



WEST DISTRICT LAND USE REDESIGNATION & PHASED DEVELOPMENT PERMIT APPLICATION

February 5, 2025

LOC2024-0283 / DP2024-08451

CONTENTS

- West District Overview & Background
- Proposed Amendment
- Key Concerns & Considerations
- Questions & Answers



WEST DISTRICT OVERVIEW & BACKGROUND

- Context
- Past Engagement & City Approvals
- West District Vision
- Build-Out Progress to Date
- Key Outcomes:
 - Main Street - Broadcast Avenue
 - Radio Park
 - Frequent Transit Service



CONTEXT



A Large Assembly of Land



Proximity to City Centre



Transportation Infrastructure








Plug + Play Servicing Infrastructure

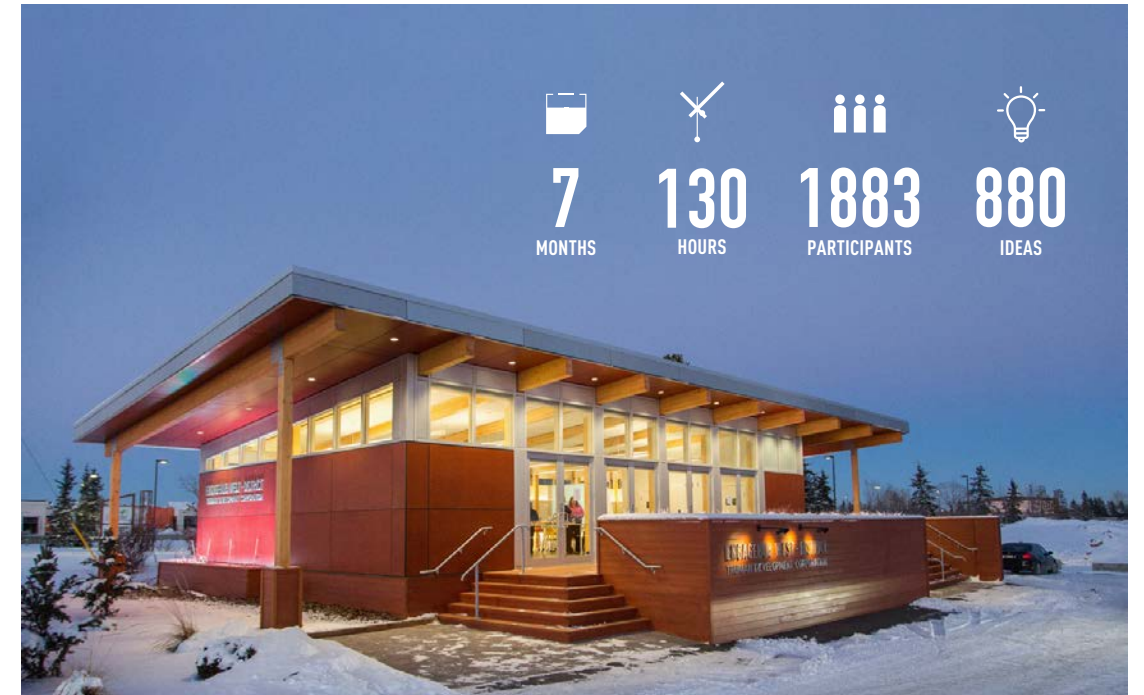
CONTEXT

Aerial Photos from 2014

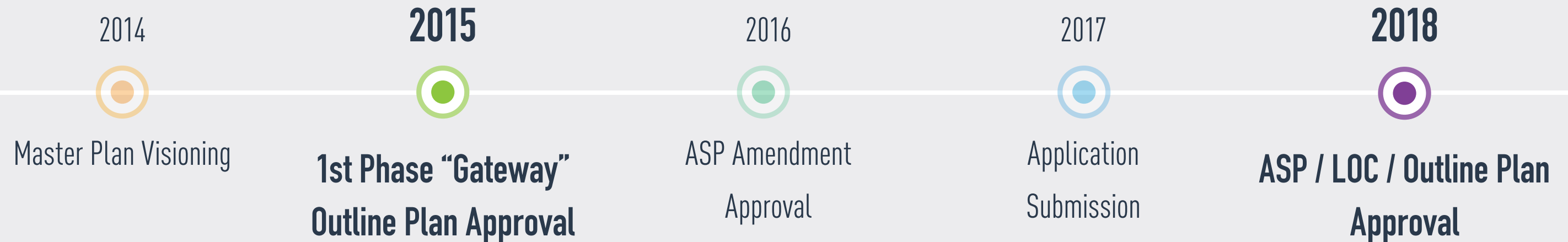


PAST ENGAGEMENT + CITY APPROVALS

-  Housing + Buildings
-  Commercial + Retail
-  Transportation + Parking
-  Open Space
-  Density



MASTER PLANNING TIMELINE



WEST DISTRICT VISION

Guiding Master Plan Principles



Vibrant
Neighbourhood



High-Quality Building
Design



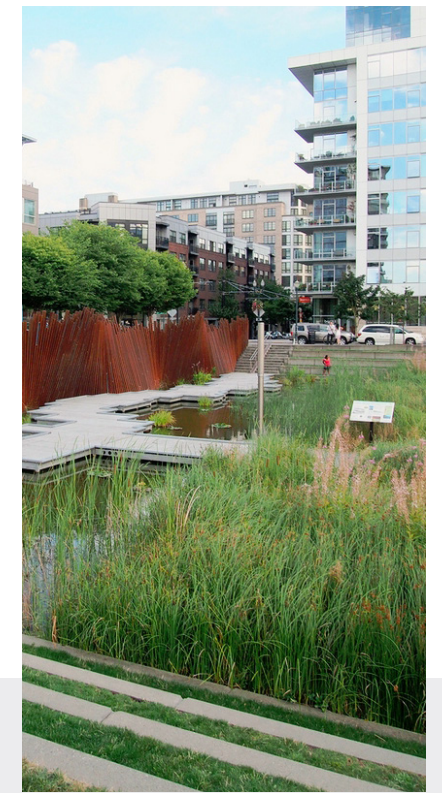
Convenient
Connections



Variety of Housing
Options



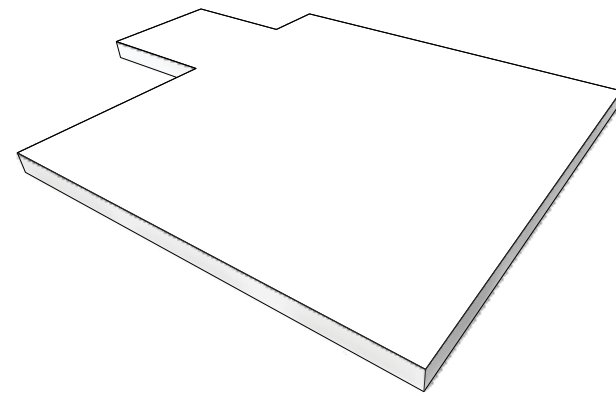
Unique
Park + Plaza



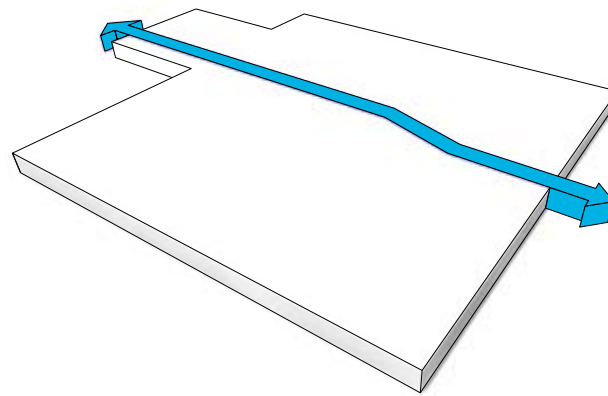
Future
Friendly Planning

WEST DISTRICT VISION

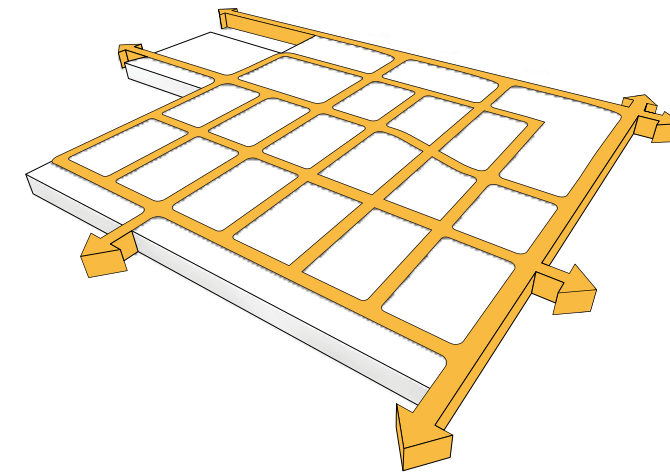
Key Design Approach



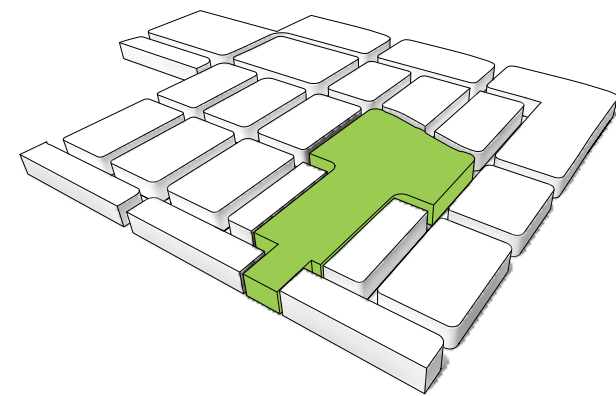
1. Comprehensive Plan



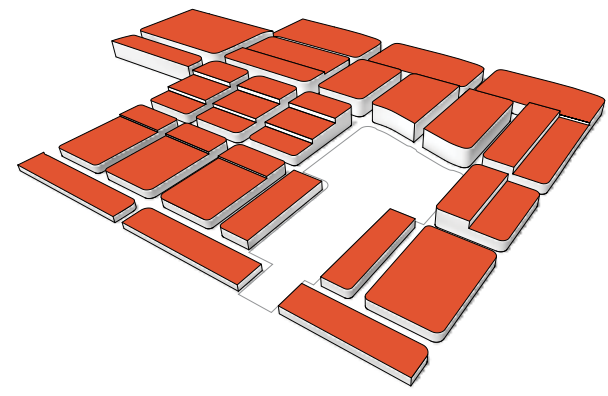
2. New Main Street



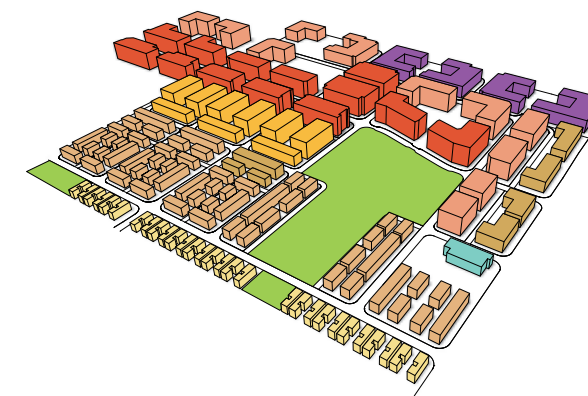
3. Reintroduction of the Grid



4. Large Central Open Space



5. Transitional Intensity



6. Diversified Use and Form

WEST DISTRICT

Vision to Visualization

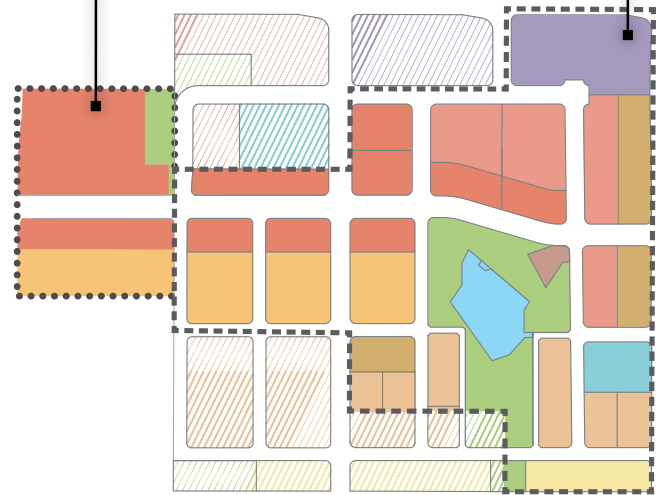


PLAN REFINEMENT

Through Implementation

2015 APPROVAL

2018 APPROVAL



2015/2018 APPROVALS KEY MAP

////// LAND NOT OWNED BY TRUMAN

•••• TRUMAN-OWNED (2015 LAND USE APPROVAL)

— TRUMAN-OWNED (2018 LAND USE APPROVAL)

MULTI-RESIDENTIAL: CONTEXTUAL MEDIUM PROFILE

MIXED USE: GENERAL

PLACE OF WORSHIP

MULTI-RESIDENTIAL: HIGH DENSITY LOW RISE

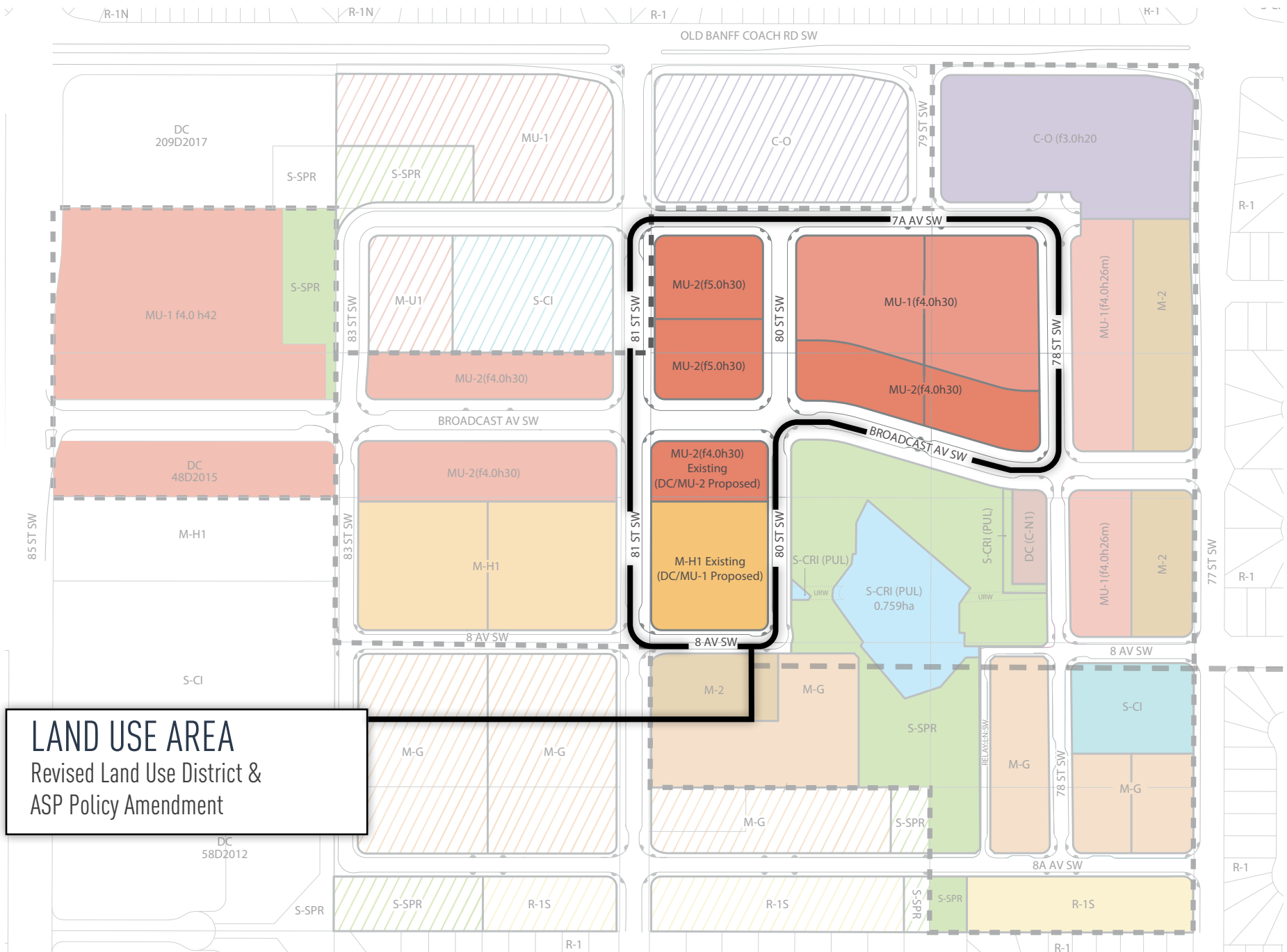
DIRECT CONTROL / MIXED-USE ACTIVE FRONTAGE

