

Welcome

The Project

The City of Calgary is currently working on an amendment within the West Springs Area Structure Plan (ASP). This is in response to a request from City Council to update existing local area plans that have significant remaining development or redevelopment capacity to align with the Municipal Development Plan (MDP). This study area is outlined in the map.

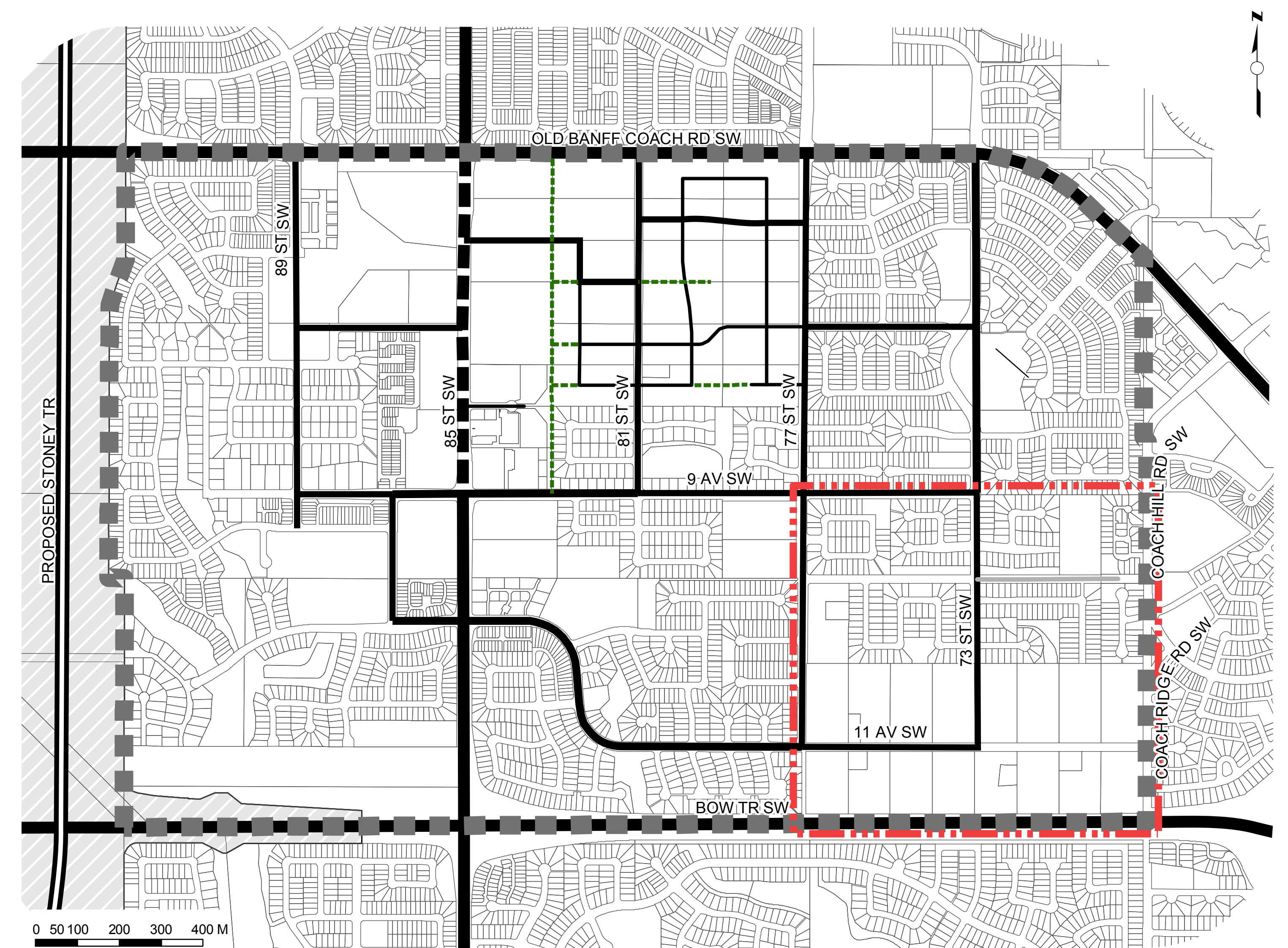
The amendment will update relevant text and maps in the existing West Springs ASP.

