



WEST DISTRICT



OAK & OLIVE

WEST DISTRICT

Application Vision Brief

Concurrent Land Use Redesignation
& Development Permit Application
LOC2022-0092
DP2022-05098

November 2022

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Application Brief

This Application Brief is intended to outline the development vision and planning rationale for the Oak & Olive concurrent Land Use and Development Permit Application. The brief also provides a comprehensive background, development context and progress to date for the two previously approved Outline Plans that combined to form West District.

PREPARED BY



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ON BEHALF OF



West District is envisioned as a compact, high-intensity, transit-supportive, mixed-use node that connects multiple neighbourhoods and will have an unprecedented impact in implementing Calgary's Municipal Development Plan goals.

About



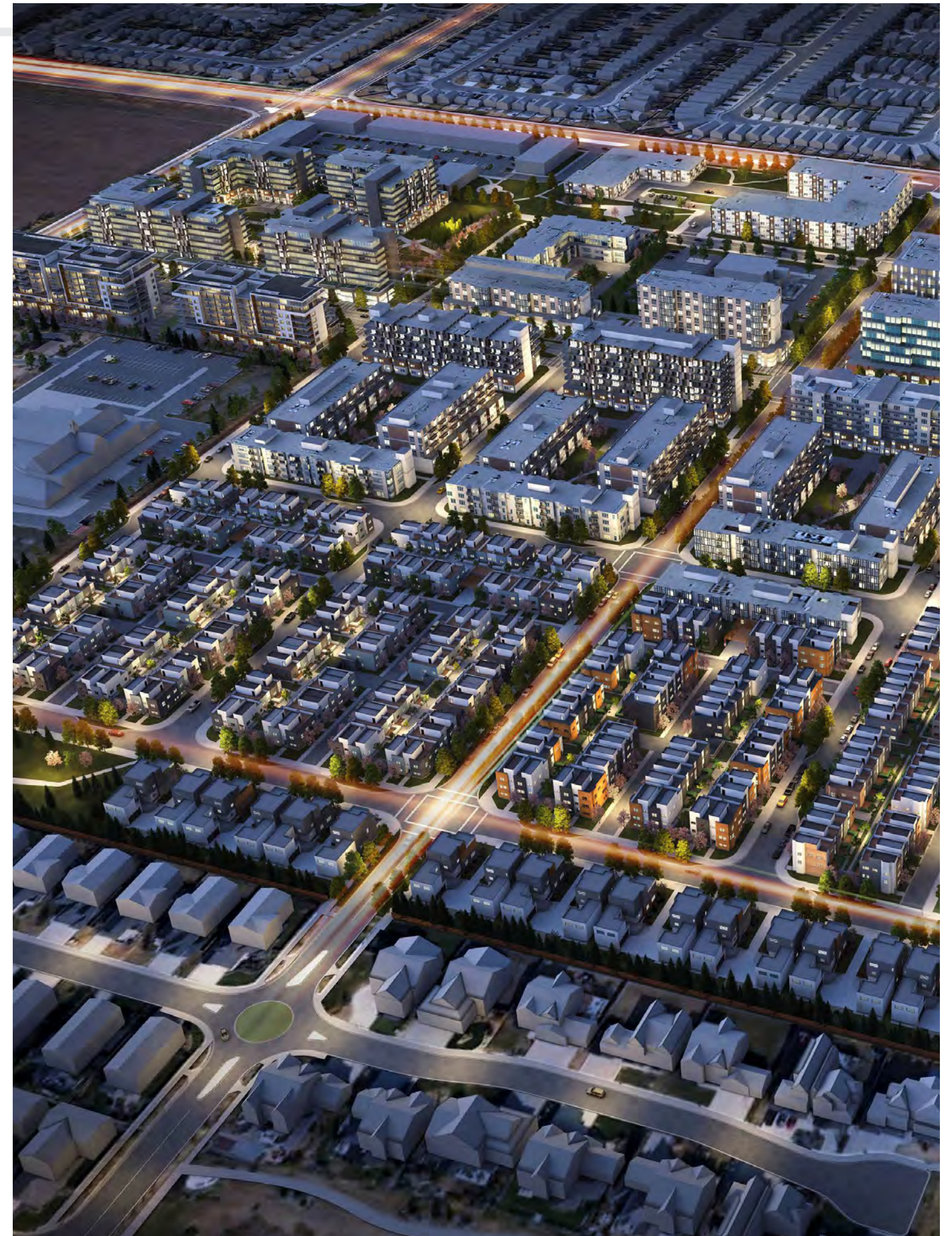
West District

West District is a comprehensively planned community located in West Springs, Calgary. The fulsome West District area comprises of two Outline Plans approved in 2015 and 2018. Since approval, Truman has been actively developing the area in a phased manner. Oak & Olive represents the next stage of West District's development.



Oak & Olive

The Oak & Olive site is a ±5 ac development cell located in the "Gateway" area of West District. This application brief introduces a new supermarket-anchored development vision for this site. The Truman Project Team is proposing a Land Use Application and Development Permit to support the Oak & Olive vision. The brief also includes details around to the adjacent Public Park's landscape design and development.



West District Overview

Plan Area & Context

Located within the communities of West Springs & Cougar Ridge, West District is generally described as lands located south of Old Banff Coach Road SW, east of 85 Street SW, west of 77 Street SW and north of 9 Avenue SW. Truman Development Corporation owns or has agreement to undertake planning on a majority portion within the West District Plan Area.

West District represents a unique comprehensive city-building opportunity on the last large parcel of land yet to be built-out in west Calgary. This unmatched development opportunity is further magnified by its locational attributes and access to major existing servicing and transportation infrastructure assets, helping support The City's goals for more sustainable growth.



A UNIQUE DEVELOPMENT OPPORTUNITY



A Large Assembly of Land

Truman has assembled a large area of adjoining lands within the Plan Area – one of the last large pockets of undeveloped land in the region. Due to the historical subdivision character of the area, the surrounding lands are heavily fragmented, resulting in a pattern of development that has primarily been incremental, ad-hoc, low-density and single use. This large land assembly is a unique opportunity to master plan and sensitively intensify the overall number of people and jobs in the region.



Proximity to City Centre

The City is rapidly growing outward along its northern and southern edges, resulting in many new development areas with long commutes to and from the city centre and other major institutions. The West District Plan Area is optimally sited to achieve half the travel distance when compared to other new communities. Only 15 minutes to the city centre, the Foothills Hospital, and University of Calgary campus, West District is a community connected to its city.



Existing Transportation & Transit Infrastructure

A good network of arterial roads exists and the regional transportation network will be further enhanced by the future completion of Stoney Trail. This transportation network also supports the bus-oriented transit that currently serves the area and ultimately ties into the 69th Street Station of Calgary's ~\$1.4B major investment in the West Light Rail Transit Line. As West District builds out, transit service will improve—driven by a transit supportive land use framework and developer funded transit investments.



Plug & Play Servicing Infrastructure

West District is in many ways an infill development, within a region of the City that has already been serviced to an urban standard for deep servicing infrastructure (i.e., potable water and wastewater) with existing capacity and ability to tie-in to those regional systems. This means saving on capital costs for new infrastructure and more equitable cost-sharing for existing City infrastructure investments.

Vision



A City-wide Destination

Over the next fifteen to twenty years, the area will be transformed into a vibrant, complete neighbourhood and attractive city-wide destination. It will be recognized for its great attention to life on the street, celebrated public spaces, a variety of housing options, a transition of scales and mix of uses that make it a desirable address for local residents, and draw for all Calgarians.





Main Street

People will be drawn to West District's main street by its shops, businesses, and special events that celebrate the community as a bustling year round meeting place. Short, grid-based blocks and new opportunities for local shopping and dining will invigorate the District Centre, inviting residents to leave the car at home—and visitors to embrace a "park-once" urban environment.





Urban Living Room

At the heart of West District and the centrepiece of the community, Radio Park will support over eight acres of exceptional public park design and multi-layered programming for all to enjoy. Forward-thinking and multi-functional, the dynamic urban living room will use water as the key design element, integrating people places with active stormwater infrastructure and the natural landscape. This iconic public space will be complemented by the development of a highly connected and attractive public realm.





Complete Community

West District will meet the diverse needs of its residents by providing a range of housing options in an integrated fashion, creating an inclusive environment for all stages of life. A true mixed-use hub of activity with a focus on human scaled mid-rise building forms, the long-term health and resilience of the area will be further bolstered by local office and commercial employment opportunities, creating a new activity centre in west Calgary.



Guiding Principles

The following guiding principles express the desired characteristics of the neighbourhood, consistent with a vision for a vibrant, compact and diverse community and should be followed to influence the form of all future development in West District.

1. Vibrant Neighbourhood

With conveniences and amenities close at hand, it's possible to work, live, and play in the same dynamic community. A compact neighbourhood means the chance to walk to the grocery store, the local gym, or a favourite restaurant.

2. Comfortable Building Design

A mix of mid-rise buildings protects views, complements surrounding communities and provides appealing options for housing, businesses and workspaces. Mixed-use streetscapes, with walkable amenities, increases safety and a sense of community.

3. Convenient Connections

Expanded transit options and creative solutions for traffic management help people chose transportation options that work for them. Convenient access to biking and walking ensures there are a variety of options for moving around..

“
The Guiding Principles
serve as our ‘north
star’ through the
planning, design
and development of
West District. Future
development and
community design
should adhere to
and uphold these
principles.”

4. A Variety of Housing Options

Housing needs vary depending on life's circumstances. A variety of housing styles will suit people of all ages, from young people starting their careers to empty-nesters looking to remain in the communities they love.

5. A Unique Park & Plaza

Green areas and community spaces provide a welcome area for residents, and a chance to relax and enjoy recreational opportunities close to home. Year-round programming helps people stay active and connected with their neighbours.

6. Future Friendly Planning

Creative and forward-thinking approaches to development ensure the community makes the best possible use of resources. Decisions are made with an eye to the future, protecting natural assets and considering the impact on future generations.

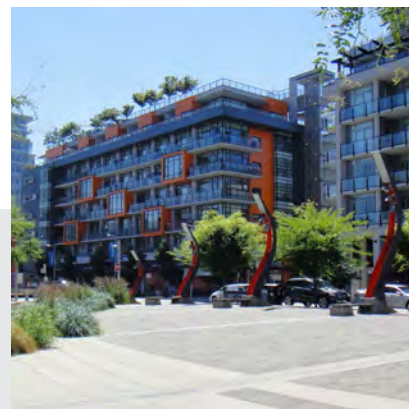


From early visioning, through stakeholder engagement, design iteration, and application review-progression, West District was conceived as a vibrant, compact and diverse neighbourhood, all built on the principles necessary for creating one of Calgary's great places.



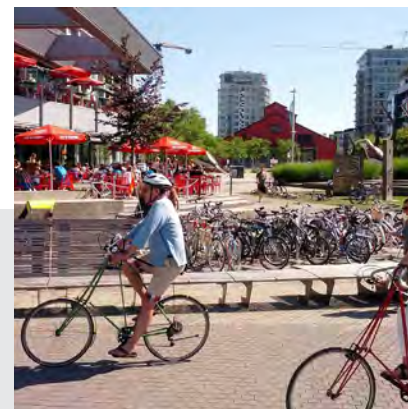
Vibrant Neighbourhood

A lively mix of people, jobs, and activities creates a thriving hub for West Calgary.



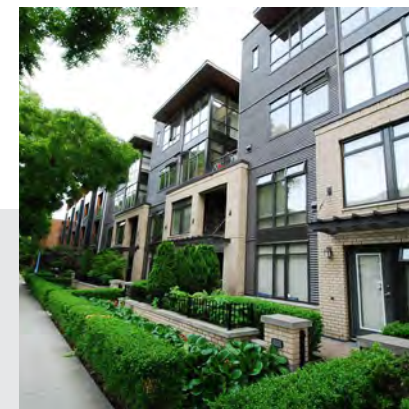
Comfortable Building Design

Thoughtful building form creates a welcoming, attractive, and safe neighbourhood.



Convenient Connections

There are many options for people to get to, from, and around the neighbourhood.



A Variety of Housing Options

People have a wide range of housing choices to meet different life stages.



A Unique Park & Plaza

A multi-use open space creates a dynamic year-round meeting place for the community.



Future Friendly Planning

Sustainable design minimizes environmental impact and protect future generations.

Background & Planning Process

The West District Master Plan and Guidelines outlined in this document are the result of a w. Consultation began in earnest with the launch of a developer-led engagement program in 2014, with community input and feedback providing vital touch-points in the evolution of the plan.

Following the approval of the representative first phase, 'Gateway'— a nearly ten acre development within the Master Plan area, this process was further reinforced in 2017 by an additional multi-phased engagement program led by City of Calgary Administration as part of the developer funded West Springs ASP Amendment. The extensive consultation process involved landowners, developers, industry professionals, the local Community Association, neighbouring residents, City of Calgary Administration, and the local area Councillor.

EngageHub

A high level of stakeholder input is reflected in the final Master Plan, and engagement played an important role in the design and planning process for West District. When the project team began to consider the process of engagement in 2014, they started with the objective of connecting with the community early and providing an opportunity for a long-lasting and meaningful conversation— before a formal application to The City was made. The result was EngageHub: a purpose-built facility serving as the focal point for developer-led engagement activities for West District. EngageHub was designed to reflect the key elements of the engagement process: openness, creativity, and dialogue. The

facility interior—a large open space with several meeting tables, 7-foot wide information panels, interactive projection screen, and physical massing model—evolved over time to include information about the project context, principles, design, and timelines. Throughout the space, participants were encouraged to provide feedback and answer questions through a number of low- and high-tech methods, including conversations with the project team; post-it and marker annotations on the panels; and the interactive screen. A consistent cast of project team members were on-site three times weekly to field questions, respond to concerns, and gather input about the project. For those unable to visit during "office hours", the building also hosted an exterior 24-hour interactive touch screen that mirrored the information found on the interior panels, and encouraged attendees to leave their comments and contact information.

In total, the team heard from over 1,800 participants over the course of a seven-month engagement period spanning multiple project phases. In each phase, the land use and design concepts were iterated based on participant feedback, while project information was refined to provide additional clarity and structure to the ongoing conversation. EngageHub provided a vital consistency to the engagement process, enabling the project team to cultivate an accurate and grounded image of West District among stakeholders, culminating in adjustments to the process on the basis of user experience and the emergence of five 'key themes' that fed into the Master Plan Design.



MASTERPLANNING TIMELINE

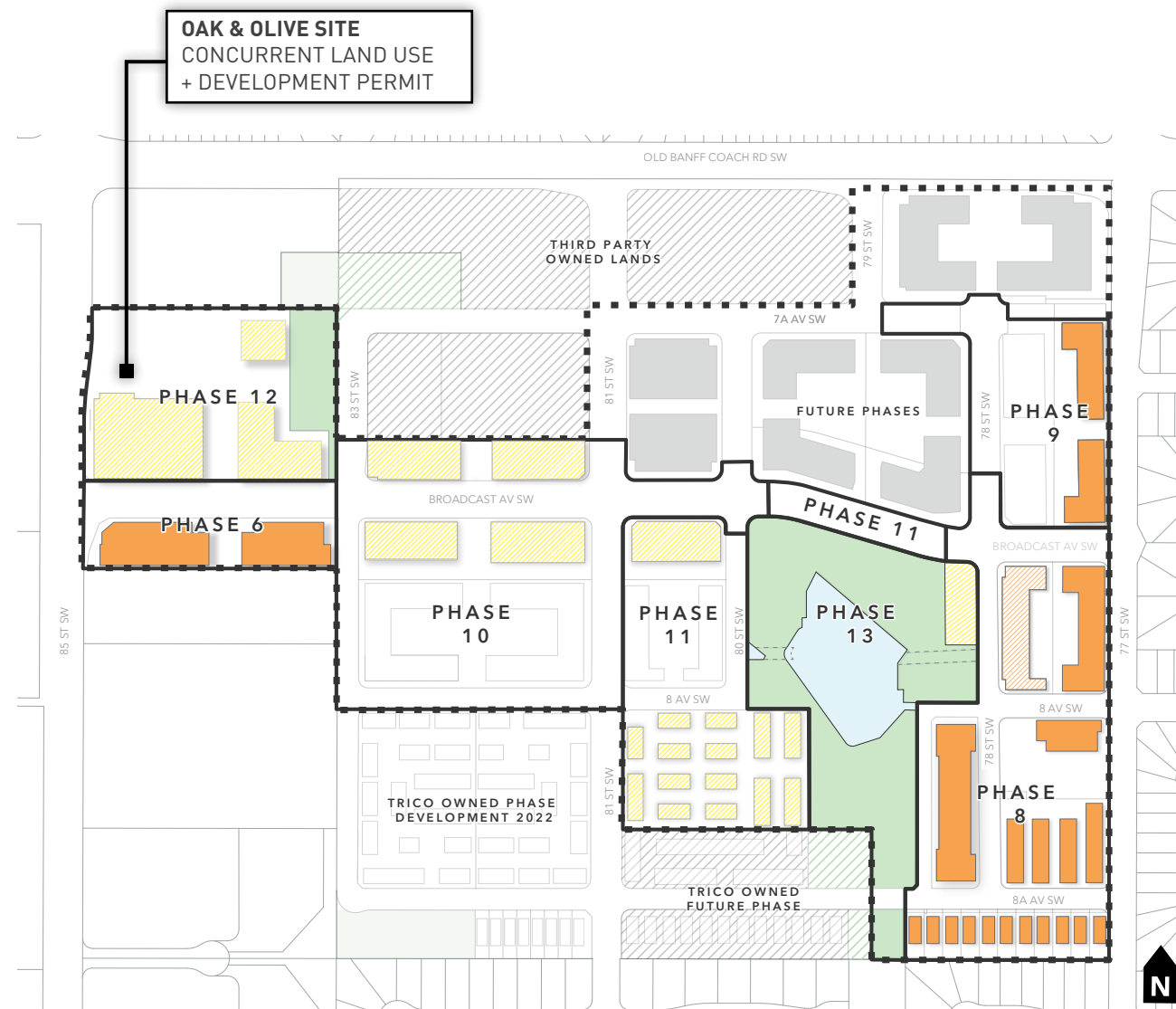


The 'key themes' are those which appeared frequently in written participant responses during the West District engagement process; and assisted in the design of the West District Master Plan.