SCHOOL, PARK, AND COMMUNITY RESERVE

MULTI-RESIDENTIAL: AT GRADE HOUSING

RESIDENTIAL: ONE DWELLING

COMMERCIAL: OFFICE

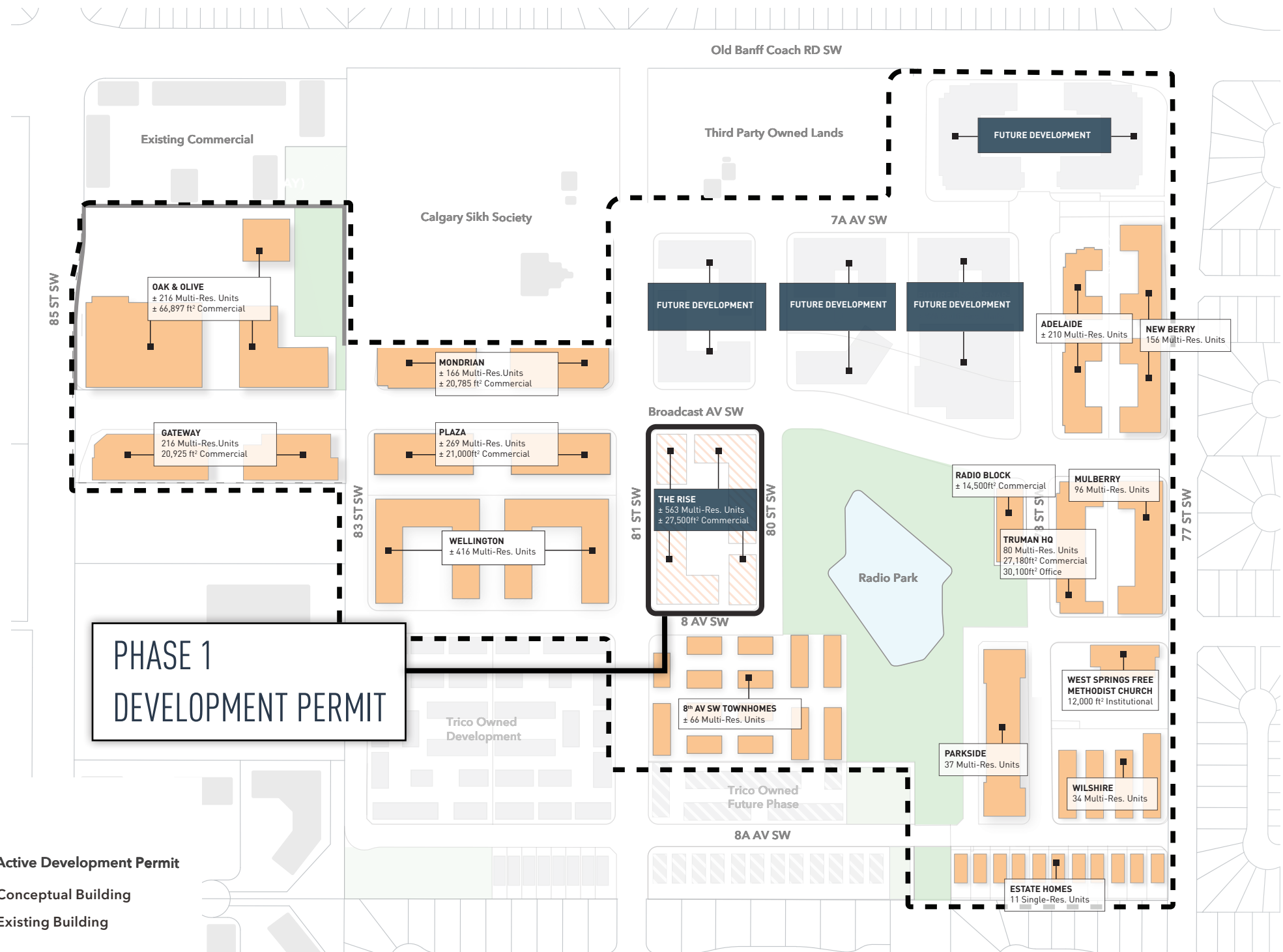


LAND USE AREA
Revised Land Use District & ASP Policy Amendment



DEVELOPMENT PROGRESS

Phased Build-Out



Legend

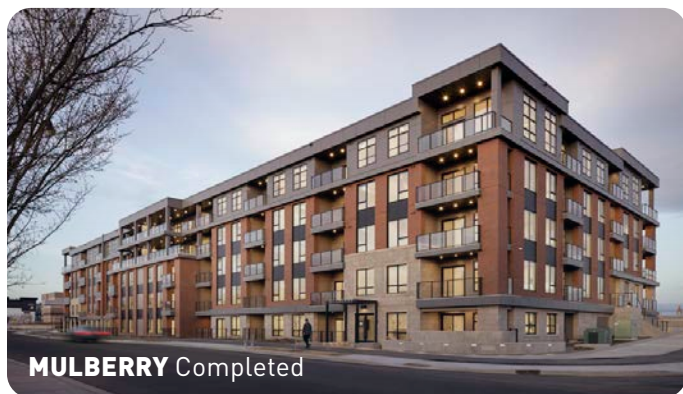
- West District (Truman-owned land)
- Public Park (Municipal Reserve)
- Built or Under-Construction