This ASP amendment process should only impact parcels within the project boundary that currently do not have an outline plan or updated land use and subdivision approval (see highlighted parcels on plan map).



For online updates go to calgary.ca/westsprings

West Springs Context Map

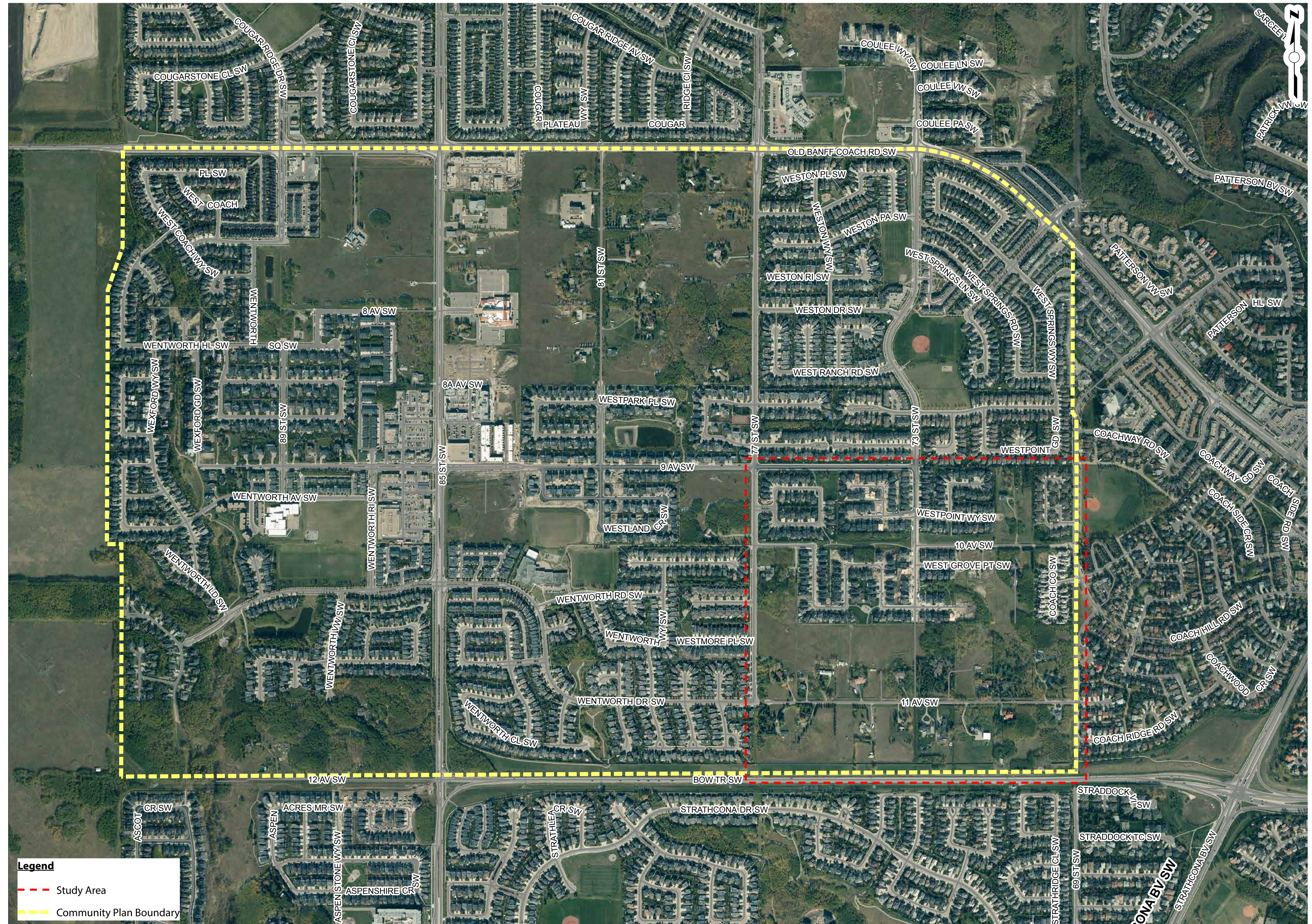


Legend

- Study Area Boundary
- ASP Boundary

This map is conceptual only. No measurements of distances or areas should be taken from this map.