- 
HOUSING & BUILDINGS
 Providing a wider range of housing options in the area and using more sustainable building practices.
- 
COMMERCIAL & RETAIL
 Promoting new forms of retail for the area, especially small shops and the concept of a walkable "high street".
- 
TRANSPORTATION & PARKING
 Thoughtfully managing vehicle traffic generation, limiting parking spillover, and promoting balanced mobility options.
- 
OPEN SPACE
 Preserving existing Aspen tree stands, while also including plenty of programmable open spaces for all ages.
- 
DENSITY
 Respecting the existing development context by incorporating sensitive transitions to lower density edges.

West District Development Progress

Since approval of Phase 1 (Gateway Outline Plan) in 2015 and the West District Outline Plan in 2018, West District has been actively developing. The figure below indicates the build-out to date, and future phasing of Subdivision, Development Permits and other site implementation activity planned or anticipated in the next 2-year horizon.

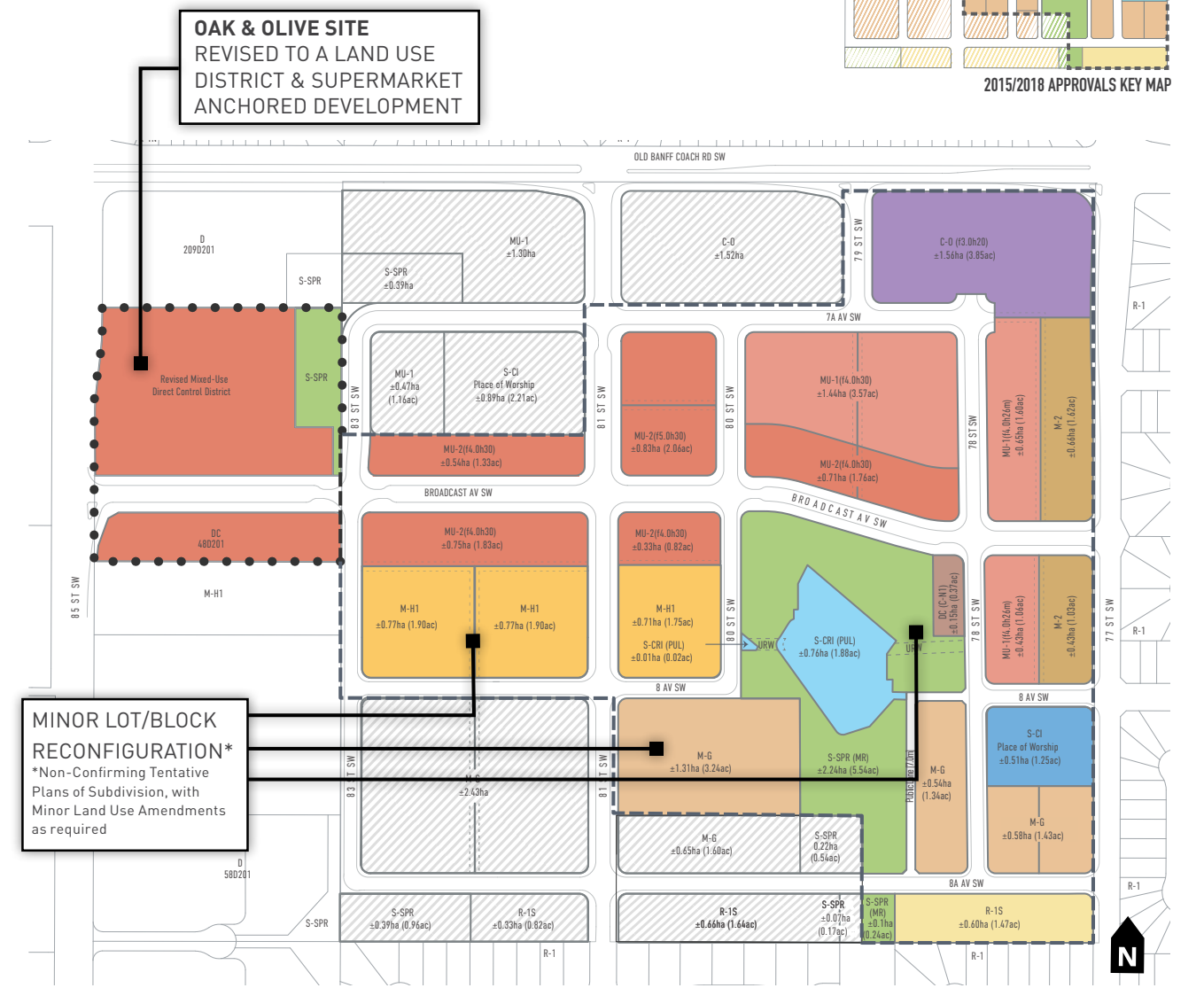
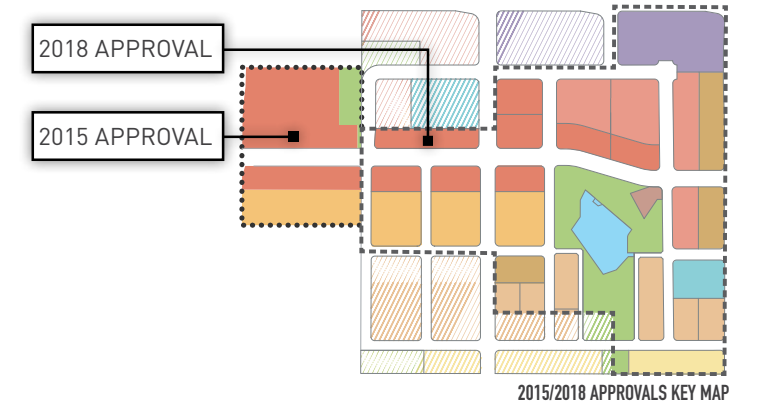


DEVELOPMENT KEY

- TRUMAN-OWNED LAND
- SUBDIVISION APPLICATION PHASING BOUNDARY
- MUNICIPAL RESERVE (PARK)
- UNDER CONSTRUCTION / COMPLETED
- ACTIVE DEVELOPMENT PERMIT
- CONCEPTUAL BUILDING
- EMERGING DEVELOPMENT PERMIT (2023)
- SHADOW PLAN MR
- SHADOW PLAN FUTURE DEVELOPMENT

Plan Refinement Through Implementation

The two Outline Plans for the fulsome West District Area (2015 & 2018) guide the detailed and staged implementation of the master plan vision. The figure below identifies a key series of land use and subdivision refinements as determined through the development and implementation process.



LAND USE PLAN

- LAND NOT OWNED BY TRUMAN
- TRUMAN-OWNED (2015 LAND USE APPROVAL)
- TRUMAN-OWNED (2018 LAND USE APPROVAL)
- MULTI-RESIDENTIAL: HIGH DENSITY LOW RISE
- DIRECT CONTROL / MIXED-USE ACTIVE FRONTAGE
- SCHOOL, PARK, AND COMMUNITY RESERVE
- MULTI-RESIDENTIAL: CONTEXTUAL MEDIUM PROFILE
- MIXED USE: GENERAL
- PLACE OF WORSHIP
- MULTI-RESIDENTIAL: AT GRADE HOUSING
- RESIDENTIAL: ONE DWELLING
- COMMERCIAL: OFFICE

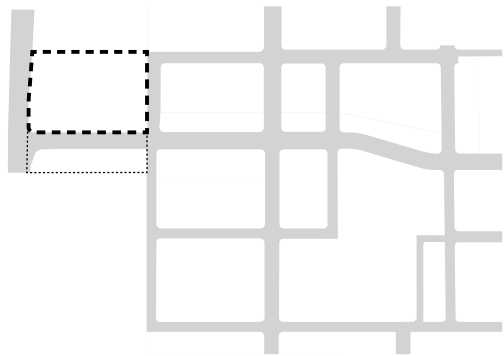
OAK & OLIVE

Land Use Application & Development Permit

Oak & Olive is envisioned as a supermarket-anchored mixed-use node with residential units integrated with an active commercial streetscape. A place where residents can live, work and play within a vibrant developing community.



Site Location | Oak & Olive

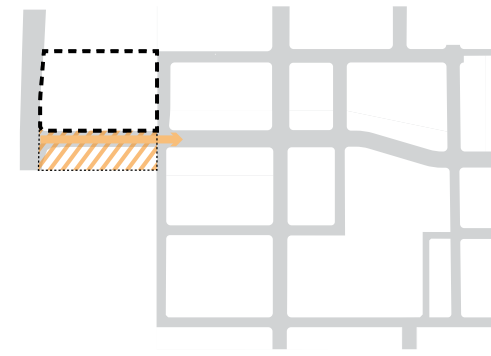


Key Map

Oak & Olive is located within the northwestern portion of West District and is the last undeveloped parcel within the Phase 1 "Gateway" Outline Plan area (approved in 2015). The ±5 ac site sits at the intersection of 85 Street SW and the developing Broadcast Avenue SW Main Street and is well connected to community amenities and transportation options.

The approved Phase 1 "Gateway" Outline Plan identifies a ±1 ac Public Park site directly east of Oak & Olive. A landscape concept for this park has been prepared by the project team to illustrate a cohesive and connected relationship to both the Oak & Olive development and the existing park space directly north.

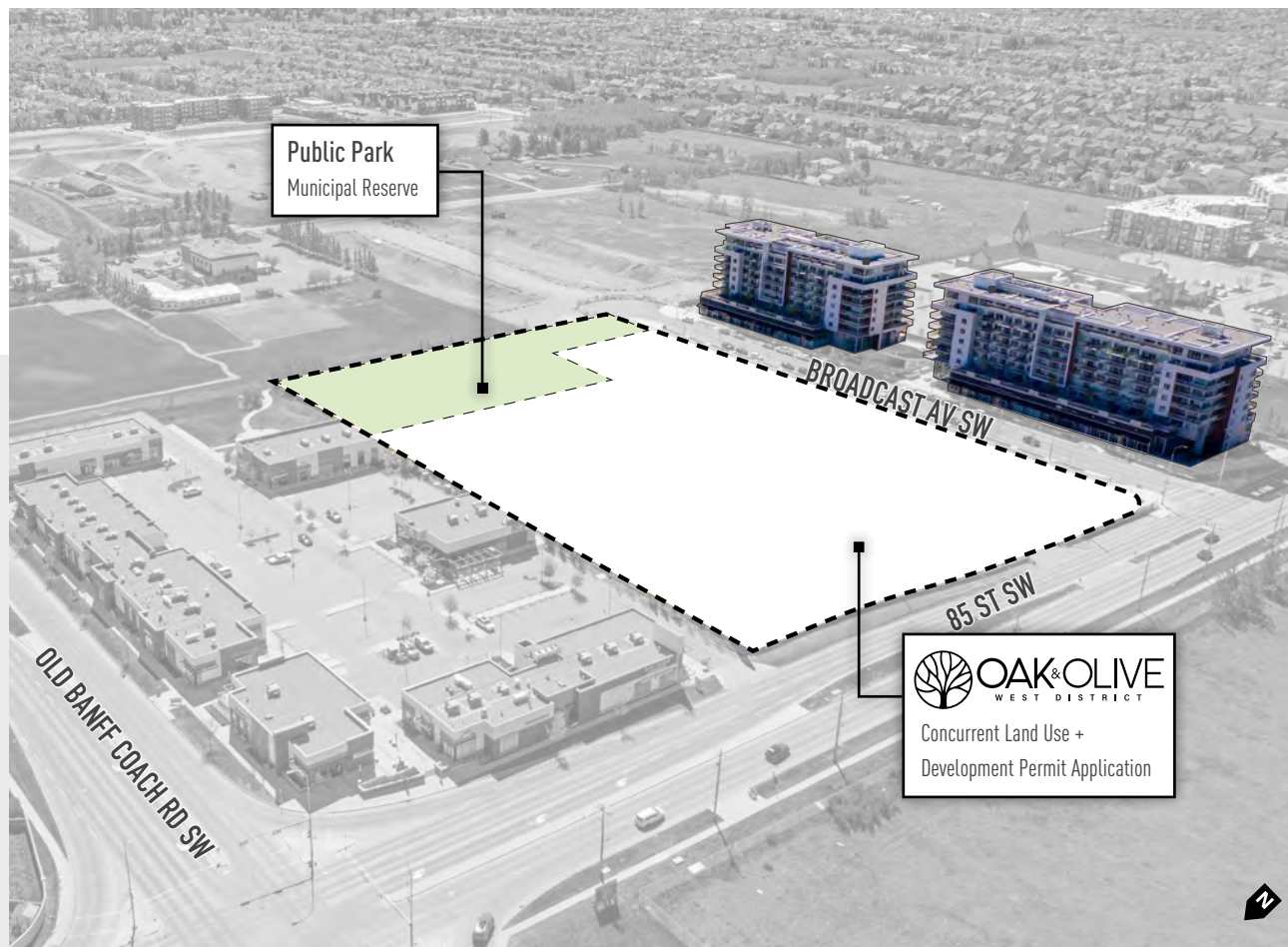
Development Context | Gateway South + Broadcast Avenue SW



Key Map

Recent development of the southern portion of the Phase 1 "Gateway" Outline Plan area (approved in 2015) is now complete and occupied. Gateway South includes two Main Street-oriented mid-rise buildings, supporting a total of 216 dwelling units and ±20,900 sqft of commercial retail space.

The Gateway South buildings front onto Broadcast Avenue SW, which has one fully constructed block (to be extended through future development). Broadcast Avenue is the most prominent East-West street in the Plan and will serve as West District's main street and premier retail destination. The street design emphasizes high-quality pedestrian and cyclist spaces, giving high priority to active transportation modes. A comprehensive streetscape strategy ensures street furniture and street trees are integral public realm design elements contributing to vibrant, walkable main street environment.