- Active Development Permit
- Conceptual Building
- Existing Building



BUILD-OUT PROGRESS

Approved Development or Under-Construction

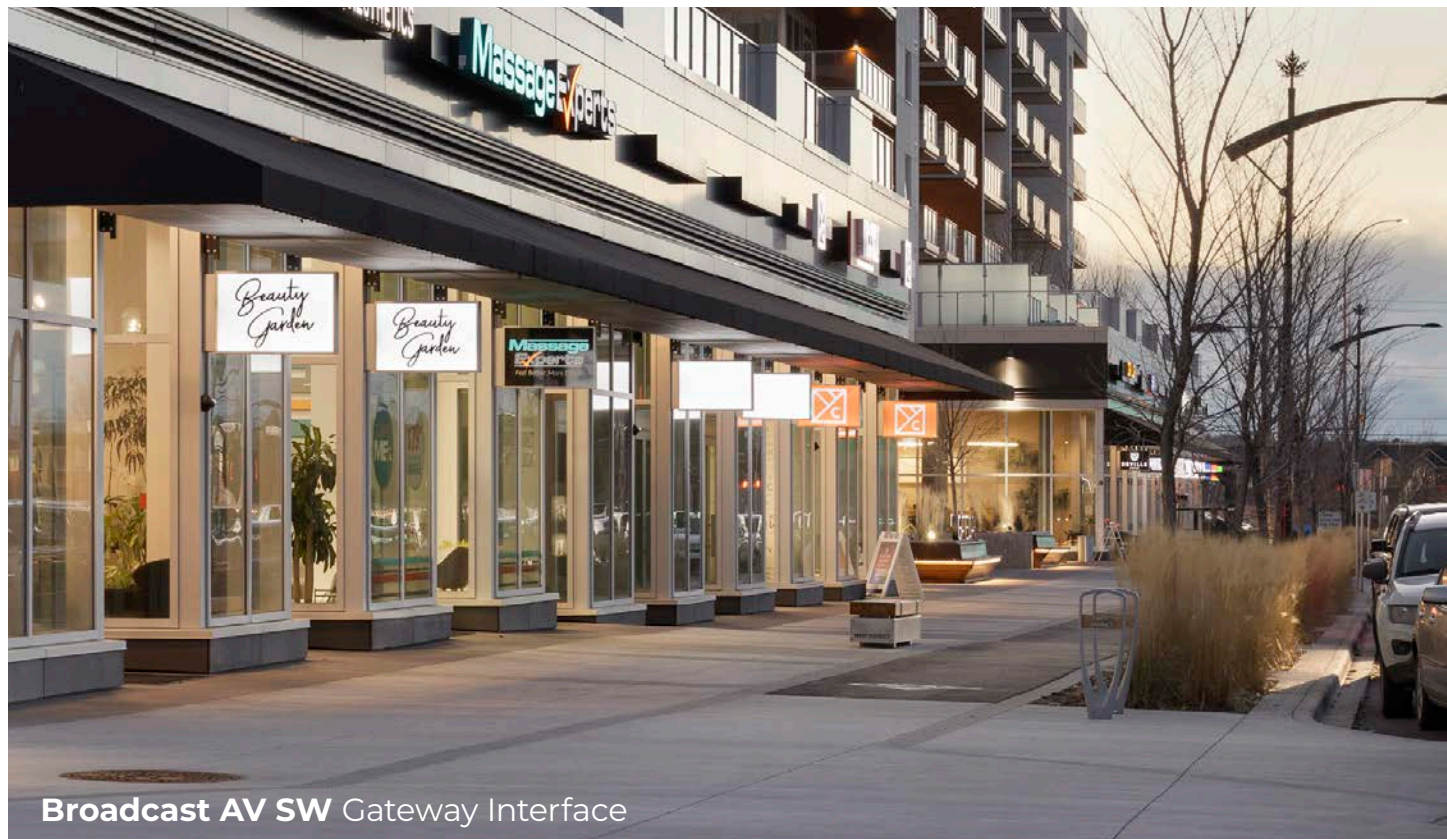


BROADCAST AVENUE

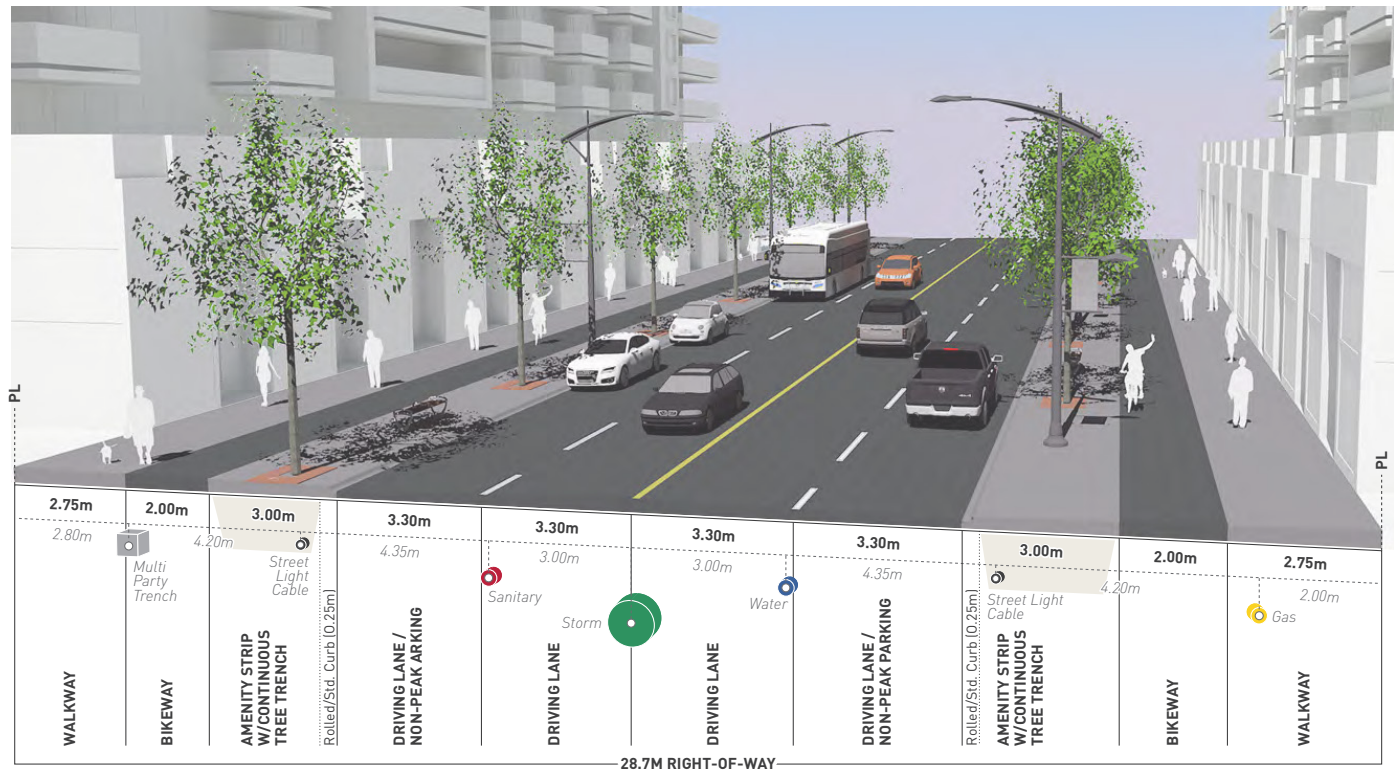
A New Main Street



Broadcast AV SW Gateway Interface



Broadcast AV SW Gateway Interface



Centre Activity Street Broadcast AV SW



Broadcast AV SW Oak & Olive Interface

RADIO PARK

Delivering a New Community Park



RADIO PARK

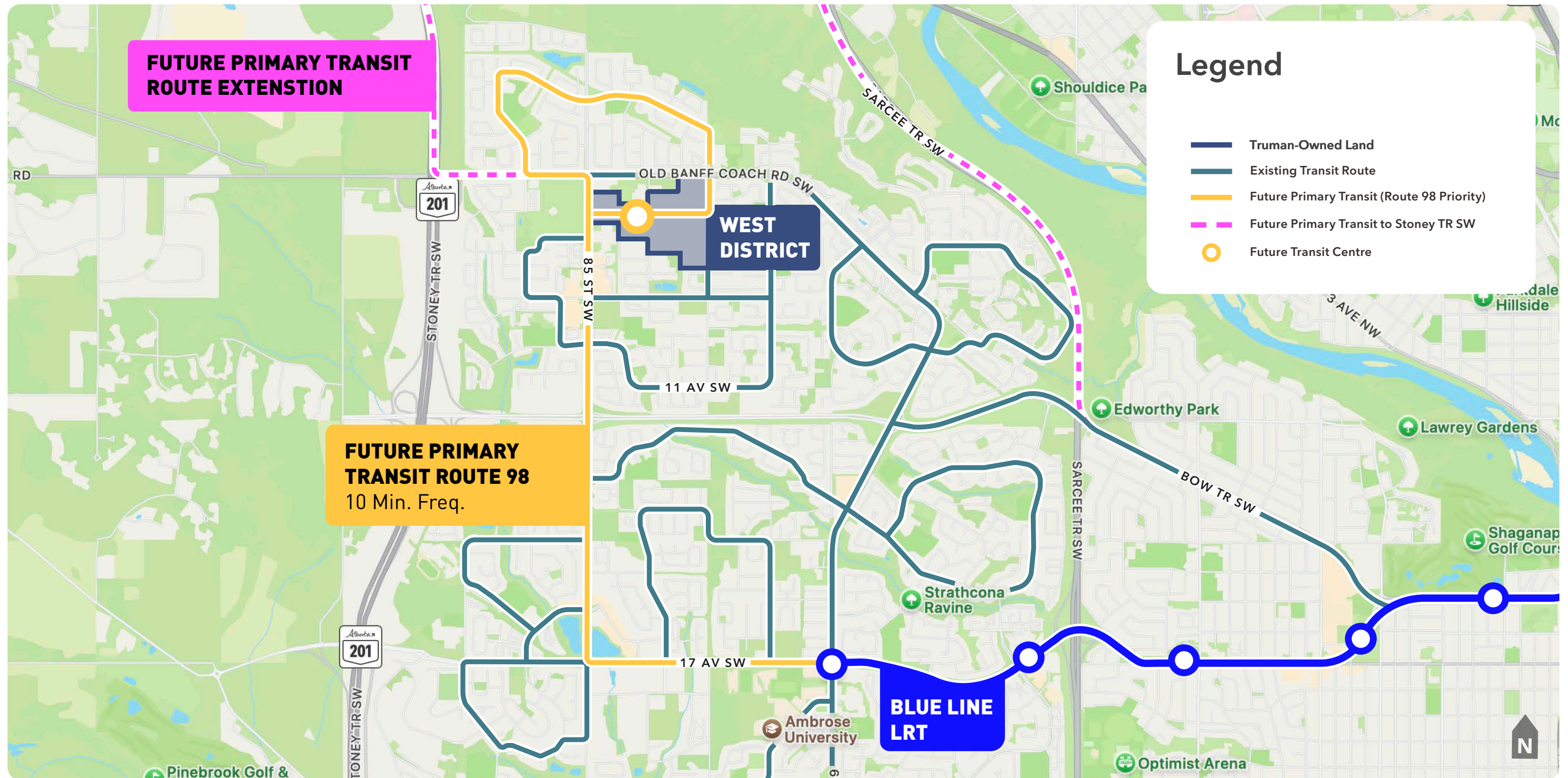
\$20M Investment in Enhanced Public Space

Landscaping Features



WEST SPRINGS TRANSIT

Upcoming Frequent Transit Service



FUTURE TRANSIT CENTRE

MAX BRT Style Stop



Design details and features to be determined.

PROPOSED AMENDMENT

- Amendment Area
- Area Structure Plan Amendment:
 - Land Use
 - Allowable Floor Area
 - Building height
- Development Vision
- Phase One Development

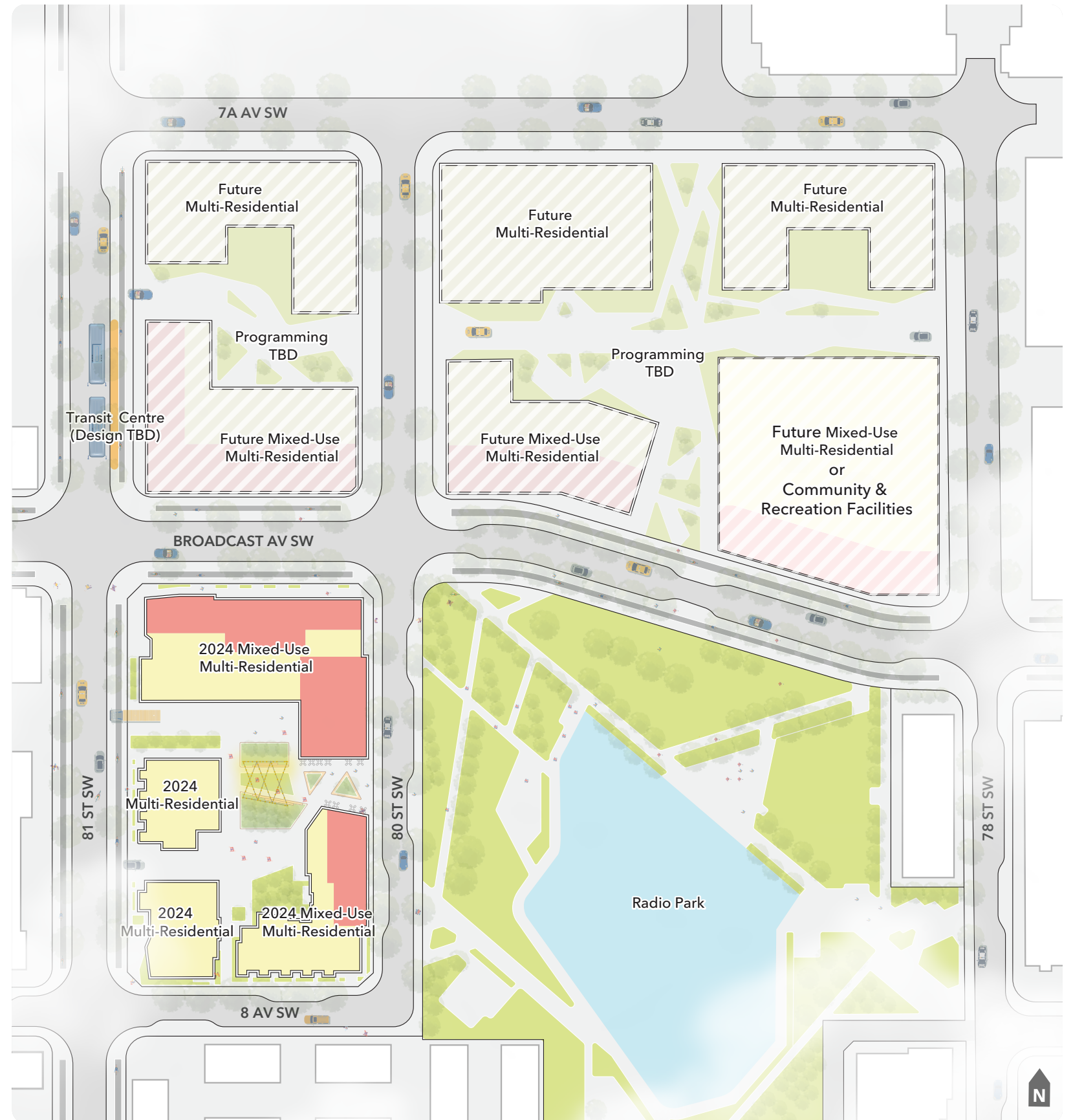
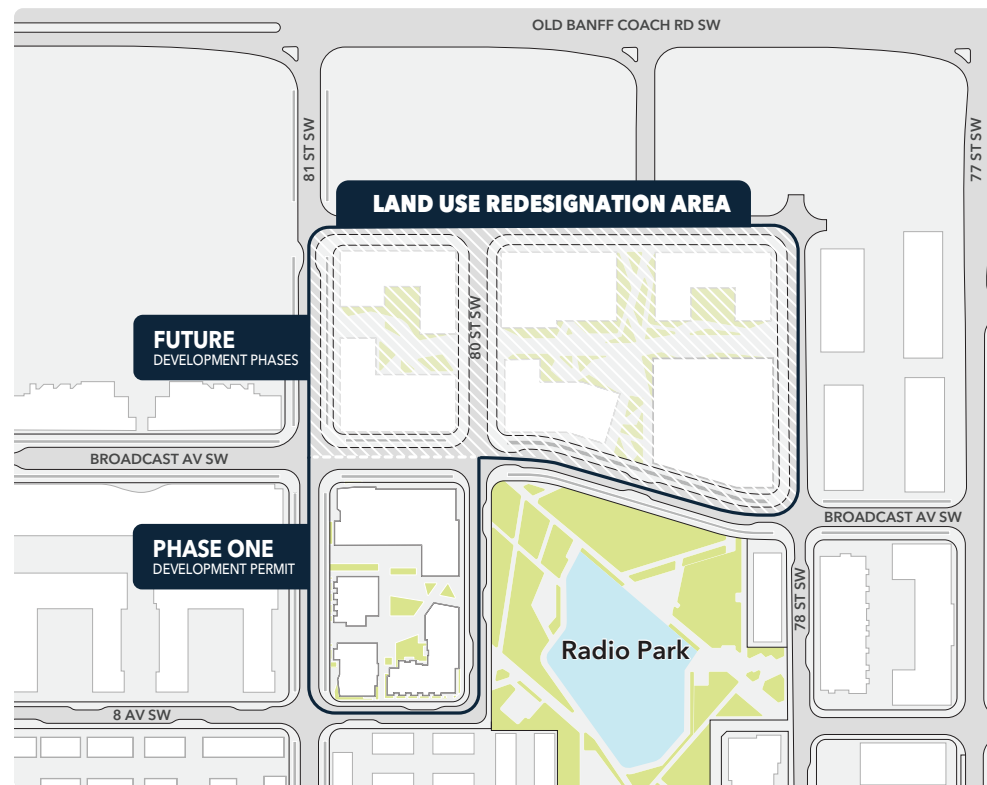


AMENDMENT AREA

Comprehensive Site Application

NOT 9 buildings 30 storeys tall.

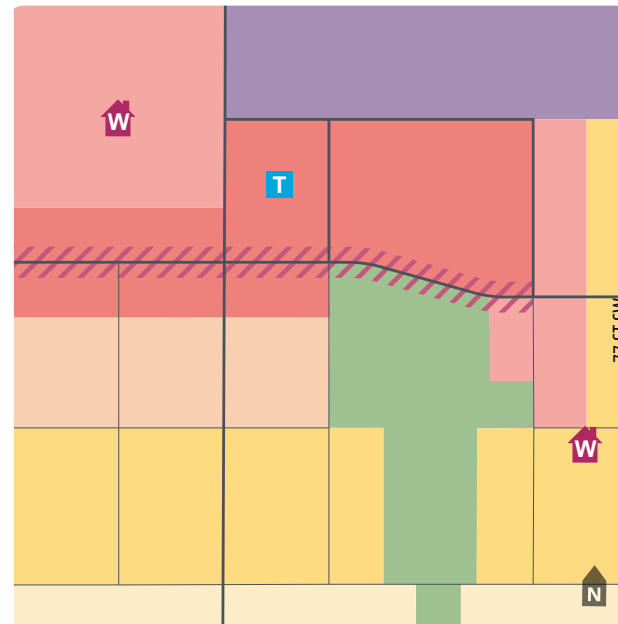
**9 conceptual building sites,
with maximum heights ranging
from 30 to 90 meters.**



