Calgary

West View



OFFICE CONSOLIDATION

2023 July

Area Structure Plan

NOTE : This office consolidation includes the following amending Bylaws.

Amendment	Bylaw	Date	Description
1	59P2023	2023 July 25	(a) Section 8.2 - Delete (b) Map 9 - Delete (c) Section 8.2 – Delete reference from TOC (d) Map 9 - Delete reference from TOC

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and amendments thereto are available from City Clerk and should be consulted when interpreting and applying this Bylaw.

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West View Area Structure Plan

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Executive Summary

Input

The West View Area Structure Plan (ASP) guides development of approximately 250 hectares (618 acres) of land in southwest Calgary. Significant inputs towards the preparation of this ASP included:

- Stakeholder Consultation
- Community Outreach
- Environmental Site Assessment
- Biophysical Inventory
- Master Drainage Plan
- Transportation Models

People

Developing an ASP involves the balancing of many different interests. For the West View ASP, engaging a variety of stakeholders created a meaningful conversation. The stakeholders included:

- City Technical Advisory Committee (TAC)
- The Landowner group
- City departments
- Community Associations
- Federation of Calgary Communities
- General public
- School boards
- Utility providers
- Rocky View County
- The Province of Alberta
- Calgary Planning Commission
- City Council

Output

This ASP sets the development framework for two new residential neighbourhoods. Goals and objectives of this ASP are as follows:

- Foster Distinct, Attractive Neighbourhoods
- Strong Sense of Place
- Neighbourhood Diversity
- Safe and Healthy Neighbourhoods
- Walkable Neighbourhoods
- Natural Area Conservation
- Environmentally Sustainable Design
- Create a Range of Housing Opportunities
- Complete Neighbourhoods
- Connectivity

Process

Collaboration and knowledge sharing were essential in developing this ASP. The engagement process included:

- 1 public information session
- 2 public open houses
- Bi-weekly landowner meetings
- Weekly TAC meetings
- 1 project website with regular updates and input points





1 Introduction

1.1 Policy Framework

The Municipal Government Act (MGA) outlines the purpose and scope of powers for municipalities. This Area Structure Plan shall be read in conjunction with the following:



Municipal Government Act provides the governance model for how The City of Calgary operates, plans and develops new communities.



South Saskatchewan Regional Plan establishes a long-term vision for the region using a cumulative effects management approach to guide local decision-makers in land use management to achieve Alberta's economic, environmental and social goals.



Calgary Metropolitan Region Growth Plan provides guidance on land use, population and employment growth, and infrastructure planning related to matters of regional significance.



Rocky View County/The City of Calgary Intermunicipal Development Plan contains objectives and policies directing the coordination of planning between The City of Calgary and Rocky View County.



Municipal Development Plan Volume 1 contains city-wide objectives and specific direction for typologies and is the foundation for community planning. **Volume 2: The New Community Planning Guidebook (NCPG)** translates Volume one's vision and core policies into implementation level policies and forms the basis for new communities/Area Structure Plans. The policies contained in this ASP and the NCPG apply concurrently, but where there is a discrepancy, the policy of the NCPG prevails, unless otherwise explicitly provided in this ASP.



Calgary Transportation Plan contains city-wide objectives and specific direction for moving people and goods throughout Calgary.



West Regional Context Study is a non-statutory plan intended to refine The City's broader planning objectives in the area, identify key land use, transportation, deep utility servicing, municipal, facilities and establish the sequencing of subsequent ASPs to ensure that urban growth proceeds logistically and efficiently.



Other City of Calgary Guidelines and Policies that provide direction on specific topics, unless otherwise indicated.

1.2 Vision and Guiding Principles

The vision and guiding principles for The Plan Area outline the aspirations of The City of Calgary, its partners and stakeholders. The drafting of The Plan has been influenced by a review of relevant City policy, community and stakeholder consultation and a thorough understanding of The Plan Area. The policies contained in The Plan aim to guide development in order to achieve the broad goals, objectives and aspirations of The City of Calgary.

The Plan Area will be a place where public amenities are within comfortable walking distance through excellent pedestrian connections, public transport and cycling facilities provide access to wider employment, retail, leisure and cultural destinations. It is a place that provides two complete neighbourhoods with distinct identities that function together as an integrated part of the city. Each neighbourhood demonstrates best practices in place-making to ensure the creation of an inclusive, diverse, easily accessible, and well-connected community. Each neighbourhood includes a diverse choice of housing, public spaces, parks and vibrant, walkable activity centres that are the focus of daily social and economic activity. These activity centres meet people's everyday needs through a range of shops, restaurants, public spaces and community and leisure facilities.

An integral part of the south Neighbourhood Activity Centre is the community hub which will include an optimized recreation centre and library site, providing indoor and outdoor spaces that facilitate participation in art, fitness, leisure, and sport activities that respond to the needs and interests of the community and the greater area.

In the north Neighbourhood Area, the amenity value of the natural environment is recognized and development will occur in a manner that preserves biodiversity and natural ecological function through conservation design and slope adaptive building forms. An established informal trail system along the slopes adjacent to the Bow River further contributes to the unique character of the area and provides local opportunities for Calgarians to recreate. The protection and enhancement of natural features ensures that Calgarians and visitors can enjoy their natural surroundings in one of Calgary's great new neighbourhoods.