I live outside
the plan area:






How does an Area Structure Plan fit into the planning process?

City growth is coordinated by a series of plans.



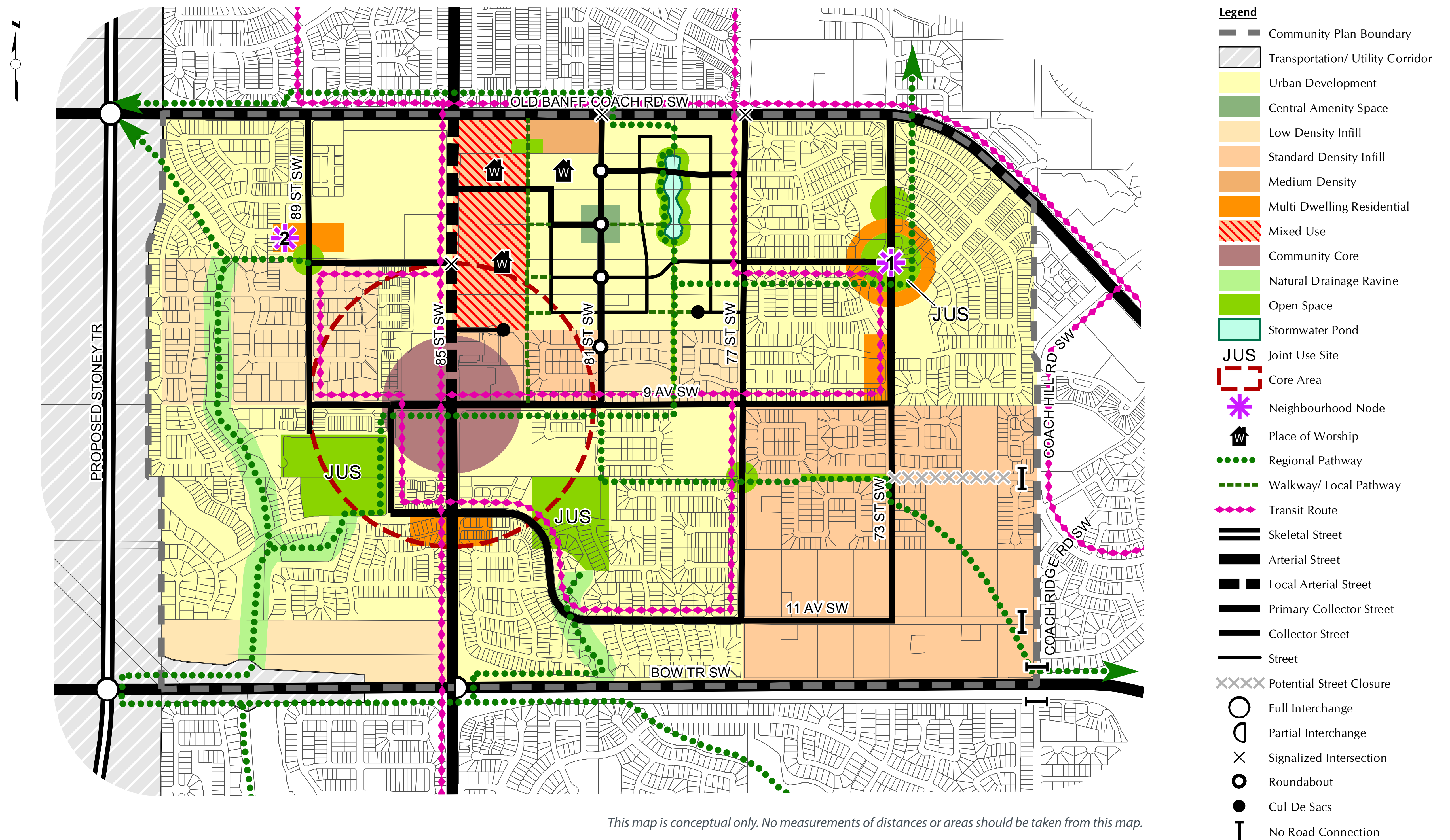
Area Structure Plans guide land use redesignations. Changing the land use map of an Area Structure Plan will not affect the regulations that apply to a property. The Land Use Bylaw is what establishes that. Area Structure Plans do outline what land use districts are acceptable, but landowners still must apply for a land use redesignation if they want one. Council ultimately decides what gets approved.