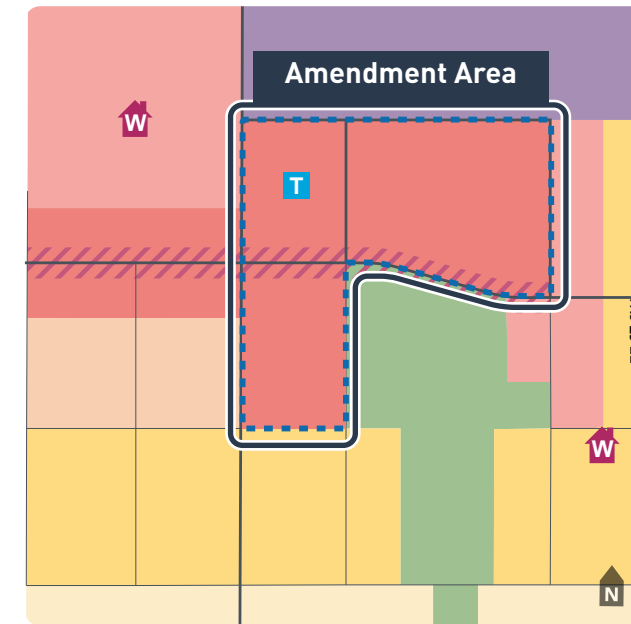
WEST SPRINGS AREA STRUCTURE PLAN

Proposed
Amendments:
Land Use

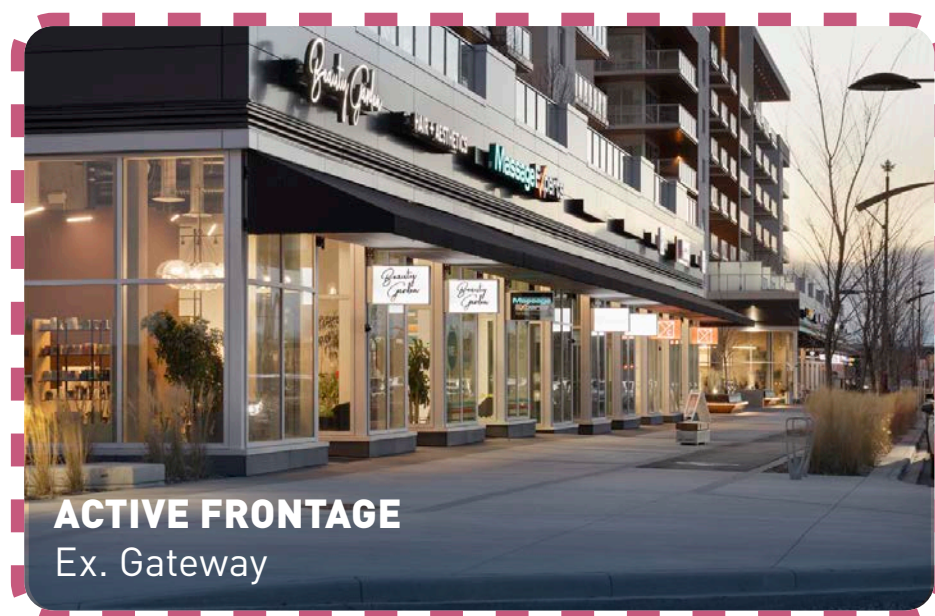
Existing ASP Maps



ASP Map Amendments

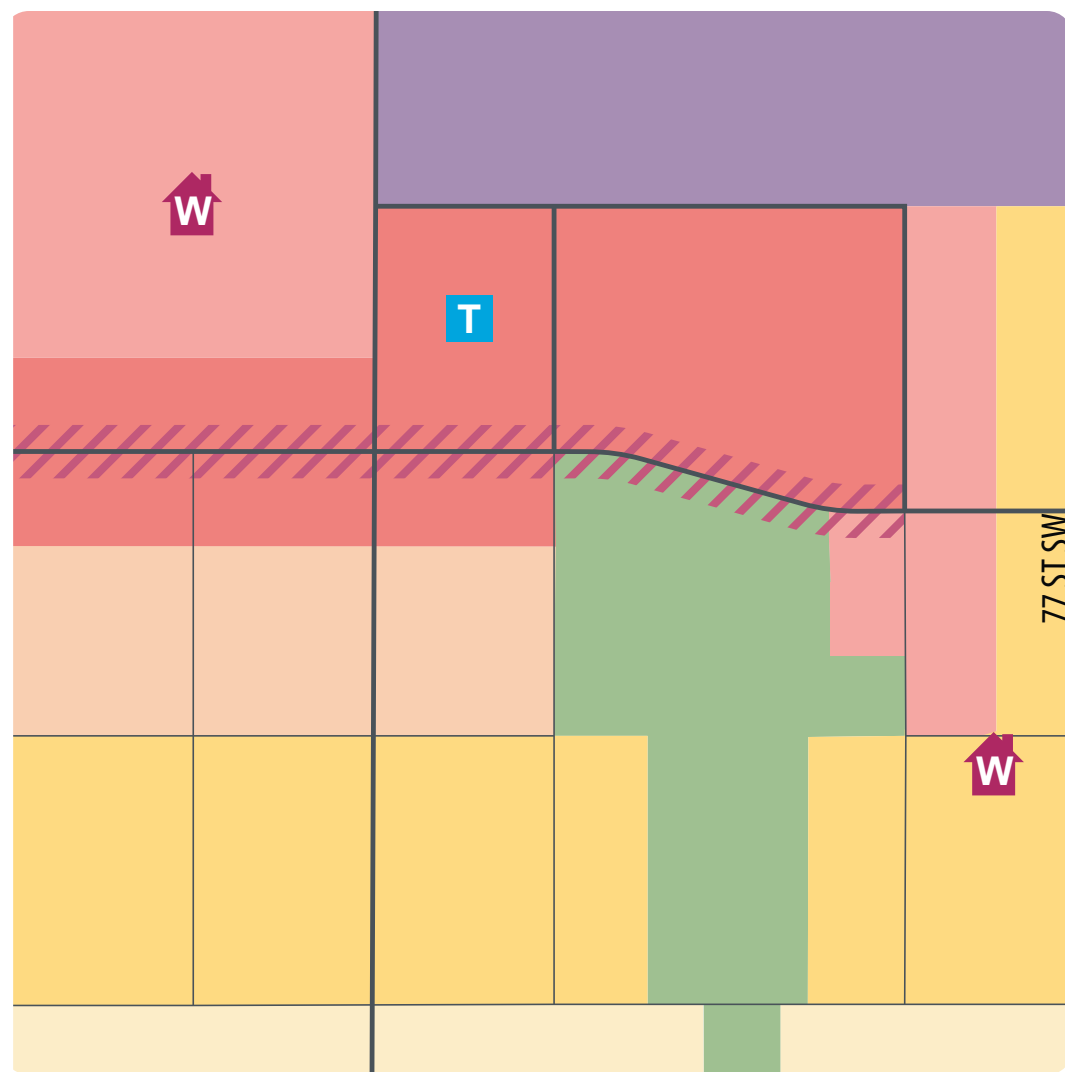


- Legend**
- Open Space
 - Employment - Intensive
 - Community - Centre
 - Community - Mid-Rise
 - Neighbourhood - Mid-Rise
 - Neighbourhood - Low-Rise
 - Neighbourhood - Limited
 - / / / Active Frontage
 - W Place of Worship
 - T Potential Transit Centre
 - Housing Diversity Policy Area



WEST SPRINGS ASP - NORTH NEIGHBOURHOOD

Existing Land Use & Building Height



Map 3: Land Use Concept

Legend

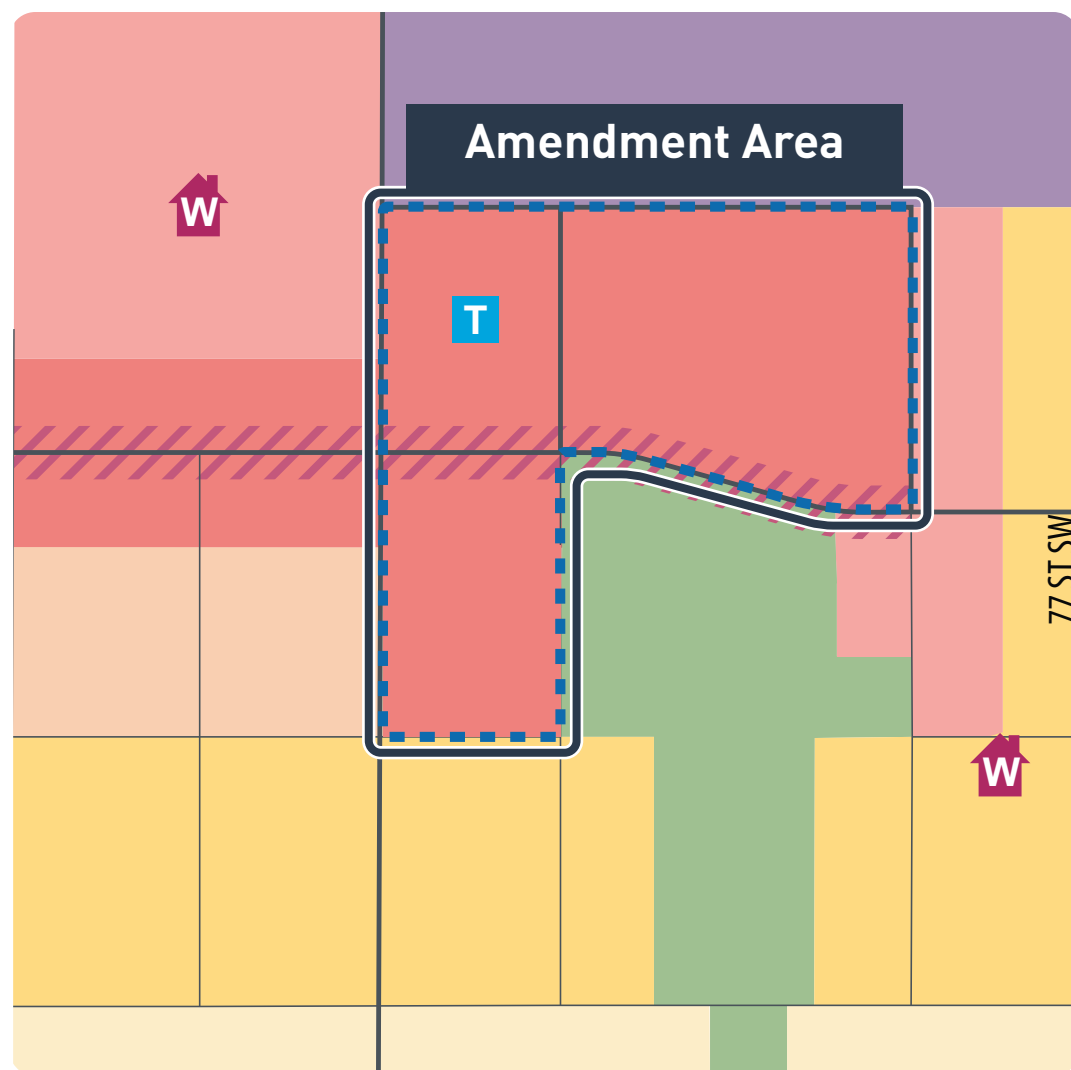
- Open Space
- Employment - Intensive
- Community - Centre
- Community - Mid-Rise
- Neighbourhood - Mid-Rise
- Neighbourhood - Low-Rise
- Neighbourhood - Limited
- Active Frontage
- Place of Worship
- Potential Transi Centre
- Housing Diversity Policy Area



Conceptual Building Layout

WEST SPRINGS ASP - NORTH NEIGHBOURHOOD

Proposed Land Use & Building Height



Map 3: Land Use Concept

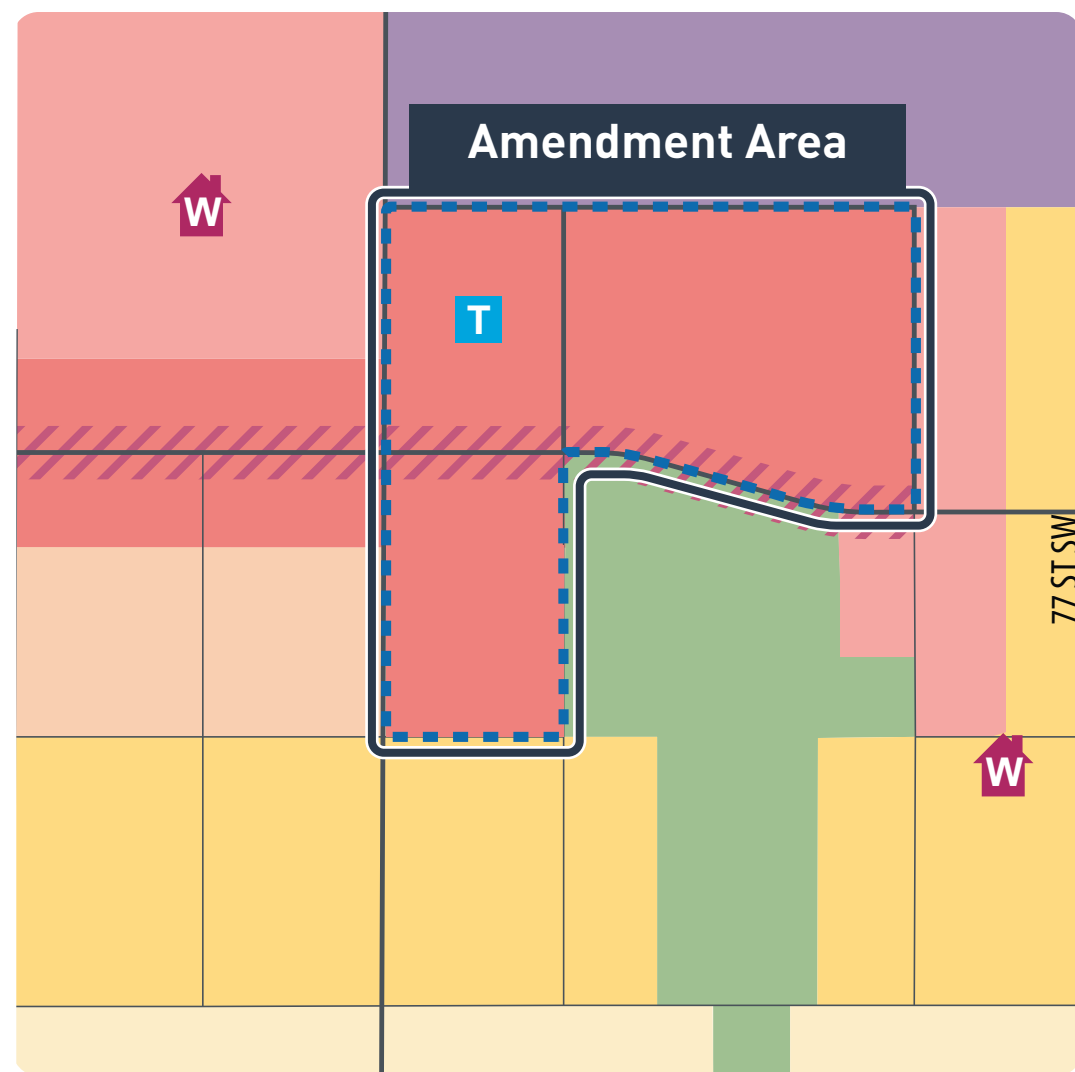
- Legend**
- Open Space
 - Employment - Intensive
 - Community - Centre
 - Community - Mid-Rise
 - Neighbourhood - Mid-Rise
 - Neighbourhood - Low-Rise
 - Neighbourhood - Limited
 - // // // Active Frontage
 - ⛪ Place of Worship
 - T Potential Transi Centre
 - Housing Diversity Policy Area



Conceptual Building Layout

WEST SPRINGS ASP - NORTH NEIGHBOURHOOD

Proposed Land Use & Building Height



Map 3: Land Use Concept

Legend

- Open Space
- Employment - Intensive
- Community - Centre
- Community - Mid-Rise
- Neighbourhood - Mid-Rise
- Neighbourhood - Low-Rise
- Neighbourhood - Limited
- Active Frontage
- Ⓜ Place of Worshiq
- T Potential Transi Centre
- Housing Diversity Policy Area

