

CITY OF CALGARY
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IN COUNCIL CHAMBER

SEP 08 2014

ITEM:

CPC2014-104



West Campus Development Trust

CALGARY CITY COUNCIL

September 8, 2014

CONSULTATION HIGHLIGHTS

Stakeholder Working Group

- 40+ members
- 4 meetings

Public Open Houses

- 10 events
- May 2014 events hosted by the City of Calgary

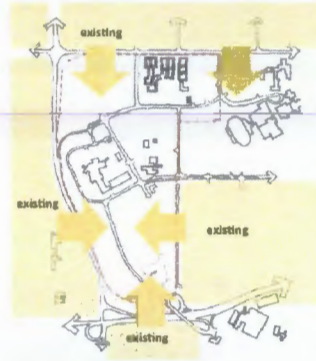
Circulation

- Letter of support from all 5 community associations

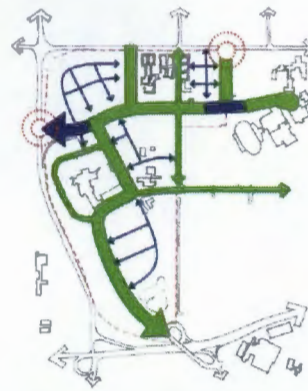
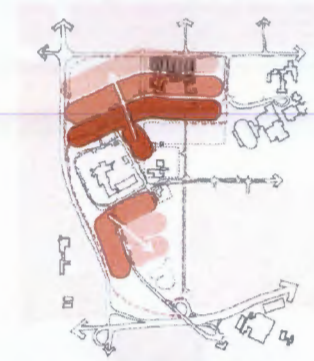


MASTER PLAN DEVELOPMENT

What We Heard:
Essential Ingredients of the Plan



Integration between University and surrounding communities *Transition in density and building heights to existing neighbourhoods*



New and enhanced street grid and connections for traffic and pedestrians



Efficient and accessible transit network

Plus,

- *East-west main street urban corridor*
- *Perimeter recreational pathway*
- *Integrated open spaces*
- *North-south green-spine*
- *Connected pedestrian/bike network with supportive facilities*

CONCEPT

±6,850,000 sf residential

±1,500,000 sf office

±245,000 sf retail

±8,600,000 sf TOTAL

RENDERED
CONCEPT



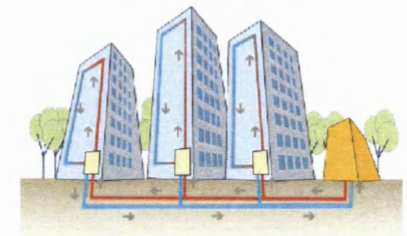
SUSTAINABILITY FEATURES

10 'BIG IDEAS'

- Multi-modal accessibility
- Active & passive green spaces
- Mixed uses
- Green design
- Complete community
- Housing choice
- Proximity to diverse employment
- Stormwater management
- Alternative energy
- Winter city design



LEED for Neighbourhood Design



District Energy System

URBAN DESIGN STRATEGY: Design Guidelines

1. Public ground floor
2. Community meeting places
3. Active high street
4. View priority
5. Major landscape elements
6. Building design diversity
7. Streets as glue
8. Private vs. public space
9. Inviting lighting
10. Material & colour palette
11. Landmark buildings
12. Active community park
13. Demonstrated sustainability
14. Pedestrian shortcuts



ACTIVE HIGH STREET: West Campus Way

A unique, accessible, and compact street with various modes of transportation that will support commercial vibrancy and create a distinct sense of place.



Four Stages of Development:



CENTRAL PARK

- Urban open space heart of the community
- Potential home for farmer's markets, outdoor skating rink, and pop-up performance spaces.



URBAN SCHOOL

WCDDT has set the
groundwork for Calgary's
first urban format school.