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-  Community Plan Area
-  Transportation/Utility Corridor
-  Land Use Designation Polygons

Planning

Existing Land Use & Transportation Concept



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Planning

Proposed Area Structure Plan’s Land Use Concept

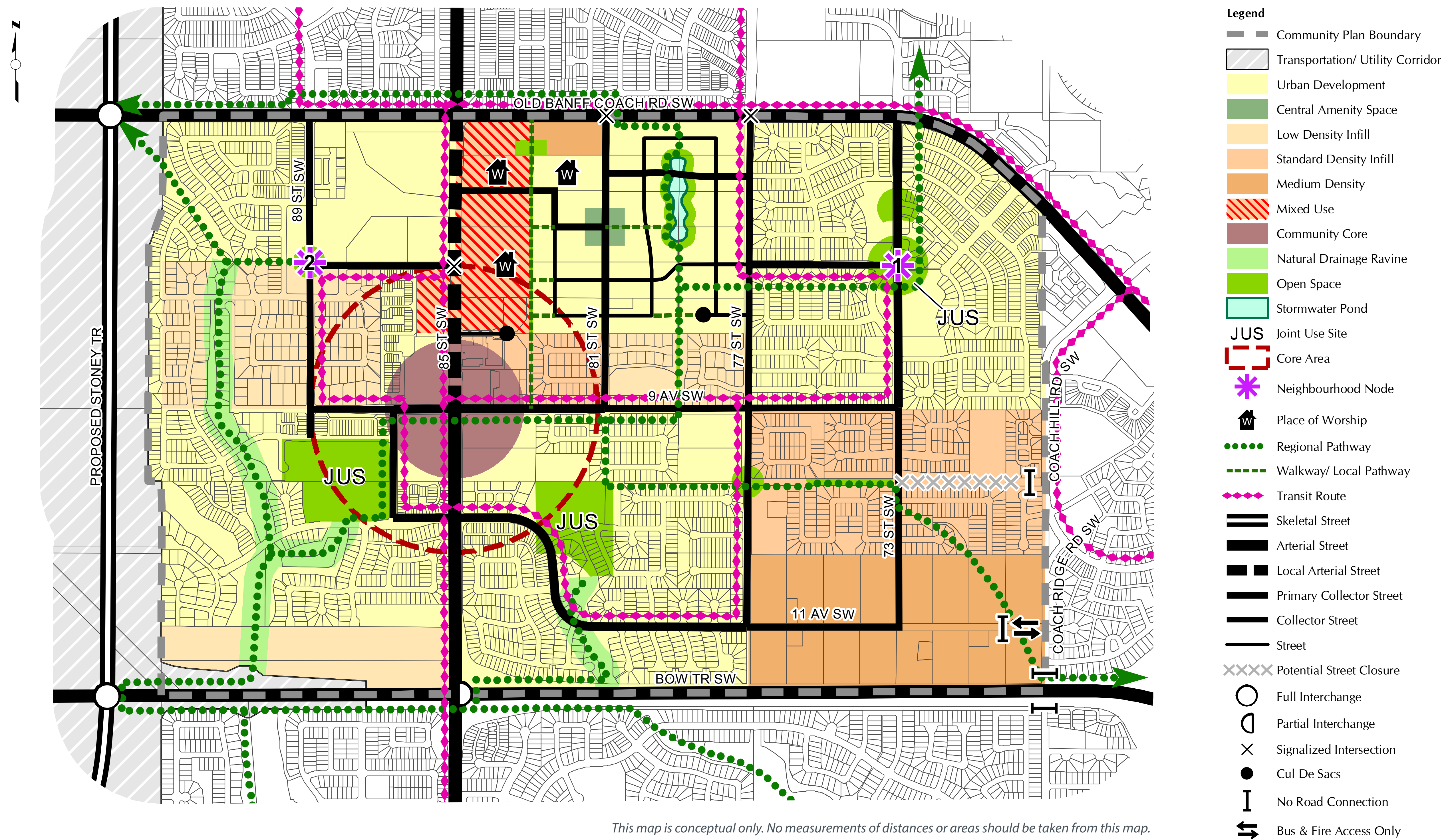
The plan amendment proposes to increase the density in the plan area from “Standard Density Infill” to “Medium Density” with the ability to do Multi-Residential Development of up to 20 units per acre under certain circumstances.