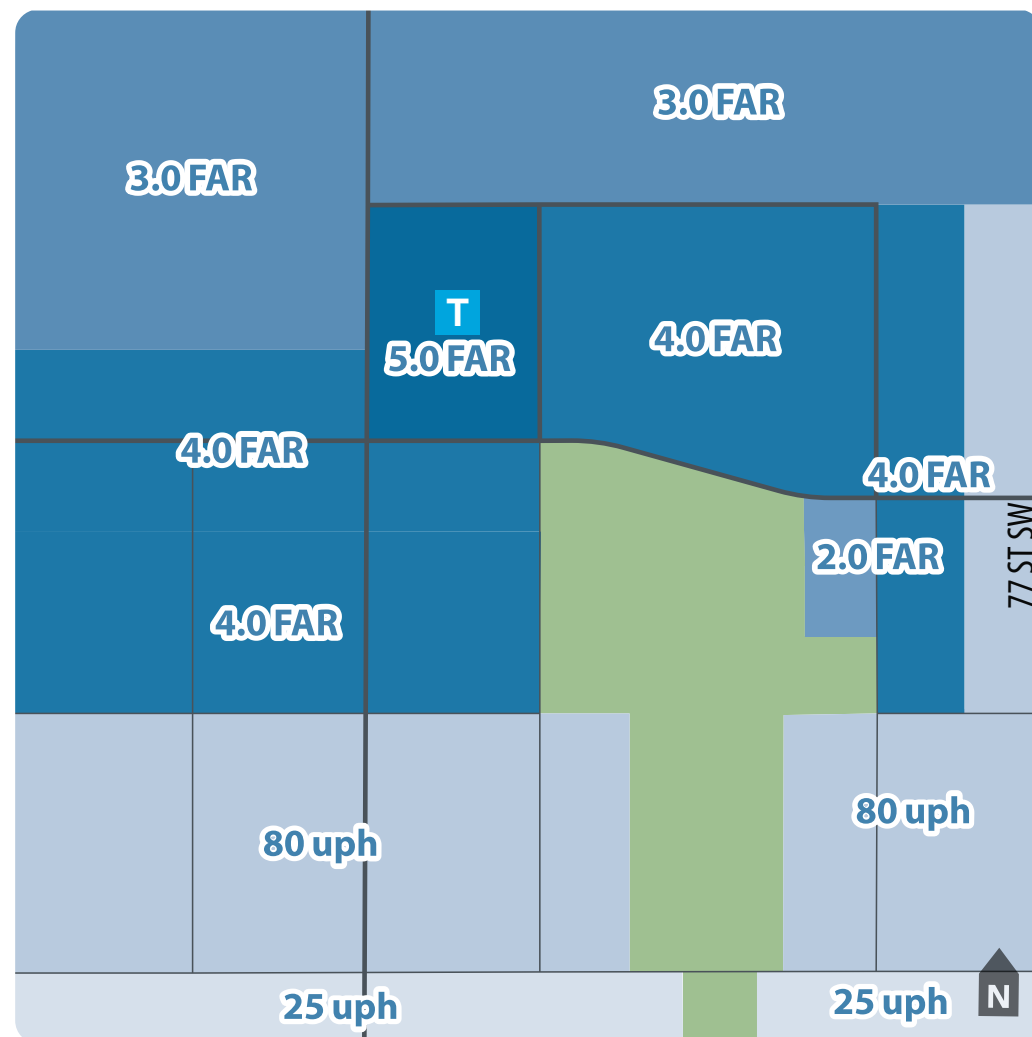


Conceptual Building Layout

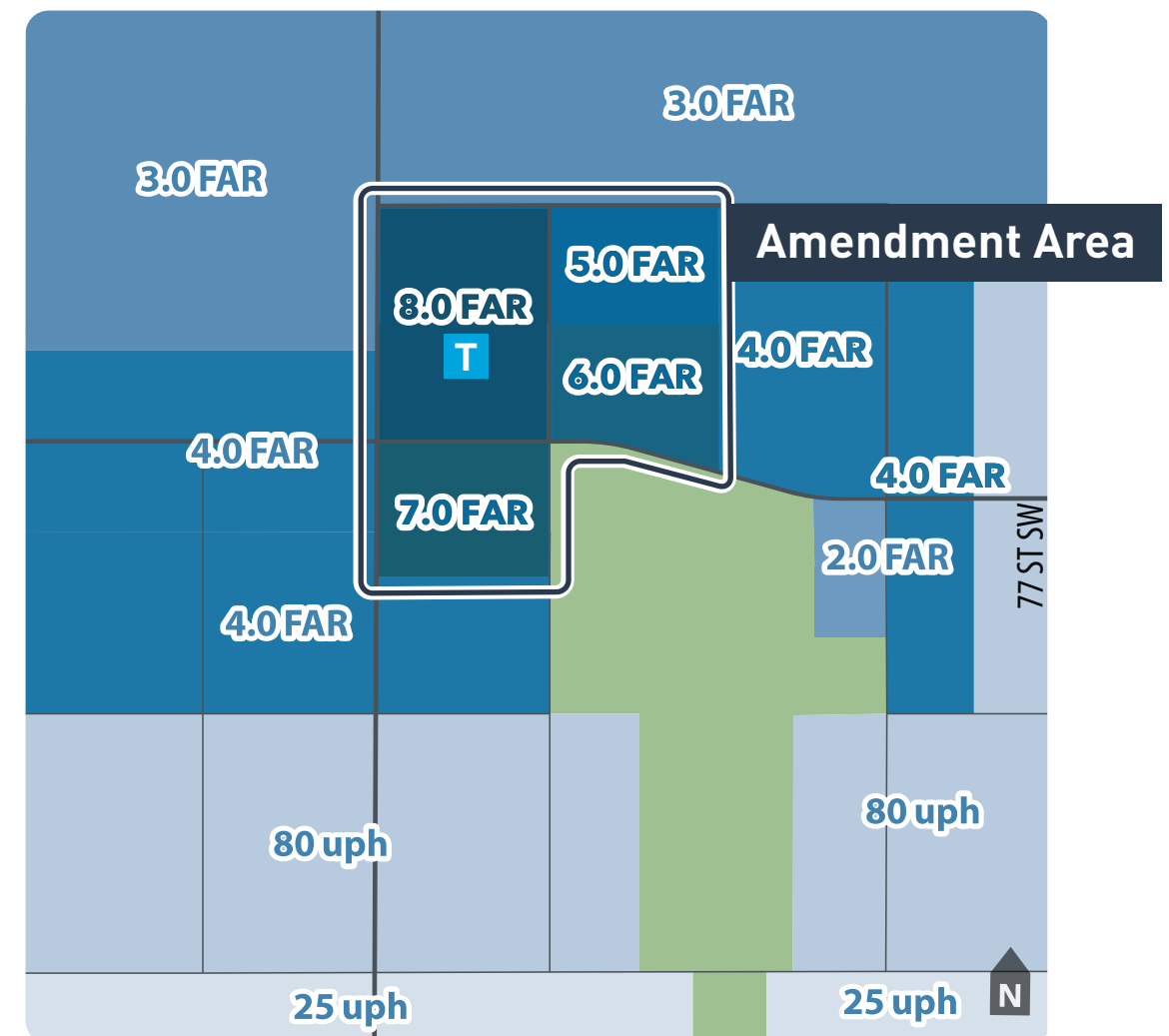
WEST SPRINGS AREA STRUCTURE PLAN

Proposed Amendments: Density

Existing ASP Maps



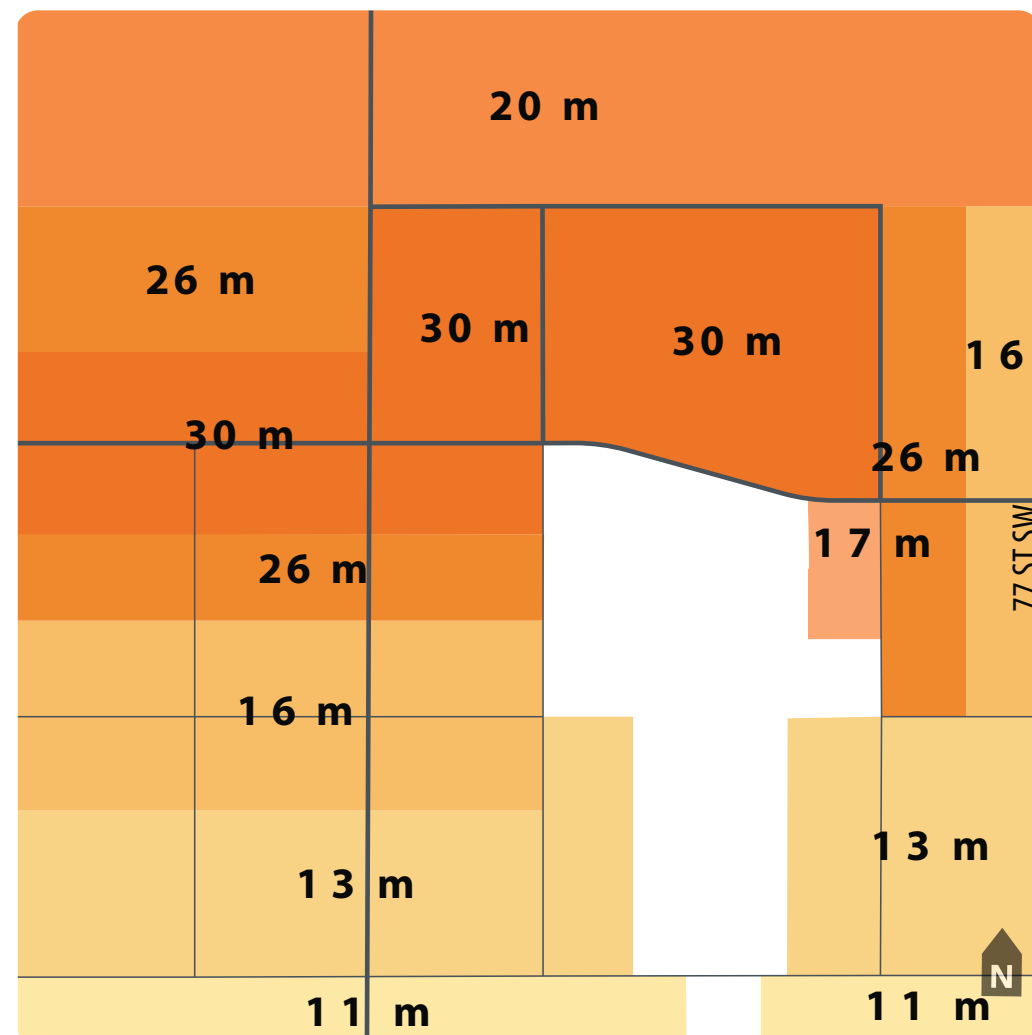
ASP Map Amendments



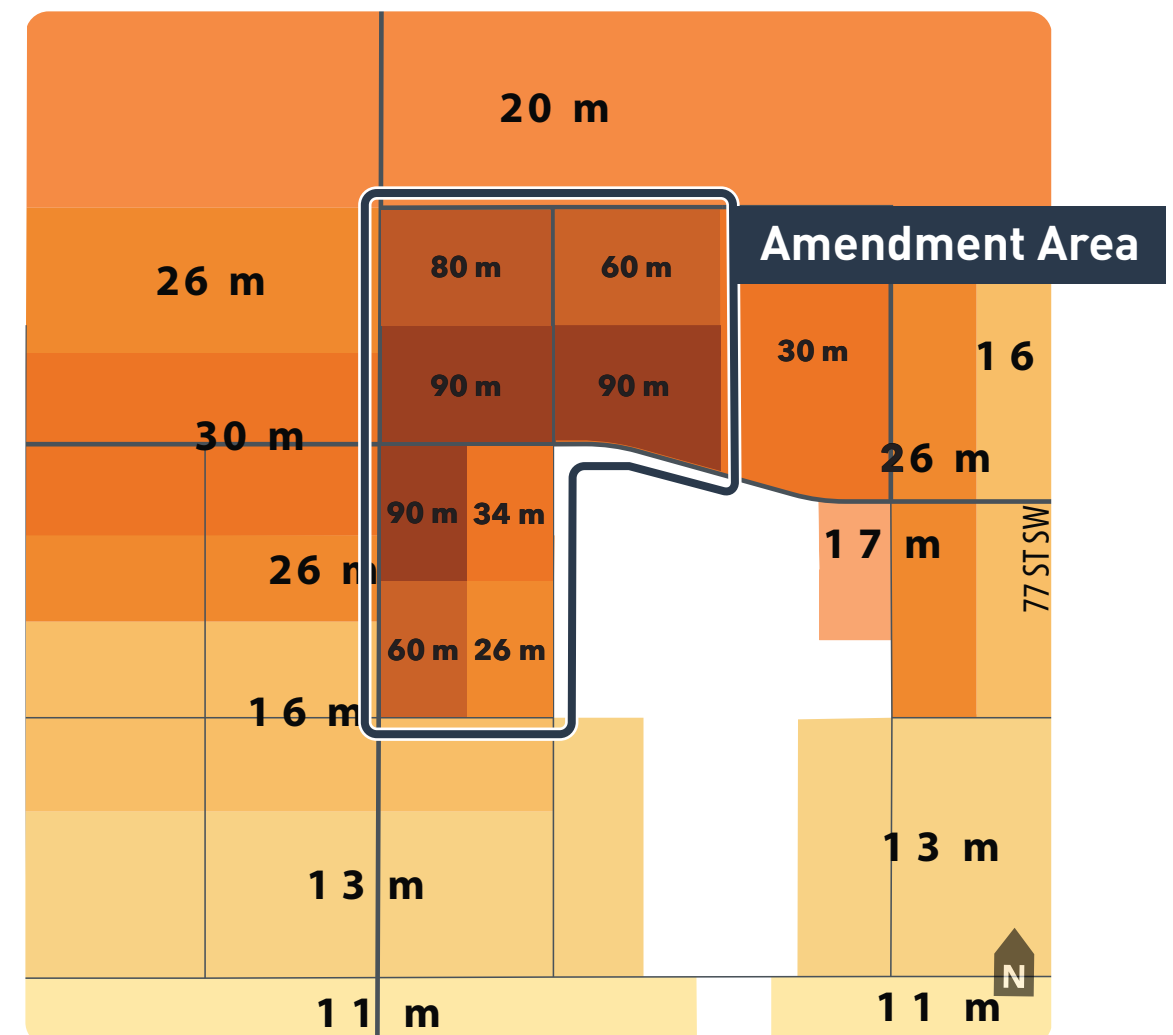
WEST SPRINGS AREA STRUCTURE PLAN

Proposed Amendments: Height

Existing ASP Maps

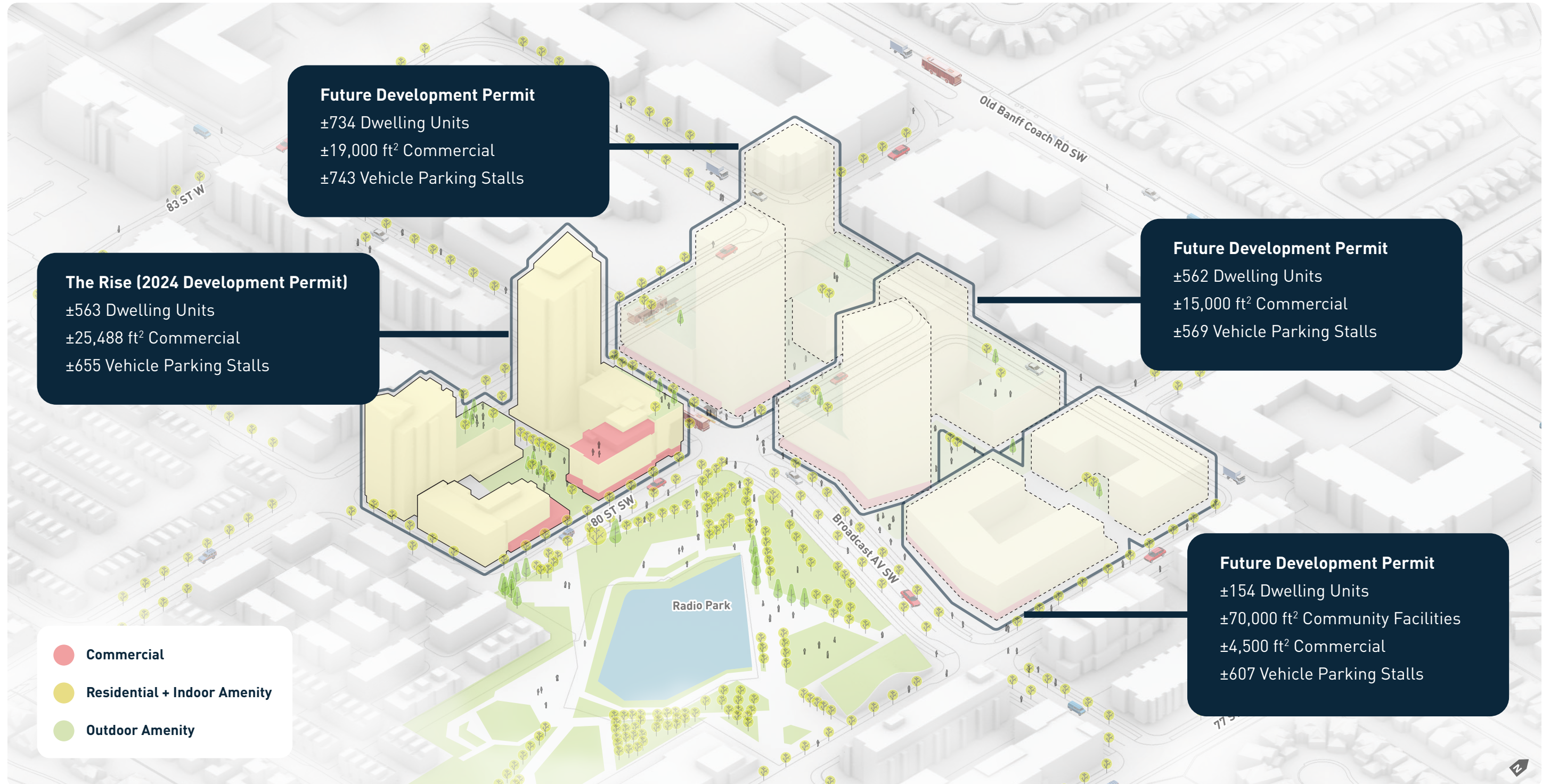


ASP Map Amendments



± 26-Storey Maximum

COMPREHENSIVE DEVELOPMENT VISION



DEVELOPMENT VISION CONSIDERATIONS

Guiding Design Principles



DEVELOPMENT VISION CONSIDERATIONS

Delivering Amenities, Mixed Uses & Housing

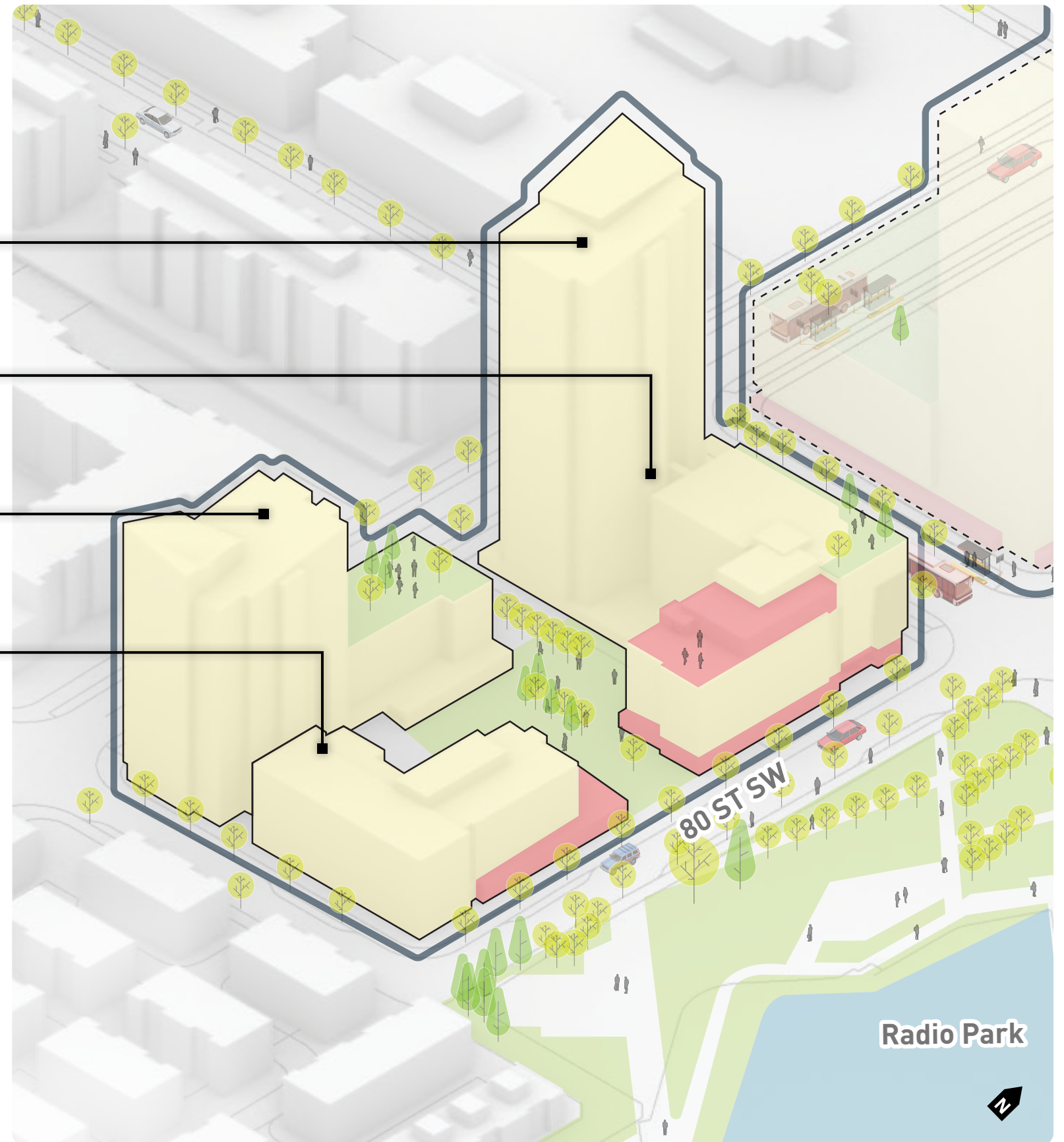


PHASE 1 DEVELOPMENT PERMIT

Mixed Use Development

- 26-Storey Residential Building
- 9-Storey Residential Building
- 16-Storey Residential Building
- 6-Storey Residential Building

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



PHASE 1 DEVELOPMENT PERMIT

Mixed Use Development



KEY CONCERNS & CONSIDERATIONS

- Density
- Capacities
- Height
- Amenity & Housing Affordability
- Applicant-Led Outreach & Next Steps



KEY CONSIDERATIONS - DENSITY

- The well-established design principles of West District remain unchanged.
- Ongoing development in West District will be phased over a ten year (plus) horizon.
- Proposed additional density is a maximum total, and the ultimate build-out is market dependent.
- Even at full build-out of West District, the cumulative density required for City infrastructure planning, of West Spring and Cougar Ridge will be lower than the minimum density target for greenfield communities (per Calgary's Municipal Development Plan); and West Springs Cougar Ridge remain as one the lowest density communities in Calgary.

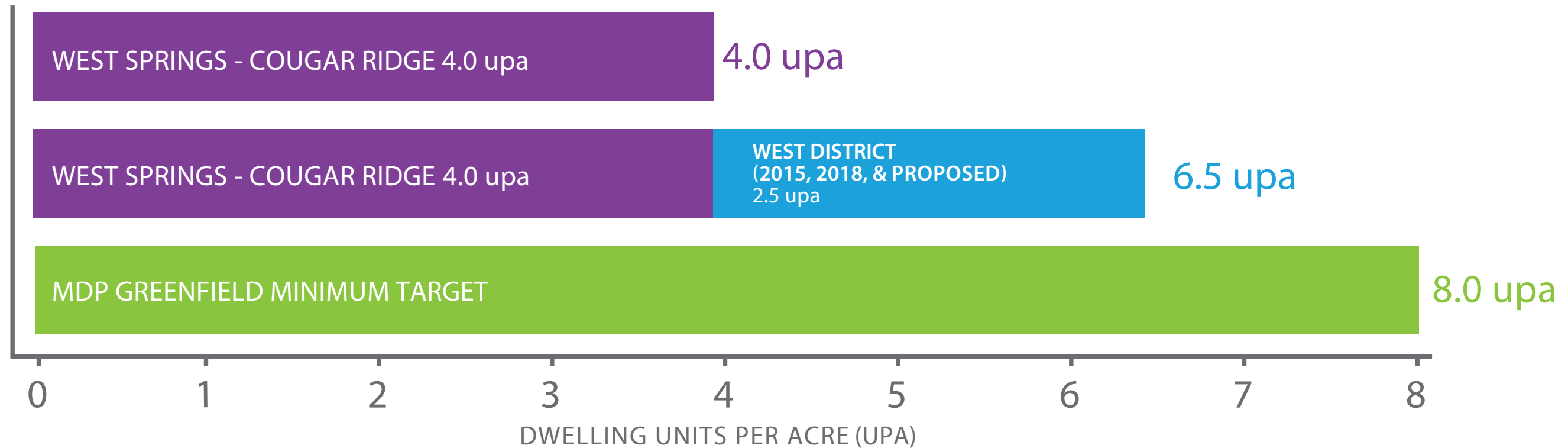


BY THE NUMBERS

Existing Density Context + West District Build Out

1.5 UPA

UNITS PER ACRE BELOW
MDP MINIMUM DENSITY TARGET



KEY CONSIDERATIONS - CAPACITIES