POTENTIAL
SCHOOL
SITES



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LAND USE STATISTICS

Total Area: 184.22 ac (74.55 Ha)

- Gross Developable Area (GDA): 180.97 ac (73.24 Ha)
- Total People and Jobs per Ha: ± 229

Total People and Jobs/ GDA -Municipal Development Plan Major Activity Centre Minimum is 200



BUILT FORM LAND USE

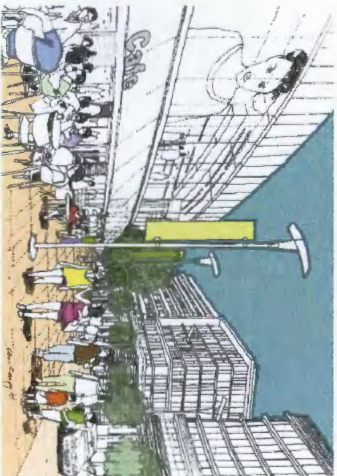
- M-G & DC (M-G)**
Residential-Low Density
2-3 Storeys/ ± 32.9 ac
- M-2 & DC (M-2)**
Residential- Medium Density
4 Storeys/ ± 24.9 ac
- DC (M-H1)**
Residential - Higher Density
Up to 8 Storeys/ ± 4.3 ac
- DC (C-COR1)**
Mixed Use - Retail/Residential
2-3 Storey Podium, up to 6 Storeys
above/ ± 14.3 ac
*Hotel site up to 16 storeys
- DC (M-H2)**
Residential - Higher Density/Tower
Opportunity
Up to 16 Storeys/ ± 3.0 ac
- DC (C-O)**
Mixed Use - Retail/Office
4-8 Storeys/ ± 10.7 ac

M-G & DC (M-G) LOW DENSITY RESIDENTIAL

- Total M-G Area: 32.9 ac
- Total Anticipated M-G Units: ±893 (67 uph)
- Maximum Height: 13m



DC M-G "Innovation zone"

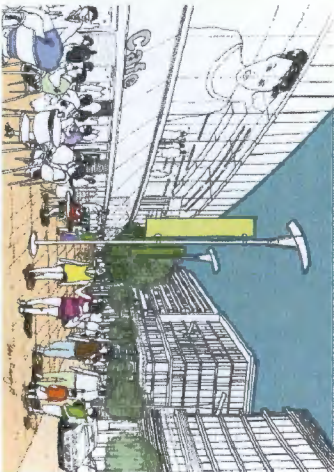


M-2 & DC (M-2) MEDIUM DENSITY RESIDENTIAL

- Total M-2 Area: 24.9 ac
- Total Anticipated M-2 Units:
±1,997 (197 uph)
- Maximum Height: 16m



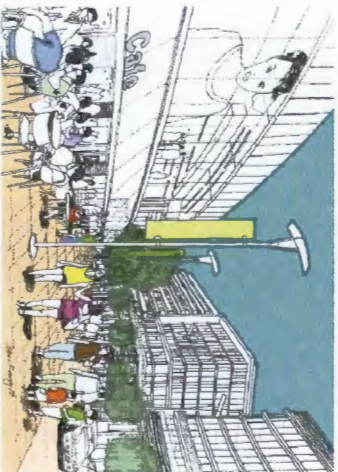
DC M-2 'school site'



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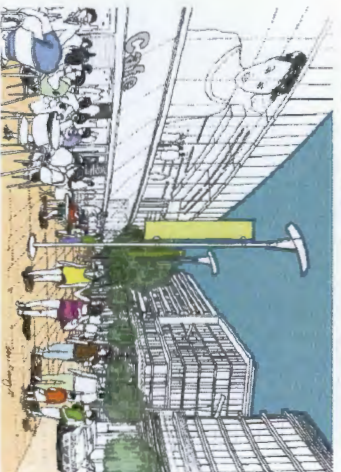
DC (M-H1) HIGH DENSITY RESIDENTIAL

- Total M-H1 Area: 4.3 ac
- Total Anticipated M-H1 Units: ±861 (494 uph)
- Maximum Height: 26m