1.3 Goals and Objectives

To be considered a success, the neighbourhood must be a desirable place to live. They must meet a number of public interest goals, which benefit not only The Plan residents, but indirectly, Calgarians at large.

Connected Neighbourhood

Walkable Neighbourhoods
Develop integrated and well connected, compact neighbourhoods based on a network of streets (e.g. grid-style) that encourage walking and cycling and are complemented by public transport in order to increase accessibility to schools, retail, services and places to work and play.

Connectivity
Create a high degree of connectivity for pedestrians, cyclists, transit riders and motorists within and beyond the neighbourhood.

Housing Diversity

Neighbourhood Diversity
Enhance neighbourhood diversity and sustainability by encouraging affordable home ownership and rental opportunities by providing access to a range of housing opportunities and community facilities in order to enable social integration.

Create a Range of Housing Opportunities
Enhance neighbourhood diversity and sustainability by providing access to a range of housing types and sizes that encourages affordable home ownership and opportunities for Calgarians of all ages to remain within the neighbourhood.

Sense of Place

Foster Distinct, Attractive Neighbourhoods with a Strong Sense of Place
Develop integrated, well-connected, compact neighbourhoods built around a series of carefully planned Activity Centres providing access to schools, retail, services, and places to work and play.

Safe and Healthy Neighbourhoods
Promote safe and healthy neighbourhoods through the delivery of good design, safe public realm and recreational facilities that complement the quality of the built environment.

Complete Neighbourhoods
Foster the development of vibrant, diverse and attractive neighbourhoods that have access to opportunities for recreation, cultural development, education and employment. Complete neighbourhoods provide a physical and social environment where Calgarians and visitors can live, work and play.

Sustainability

Environmentally Sustainable Design
Encourage sustainable design solutions by creating neighbourhoods where energy and resource use are minimized and building designs incorporate green building methods and alternative energy solutions.

Natural Area Conservation
Conserve and enhance the existing ravines, riparian and riverbank interface, habitats and gradients in order to ensure a visually appealing and biologically diverse development, where the built form is designed to respect to the functions and values of the natural environment.



