

Applicant Submission

2025 March 19



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

APPLICANT STATEMENT: LOC2024-0283 at 740, 760 & 780 81 ST SW; 741 & 761 78 ST SW (9.9 ac / 4.0 ha)
Land Use Redesignation, Area Structure Plan Amendment & Concurrent Development Permit (Phase 1)

Existing Land Use:	Multi-Residential - High Density, Low Rise: M-H1 Mixed Use - Active Frontage: MU-2f4.0h30 & MU-2f5.0h30 Mixed Use - General: MU-1f4.0h30
Proposed Land Use:	Mixed Use - Active Frontage: MU-2f6.0h63; MU-2f5.0h63; MU-2f4.0h30 Mixed Use - General: MU-1f5.0h42; MU-1 f4.0h42; MU-1 f4.0h30; MU-1 f4.0h26
Development Vision:	Nine buildings ranging in scale from ≤6 storeys (26m) to ≤18 storeys (63m) ± 1300 Anticipated Residential Dwelling Units ≥ 10% Affordable Housing and/or Residential Care ± 64,000 sq.ft Commercial Retail, Restaurants & Services ± 70,000 sq.ft Community Recreation Facility Transit Centre with future frequent connections to 69 ST SW LRT Station

West District Masterplan Vision

Truman is the primary landowner, developer, and builder behind the master planned community of West District, an approximately 90-acre site located on the last large undeveloped land assembly in Calgary's well-connected west side. West District is designed as an innovative and urban neighbourhood, centred around the Broadcast Avenue commercial mainstreet and Radio Park, a 8.4 acre award winning public park representing a \$20M developer-funded investment, scheduled to open Summer 2025. For over a decade, Truman has been actively engaged in community engagement, planning & development approvals, and the comprehensive build-out of West District. By the end of 2025, roughly two-thirds of the master planned area will be either fully built, occupied, or under active construction.

The proposed Land Use Redesignation and Area Structure Plan (ASP) Amendment applications support a renewed development vision for three of the four remaining undeveloped blocks in West District. These blocks are situated at the heart of the community, where Broadcast Avenue meets Radio Park. Truman envisions this central location as a vibrant, dynamic hub offering future residents and visitors convenient access to shops, services, restaurants, high-quality public park space, recreational amenities, and frequent transit connections to the 69 Street LRT station, all within a short walking distance.

Land Use Redesignation

The proposed Land Use Redesignation Application includes eight sites to accommodate mixed-use buildings ranging in height from 26 metres (6 storeys) to 63 metres (18 storeys), with maximum floor area ratios (FAR) ranging from 4.0 FAR to 6.0 FAR. Taller building forms are concentrated at the center of the application area, while lower building heights are proposed along the edges to provide a gradual transition to the surrounding low-rise and mid-rise developments in West District. The Mixed-Use - Active Frontage (MU-2) District is proposed along Broadcast Avenue to promote active at-grade uses such as retail and recreational spaces. The Mixed-Use - General (MU-1) District is proposed for lower-activity sites within the application area. A concurrent Development Permit application for the first phase of development within the block directly west of Radio Park is currently under review by City Administration.

West Spring Area Structure Plan Amendment

An amendment to Section 4.0: North Neighbourhood of the West Springs ASP is proposed to update the building height, land use concept and density maps in alignment with the Land Use Redesignation application. The amendment also introduces a new "Special Policy Area" that requires a minimum of 10% of all residential units to be allocated as residential care and/or affordable non-market housing. This Special Policy Area supports built form relaxations to better facilitate diverse housing options and at-grade activation.



West District Master Plan Revision Considerations

Truman believes that increased density should be accompanied by community amenity. This application introduces new, publicly-benefitting amenities that go above and beyond the rich amenity offering already planned within West District. The proposed revisions to the master plan within this application are guided by three key considerations:

1. **Community Recreation Facility Opportunity:** The revised application approach is driven by Truman's vision for a recreation facility within West District. The site directly north of Radio Park has been identified as an ideal location to supplement the outdoor recreation amenities featured within the park. The Truman team is actively pursuing private and public partnership opportunities with well-established operators to deliver a new recreation facility within West District.
2. **Home is Here: Calgary's Housing Strategy:** Given the amenity-rich nature of this location, Truman believes it is well-suited for a greater diversity of housing options. Future residents will benefit from proximity to the planned recreation facility, Radio Park, the new Transit Centre, and commercial amenities along Broadcast Avenue. To support this vision, a new Special Policy Area is proposed within the West Springs ASP, which would require that 10% or more of all residential units within the application area be allocated as residential care and/or affordable non-market housing.
3. **Density & Infrastructure Capacity:** The number of residential dwelling units that can be developed within West District is dependent on available infrastructure capacity. Truman's civil and transportation engineering team has completed a thorough review of surrounding infrastructure and prepared an updated Sanitary Servicing Study and Transportation Impact Assessment. These reports confirm that there is sufficient capacity to support up to 2,200 new units within the application plan area, of which approximately 1,300 units are currently proposed.

The surrounding area benefits from relatively new oversized underground pipes and utility infrastructure; and future developer-funded upgrades have been established by The City of Calgary to improve the surrounding mobility network. West Springs / Cougar Ridge is one of Calgary's lowest density communities, and has an overall density of ± 3.0 units per acre (upa). With the addition of West District at full build-out the neighbourhood's density will be increased to ± 6.5 upa, which is still well below the Municipal Development Plan's Greenfield minimum density target of 8.0 upa.

Applicant-Led Outreach Process & Application Changes

Truman and the project team are committed to being good neighbours and hosting open, robust conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the applicant team. During our outreach process, we heard community concerns regarding the height and density, which was originally proposed as up to 30 storeys (± 90 metres) and approximately 2,200 units. In response, Truman made significant revisions to the original application, reducing the maximum building height to no greater than 18 storeys (± 63 metres) and lowering the total number of proposed units by roughly 900 units. Truman would like to sincerely thank all community members who took the time to participate and share their feedback throughout our engagement process.