DC (M-H2) RESIDENTIAL TOWERS

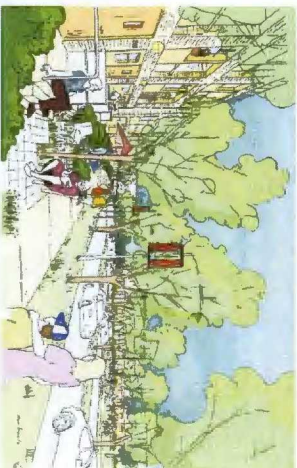
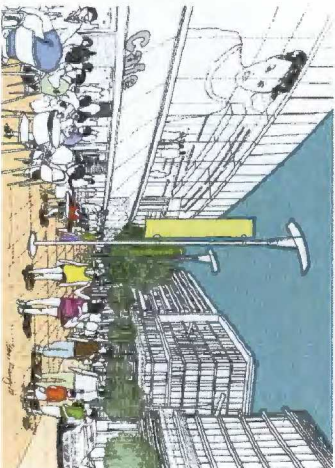
- Total M-H2 Area: 3.0 ac
- Total Anticipated M-H2 Units: ±972 (799 uph)
- Height: 12 to 16 Storeys



DC (C-COR1) RETAIL/RESIDENTIAL MIXED-USE

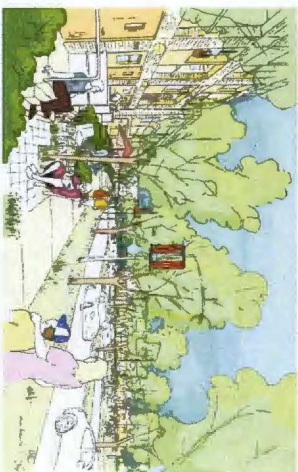
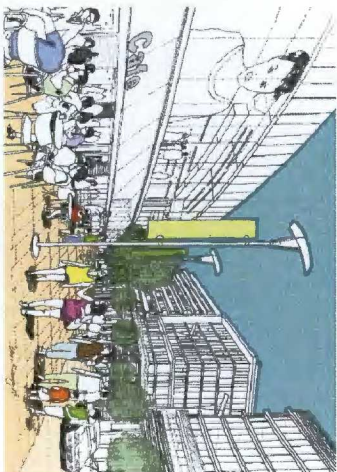
- Total C-COR1 area: 14.3 ac
- Total Anticipated C-COR1 Residential Units: \pm 1,345 (232.3 uph)
- Height: 4 to 6 storeys (Hotel 16 storey)

Grocery Store – 35,500 sf
Cinema – 35,500 sf
Performing Arts – 10,000 sf
Plaza (25% open space requirement)



