

Calgary



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ITEM: 7.2 PUD2019-0548
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West View Area Structure Plan

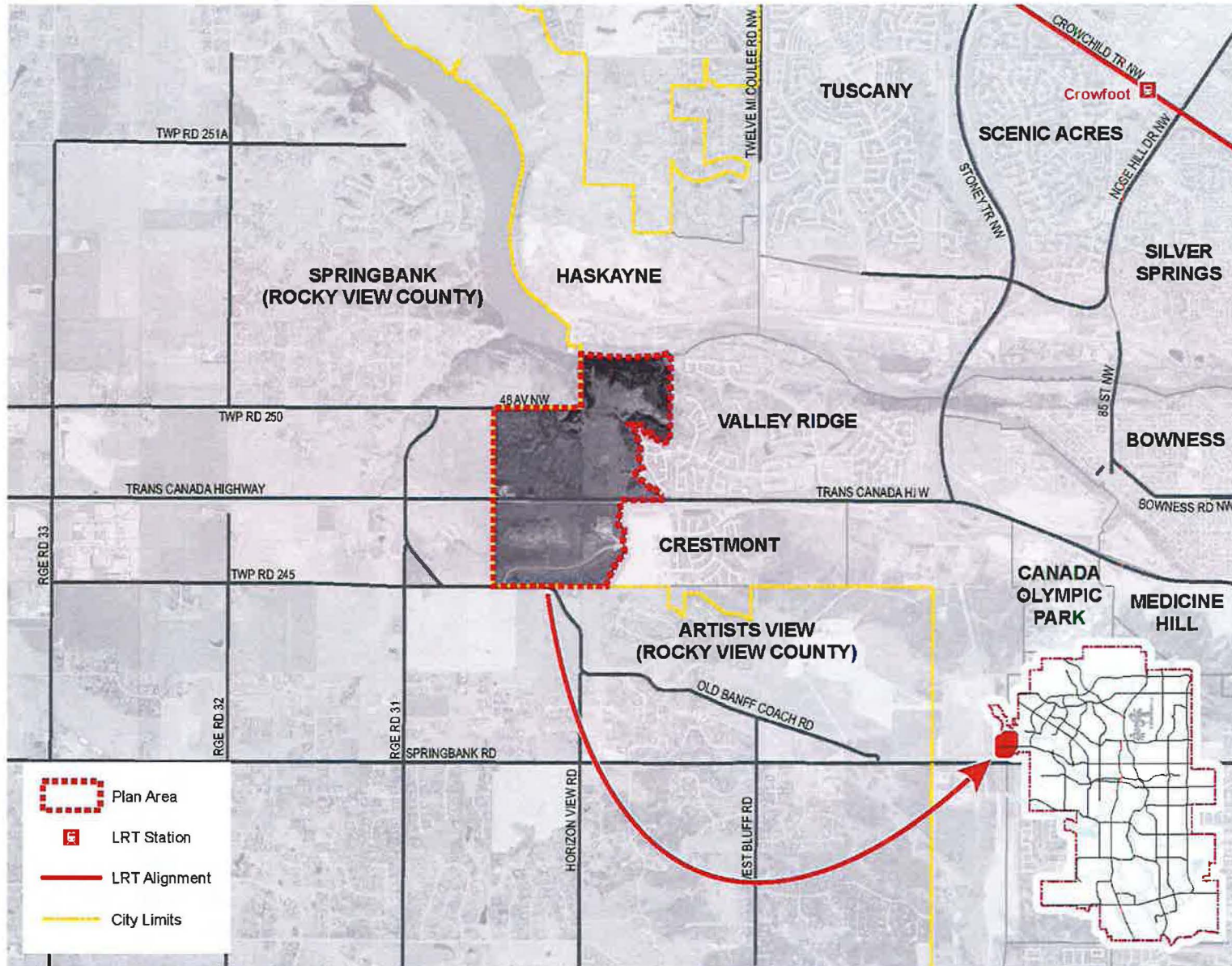
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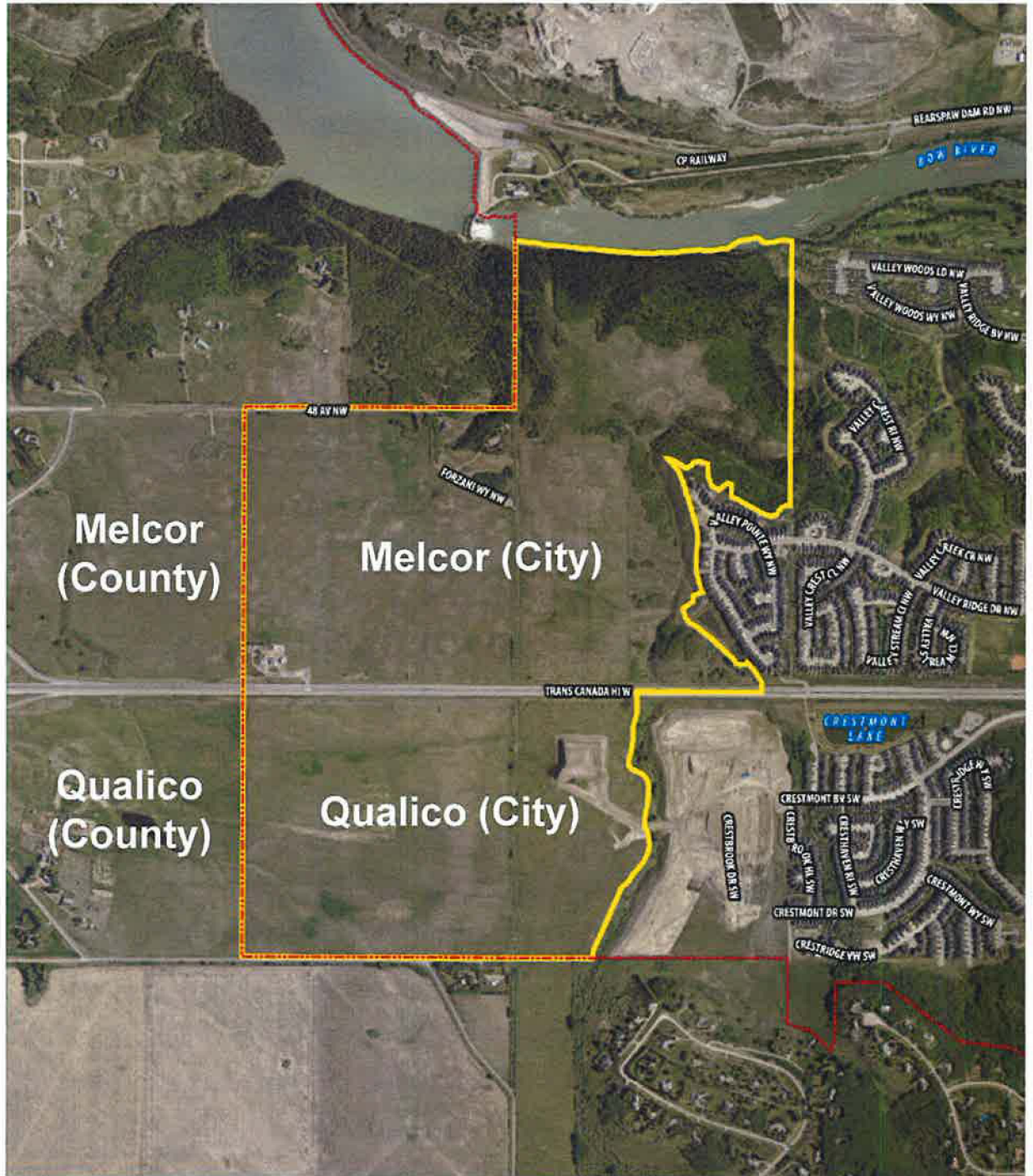
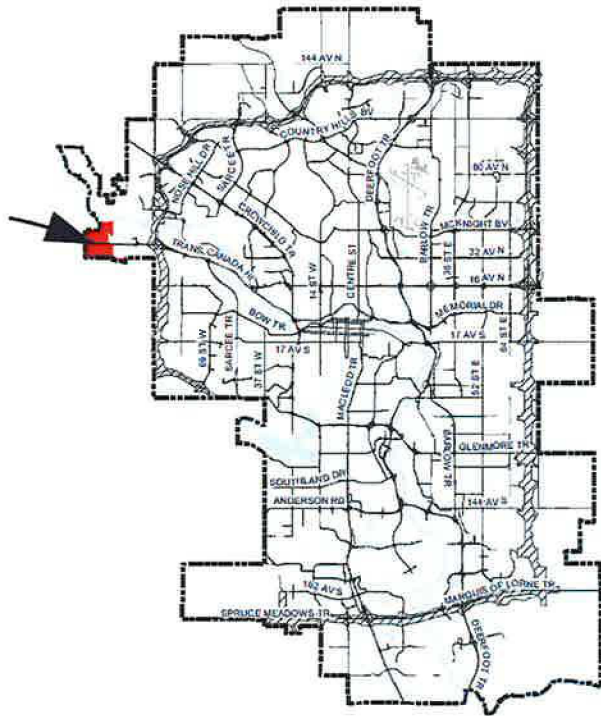