Aerial Photograph | Looking East

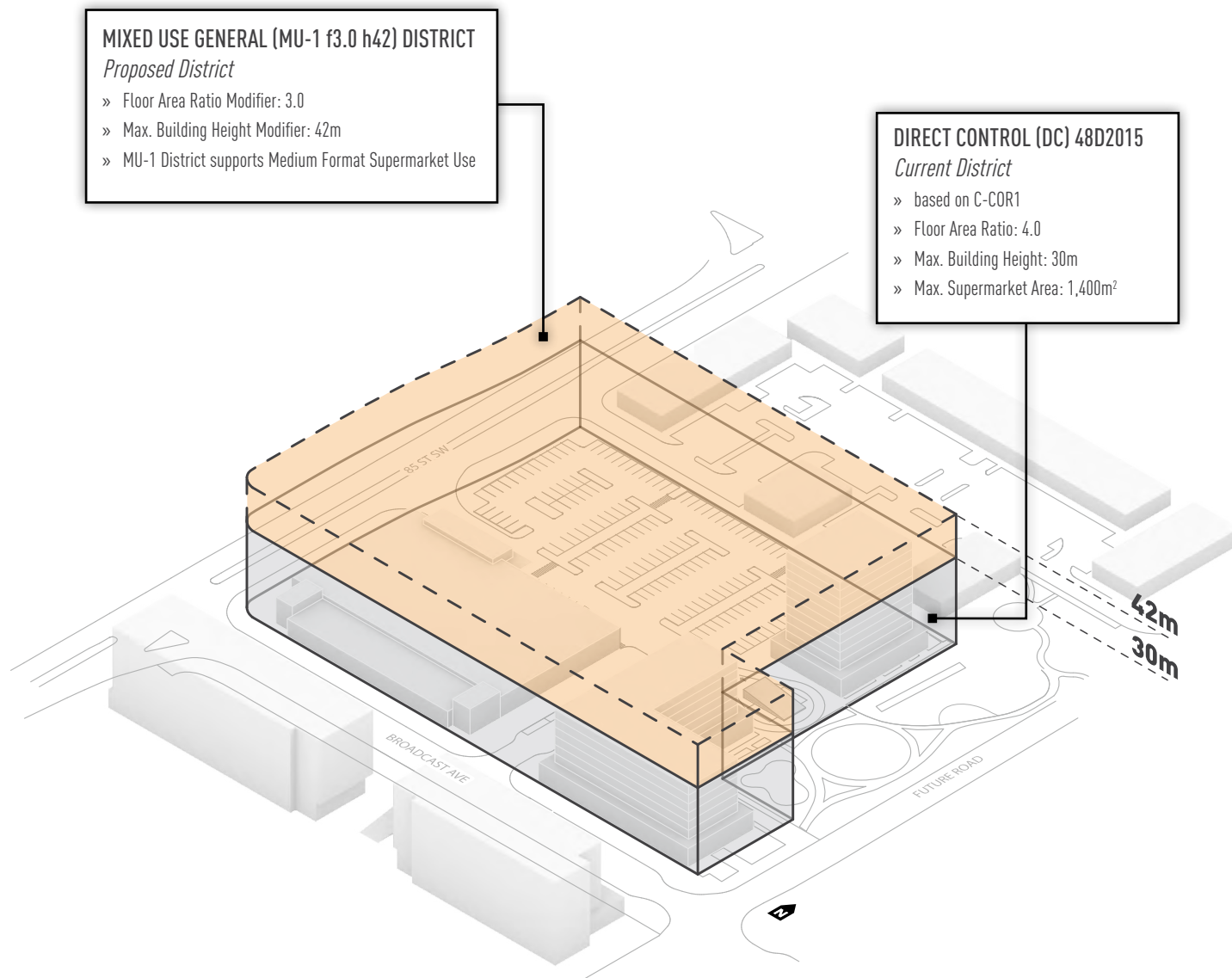


Aerial Photograph | Looking South West

Land Use Change

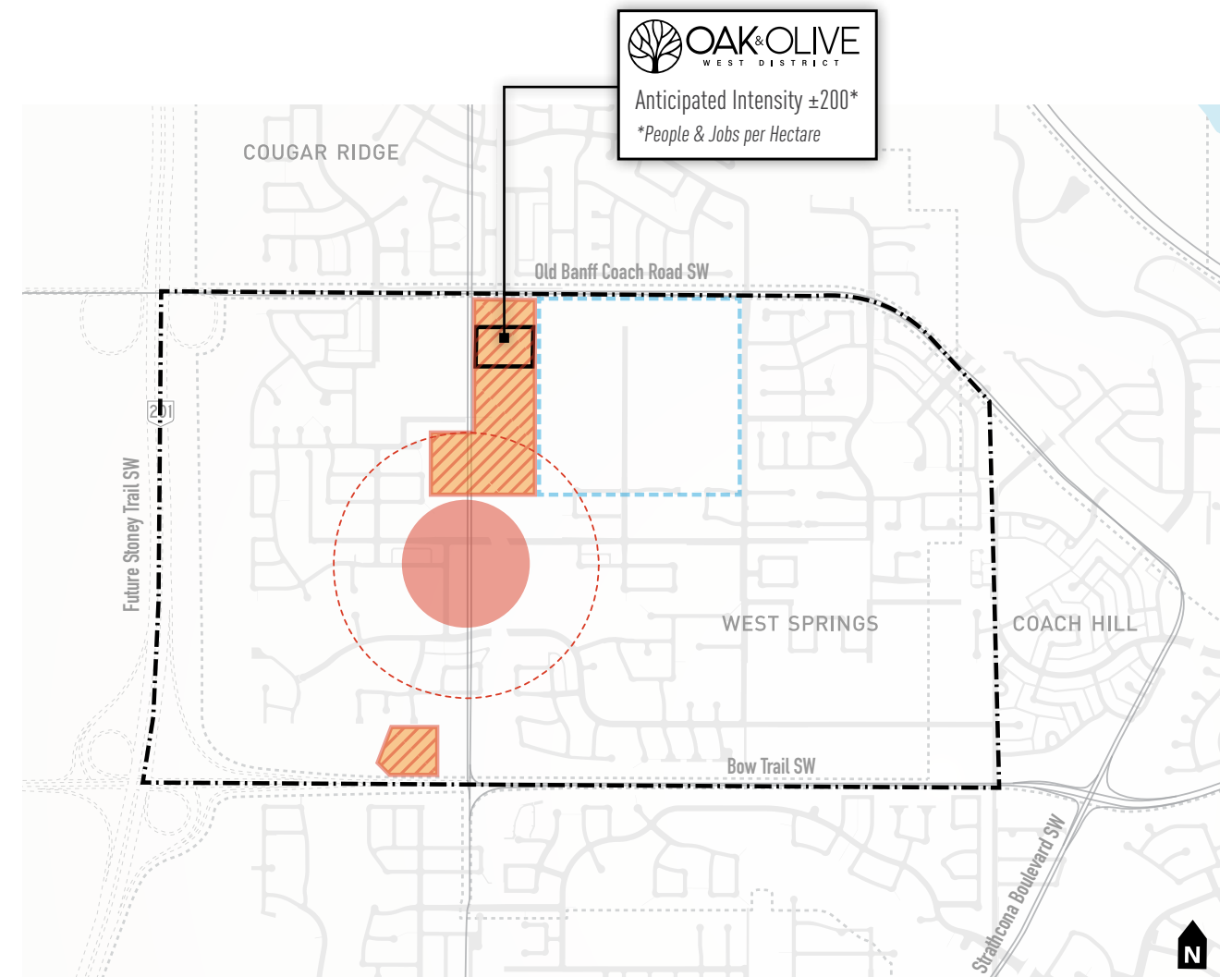
The Oak & Olive site is currently designated with a Direct Control (DC) District based on the C-Cor1 District. The DC District was approved in 2015, before the City of Calgary introduced stock Mixed-Use Districts to the Land Use Bylaw (Part 14 of IP2007). The current DC District allows for a broad mid-rise mixed-use build out, but does not accommodate the Oak & Olive's revised development vision – including the proposed Medium Format Supermarket ($\pm 3,710m^2$) and 12 storey (± 42) building height.

The submitted Land Use Application is seeking to redesignate the Oak & Olive site to the stock Mixed Use General (MU-1) District with a building height modifier of 42m and a floor area ratio modifier of 3.0. The development vision for Oak & Olive fully aligns with the intent and policies found within the MU-1 District.



West Springs Area Structure Plan

The Oak & Olive site sits within the Mixed Use Land Use Area of the West Springs Area Structure Plan. The Mixed Use Area is intended to support mixed-use developments with a minimum intensity of 100 people and jobs per hectare that “contribute to a high quality urban environment through thoughtful design, orientation and placement of buildings, enhanced streetscapes and infrastructure investment”. The Area Structure Plan’s Mixed Use Area supports Oak & Olive’s proposed mix of Multi-Residential, Small Format Retail (<1,400m²) and Medium Format Retail (1,400m² to 6,000m²) uses.



LAND USE CONCEPT

- | | |
|----------------------------------|----------------|
| OAK & OLIVE SITE | COMMUNITY CORE |
| ASP BOUNDARY | CORE AREA |
| WEST SPRINGS NORTH NEIGHBOURHOOD | MIXED USE |



SAVE-ON-FOODS: THE RISE
2308 Cambie St, Vancouver, BC

Supermarket Vision

The Truman project team looked to well established best-practice urban supermarket and mixed-use developments as inspiration for the Oak & Olive site design and architecture.

The Rise Save-On-Foods development shown on the left seamlessly fits within the urban context, along a prominent corridor and includes innovative urban design elements to prioritize the pedestrian experience. The development features a prominent corner entrance, with small scale retail units that line the exterior edges for a pedestrian-friendly streetscape. A discreet internal loading bay also minimizes the impact of the back-of-house operations on surrounding residential units.

Truman is exploring a range of locally-proven green infrastructure options to limit the proposed development's stormwater impact. These options could include low water landscaping and passive softscaped areas.



DUKE CONDOS
Toronto, ON

Mixed Use Vision

The Truman Project Team reviewed a collection of successful Main Street oriented developments as inspiration for the mixed-use residential and commercial component of the Oak & Olive development. Oak & Olive will emulate the active and vibrant Main Street environment throughout the site by including quality landscaping, small scale retail units and at-grade residential interfaces, as well as integrated amenity space and sustainable landscaping features.



