting Group, May 2013

Proposed Amendment to Bylaw 102D2014

After Section 17 add a new Section 18 as follows:

18. 1) A development permit for construction, when required, must not be approved in this Direct Control District unless:
- (a) the applicant has provided an updated TIA with traffic estimates based on ITE rates that incorporate the expected or actual mix of establishment types to be included in the completed project; and
 - (b) the traffic estimates calculated in 18.1.a do not exceed the total inflow and outflow traffic projections, by more than a 5% variance, that are depicted in Figure 5.3 entitled "Calgary West Traffic Analysis - 2020 combined Traffic Volumes: 70% Development Level." as contained in the Ward Consulting TIA report prepared for Shape and submitted to City Transportation on May 23, 2013.