- Mobility and piped utility infrastructure capacity already exists to support proposal.
- Infrastructure in West District and the surrounding community is relatively new and oversized.
- Parking within West District is meeting and exceeding bylaw parking requirements.
- Apartment-style homes (as proposed) typically have a low number of associated children.
- A portion of the development anticipated to be hotel and senior supportive housing, with no children associated.
- As West District develops over the next 10 years, a new school will be built and the CBE can respond to changing density within the community.



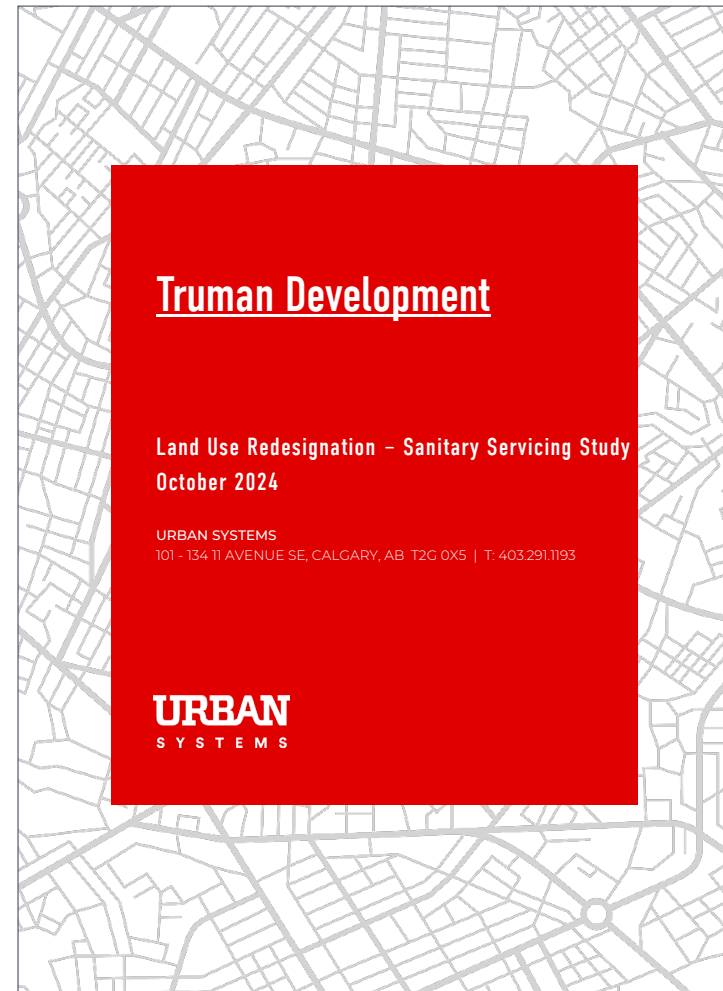
CAPACITY FOR GROWTH

Technical Studies

Key Findings

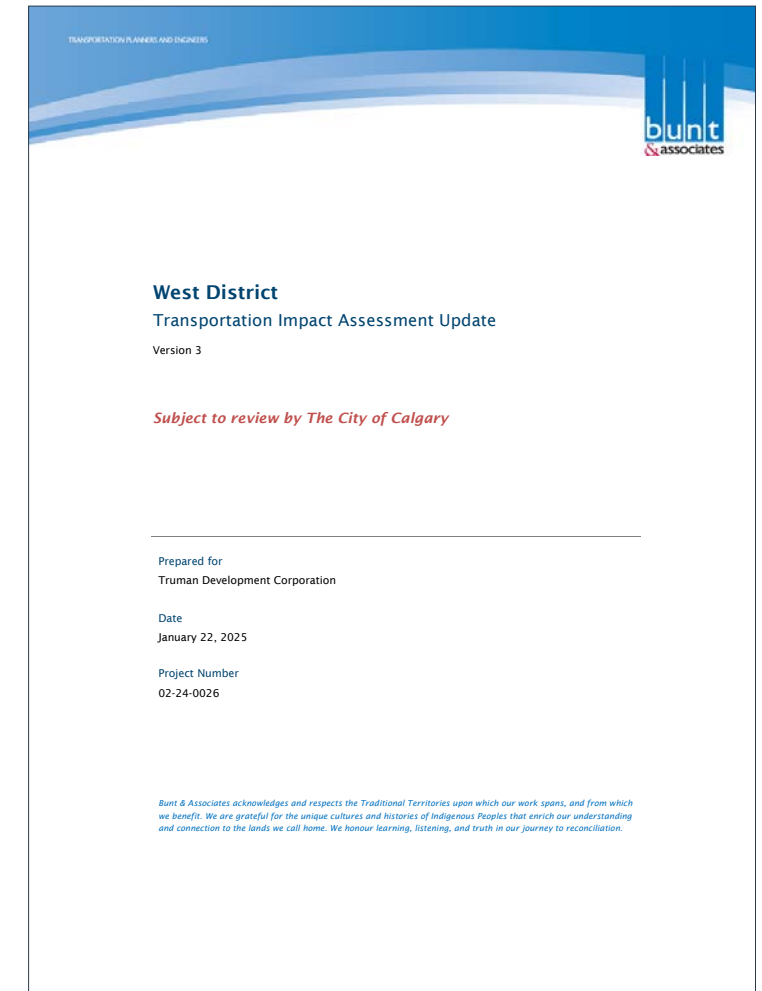
Existing utility and transportation infrastructure has healthy capacity-- oversized for relatively low densities of Cougar Ridge and West Springs, and relatively new infrastructure within Calgary networks.

Note: Studies are under review by The City of Calgary, subject to change, and will be finalized per The City's direction.



Sanitary Servicing Study

Updated October, 2024



Transportation Impact Assessment

Updated January, 2024

PARKING PROVISIONS

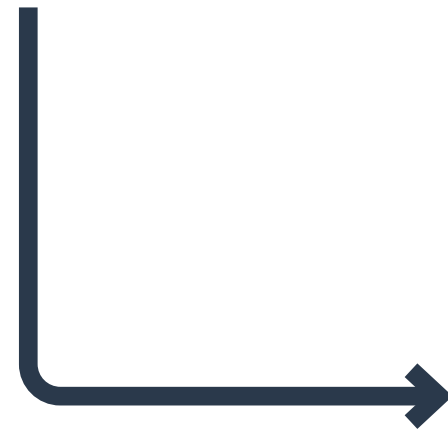
Existing Build-Out Parking Provisions



2,558 Residential Stalls for **1,967 Units**

Parking Ratio **1.3 Stalls / Unit**

470 Public Stalls for Commercial



Future Build-Out Parking Minimum Intent



Minimum **1 Stall / Unit Parking** Ratio

Additional 500 Public Stalls for Commercial

LOWER SCHOOL-AGE CHILDREN PROJECTED



Lower-Density Family-Oriented Units

Highest Average of School-Age Children

Faster Construction Timeline



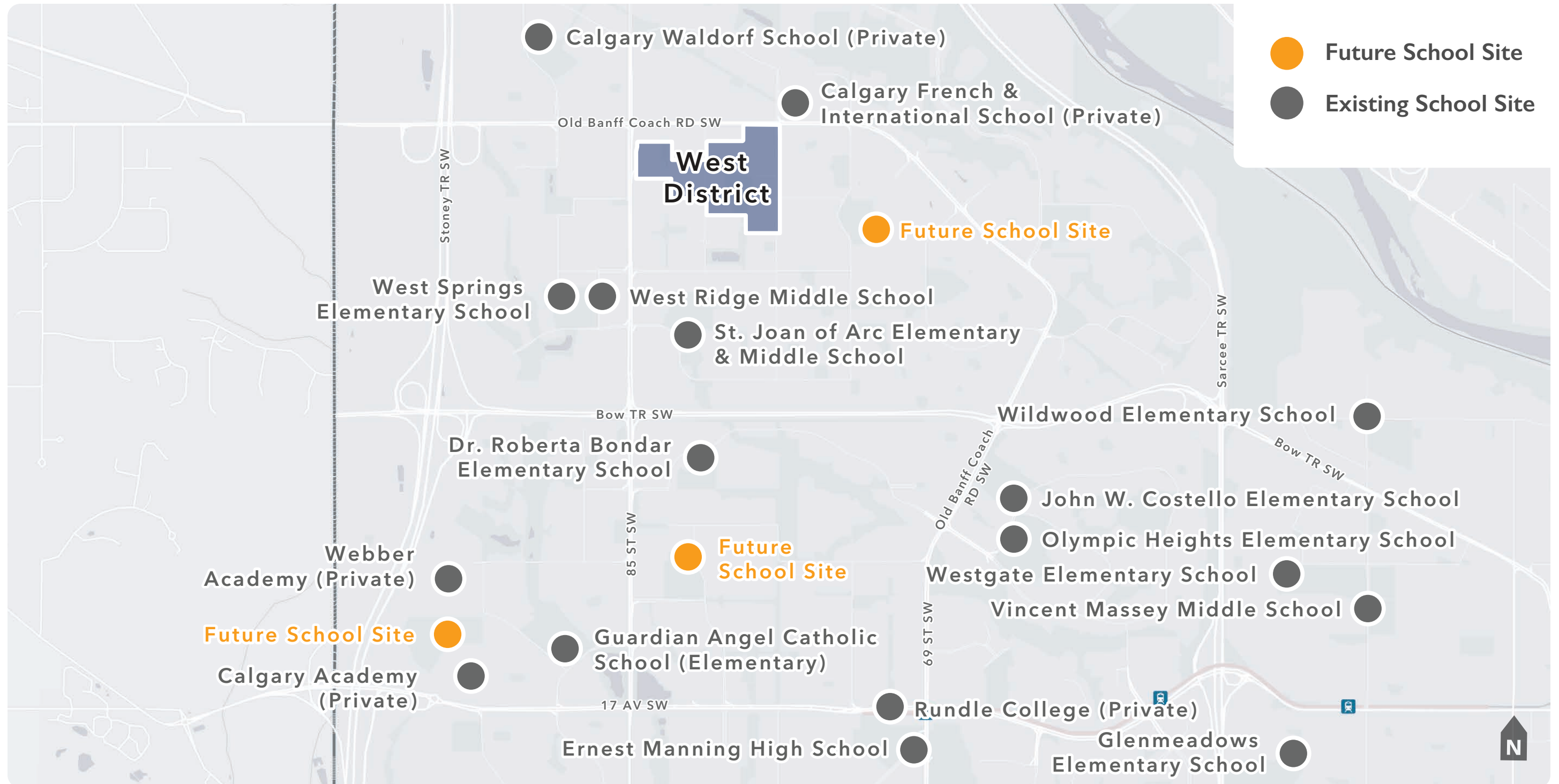
Higher-Density Apartment Units

Lowest Average of School-Age Children

10+ Years to Full Buildout

We estimate this development will accommodate a total of
± 250 New School-Aged Children at full-build out in **10+ years**