Public Art Integration



THE RISE
Vancouver, BC

Liner Commercial Retail Units



THE RISE
Vancouver, BC

Discreet Loading



30SIXTY
Los Angeles, CA

At-Grade Activation



LANDMARK, WATERFRONT
Eau Claire, Calgary, AB

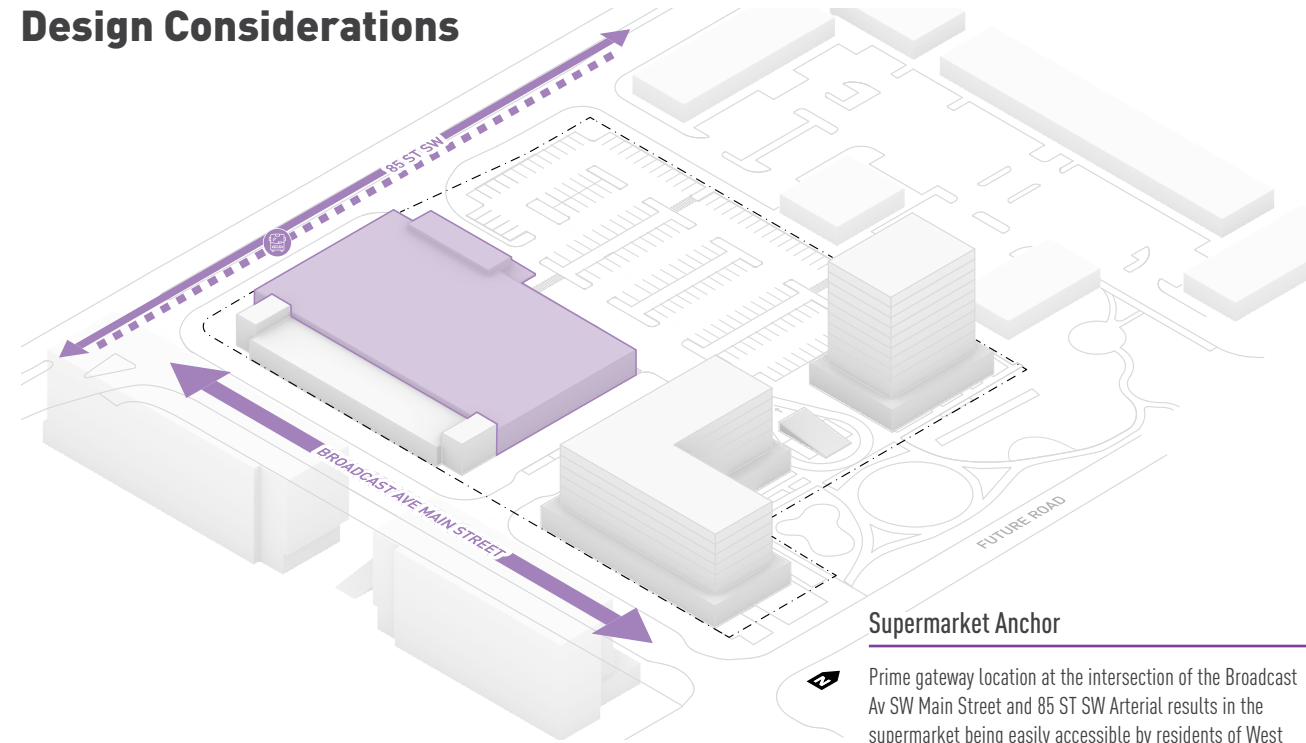
Park Edge



GATEWAY SOUTH
West District, Calgary, AB

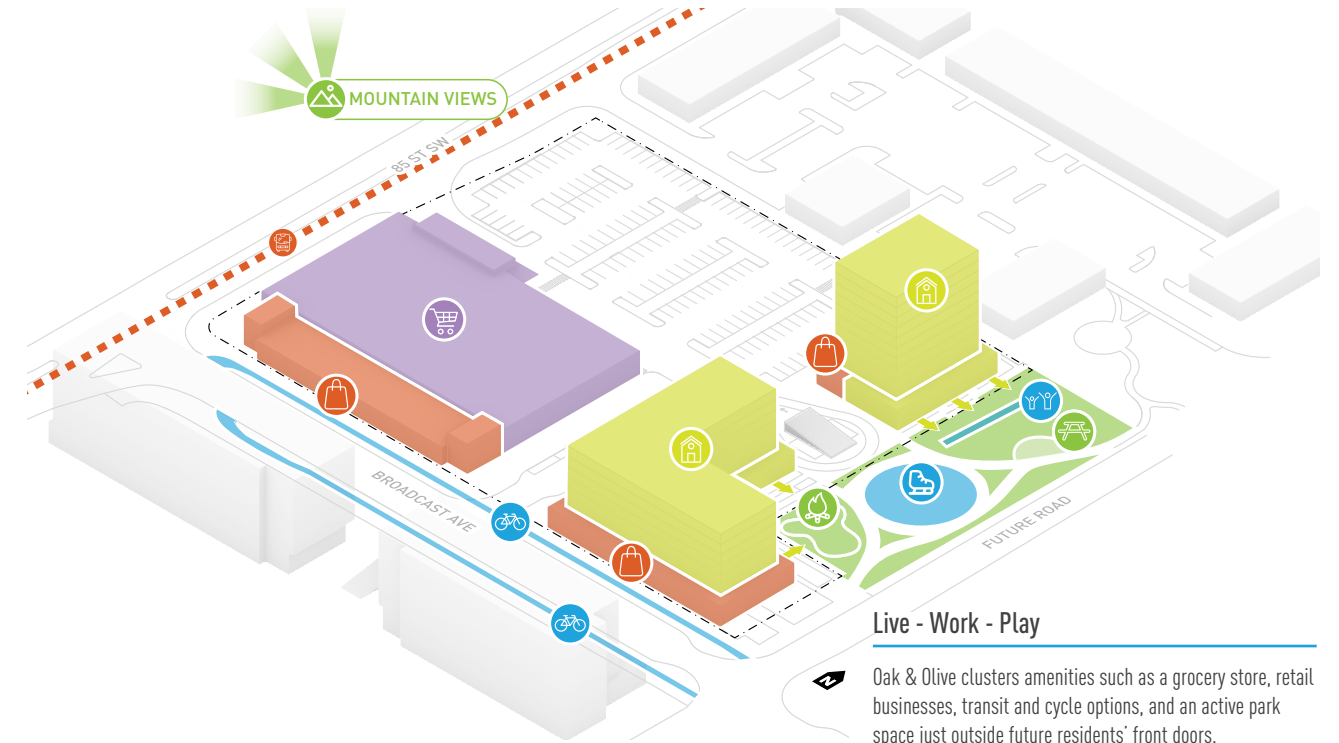
Green Features + Amenity Space

Design Considerations



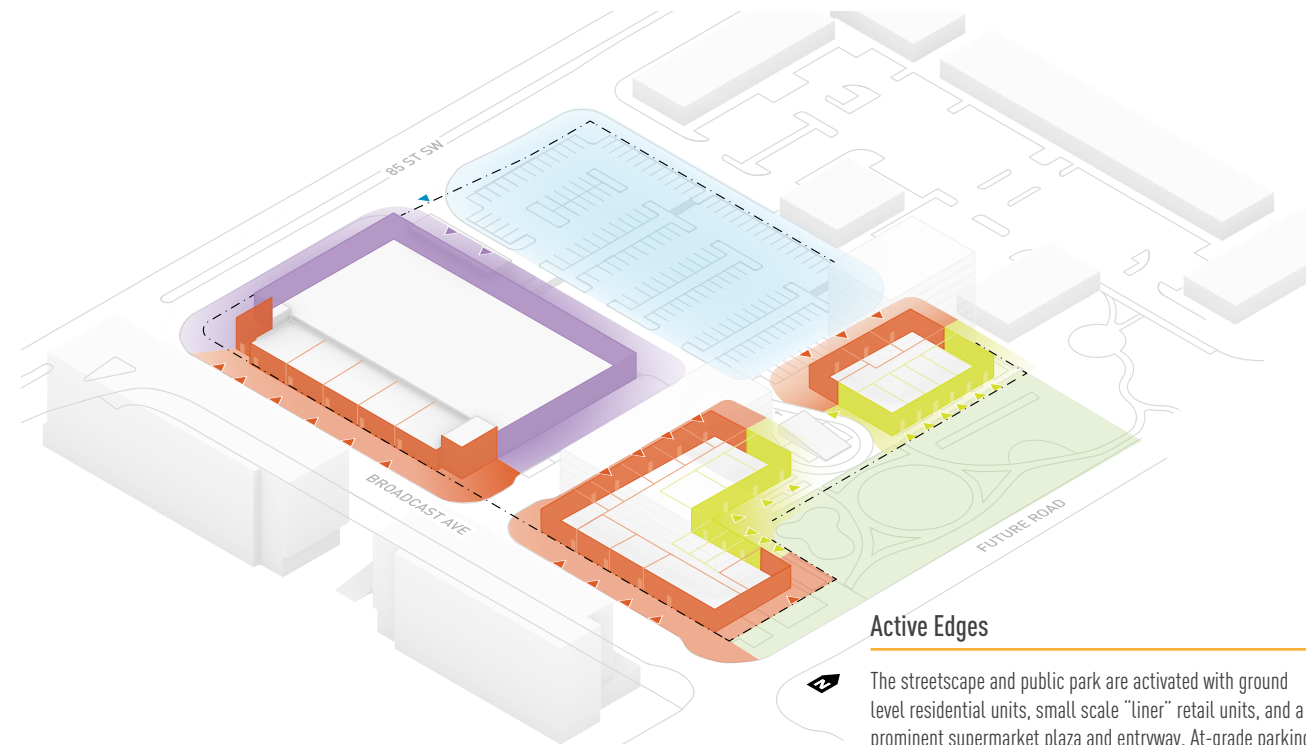
Supermarket Anchor

Prime gateway location at the intersection of the Broadcast Av SW Main Street and 85 St SW Arterial results in the supermarket being easily accessible by residents of West District and the surrounding West Springs community.



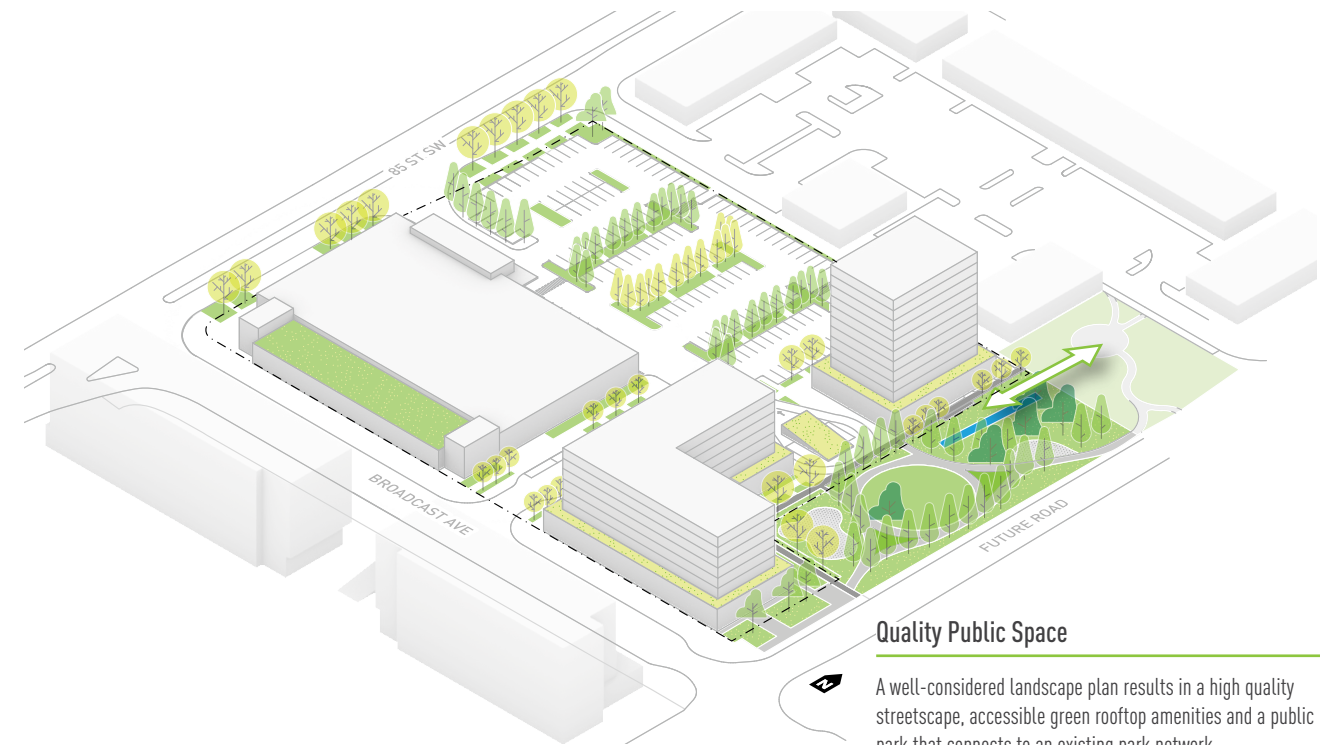
Live - Work - Play

Oak & Olive clusters amenities such as a grocery store, retail businesses, transit and cycle options, and an active park space just outside future residents' front doors.



Active Edges

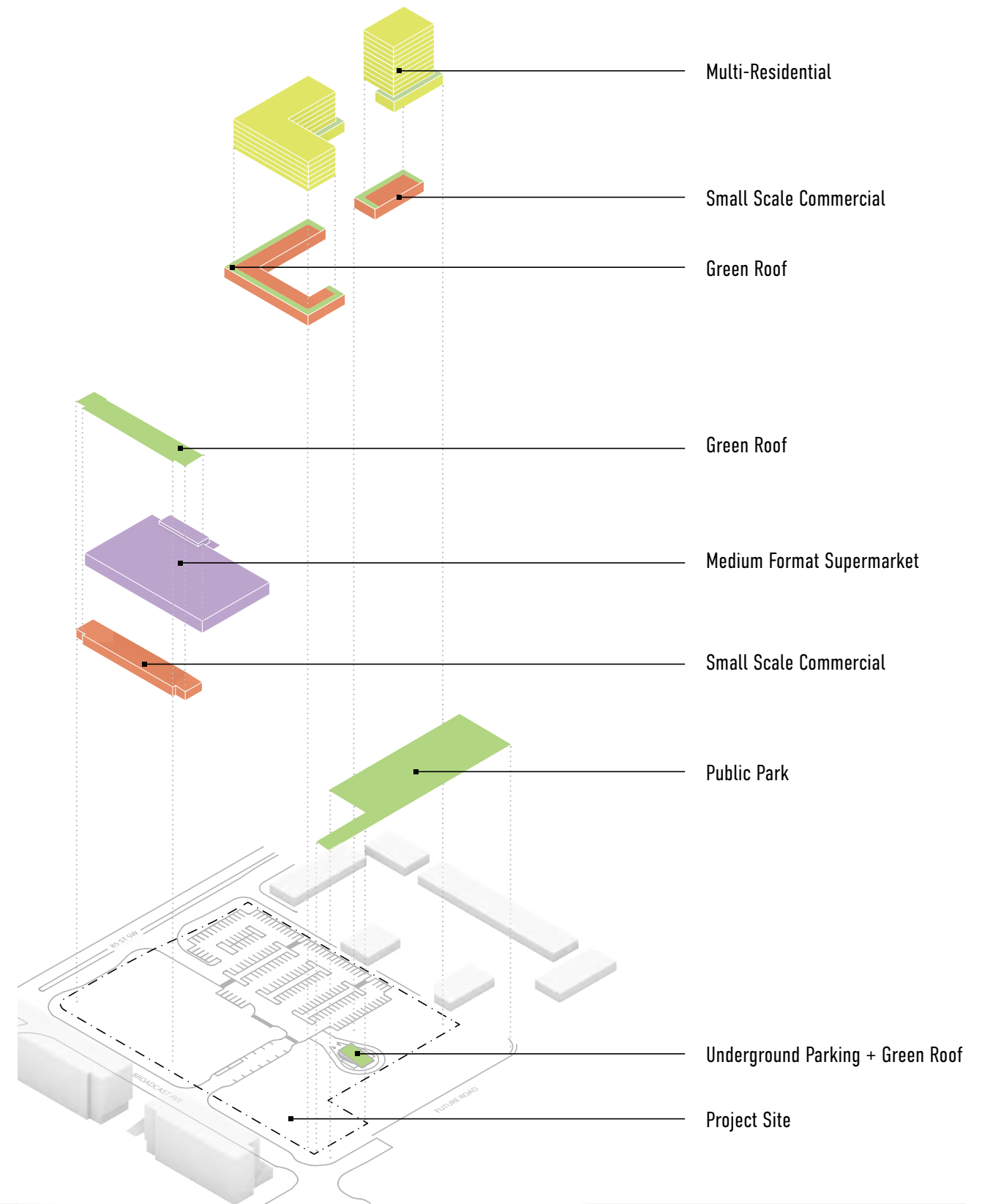
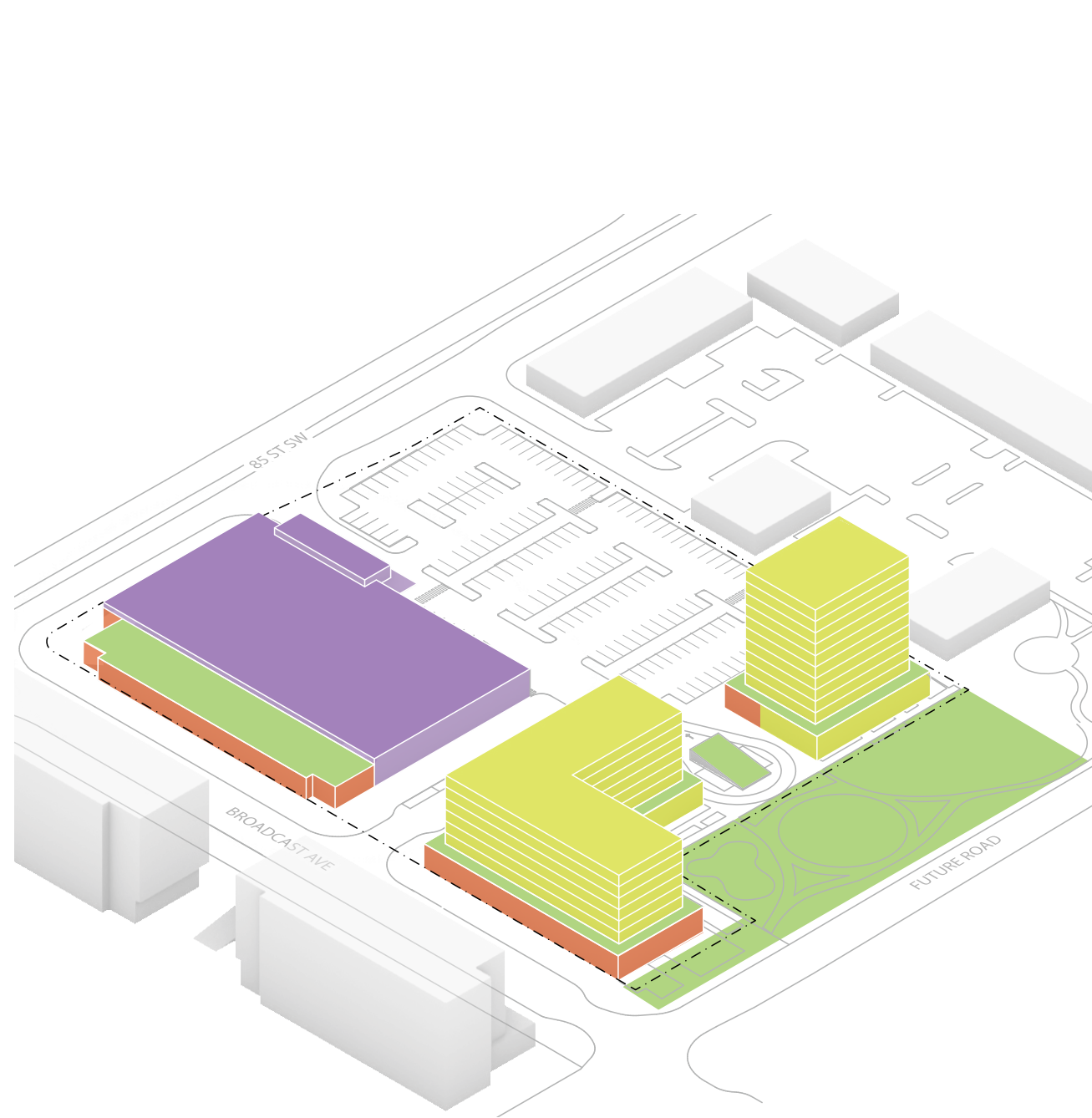
The streetscape and public park are activated with ground level residential units, small scale "liner" retail units, and a prominent supermarket plaza and entryway. At-grade parking is located away from active edges, with direct vehicle access to the 85 St SW Arterial.



Quality Public Space

A well-considered landscape plan results in a high quality streetscape, accessible green rooftop amenities and a public park that connects to an existing park network.

Spatial Program



Site Plan & Build Out

Total Site Build Out

Oak + Olive Site Area	2.1 ha (5.2 ac)
Public Park Area	0.4 ha (0.9 ac)
Maximum Building Height	42m
Maximum Floor Area Ratio	3.0

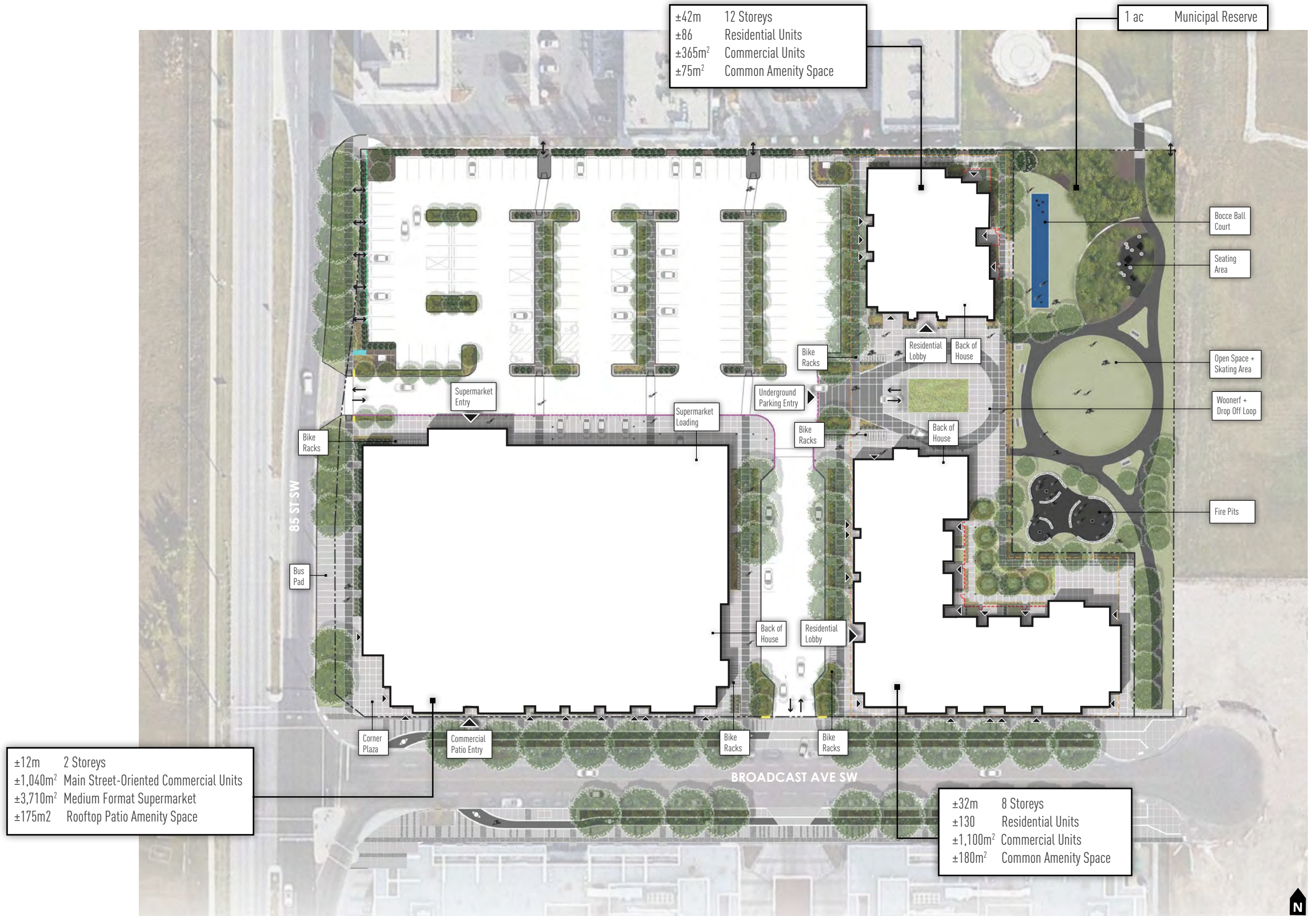
Mixed-Use Build Out

Multi-Residential Units	±216
Small Scale Commercial	±2,505m ²
Medium Format Supermarket	±3,710m ²