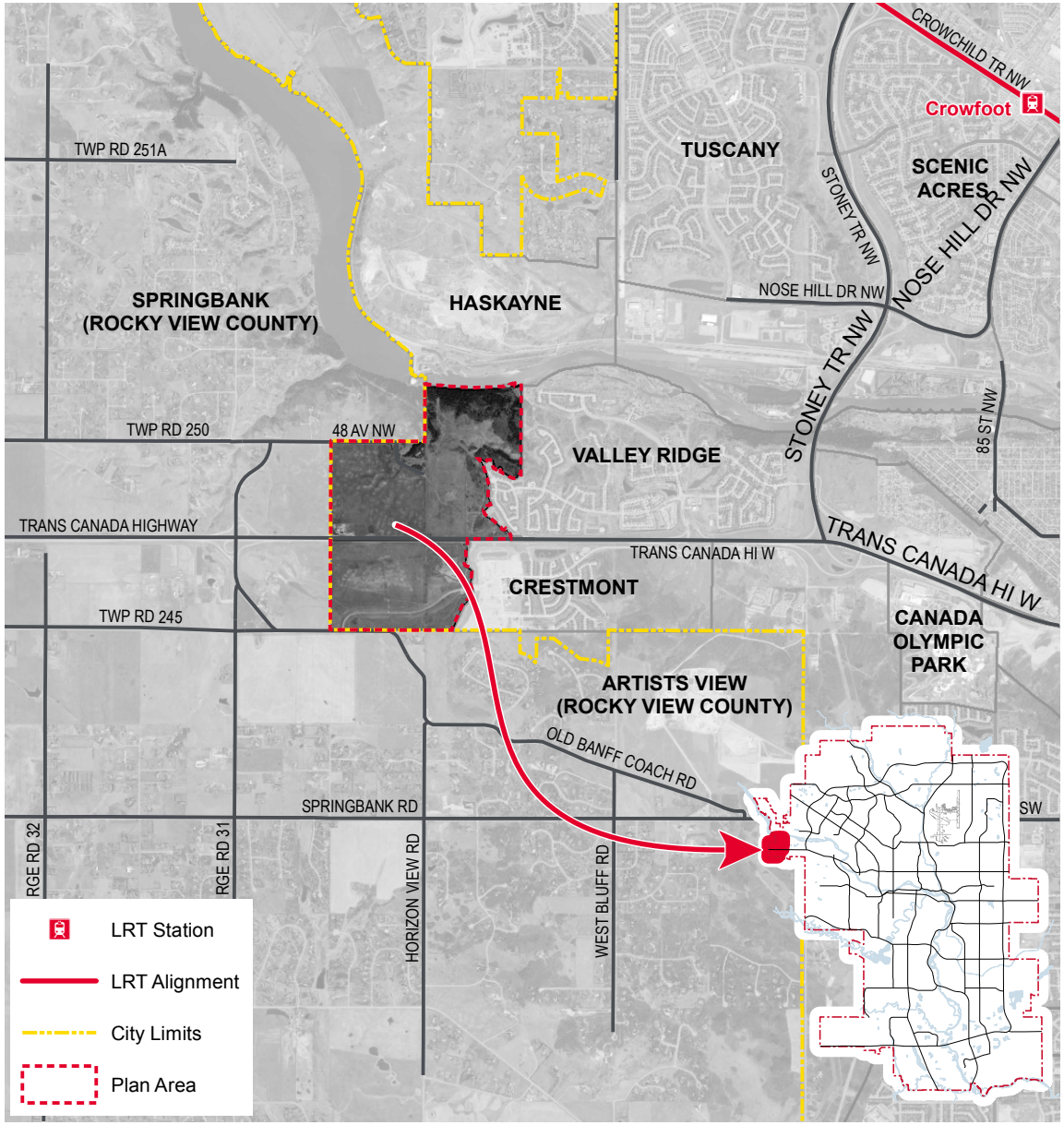
2 The Plan

2.1 Plan Area Location

The land that comprises the West View Area Structure Plan ("The Plan Area") is bounded by the Bow River to the north, the communities of Valley Ridge and Crestmont to the east, and by Rocky View County to the north, south and west shown in **Map 1: Plan Area Location**. The Plan Area is identified as a key focus area for both The City and Rocky View County requiring unique consideration of the interface. The Highway 1 runs east to west through The Plan Area, dividing it into two distinct neighbourhood planning cells.

Calgary is located on the traditional territories of the people of Treaty 7, including: the Blackfoot Confederacy, made up of the Siksika, Piikani, and Kainai First Nations; the Stoney Nakoda First Nations, comprised of the Chiniki, Bearspaw, and Wesley First Nations; and the Tsuut'ina First Nation. The city of Calgary is also home to the Métis Nation of Alberta, Region 3.

Map 1 Plan Area Location



2.2 Attributes



Topography and Natural Features

The Plan Area is located within the Foothills Parkland Subregion of the Parkland Natural Region. The terrain consists of rolling to hilly grasslands in the southerly areas and aspen woodlands on the northerly slopes adjacent to the Bow River. Riparian areas along the river are characterized by stands of balsam poplar, plains cottonwood, aspen and numerous ephemeral streams draining to the Bow River. A ravine system is located along the eastern portion of The Plan Area, both north and south of the Highway 1. The land rises to its highest elevation to the south and east providing views to the front ranges of the Rocky Mountains.

Historic Resources

Historic Resources include archaeological and palaeontological sites, Indigenous traditional use sites of a historic nature (burials, ceremonial sites, etc.), and historic structures. Much of the land within The Plan Area has high potential for undiscovered historic resources including archaeological and palaeontological resources, as well as, historic homestead sites. Several pre-contact archaeological sites, including stone features, and sites with evidence of hunting and animal processing have been reported within the area. A number of historic homesteads have also been recorded. Historic Resource Impact Assessments (HRIAs) for both archaeological and palaeontological resources will be submitted at the land use amendment and outline plan application submission stage. As a result, additional historic resources may be identified within The Plan Area. Using the information from these studies, the Province will determine the significance of these sites and identify any mitigation studies that may be required. Archaeological resources and historic homesteads reflect 1000's of years of human land use of Calgary's landscapes, and both types of sites are within The Plan Area. Such information may be valuable in the development of the Community character for future land use activities.

2.3 Land Use Concept

Intent

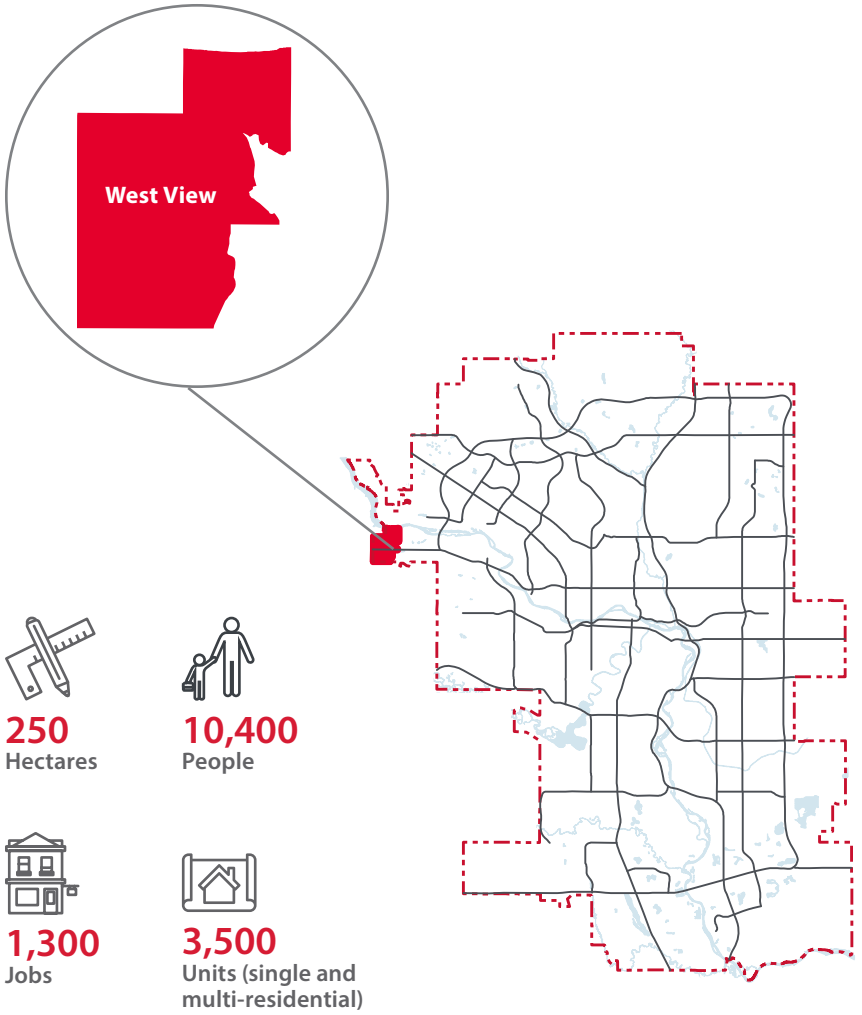
Set the framework for the development of two neighbourhoods that provide a mix of uses consistent with City of Calgary planning and growth objectives.