AREA SCHOOLS MAP

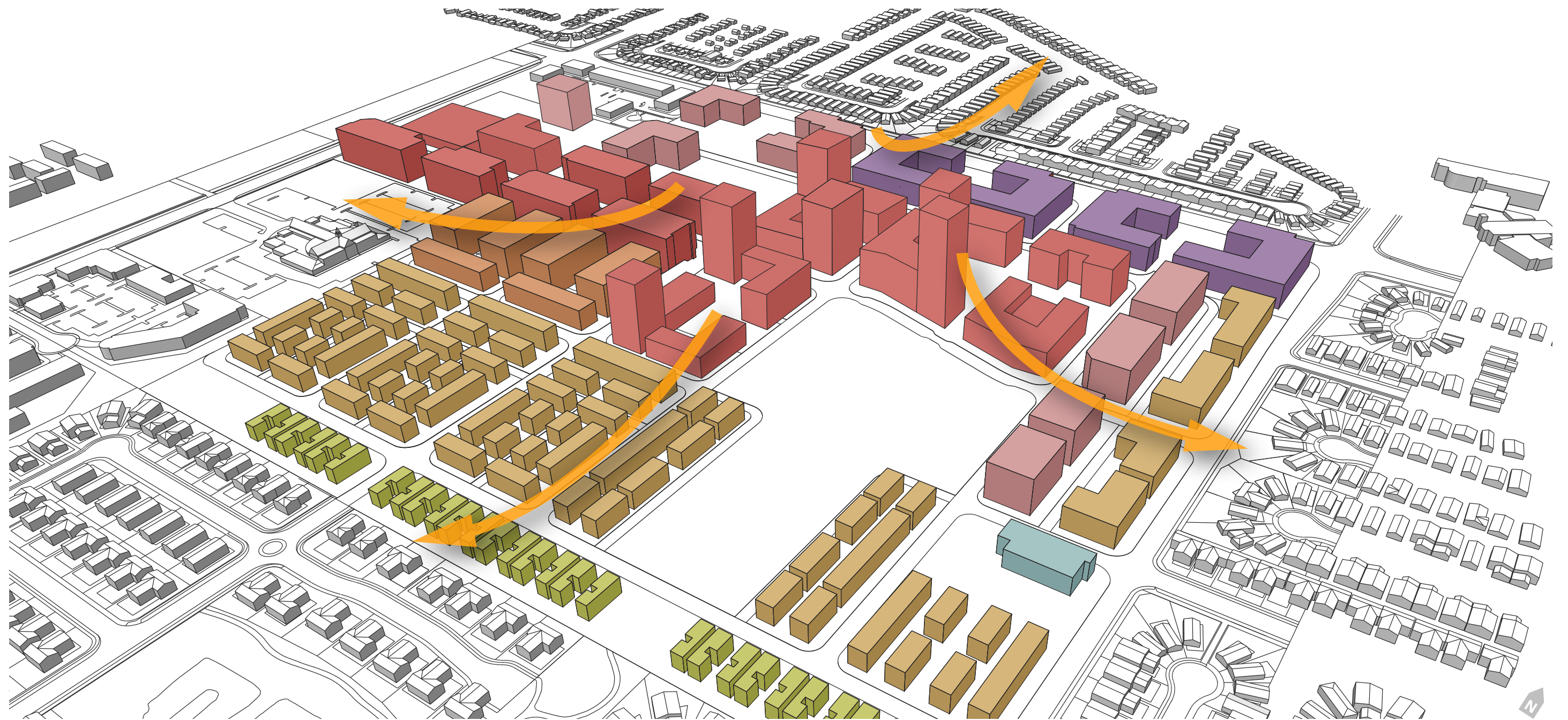


KEY CONSIDERATIONS - BUILDING HEIGHT

- Buildings range in scale from 6 to 26 storeys.
- Proposed tall buildings are located at the centre of West District.
- Proposed lower scale buildings are located closer to existing neighbours for a transition in height.
- Building height strategically placed to mitigate shadow impact.
- Calgary's other master-planned major activity centres include select locations for tall buildings.



TALLER BUILDINGS IN CENTRE OF MASTER PLAN



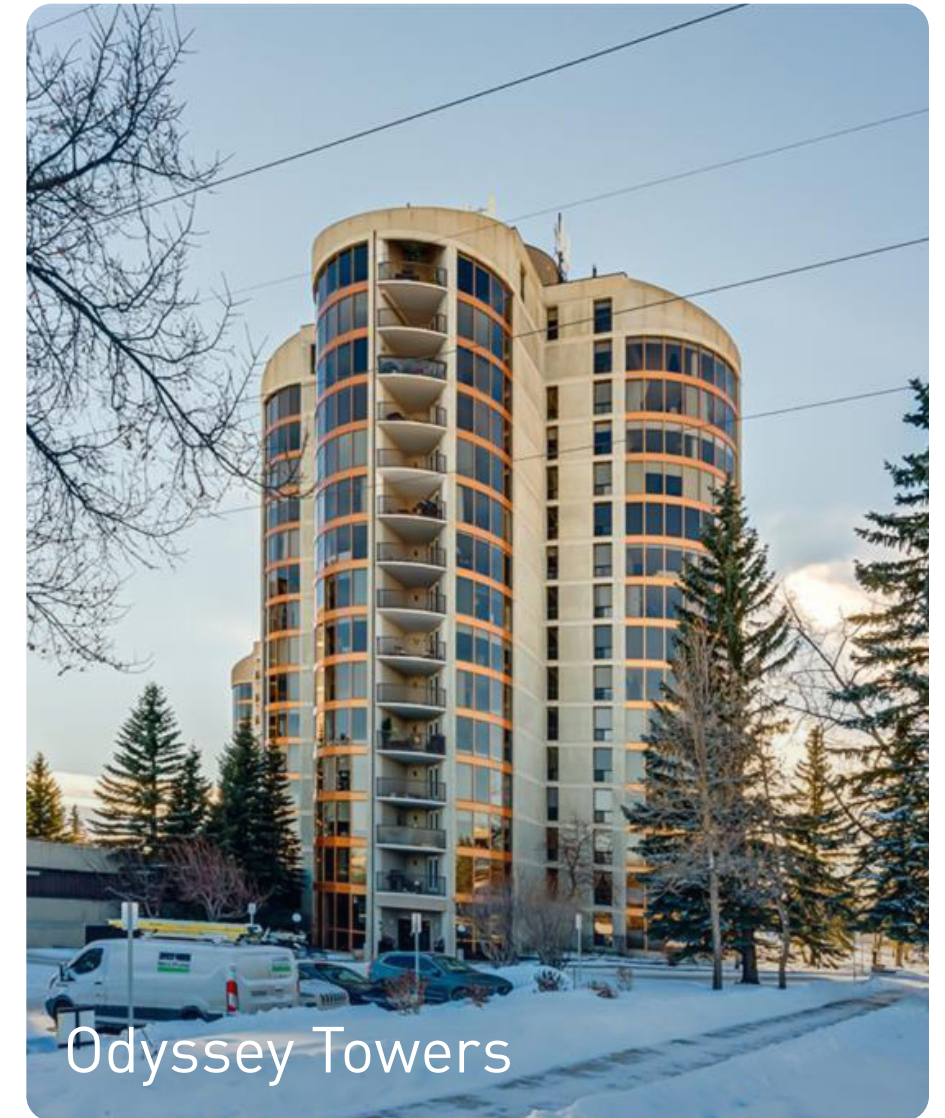
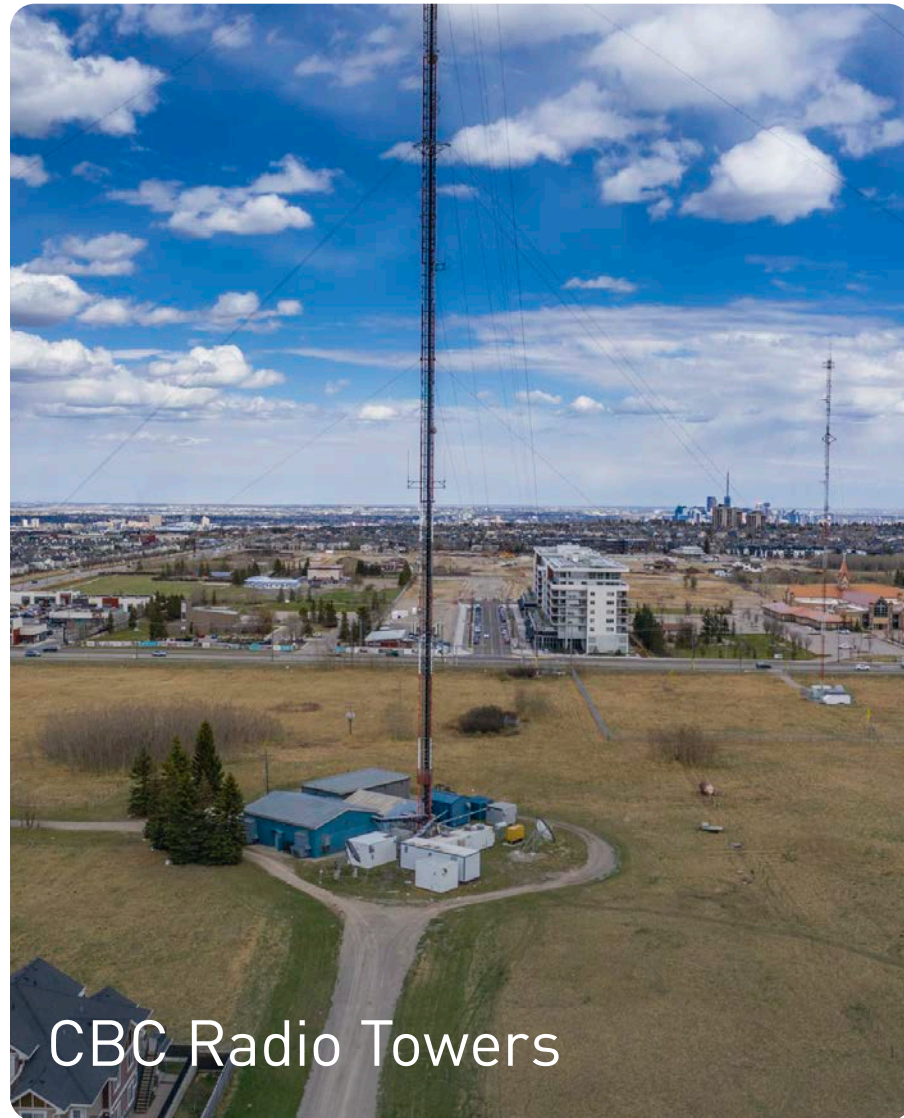
MASTER-PLANNED COMMUNITIES BUILDING OUT

Calgary's Major Activity Centre Precedents



EXISTING TALL STRUCTURES

Calgary's West Side Precedents



SUN SHADOW STUDY

Spring / Fall Equinoxes (September / March 21)



8:00 am

10:00 am

12:00 pm

4:00 pm

- Existing and Approved Conceptual Buildings Shadow
- Proposed Tallest Conceptual Buildings Shadow



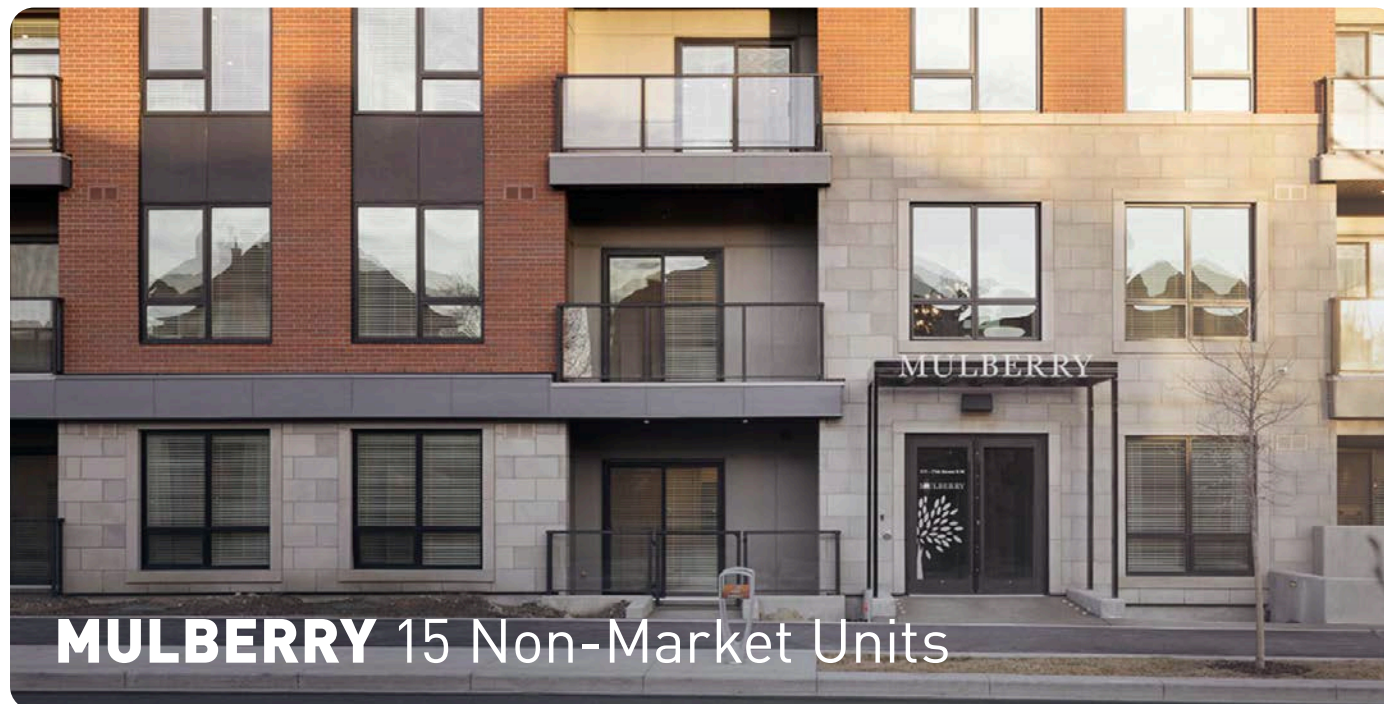
KEY CONSIDERATIONS - AMENITY & HOUSING AFFORDABILITY

- With density must come amenity:
 - Award-winning \$20M Radio Park — opening 2025;
 - Broadcast AV SW — Calgary’s newest Main Street; and
 - Potential community recreation facility with future phases.