Parking

Resident + Visitor Parking Stalls*	±253
Commercial Parking Stalls**	±180
Class 1 Bike Stalls	±114
Class 2 Bike Stalls	±62

* All residential + visitor stalls located below grade
 ** ±154 commercial stalls located at grade and ±26 commercial stalls located below grade



Development Vision

Supermarket Anchor



Development Vision
Broadcast AV SW Mainstreet



Development Vision
Public Park Integration



Development Vision
Residential / Park Interface



Visualizations are conceptual in nature and for discussion purposes only

Development Vision Rooftop Amenity



Visualizations are conceptual in nature and for discussion purposes only

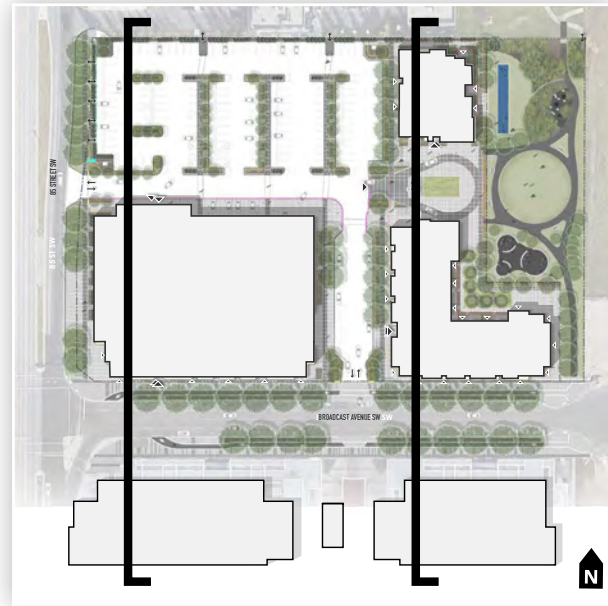
Development Vision Active Retail Edges



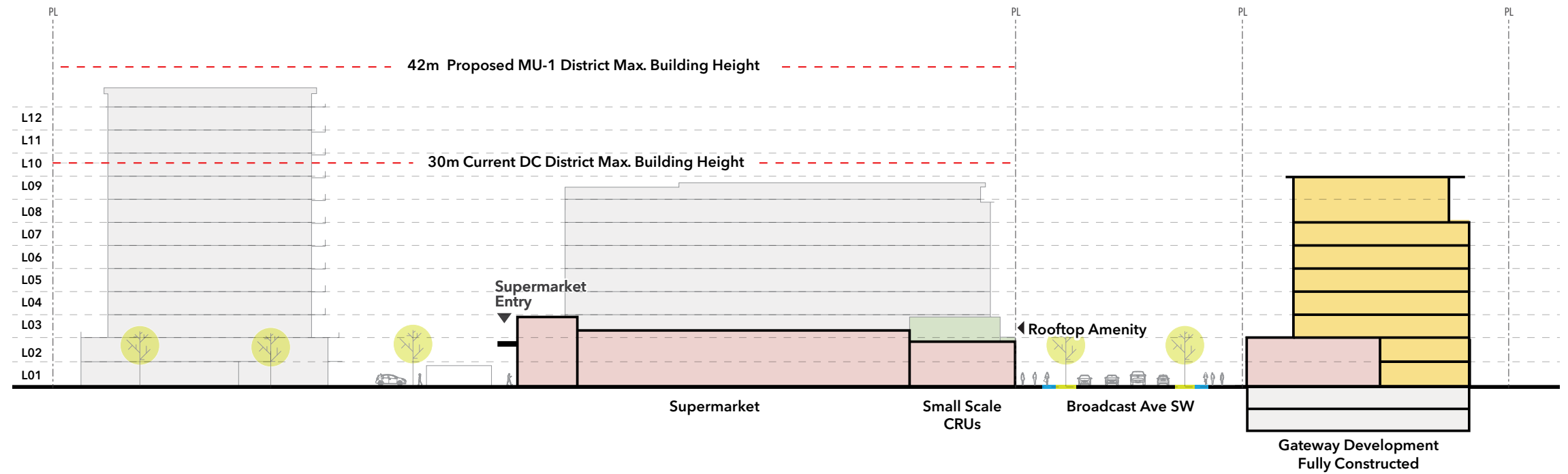
Visualizations are conceptual in nature and for discussion purposes only

Development Permit

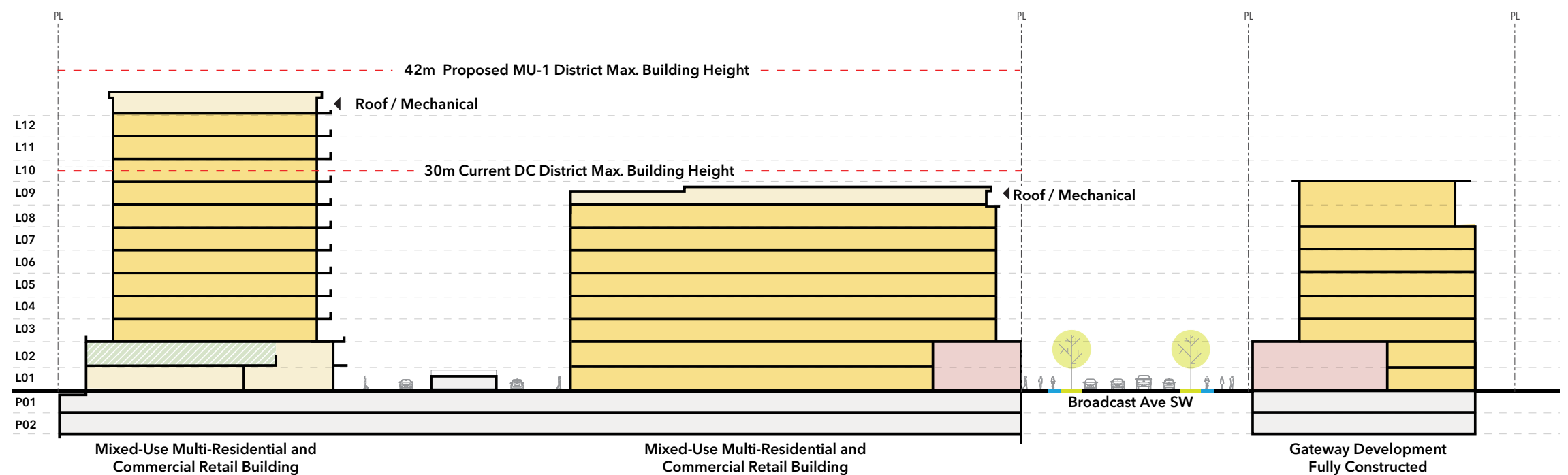
Building Height



WEST SECTION



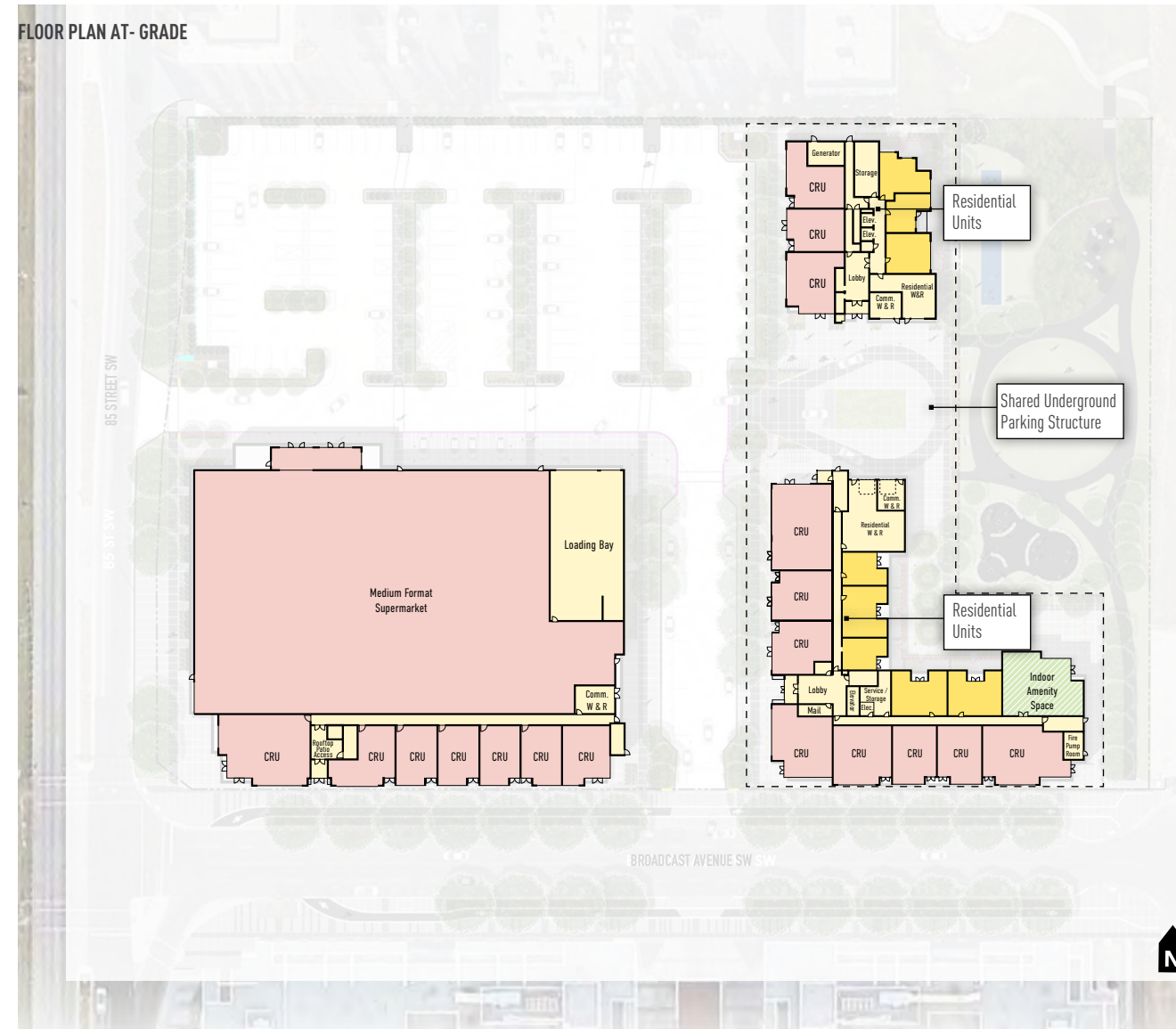
EAST SECTION



- Commercial Retail Unit
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Residential Indoor Common Amenity