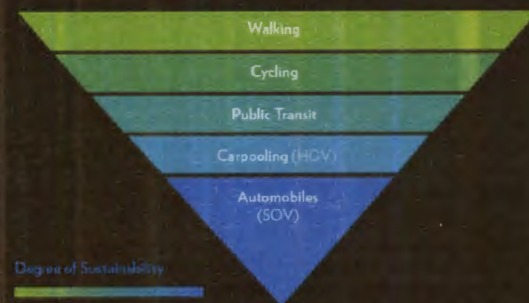
DC (C-O) COMMERCIAL/OFFICE MIXED-USE

- Total C-O Area: 10.7 ac
- Height: 4-8 storeys



MOVEMENT & TRANSPORTATION

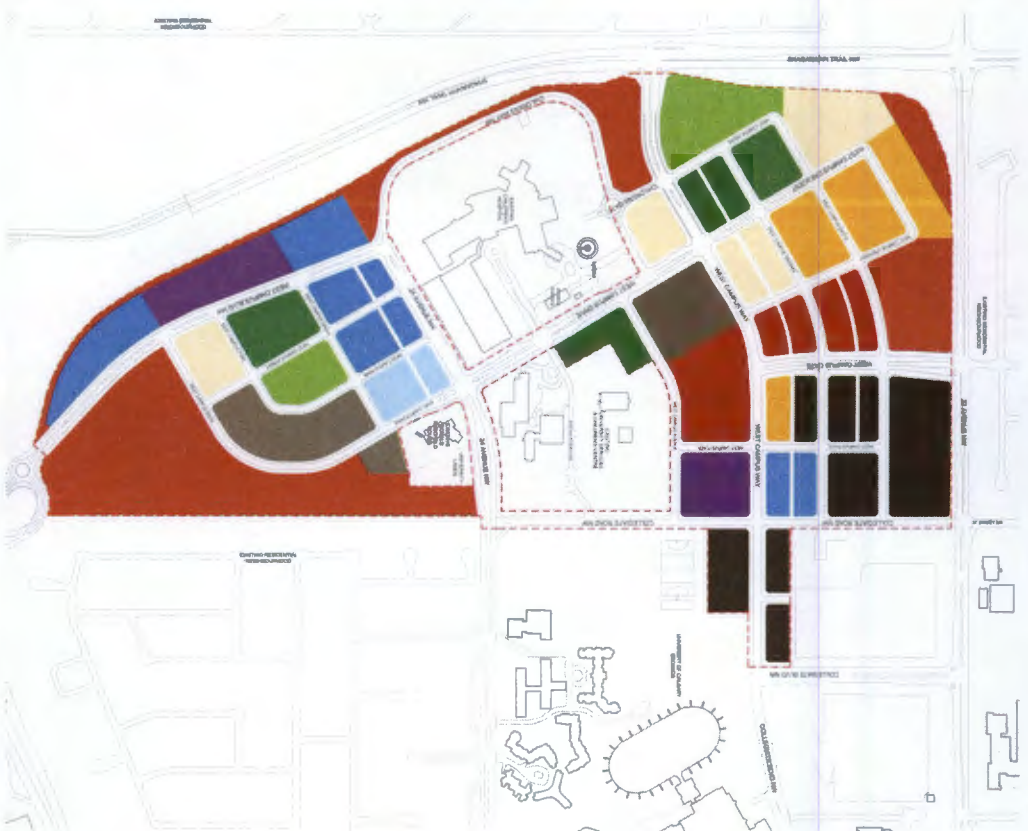
CALGARY TRANSPORTATION PLAN SUSTAINABILITY TRIANGLE



No.	Improvement Description	Estimated Time Required	Responsibility for Funding
1	New Intersection of Shaganappi Trail and West Campus Way	Phase 1	Developer
2	Traffic Signals at West Campus Way and West Campus Drive	Phase 2	Developer
3	Traffic Signals at West Campus Way and West Campus Gate	When Warranted	Developer
4	Traffic Signals at West Campus Way and Collegiate Blvd.	When Warranted	Developer
5	Construction of Roundabouts or Signals at 16 Avenue NW interchange terminals (to be confirmed through discussions with AHS and City)	TBD	Developer/City/AHS
6	Widening Shaganappi Trail from 32 Avenue NW to 16 Avenue NW and the addition of dual SBLT lanes at West Campus Way/Shaganappi Trail	TBD	Developer/City
7	Intersection Improvements to Shaganappi Trail and 32 Avenue NW	TBD	Developer/City
	Construction of West Campus Way from Shaganappi Trail to Collegiate Blvd.	Phase 1	Developer
	Reconstruction of West Campus Blvd. from 24 Avenue NW to South Boundary of Site	Phase 2	Developer
	Reconstruction of Intersection of West Campus Blvd. to West Campus Drive	Phase 2	Developer
	Reconstruction of 24 Avenue NW from West Campus Blvd. to West Campus Drive	Phase 2	Developer
	Reconstruction of West Campus Drive from 24 Avenue NW to West Campus Way	Phase 2	Developer



PHASING



LEGEND

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10

LAND USE PLAN



BUILT FORM LAND USE

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Deloitte.

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