WEST SPRINGS AREA STRUCTURE PLAN

Proposed Amendments: Housing Diversity Policy



“A diversity of housing unit types should be provided with the goal to provide approximately **10% of all dwelling units** across all blocks within the Housing Diversity Policy Area, where some blocks may have more than 10% and others less, **as affordable housing.**”

LIBERTY'S COMMITMENT TO CLOSING THE AFFORDABILITY GAP

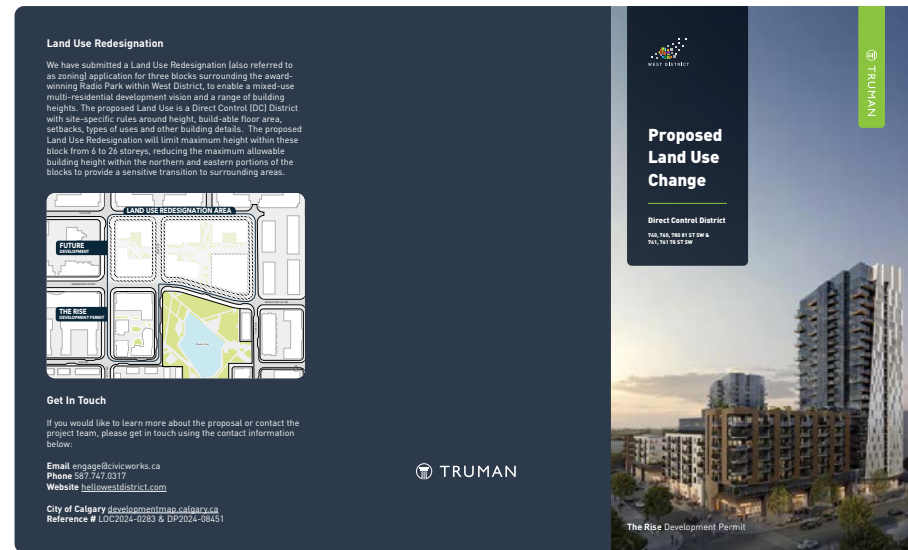


FOR **10 YEARS** Liberty has been dedicated to providing Calgarians with high-quality, affordable housing.

NEARLY **500** 
Non-market homes developed to date.

PLAN TO REACH **2,500** 
in the next 5 years.

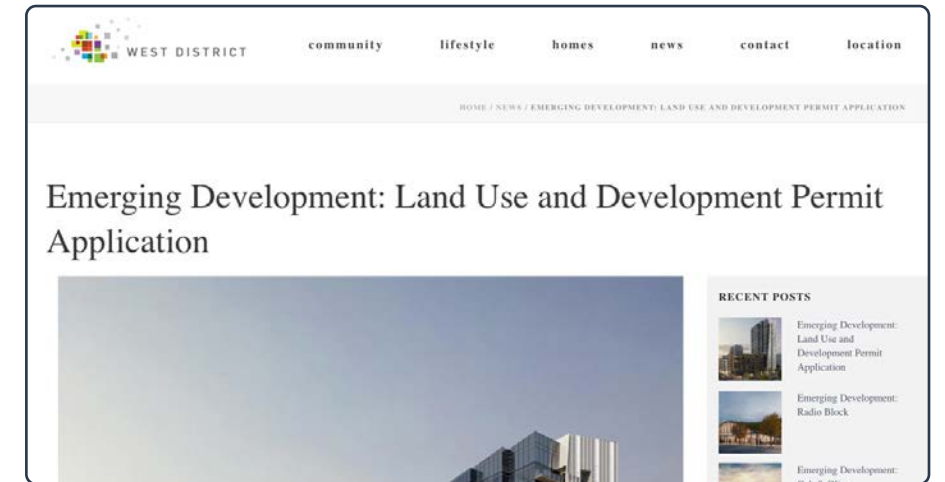
OUTREACH & NEXT STEPS



750 Hand-Delivered Mailers



3 Custom On-Site Signs



WEBSITE hellowestdistrict.com/development



FEB 5 Online Information Session

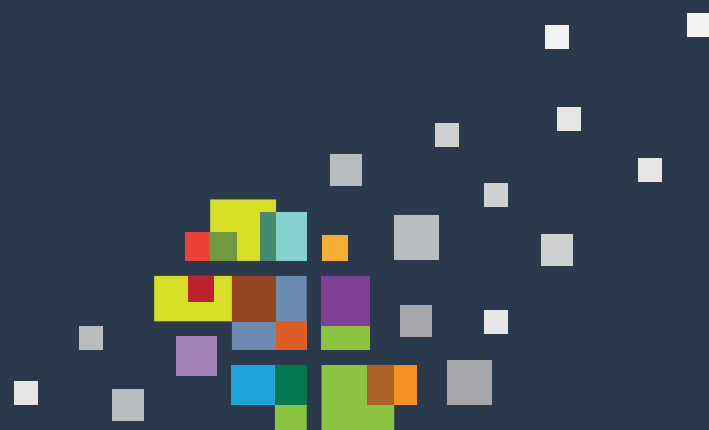
Q&A SESSION

USE Q&A FEATURE AT BOTTOM

Type your questions, and we'll
respond live.

USE RAISE HAND FUNCTION AT BOTTOM

Instead of typing your question, please
raise you hand, we'll unmute you.



WEST DISTRICT

APPLICANT-LED CONTACT

Email engage@civicworks.ca

Phone 587.747.0317

Website hellowestdistrict.com/development

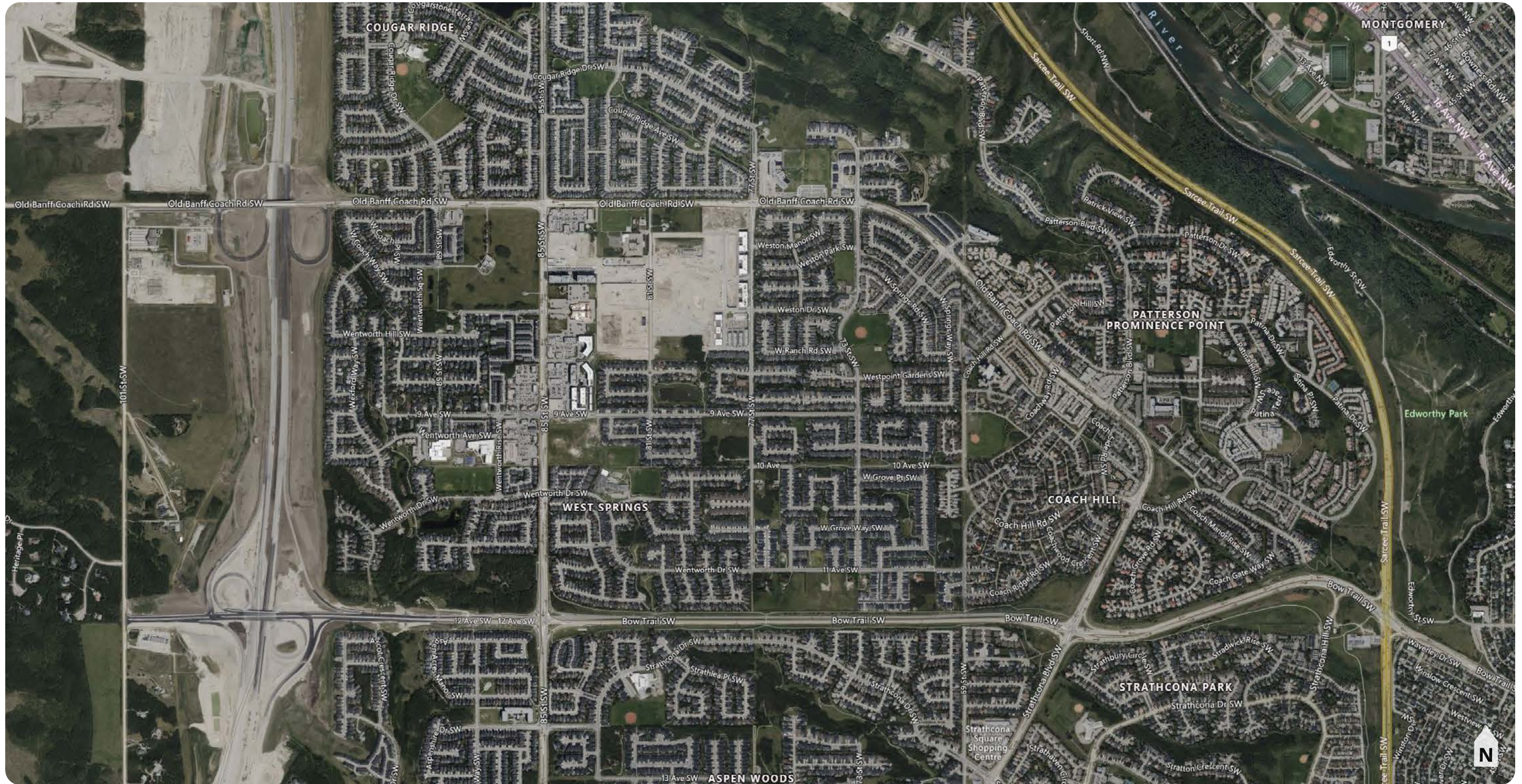
CITY OF CALGARY CONTACT

City of Calgary developmentmap.calgary.ca

Reference # LOC2024-0283 & DP2024-08451

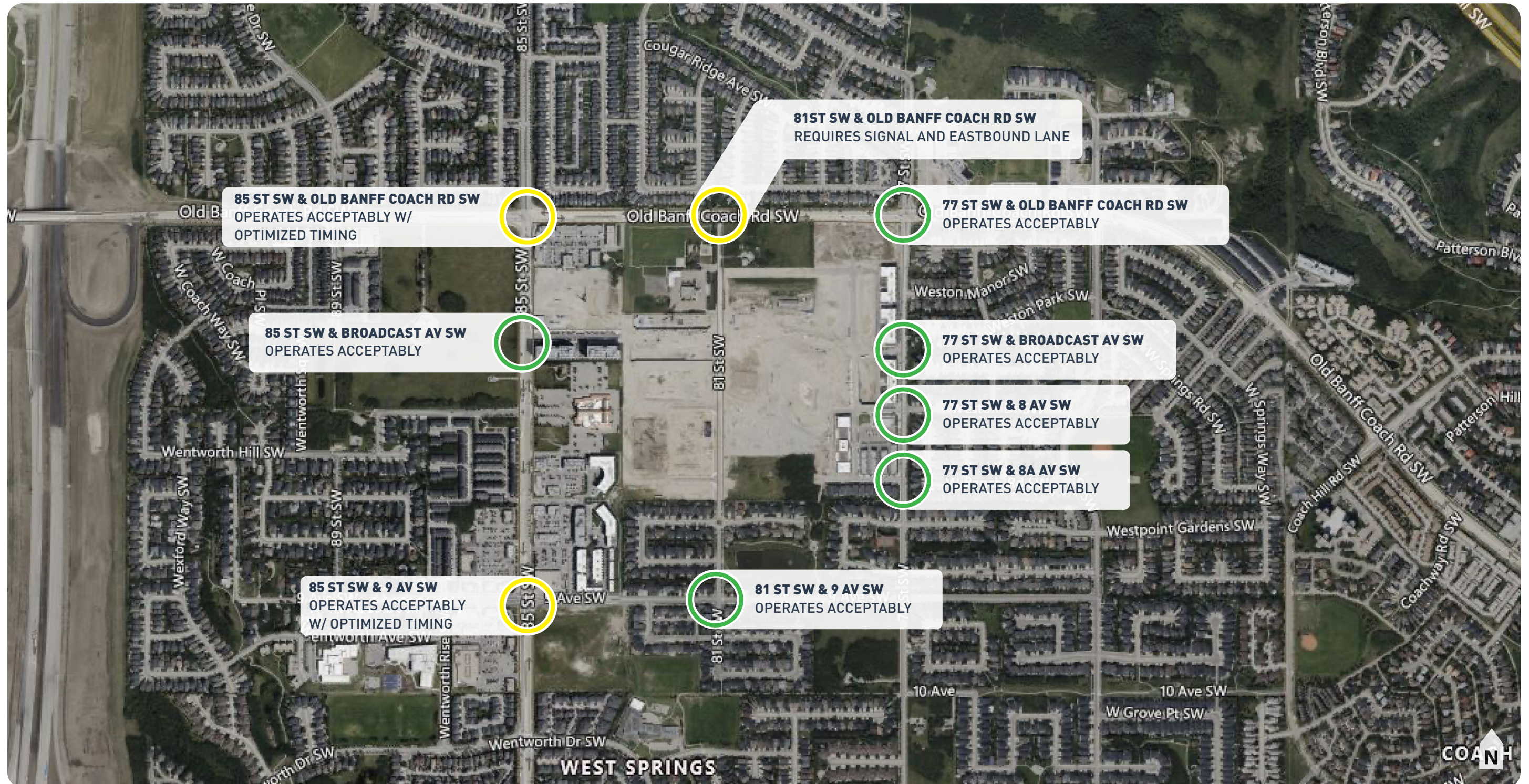
**SUPPLEMENTARY
MATERIALS**

CONTEXT MAP



TRANSPORTATION IMPACT ASSESSMENT

Intersection Analysis



TRANSPORTATION IMPACT ASSESSMENT

Intersection Analysis

Table 3.10: Intersection Analysis Summary

INTERSECTION	EXISTING	BACKGROUND	AFTER DEVELOPMENT	2048 FORECAST
85 St & Old Banff Coach Rd SW	Operates acceptably.		Operates acceptably with optimized timing.	Northbound left queue extends past storage bay.
85 St & Broadcast Ave SW	Operates acceptably.			
85 St & 9 Ave SW	Operates acceptably.	Westbound left queue extends past first commercial access. Queue due to third-party commercial site.		Operates acceptably with optimized timing.
81 St & Old Banff Coach Rd SW	Operates acceptably.	Nears need for traffic signal.	Requires signal and second eastbound lane.	
81 St & 9 Ave SW	Operates acceptably.			
77 St & Old Banff Coach Rd SW	Operates acceptably.			
77 St & Broadcast Ave SW	Operates acceptably.			
77 St & 8 Ave SW	Operates acceptably.			
77 St & 8A Ave SW	Operates acceptably.			