Policies

1. The elements on **Map 2: Land Use Concept** should be located as shown.

2. Refinements to locations may be made at the land use amendment and outline plan application stage in accordance with **Section 8.1 Area Structure Plan Interpretation**.

Figure 2 Plan Area Projections



Map 2 Land Use Concept

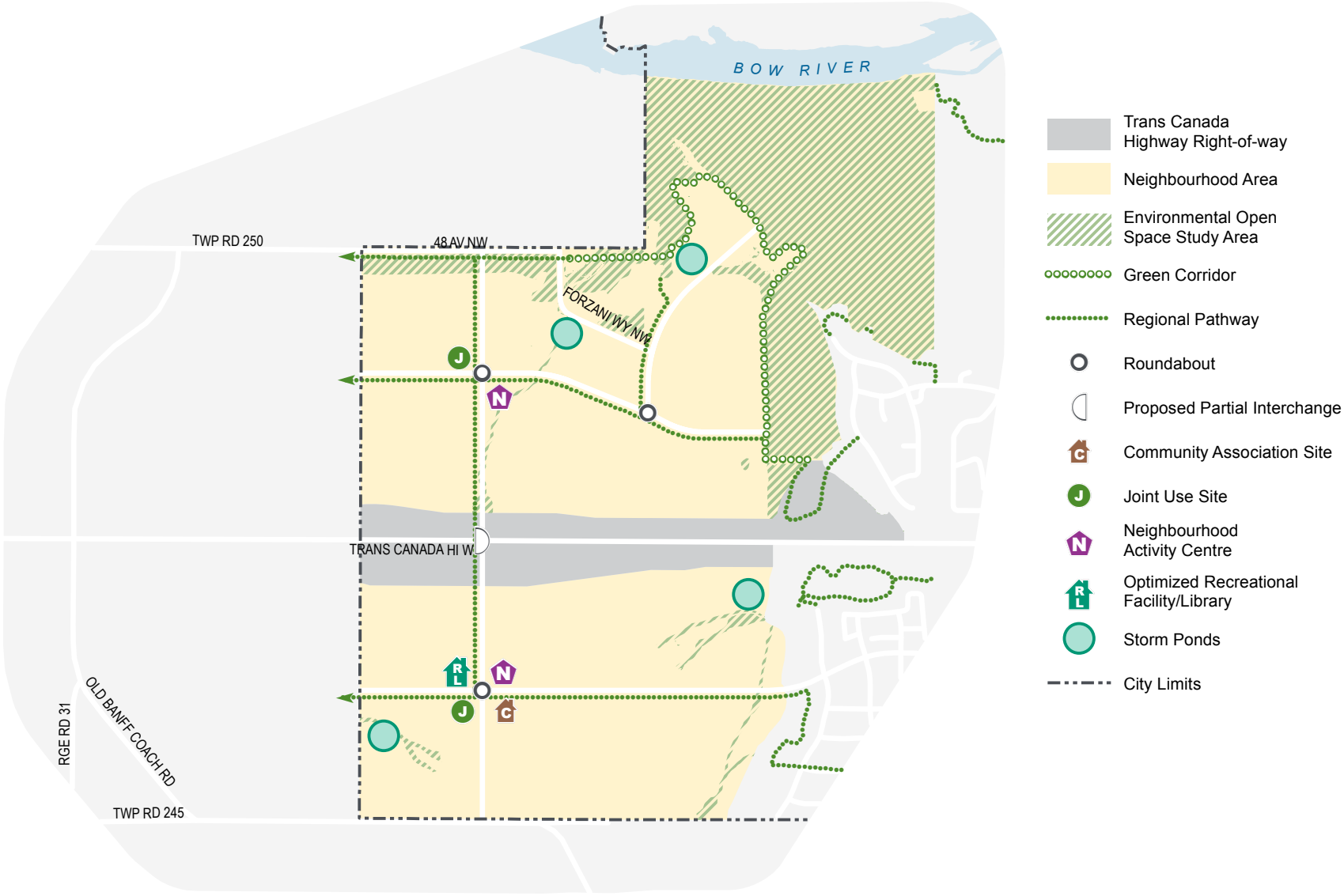


Table 1 Land Use Elements



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.