Map 1: Plan Area Location



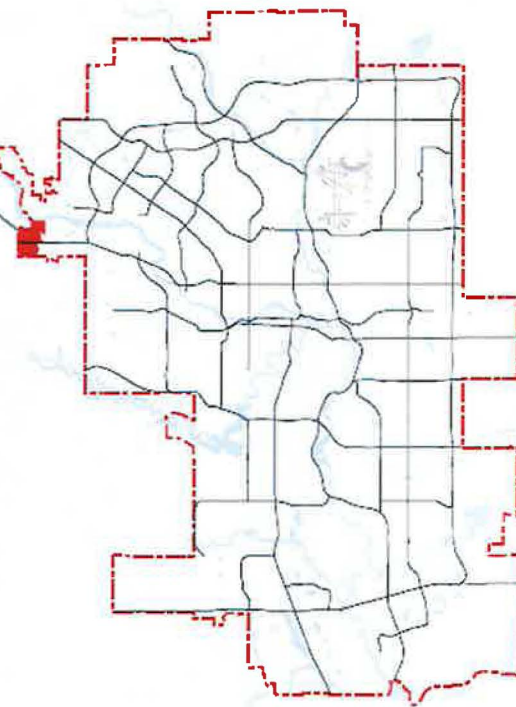


Plan Area





Plan Area Projections



250
Hectares



10,800
People



1,200
Jobs



3,000-4,000
Units (single and
multi-residential)

Goals and Objectives



- ✓ Distinct, Attractive Neighbourhoods



- ✓ Natural Area Conservation



- ✓ Safe, Healthy and Walkable Neighbourhoods



- ✓ Environmentally Sustainable Design



Land Use Elements



Neighbourhood Activity Centres

Neighbourhood Activity Centres will serve as a central destination point containing a mix of transit supportive residential and non-residential uses.



Neighbourhood Areas

Neighbourhood Areas accommodate a variety of residential densities to help achieve the targeted densities set in the MDP.



Optimized Recreation Facility & Library

The Optimized Recreation Facility & Library Site will serve the recreational, leisure and cultural needs of residents in The Plan Area and surrounding areas.



Joint Use Sites

Joint Use Sites provide locations for schools as well as public recreation and community uses.



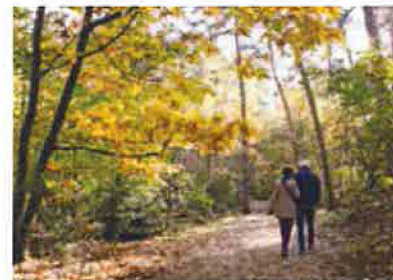
Community Association Site

The Community Association site provides for recreational, cultural, physical and social needs of community residents.



Regional Pathways and Green Corridors

The Regional Pathway and Green Corridor system provides cycling and walking connections within The Plan Area and to surrounding communities.