The Municipal Development Plan (MDP) now mandates a minimum density of 8 units per acre in new areas.

	Existing Policy in West Springs Area Structure Plan	Proposed Policy for West Springs Area Structure Plan
Low Density	1.0 to 3.0 Units per Acre	1.0 to 3.0 Units per Acre
Standard Density Infill	3.0 to 5.0 Units per Acre	3.0 to 5.0 Units per Acre
Urban Development	4.0 to 7.0 Units per Acre	4.0 to 8.0 Units per Acre
Medium Density	8.0 to 10.0 Units per Acre	8.0 to 10.0 Units per Acre

Planning

Proposed Area Structure Plan's Land Use Concept



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Transit planning

Existing network

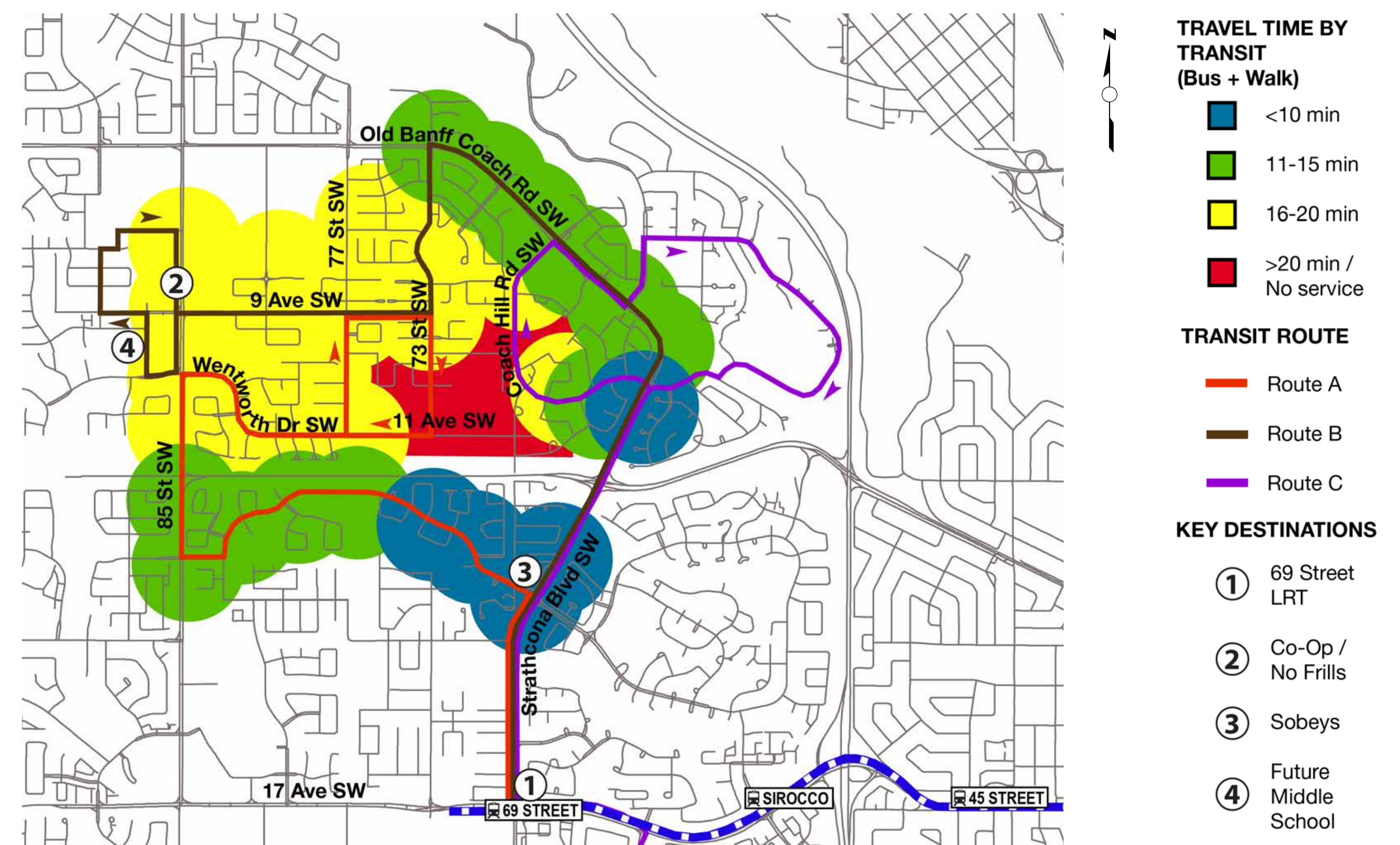
West Springs (S.E. Corner):