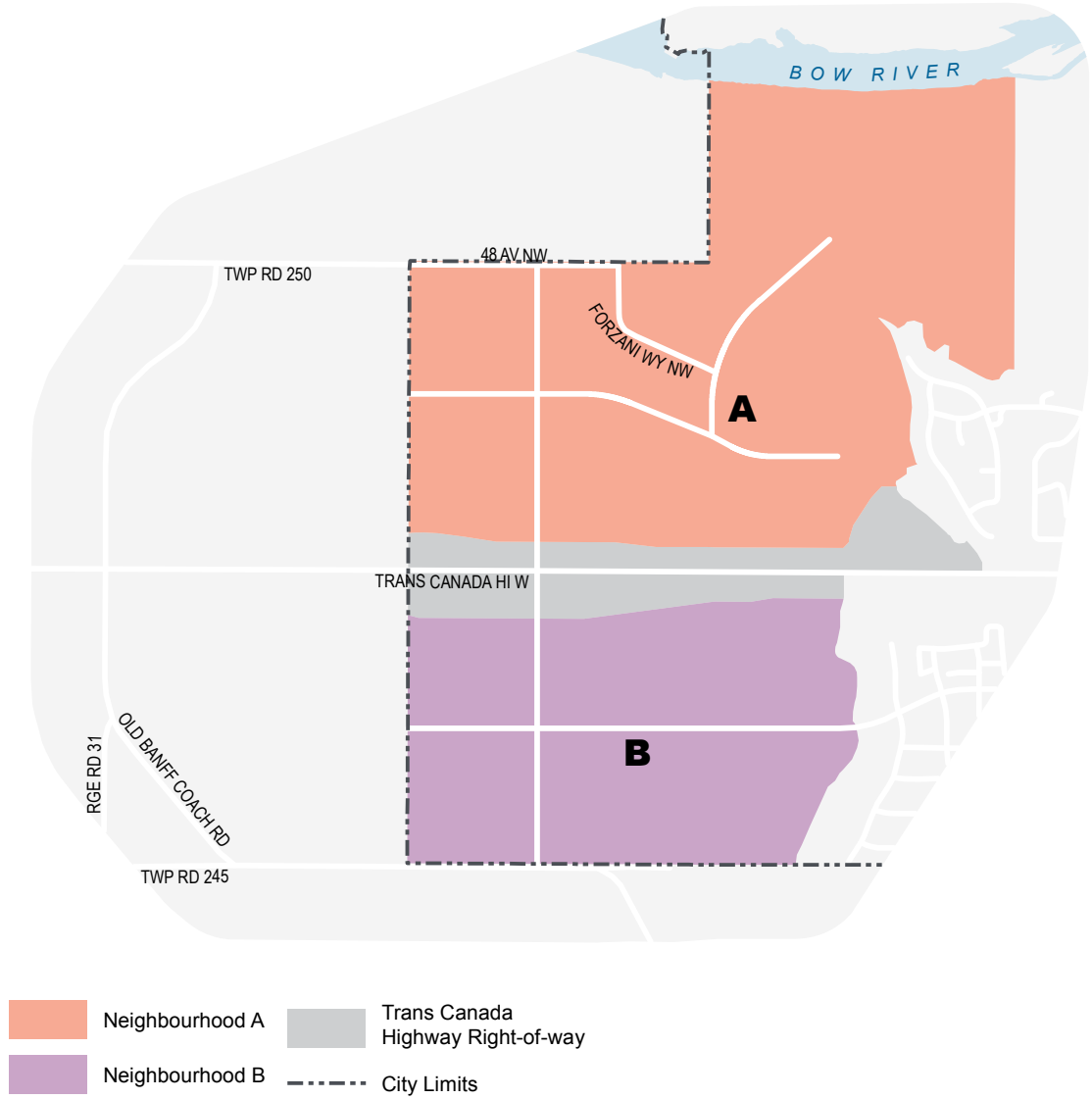
3 Neighbourhood Framework

Policies

1. The Plan Area should create two neighbourhoods as shown on **Map 3: Neighbourhoods**.

2. Notwithstanding the New Community Planning Guidebook policy on neighbourhood size and intensity, both neighbourhoods may exceed the maximum size of 75 hectares (185 acres) due to road network constraints and the significant area of natural features included within the northern neighbourhood.

Map 3 Neighbourhoods



3.1 Neighbourhood Identity

Each neighbourhood within The Plan Area will be developed with a distinct identity that respects the natural topography and history of the area. This will be reflected through natural topography, nodes, street names, identification signage, architecture and other social and recreational facilities and amenities. At the land use amendment and outline plan stage, information should be submitted that meets these objectives.



Intent

Neighbourhoods will have pedestrian-oriented streets, a variety of housing options, services and amenities.

Policies

1. A variety of housing types (semi-detached, rowhouses, townhouses, apartments) should be provided in order to meet the needs of different income groups and lifestyles.

2. Parcels directly fronting collector or higher standard roads, amenity spaces or other open space should utilize lane access.

3. The street network should be designed to limit block lengths, minimize single access cells, provide sidewalks, walkways, bus stops, bikeways and pathways, and encourage the continuity of streets among neighbourhoods to facilitate access, increase connectivity and support safe pedestrian, bicyclist, transit and vehicular movement in residential neighbourhoods, with consideration of grades, natural constraints, and road dedication.

4. P-loops, culs-de-sac and other single-access street patterns should be avoided wherever practical. In cases where this is deemed impractical by the approving authority, safe and attractive pedestrian and cyclist connections shall be provided to link streets.

5. At significant locations, single loaded residential roads as appropriate or other public entry points (such as MR, open spaces, green fingers, pathway connections, etc.) should be provided adjacent to strategic portions of Environmental Open Space to protect views and ensure public access to these areas.

3.2 Neighbourhood Activity Centre



Intent

Neighbourhood Activity Centres (NACs) are the focal point of a neighbourhood and are designed to have a pedestrian oriented environment and an active public realm.