Environmental Open Space Study Area

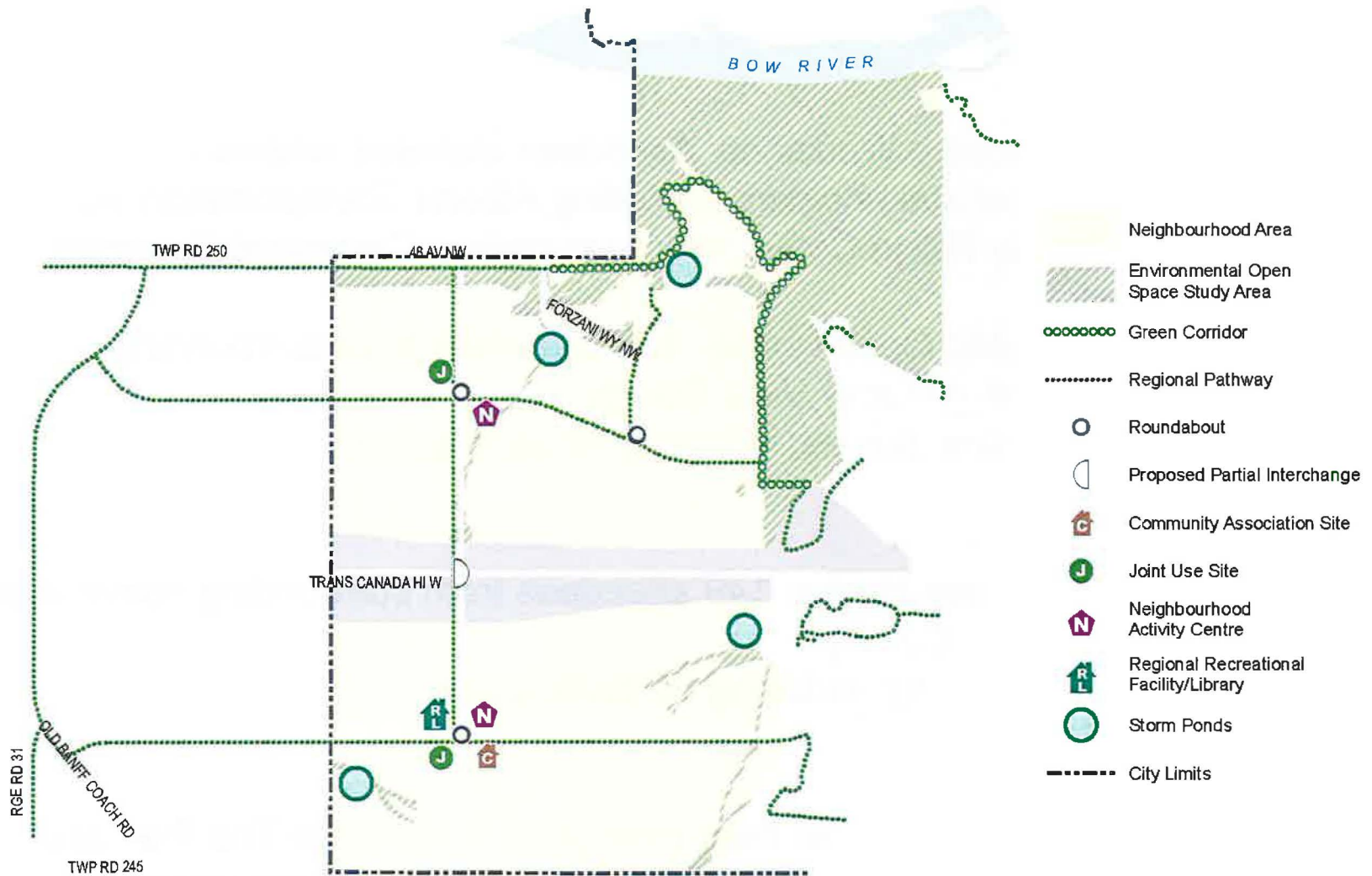
Environmental Open Space Study Area identifies environmentally significant areas to be evaluated. Where lands do not qualify as Environmental Reserve, development may occur, provided no other limitations exist.



Existing Open Space and Trails

A network of natural areas and neighbourhood parks throughout The Plan Area.

Map 2: Land Use Concept





City-Led Outreach

Phase One:

- January 2018, Visioning Workshop: Attendees included landowners and key internal and external stakeholders (including Alberta Transportation, Rocky View County, Valley Ridge Community Association, Crestmont Community Association, etc.)
- February 2018, Public Open House: 176 attendees from surrounding communities including Rocky View County
- February 2018, Online Survey: including 78 participants

Phase Two:

- May 2018, Public Open House: 149 attendees from surrounding communities including Rocky View County
- May 2018, Online Survey: including 32 participants

Phase Three:

- A final information session was held 2019 June 18 to share The Plan and a summary of outreach on the project. 135 people attended the session.



City-Led Outreach

What we heard/what we did

Citizens provided a diversity of comments to The City and the main themes identified included:

- Citizens value pedestrian and cycle connections in all directions
- Citizens value good vehicular access and connectivity but want impacts on other surrounding roads mitigated
- Citizens would like to see as much natural area preserved as possible
- Citizens value lower density development with suitable community amenities



Administration Recommendation

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:

- a. Prepare a bylaw as outlined in the proposed West View Area Structure Plan in Attachment 1; and
- b. Forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 July 29 Combined Meeting of Council.

2. Recommend that Council hold a Public Hearing at the 2019 July 29 Combined Meeting of Council; and

- a. Give FIRST READING to the proposed bylaw, the proposed West View Area Structure Plan;
- b. WITHHOLD second and third readings of the proposed bylaw until West View Area Structure Plan has been approved by the Calgary Metropolitan Region Growth Board, then return to Council for SECOND and THIRD READING; and
- c. Direct Administration to submit the proposed West View Area Structure Plan to the Calgary Metropolitan Region Growth Board for review.