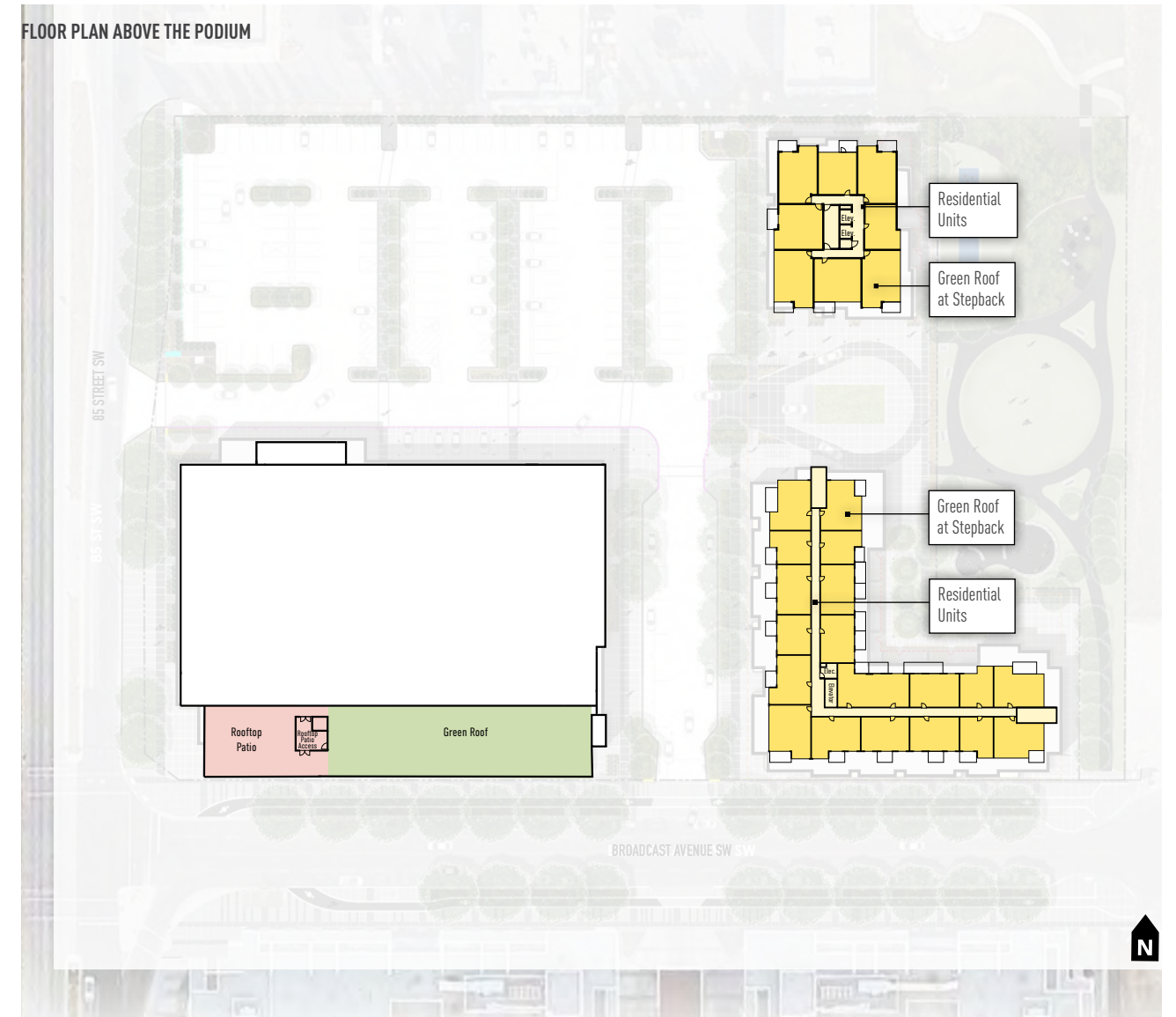
Floor Plans

FLOOR PLAN AT-GRADE



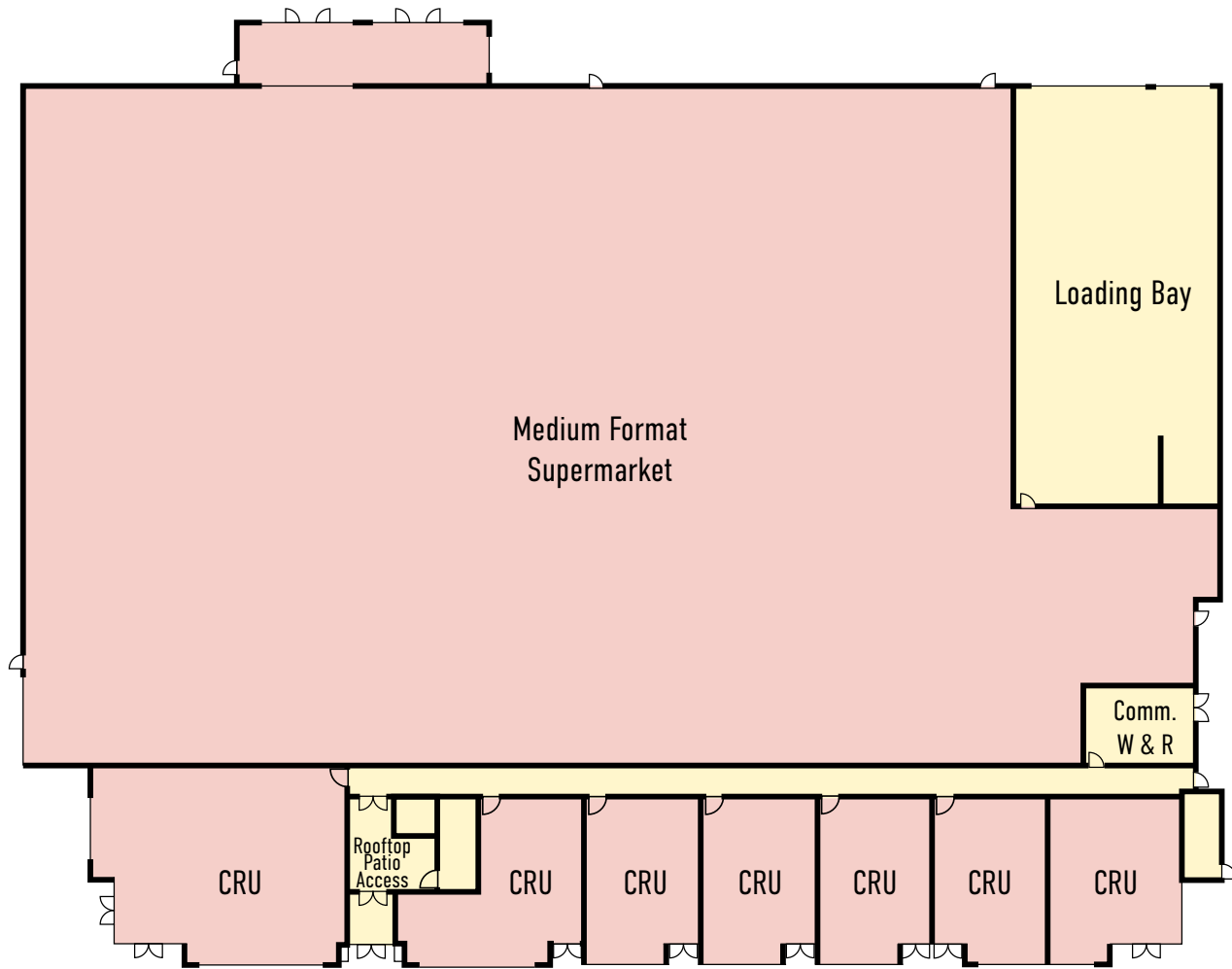
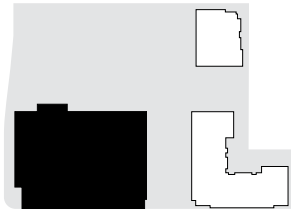
- Commercial Retail Unit
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Residential Indoor Common Amenity

FLOOR PLAN ABOVE THE PODIUM



- Commercial Retail Unit/ Rooftop Patio
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Green Roof Amenity

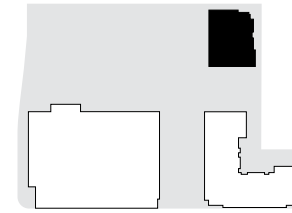
Concept Program Supermarket Building



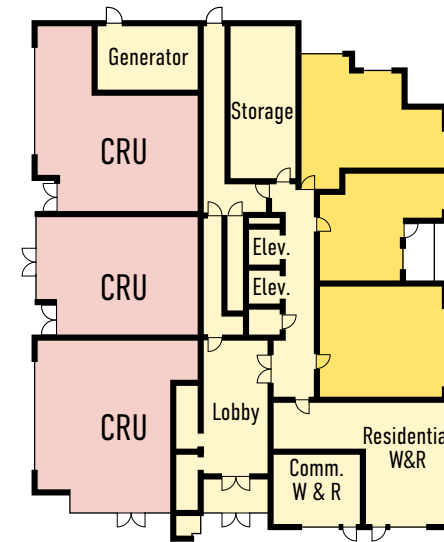
- Commercial Retail Unit
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Residential Indoor Common Amenity
- Open to Below



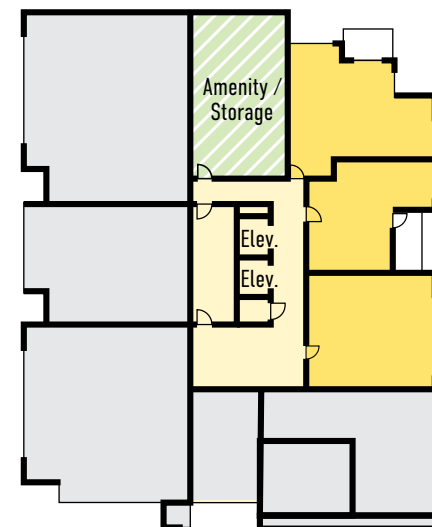
Concept Program 12 Storey Mixed Use Building



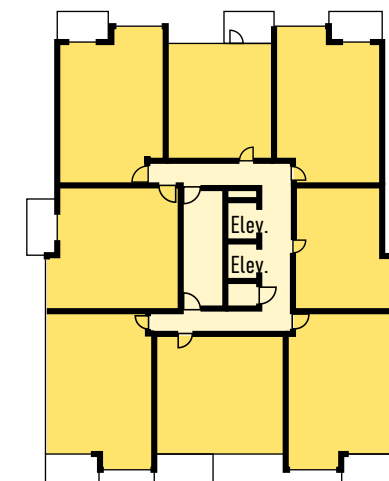
Level 01



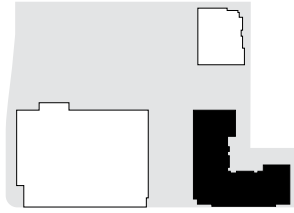
Level 02



Levels 03 - 12



Concept Program 8 Storey Mixed Use Building



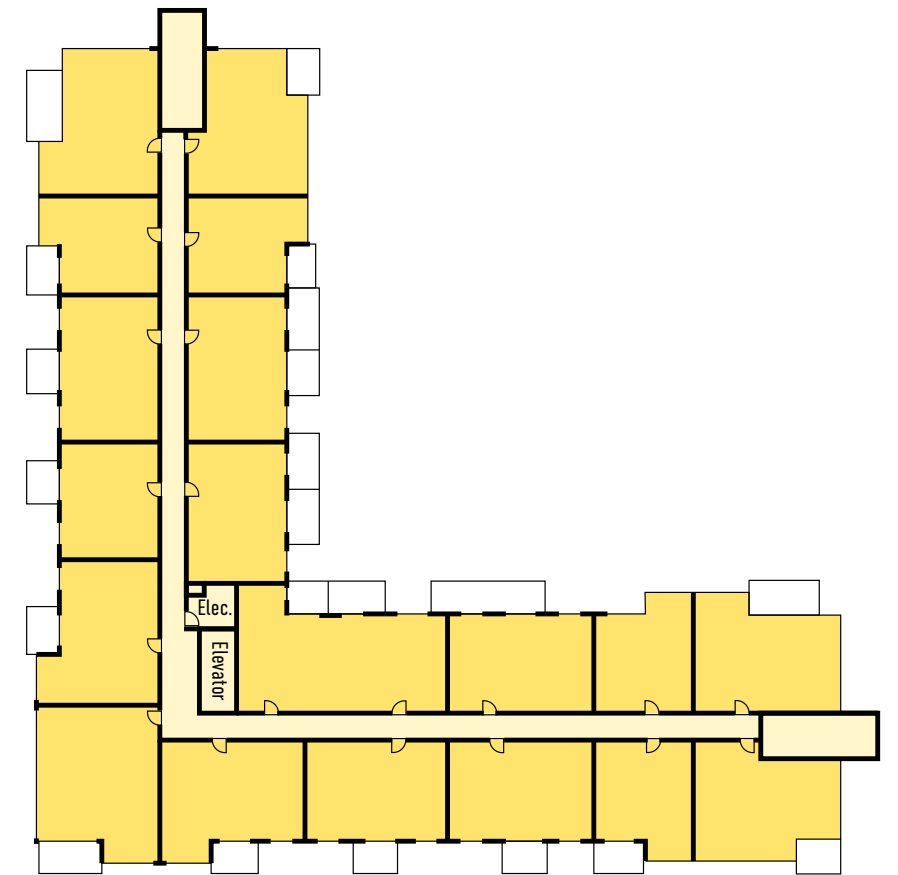
Level 01



Level 02



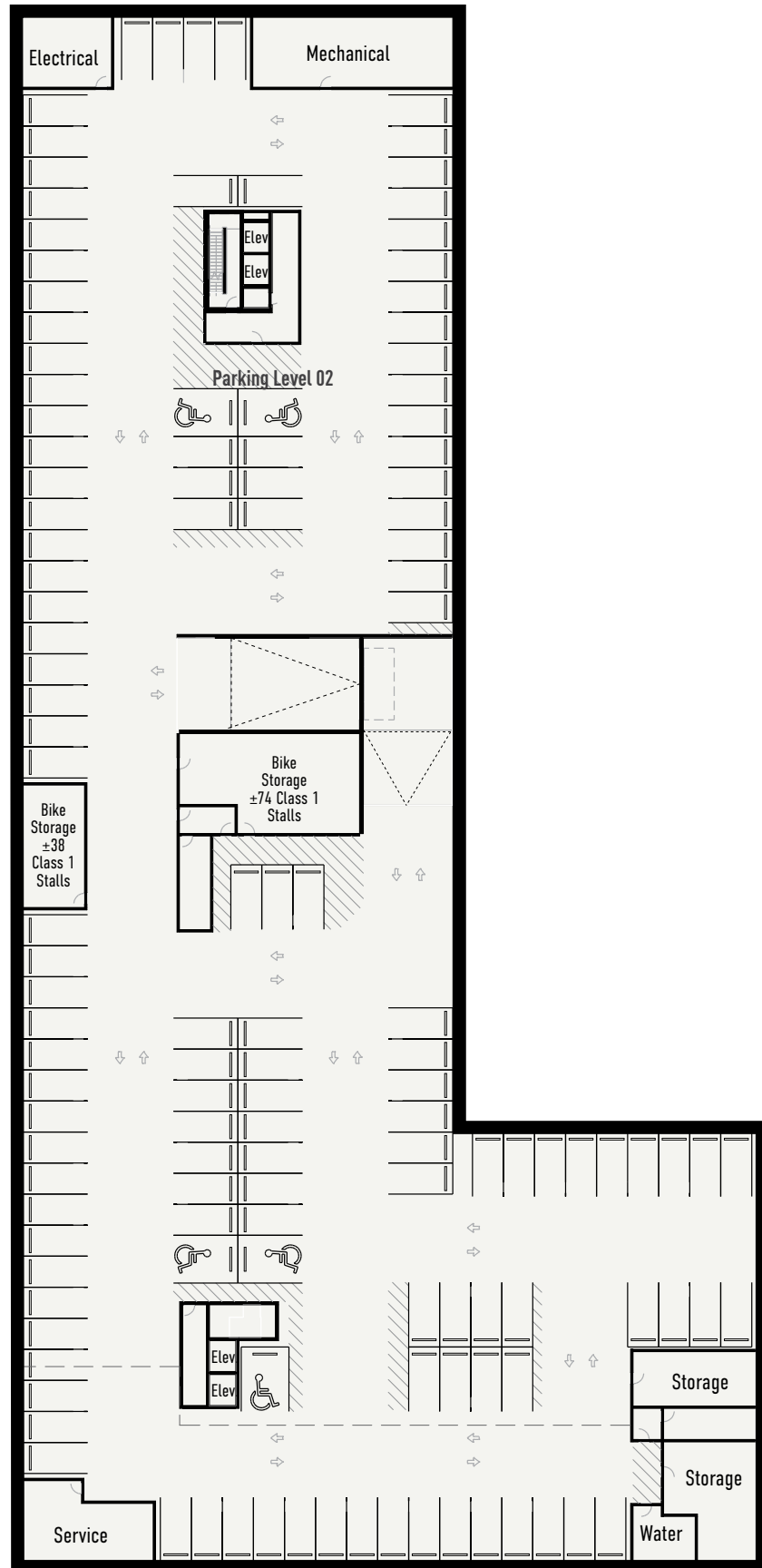
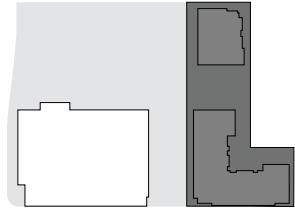
Level 03 - 08



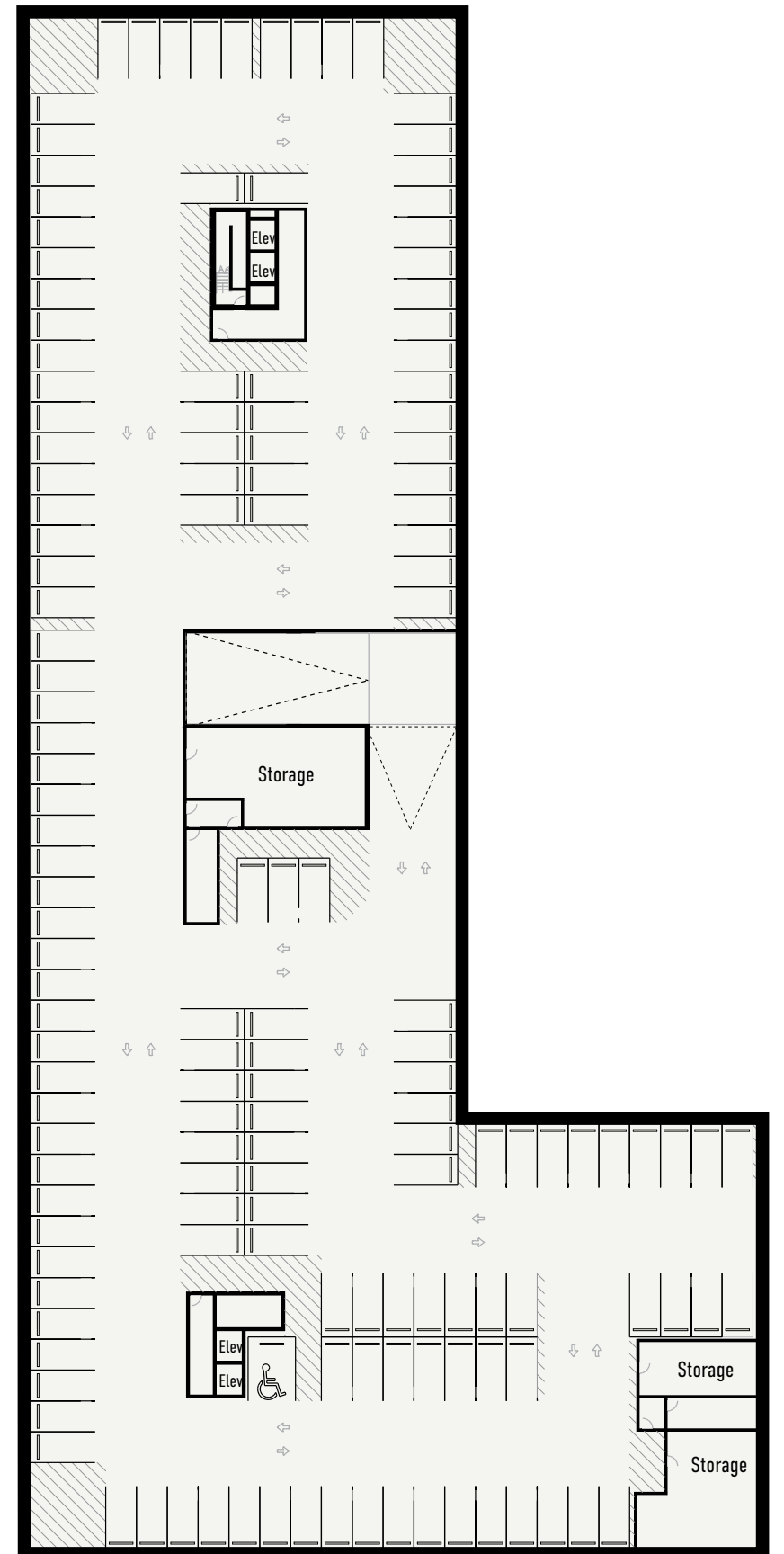
- Commercial Retail Unit
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Residential Indoor Common Amenity
- Open to Below