Policies

1. NACs should be located as shown on **Map 2: Land Use Concept**.

2. Notwithstanding the NCPG:

    a. While a NAC should continue to be located central to the surrounding Neighbourhood Area, the 700 metre walking distance from the surrounding Neighbourhood Area may be exceeded in cases where the neighbourhood is larger;

    b. residential uses in a NAC should be developed on multiple sites less than 1 hectare;

    c. Non-residential uses may include commercial developments, such as a grocery stores or other ancillary retail uses; and

3. The NAC in Neighbourhood B may exceed 4 hectares in order to accommodate the Optimized Regional Recreation Facility & Library and other supporting local commercial and retail uses.

4. Drive-thru businesses and service stations should minimize disruption to the pedestrian-oriented street environment and internal pedestrian movement and access to bus stops through appropriate design solutions (landscaping, berming, raised pedestrian walkways, etc).

5. The boundaries of a NAC should not be bisected by an arterial or higher standard road, and be such that the entire area of the NAC can be cohesively and comprehensively developed, ensuring walkability through strong pedestrian connections and circulations within the site and to adjacent areas.

3.3 Multi-Residential Housing

Multi-residential development will be incorporated throughout the Neighbourhood Area and within the NACs in The Plan Area. To ensure that a fine-grained network of streets and blocks supporting pedestrian connectivity are maintained, the ideal parcel size for multi-residential parcels is 1.0-1.5 hectares. Larger parcels may be supported throughout The Plan Area provided that site permeability is facilitated.



Intent

To ensure that multi-residential development in The Plan Area is pedestrian-friendly, contributes to the neighbourhood scale street character, is integrated into the urban and natural environment, provides a variety of housing options, and has good access to community amenities and services and is designed to maximize quality of life for Calgarians. Multi-residential development should be incorporated throughout the Neighbourhood Area of The Plan Area.

Policies

1. Multi-residential development should:
    a. provide quality design which is visually interesting through the use of varied massing and generous façade articulation including creative use of windows, doors, recesses, canopies, awnings, porches, balconies, mixed roof forms, and high-quality building materials;
    b. b. minimize shadowing on adjacent development and open space and optimize sunlight exposure for all units;
    c. include a landscaped pedestrian connection between two or more adjacent multi-residential sites;
    d. contain a permeable internal street network that prioritizes pedestrian needs;
    e. have a continuous and comfortable internal pedestrian and green space network with design features such as a common amenity space, pocket parks, shared linear green space, pathways, and textured crosswalks to link to adjacent public sidewalks and surrounding developments;
    f. be street-oriented along all adjacent public streets and key internal streets with visible, well designed individual unit and primary entrances;
    g. maximize landscaping and tree opportunities by discouraging surface parking;
    h. include diversified unit types and sizes with corner units addressing both streets; and
    i. be located within 200 metres of a bus stop.
2. Multi-residential developments exceeding 1.5 hectares (3.7 acres) of land area should incorporate the following elements:
    a. be designed in accordance with Policies 3.3 (1. a.-i.)
    b. have separate buildings so a single building does not compose entire block face;
    c. provide public pedestrian connectivity across the site; and
    d. a concept plan that is provided at the land use amendment and outline plan stage that demonstrates how policies in Section 3.3 (1.a.-1.ij.) and Section 3.3 (2.a.-2.c.) could be addressed.

3.4 Older Adult Housing



Intent

The inclusion of older adult housing and seniors care facilities in The Plan Area would accommodate the needs of an aging population and allow members of the community to age in place. Older adult housing and facilities should be incorporated in a manner that provides for inclusion and access to services and amenities. The built form and surrounding landscape should have mental and physiological health benefits for seniors. Access and exposure to the natural landscape are crucial elements in older adult housing, especially for those with limited mobility to access such spaces.

Policies

1. Older adult housing should be:

    a. located in proximity to green space, parks and pathways;

    b. complemented with active neighbourhood uses such as day cares, local retail and schools, and/or public open spaces;

    c. flexibly designed with changing mobility needs in mind to provide opportunities for Calgarians to age in place;

    d. notwithstanding the NCPG, located within 100 metres of a transit stop.

    e. universally accessible to Calgarians and visitors of all abilities. Applicants are encouraged to implement the Access Design Standards when designing senior care facilities; and

    f. provide a central outdoor amenity space that is safe and accessible for all mobility levels, and provides an abundance of soft landscaping, quality hardscaping and protection from the elements.

3.5 Interface with Rocky View County



Intent

To ensure that Rocky View County and The City of Calgary work collaboratively together to achieve appropriate transitions across the municipal boundaries.

Policies

1. The Rocky View County/City of Calgary Intermunicipal Development Plan, interface planning principles should be reflected in all subsequent land use amendment, outline plan, subdivision and development permit applications in The Plan Area.

2. Prior to approval of any land use amendment or outline plan application, collaboration shall be undertaken with Rocky View County to establish appropriate land use compatibility and interface measures for land adjoining the County within The Plan Area, in alignment with Section 6.0 of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Agreed upon measures shall be included within approved outline plans and adhered to in subsequent subdivision and development permit approvals within The Plan Area.



4 Community Amenities

4.1 Joint Use Sites



Intent

Provide locations for JUS elementary and junior/middle schools and public outdoor recreation areas to serve the Plan Area. **Appendix 10.2: Joint Use Sites and Municipal Facilities Requirements** provides non-statutory guidance on school site sizes and assignments.