- Transit travel time to 69 Street LRT Station over 20 minutes.
- Poor connectivity to the commercial centre on 85th Street S.W. (Co-Op / No Frills).
- Walk required from Wentworth Drive S.W.
- Longer bus travel time to Strathcona Square (Sobeys).

Coach Hill:

- Service is frequent during peak, but only runs in one direction.
- Travel times to station are longer, or require long walk (up to 1 km) to Old Banff Coach Road.
- Poor connectivity to the commercial centre on 85th Street S.W. (Co-Op / No Frills).
- A transfer is required at 69th Street LRT Station.

West Springs no bus gate



All bus routes are conceptual and subject to public engagement.

Transit planning

How the buses could look like with a bus gate at 11th Avenue S.W.

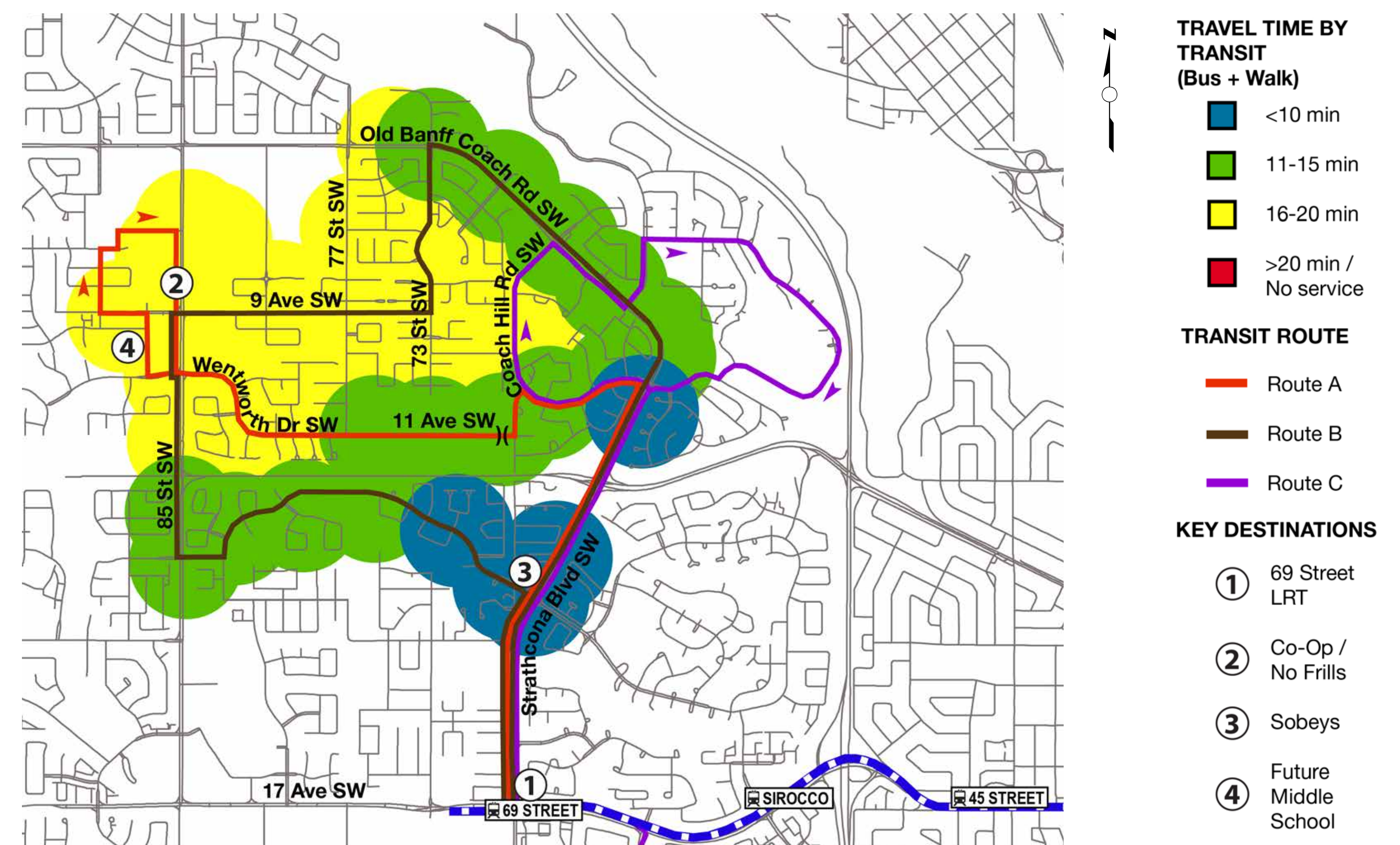
West Springs (S.E. Corner):

- Transit travel time to 69 Street LRT Station reduced to 15 minutes for most residents.
- Good connectivity to commercial centre on 85th Street S.W. (Co-Op / No Frills).
- Bus stops beside commercial centre.
- Shorter bus travel time to Strathcona Square (Sobeys).

Coach Hill:

- Service in community remains frequent.
- Two-way service on Coach Hill Road reduces travel time to 69th Street LRT Station.
- New direct connection to commercial centre on 85th Street S.W.

West Springs with bus gate



All bus routes are conceptual and subject to public engagement.

Project timeline

- **April 27, 2016**
Open house
- **May 4, 2016**
Survey closed
- **May 13, 2016**
Final policy amendment and survey results available online
- **May 19, 2016**
Calgary Planning Commission
- **July 4, 2016**
Public Hearing

(Please note that Calgary Planning Commission and Public Hearing dates may vary)

There will be opportunities for public input at the open house, through the survey and at the Public Hearing.

How can I get involved?



Take a look at the boards and talk with City of Calgary staff who are on hand to answer any questions you may have.



Fill out the online West Springs Survey, available at **calgary.ca/westsprings**.



Visit **calgary.ca/westsprings** for future involvement opportunities and to sign up for email updates.



Volunteer and interact with your local Community Association to share your views.



Contact Dino Civitarese at The City of Calgary to talk specifically about the project at 403-268-3695 or Dino.Civitarese@calgary.ca

Thank you for attending this open house.