Concept Program Joint Underground Parking

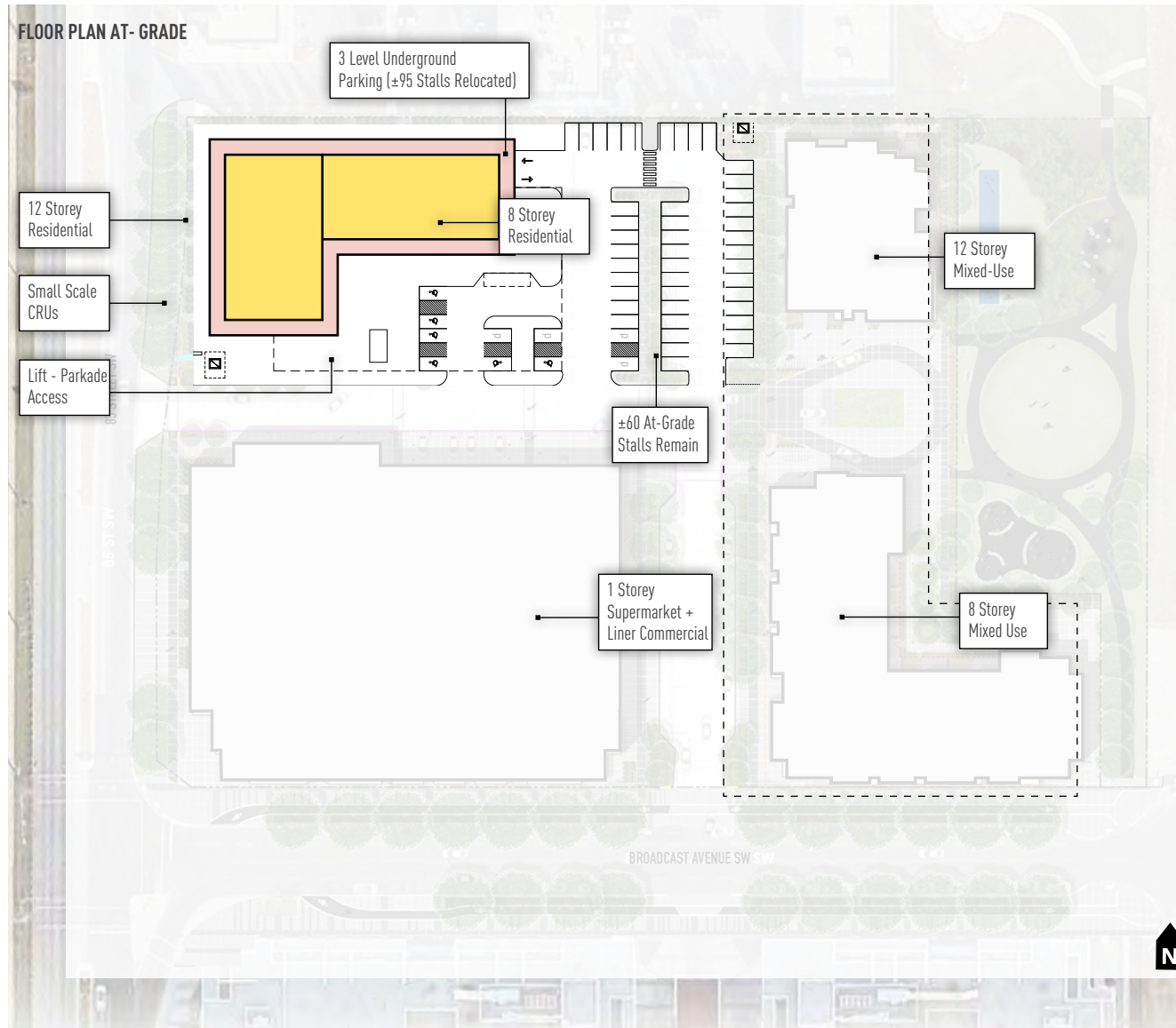


Parking Level 01



Parking Level 02

Future Development Phase



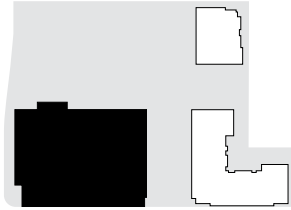
- Commercial Retail Unit
- Residential Dwelling Unit

An additional phase of development may be considered through a future development permit review process. The visualizations provided illustrate a conceptual development outcome and are for discussion purposes only.

Future Development Phase Conceptual Massing



Building Elevations Supermarket Building



South Elevation - Fronting Broadcast AV SW



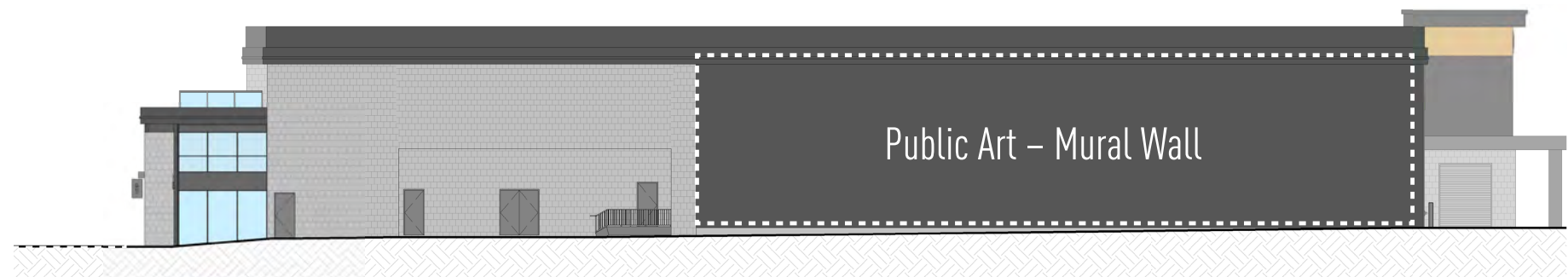
North Elevation - Supermarket Entry



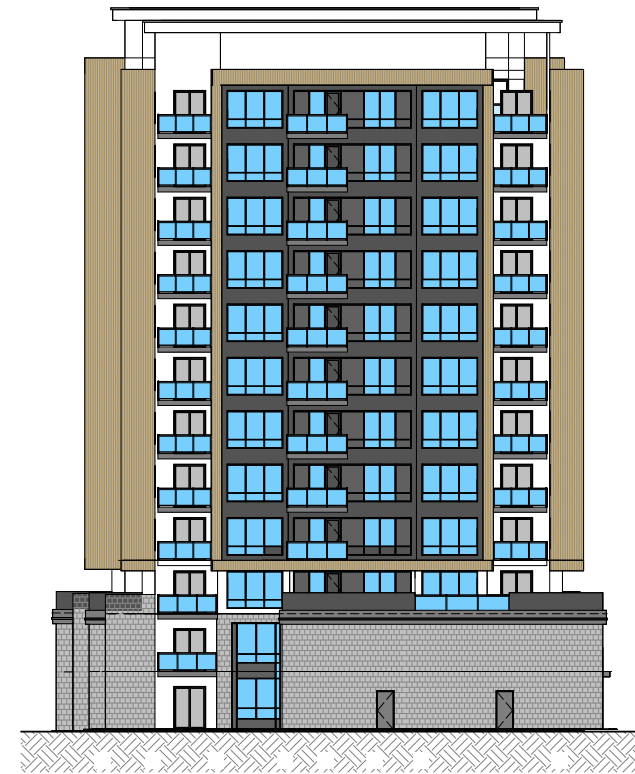
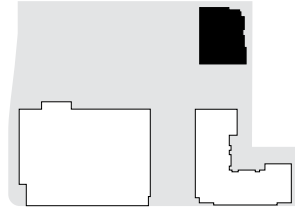
West Elevation - Fronting 85 ST SW



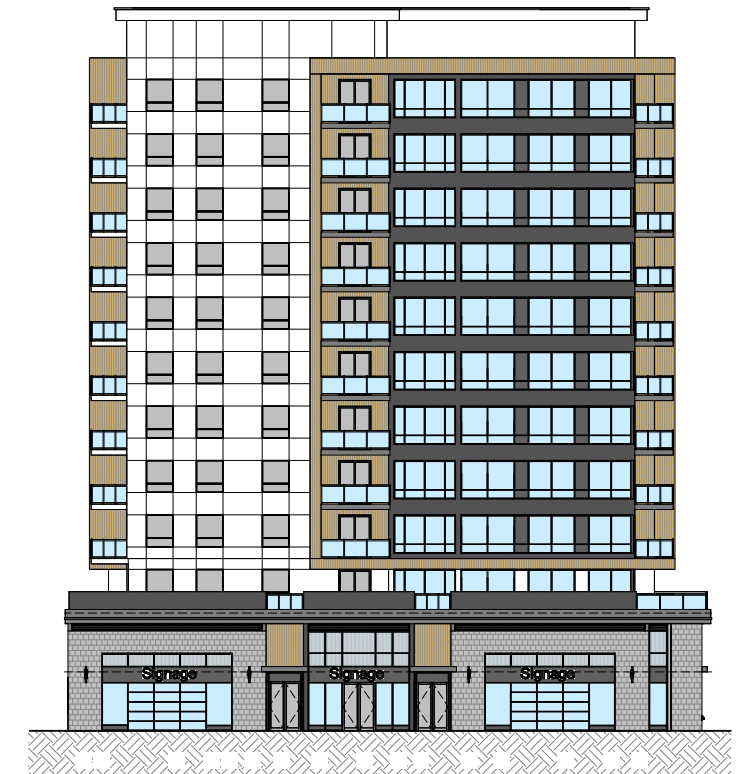
East Elevation - Fronting Internal Lane



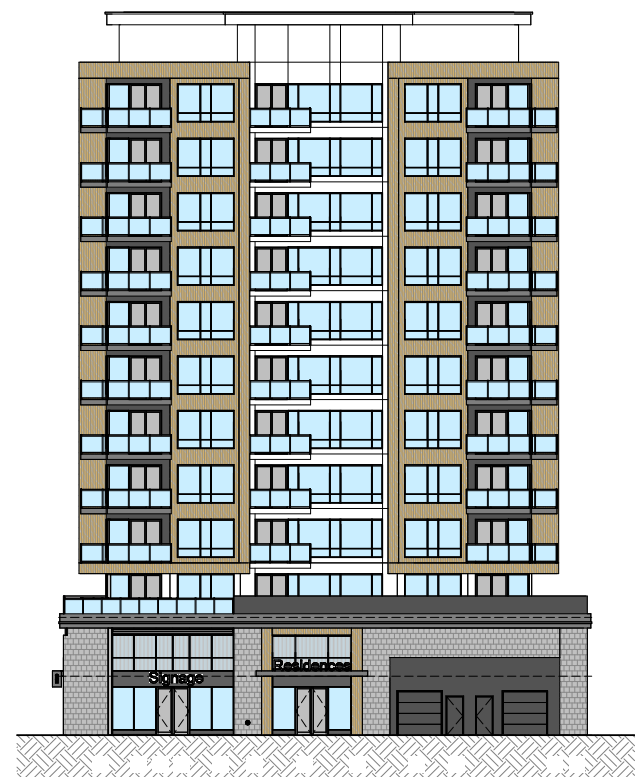
Building Elevations 12 Storey Mixed-Use Building



North Elevation - Facing Adjacent Commercial Centre



West Elevation - Fronting Internal Lane

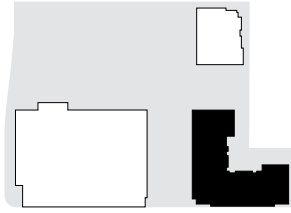


South Elevation - Fronting Drop Off Loop



East Elevation - Fronting Adjacent Public Park

Building Elevations 8 Storey Mixed-Use Building



South Elevation - Fronting Broadcast AV SW



North Elevation - Fronting Drop Off Loop



West Elevation - Fronting Internal Lane



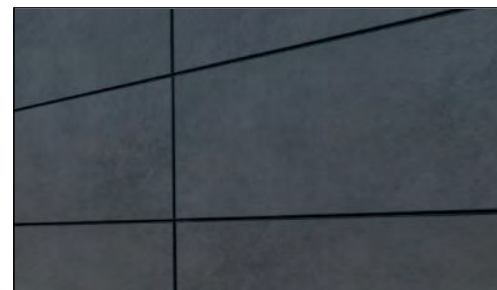
East Elevation - Fronting Adjacent Public Park



Material Palette



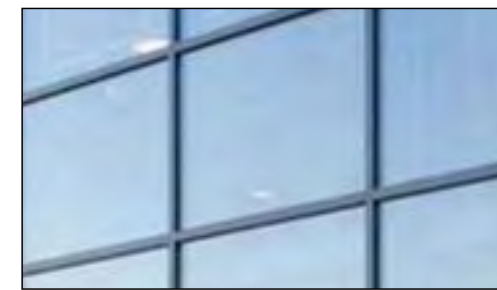
Block Masonry
Grey



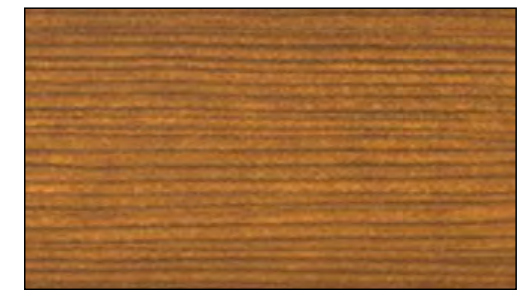
Exterior Metal Panel
Charcoal



Exterior Metal Panel
White



Curtain Wall
Grey Mullions



Exterior Metal Panel
Wood Grain



Benches
Wood & Metal with Branding



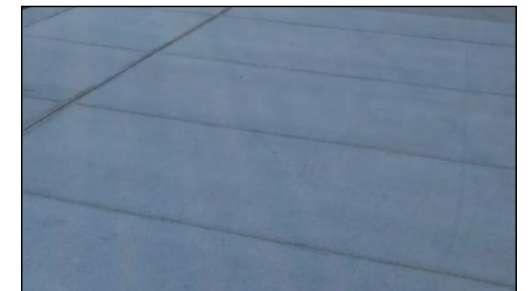
Decorative Grasses
Ex. Karl Forester Feather
Reed Grass



