

Applicant's Submission

LOC 2017-0188

Applicant's Submission - Proposed Land Use Amendment & Outline Plan 1166 Wentworth View, 1127 85th Street & 8888 12 Avenue SW (v.2019)

Overview – Seniors' enclave

The purpose of the proposed Land Use Amendment and Outline Plan is to facilitate the development of a master planned mixed-use, medium density, pedestrian-friendly seniors' community that will feature a wide range of housing choices, services and amenities catered to seniors' needs. It is envisioned that this neighbourhood will contain a prominent seniors theme centred on the accommodation of a healthy age-in-place lifestyle with services on site to support this vision. This development will help meet the growing housing and other needs of the City of Calgary's aging population.

Service and Retail Amenities

A service and retail amenities node will be introduced on the east side of the site, logically positioned adjacent two major arterial roads and benefit from ease of access. This amenity node will complement the existing services in the area. The intent is to provide services to support both the new seniors' community and the broader community.

Strategic Land Use Optimization

The proposed land use fabric reflects a respectful integration with the surrounding lower intensity communities, while taking advantage of the existing and planned infrastructure investments adjacent the site to achieve greater land use optimization with minimal to no new burden to the City.

Careful intensification and land use diversification are sensitively integrated and focussed along the major arterials and away from the existing neighbourhoods. This proposal will contribute favourably to the City's MDP objectives and achieve a more sustainable built form.

Transportation

The proposed road network for the site was designed to minimize the interruptions to the pathway network and puts pedestrian movement first. The main internal road, or high street, will feature street-oriented development and will be bookended by an all-turn access/egress off of 85th Street SW and a right-in/right-out access/egress off of the future Bow Trail SW extension. A connection through to the north into the community of Wentworth as previously contemplated has been removed and will eliminate concerns of cut-through traffic, as well as minimize the interruptions to the proposed east-west pathway system. Furthermore, with the approval of this development, one of the last missing pieces of 85th Street SW will be completed as well as to set the stage for the future Bow Trail connector to the West Calgary Ring Road.

A single collector cul-de-sac will provide access to the middle of the site from the main internal high street and provide access to the central seniors' community campus.

The western development cell will be accessed from the existing residential street (Wentwillow Lane) to the northwest, again minimizing the need for more new roads that would cut across the north-south ravine along the west side of the site, or the central pathway system, altogether allowing the best opportunity to preserve or rehabilitate a good portion of the existing landscape.

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Servicing

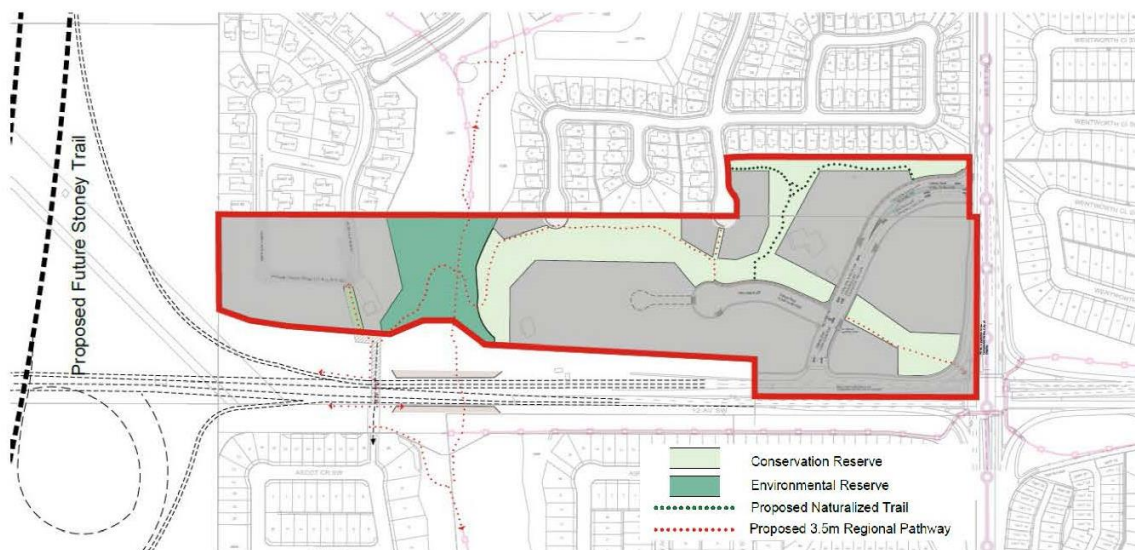
This site represents one of the last few remaining undeveloped parcels on the west side of the City and is completely surrounded by existing development and the TUC. As such, servicing is available immediately adjacent the property or a short distance away and there is sufficient capacity to support the proposed intensity of development and thereby will be optimizing upon the existing infrastructure.

Generous Open Space System

This community will be endowed with generous open space and pathway networks for the resident's' to enjoy and stay active. This pathway system will integrate well with the surrounding open space network and augment the overall regional pathway network in the southwest quadrant of the City. This onsite pathway network will connect to the north and south (under the future Bow Trail connector to the West Calgary Ring Road).

A central east-west local pathway system will offer the east to west connectivity. This east-west open space network was also designed to serve as soft transition area between the existing homes to the north and the proposed new development.

The overall amount of open space provided within the plan is well above the required standards and represents a significant voluntary dedication. This approach to the open space network was an important part of the project vision.



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Public Consultation

The proposed land use and outline plan is the direct result of significant public consultation which included a series of direct meetings with the Wentwillow home owners association, a group of concerned Wentworth residents, and the West Springs Cougar Ridge Community Association. These initiatives were also complemented by a public open house. The proposed land use and outline plan was customized based on the feedback received and we have since received positive responses from the various community stakeholders regarding the current plan. The diagram below provides a quick summary of these design adaptations that were implemented based on stakeholder feedback.

- 1 Direct Control District added to west cell to emulate and enhance existing community.
- 2 Developed Architectural Guidelines to ensure semi-detached housing matches existing community character on west end.
- 3 Added guest parking within west cell.
- 4 Additional traffic through existing residential streets greatly minimized by focussing connections towards 85th Street and Bow Trail SW.
- 5 A 14 metre deep green space buffer introduced along east side of the north boundary to soften the transition to future development from existing single family homes. This is in addition to the broad east-west green space band that runs across the middle of the site.
- 6 Stepped building height from north to south to ensure sensitive integration with existing development to the north.

- 7 Minimize impact on 85th Street SW by introducing a Right-in/Right-out access off of Bow Trail to complement the access off 85th Street SW. The 85th Street access will be signalized and timed to ensure efficient traffic flow at peak times.

- 8 This development will facilitate the upgrades to the 85th Street and Bow Trail SW intersection, including dual southbound left turn lanes onto eastbound Bow Trail.



Summary

This proposal and accompanying vision aligns with the West Springs ASP's aspiration to:

- focus densification along the 85th Street corridor;
- accommodate "people of all ages and lifestyles"; and
- provide a mix of "housing types, tenures and architectural styles".

Additionally, the proposed outline plan aligns with the ASPs objective of "respecting... unique natural features" by harmoniously integrating the subject site's vegetation and topography into the overall development, thereby providing future residents with the opportunity to "enjoy their natural surroundings". Although an amendment to the ASP land use concept is anticipated, it is under these aspirational visions of the ASP that this application is being made. This direction is consistent with the City's larger overall MDP objectives and the desire to optimize the development of lands within the City boundaries.