

# Community Association Response

**West Springs Cougar Ridge Community Association**  
**April 2025**

## **RE: LOC 2024-0283 – TRUMAN WEST DISTRICT- APPLICATION REVISIONS APRIL 2025**

The West Springs Cougar Ridge Community Association (WSCRCA) continues to support the growth and sustainable development of the communities we represent. We believe that the original and approved vision of the West District via the current Areas Structure Plan allows for sustainable growth that fits with the community currently and in the future.

Through the first quarter of 2025, Civic Works, on behalf of Truman, engaged extensively with the community association and in meetings with community stakeholders. We feel that these engagements were positive and taken seriously. Truman's original application in December 2024 proposed up to 30 story building heights. With the April amendment, the building heights have been reduced to 18 stories. This still exceeds the current area structure plan by 50% (6 stories) for the tallest buildings.

Truman and Civic Works did adjust the plans to address and accommodate several concerns expressed by the community, including designating a stand-alone building for a recreation center. Unfortunately, there are gaps between what the Area structure plan controls and building development permits control. In these gaps are the some of the critical concerns of the community.

- **Parking- Commercial, Residential and Overflow**

Ensuring sufficient in building parking to prevent overflow into on street parking in neighbouring communities and into the immediate on street parking that should be high turnover for the viability of local businesses and short duration visitors. There needs to be a more detailed plan and commitments with the LOC application to ensure there is appropriate underground parking for typical resident vehicles including pickup trucks and large SUVs. There needs to be a documented strategy to address the management of commercial parking. It has been identified to Civic Works that the current parking management of buildings along Broadcast Avenue is not working for businesses or customers.

The businesses in West District are already struggling with attracting clients and customers due to the limited parking. The proposals in LOC, and associated DP presented so far, further exacerbate this issue with unacceptable commercial and residential parking ratios. Our community strongly supports moving towards transit,

cycling, and alternate transportation designs, however the realities of the current and future planned transit in this area does not support reduced car ownership on large. We see an increasing number of commuters travelling to the NE, NW, SE and SW areas not served by connections to our area. These realities require cars that the West district parking plans do not support and thus cause conflict with residential parking spilling over into adjoining neighbourhoods.

- **Emergency Services, Infrastructure and School Capacity**

The communities currently experience issues due to limited school capacity, emergency services, transit and road infrastructure. These elements are not keeping pace with the currently approved development and there is not funding in place at the municipal, school board, or provincial levels to address these issues in the foreseeable future. Although these elements are not in the control of Truman, their proposed changes to the Area Structure Plan would further strain the amenities and infrastructure within the community.

With the increased density and resulting population our area schools, CBE, Catholic and Private cannot accommodate even a small increase in school age population. All schools are currently exceeding capacity and there are no plans for at least the next 10 years for any capacity increase or new school builds in the area. (Confirmed with School board trustees from all boards).

- **Meeting the housing needs of the Community**

The WSCRCA is concerned that the proposed make up of residential units is still slanted towards investor style units (single bedroom) rather than multi bedroom layouts that accommodate a wider demographic of residents throughout life stages. WSCRCA encourages the increased availability of 3 bedroom and 2 bedroom apartments that suit families, roommates, other occupants.

If this LOC is approved, it still exceeds the area structure plan, potentially breaks the community viability, and significantly limits the future development of other undeveloped and underdeveloped sites in the community. These sites include

- north of Truman lands along old Banff coach road.
- The SW corner of Old Banff coach road and 85<sup>th</sup> street, (CBC Radio Tower site and Calgary Police tower site)
- The completion of Wentworth Square
- Development of Brawn Lands
- Development of Lands north of Calgary French international school
- Development of lands along 11<sup>th</sup> Ave and 77<sup>th</sup> street.

These future developments need to be taken into consideration when addressing the current LOC. Several constraints facing the community are not under the direct control of Truman and Civic Works, however they need to be considered as part of this development. To make the development and vision of the West District a short term and long-term success, the project and the community need to be evaluated holistically. We believe that Truman and Civic Works can address several items with clear written strategies and commitments as part of any LOC application to address the community concerns and items that are in the gap between the LOC and development permits as part of a master planned development. The city also needs to commit to ensuring services and infrastructure keep ahead of the development and occupancy rather than a lagging issue. The community wants to support on-going development and growth but not at the cost of degrading access, quality of life, or community vibrancy or introducing design elements that will cause conflict between residents.

SINCERELY,

JOSEPH HEALEY  
DIRECTOR WSCRCA PLANNING COMMITTEE