Policies

1. JUS should be located as shown on **Map 2: Land Use Concept**.
2. JUS should be located on a transit route.
3. JUS should be allocated to the school boards as identified in **Appendix 10.2: Joint Use Sites and Municipal Facilities Requirements**.
4. School buildings should offer direct pedestrian access to primary entrances from the sidewalk without crossing a parking lot or drive aisle.
5. Opportunities to co-locate and/or share facilities with a Community Association, Optimized Recreation Facility and Library, or NAC should be explored at the land use amendment and outline plan stage.

4.2 Community Hub: Optimized Recreation Facility & Library Site



Intent

To support an active and vibrant community through the provision of indoor and outdoor spaces that facilitate participation in art, fitness, leisure, and sport activities that respond to the needs and interests of Calgarians within the service region. Provide recreation facilities that are adaptable, sustainable, and responsive to community needs and that support active and healthy lifestyles. Accessible by car, transit, cyclist, and pedestrian, it functions as a community hub for Calgarians of all ages and is an integral part of the NAC.

Policies

1. Composition of Optimized Recreation Facility and Library:
    a. The specific recreational amenities to be accommodated in the facility will be identified through needs and preference studies. The recreation facility may also include supportive office or retail uses, community services, arts and cultural uses or any other uses deemed compatible and appropriate; and
    b. Guideline: Approximately 14,800 square metres (160,000 square feet) that services a catchment of 75,000 to 80,000 people based on 0.19 square metres (2 square feet) per person. Primary amenities include aquatics (e.g. 10 lane pool, tot teach pool, leisure pool), fitness and gymnasia.
2. Size of Optimized Recreation Facility & Library Site:
    a. The Optimized Recreation Facility & Library Site should be approximately 5.26 hectares (13.00 acres) in size.
3. Location of Optimized Recreation Facility & Library Site:
    a. The Optimized Recreation Facility and Library should be:
        i. located within the Neighbourhood Activity Centre as shown in **Map 2: Land Use Concept**;
        ii. adjacent to an arterial road;
        iii. appropriately integrated with other public uses provided for or required by the community;
        iv. located in a highly visible and accessible location within the NAC;
        v. accessible by all modes of transportation;
        vi. located on a major transit route; and
        vii. located on the Regional Pathway system.
    b. The Optimized Recreation Facility and Library may be co-located with school sites to leverage open space and play fields; and
    c. Opportunities to share facilities, parking and fields with Community Association and Joint Use sites to be explored at the land use amendment and outline plan stage.

4.3 Community Association Site

The Community Association (CA) site provides for the recreational, cultural, physical, and social needs of Calgarians. Facilities developed on the CA Site may include a variety of recreational and open space amenities, including but not limited to community gardens, ice rinks, open air stages and gathering spaces.



Intent

To provide direction on the location and site conditions for the CA site. The site should be programmable, multi-functional, and adaptable spaces that will foster a sense of identity and belonging in the community.

Policies

1. The CA site should be allocated approximately as shown on **Map 2: Land Use Concept**.

2. Co-locating the CA site with uses on adjacent sites is encouraged. Such sites include but are not limited to Joint Use Sites, the Optimized Recreation Facility & Library, or within the NACs. In such instances, a CA site may be relocated without an amendment to this ASP.

3. The CA Site should be within 400 m of a transit stop.

4. The CA site should be safe and accessible for all ages and abilities and integrate with natural features. It should contribute to the quality of the public realm and open space in the area.

5. The CA site should have direct access to a Regional Pathway or Green Corridor, where possible.

4.4 Community Gardens

Community gardens can play an integral role in the development of neighbourhood identity. Opportunities for social interactions with neighbours, food education for children, low-impact physical activity, and local, sustainable food sources are provided when community gardens form part of a community's fabric. All of this contributes to the food security, self-sufficiency, and long-term resiliency of the neighbourhoods



Intent

Provide opportunities for Calgarians to grow their own food on public and/or private sites, participate in urban agriculture and have access to locally grown food in order to establish and celebrate the Plan Area's reputation as a destination for locally produced fresh food. The intent is also to increase people's access to healthy and self-reliant food sources in their neighbourhoods.

Policies

1. Subject to the requirements of the Land Use Bylaw and other City of Calgary bylaws, interim or permanent use of land for the purposes of urban agriculture is encouraged.

2. Private communal gardening spaces and/ or edible landscaping opportunities, such as fruit bearing trees and shrubs, should be incorporated, where feasible into multi-residential developments for Calgarians/tenants of the site.

3. In order to facilitate community-building, and if desired by the CA, a community garden may be accommodated on Municipal Reserve lands on the CA site or in the northern neighbourhood, pending analysis and approval by Parks at the land use amendment and outline plan stage.

4. The central amenity space in a NAC may contain areas for community gardens and edible landscaping.

5. Subject to the requirements of the Land Use Bylaw and other City of Calgary bylaws, public buildings, such as an Optimized Recreation Facility & Library Site, are encouraged to incorporate edible landscaping opportunities, green roofs or roof-top gardens, which can help reduce energy use and may provide locally grown produce for building occupants or the wider community.





5 Open Space Network

5.1 Open Space



Intent

To provide for an open space network that will offer recreational opportunities and protect environmentally significant areas. Open spaces will provide a distinctive experience that will capitalize on natural characteristics of The Plan Area including mountain views, proximity to the Bow River and the unique topography and vegetative communities.