Deciduous Trees
Ex. Foothills Green Ash

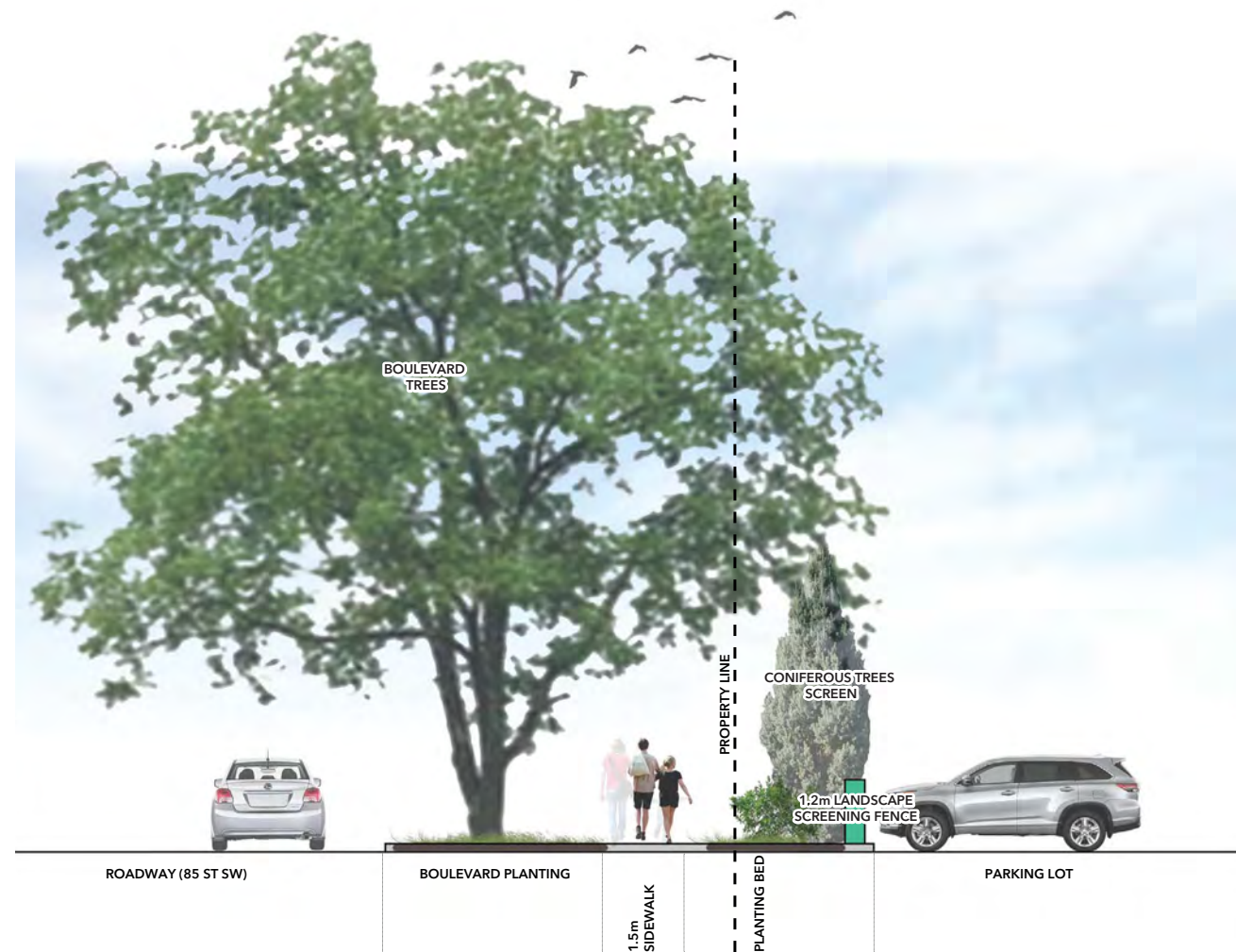
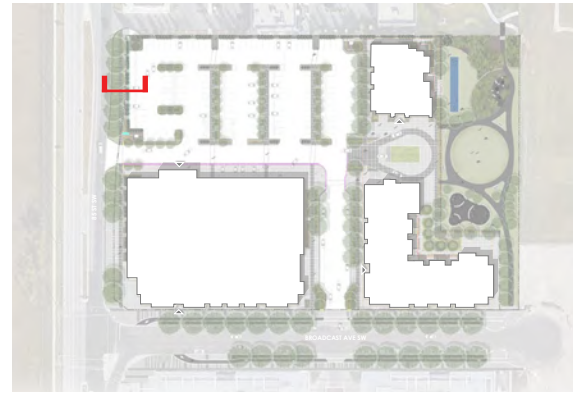


Street Lighting
Pedestrian Oriented Light Poles

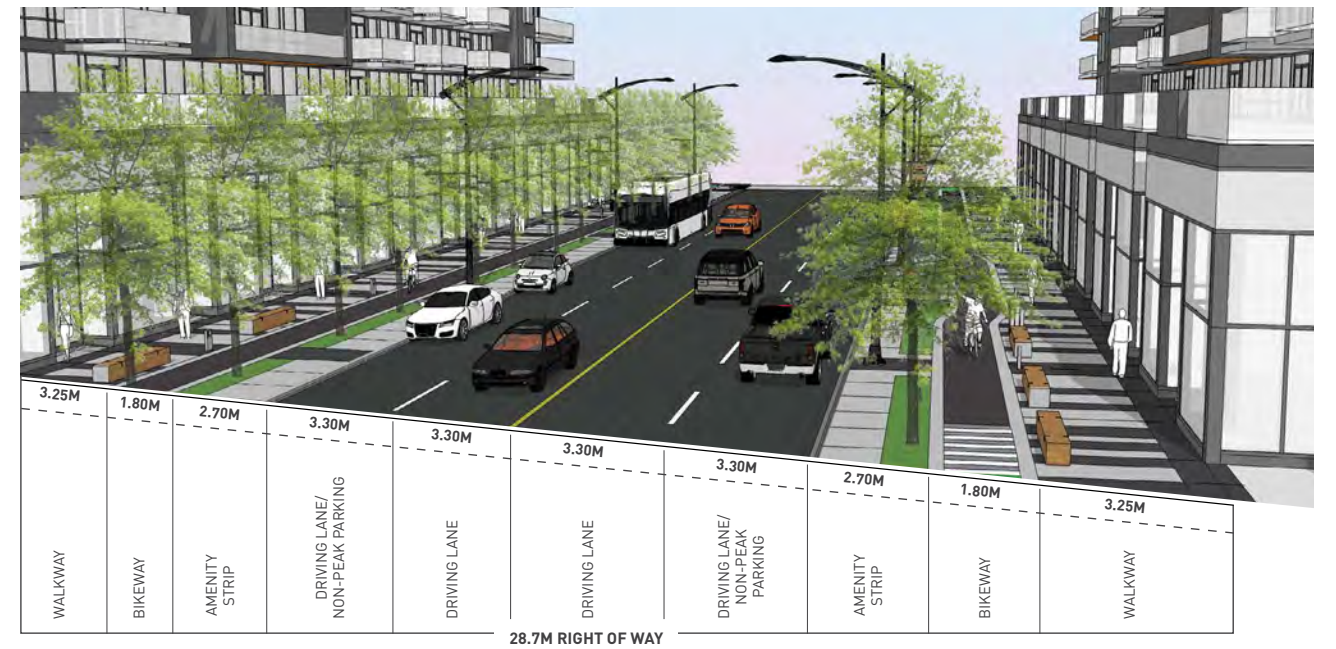
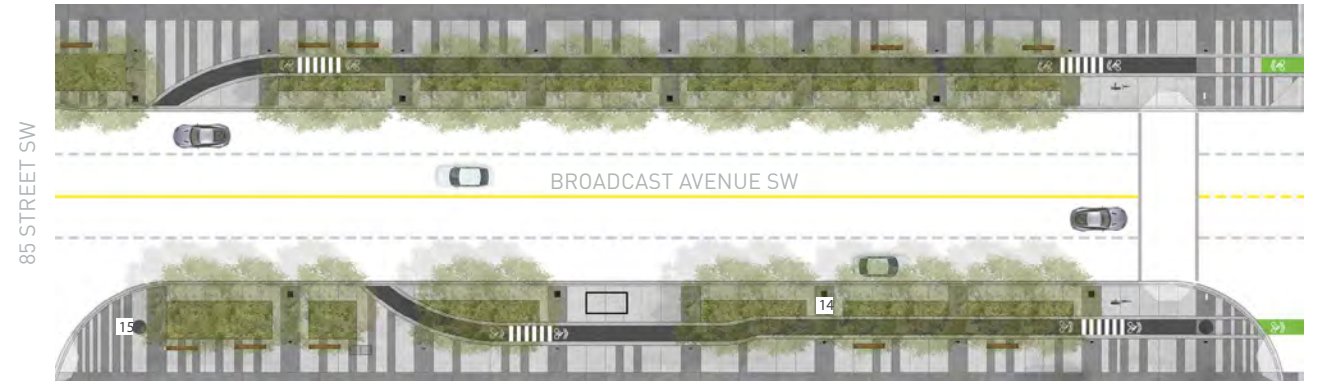


Pavers
Concrete

Landscape Sections 85 ST SW Arterial Road + Surface Parking Screen

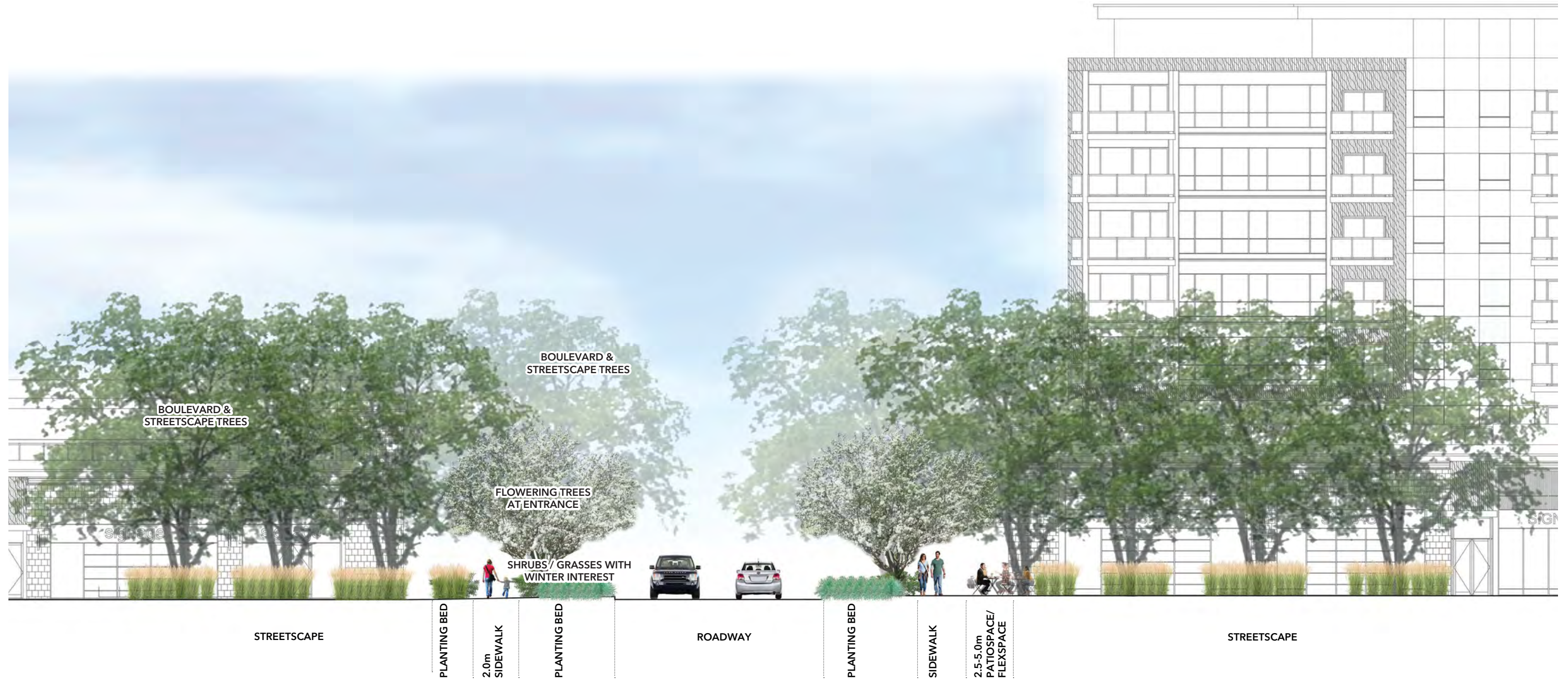
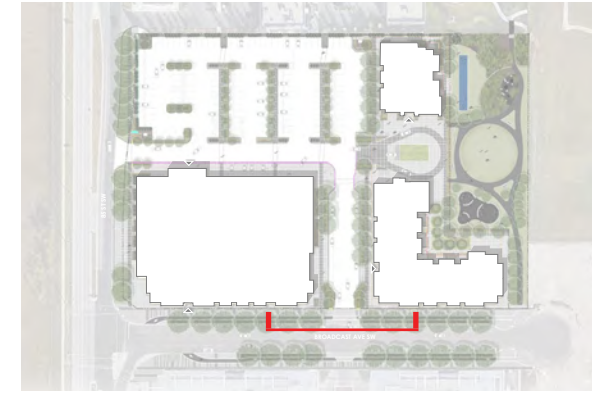


Landscape Sections Broadcast Av SW Main Street



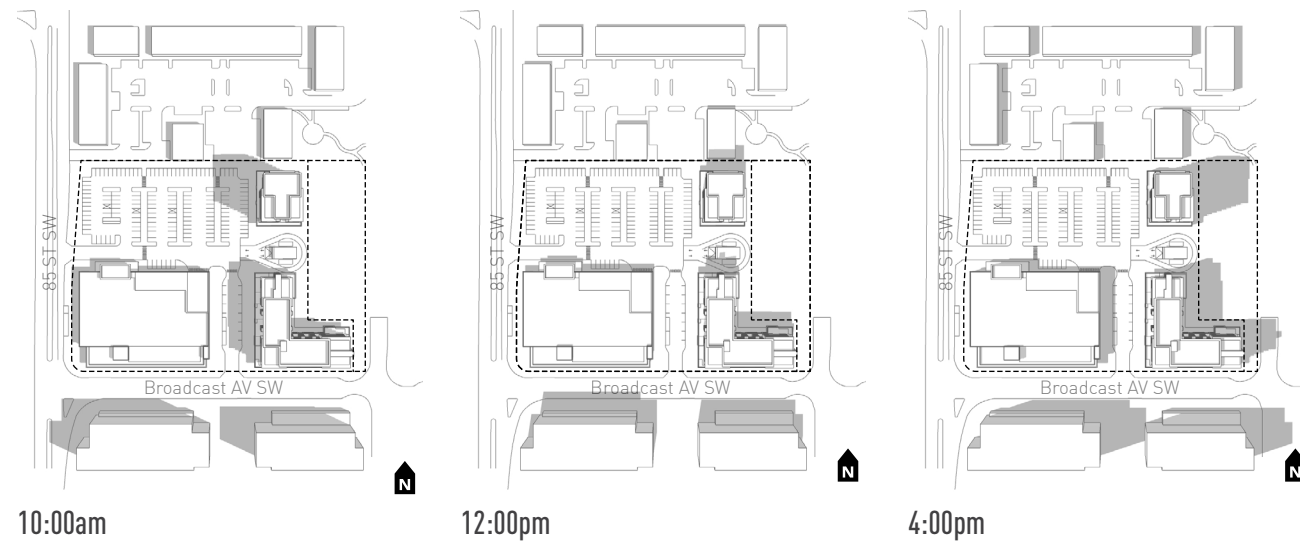
Landscape Sections

Internal Lane - Entry from Broadcast Av NW



Shadow Study

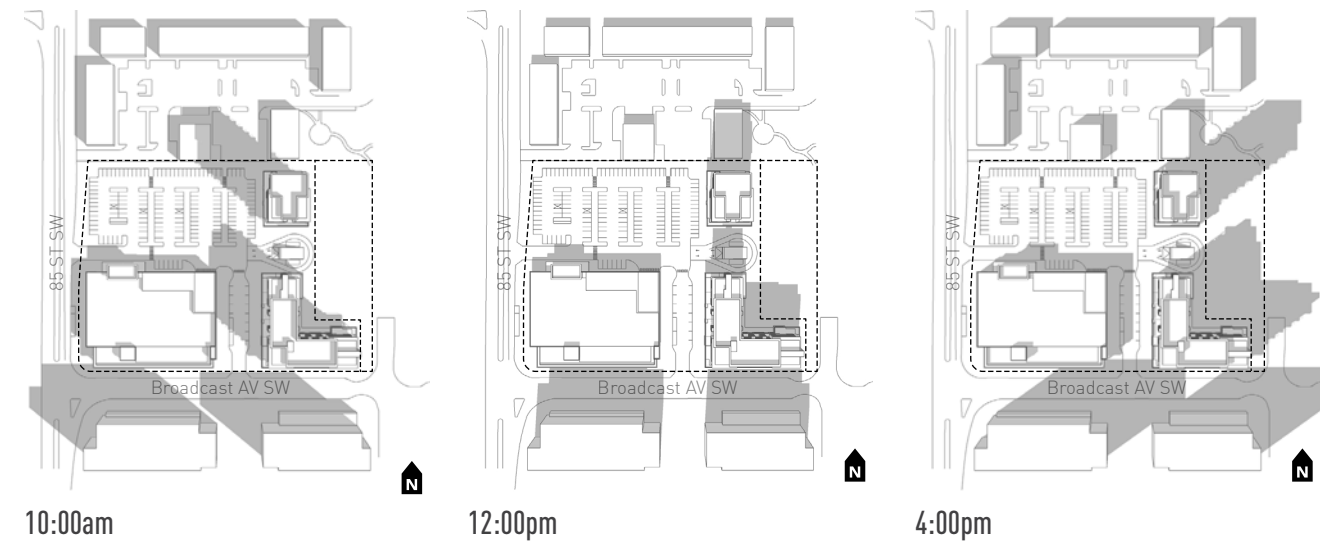
June 21



NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

Shadow Study

September 21 + March 21



NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

Shadow Study

December 21



TRUMAN
Live better.

NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

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