Policies

1. Open spaces should be designed to allow access to people of all ages and abilities and provide opportunities for both active and passive recreation.

2. Open spaces should be designed for year-round use and incorporate weather protection elements such as shading for the summer and wind breaks and solar access for winter days.

3. Municipal Reserve (MR) dedication is encouraged within Environmental Open Space (EOS) Study Areas that do not qualify as Environmental Reserve (ER) provided that:

    a. Adequate MR dedication has been provided for JUS and the CA site, and;

    b. Adequate MR dedication has been provided to ensure local open spaces are accessible within a five-minute walk for all Calgarians of the area.

4. Historic resources (specifically archaeological resources) sites located within the open space network, including City owned lands, should be conserved (undisturbed) where possible. Celebration of historic resources and pre-contact land use associated with such sites is encouraged in accordance with the Cultural Landscape Strategic Plan.

5.2 Regional Pathways

The pathways, trails and Green Corridors in The Plan Area facilitate cyclist and pedestrian connections throughout The Plan Area and beyond and will incorporate a mix of recreational and commuter uses.



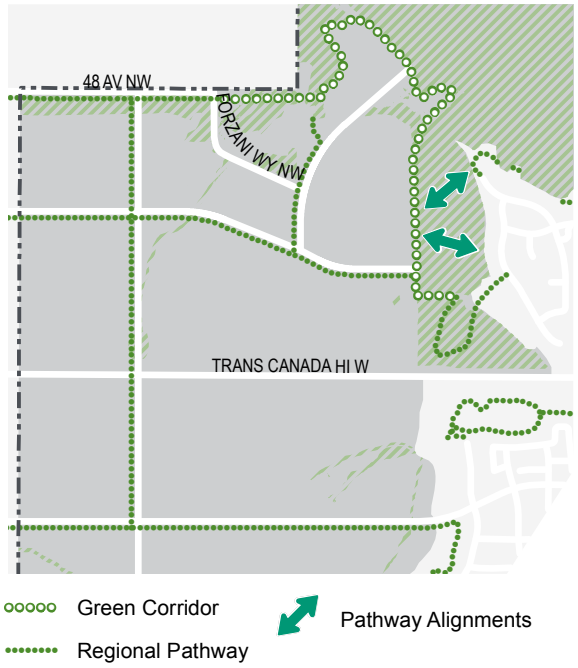
Intent

To provide pedestrian and cyclist connectivity within The Plan Area and connect it to existing and future urban areas adjoining The Plan Area and to Rocky View County.

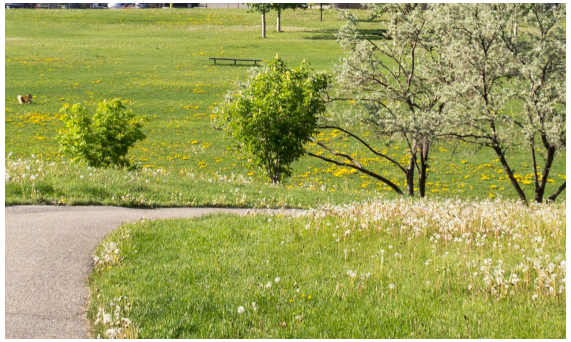
Policies

1. The Regional Pathway and Green Corridor network should be located as shown on **Map 2: Land Use Concept**,
2. Regional Pathways and Green Corridors should connect to or support critical linkages between Calgary and Rocky View County.
3. Alignment of Regional Pathways may be refined but not removed at the land use amendment and outline plan stage.
4. Where a Regional Pathway is shown on **Map 2: Land Use Concept** adjacent to a street it may be accommodated in the standard street cross-section as a multi-use pathway.
5. The Regional Pathway connection linking the northern portion of The Plan Area to Valley Ridge is subject to further review by Alberta Transportation. In the event the pathway connection cannot be accommodated on Provincial lands the pathway may be shifted to the north, but not removed entirely, without amendment to the ASP. Refer to **Figure 5.2: Alternate Regional Pathway Locations** for more information.
6. Regional Pathways should be located outside of any areas of slope stability concern.
7. The Regional Pathway shall provide direct access to NACs, the CA site and the EOS and Green Corridor network.

Figure 5.2 : Alternate Regional Pathway Locations



5.3 Green Corridors



Intent

Green Corridors are the recreational component of EOS providing pathways and linking ecological networks.

Policies

1. The Green Corridor should be generally located as depicted on **Map 2: Land Use Concept**.

2. Green Corridors should include native plantings and naturalized landscaping.

3. The Green Corridor should include a Regional Pathway within MR or be located or along the edge of ER where disturbance can be minimized. The exact location of the pathway is to be determined at land use amendment and outline plan stage.

4. If a Regional Pathway cannot be accommodated within a Green Cooridor due to topography or other site constraints, alternative standards may be considered.

5.4 Trails



Intent

Within the EOS Study Area on the slopes adjacent to the Bow River there are several established trails that are well used by Calgarians. These trails will continue to contribute to the unique character of the area.

Policies

1. Existing informal trails should be retained in place in existing condition in order to minimize environmental impacts. Minimal alterations may occur to ensure user safety.

2. Trails and any associated hazards should be identified at land use amendment and outline plan stage and safety measures to mitigate these hazards should be provided at time of subdivision.

3. Any alterations to the existing trail network will ensure mitigation of impacts to the associated EOS Study Area.

5.5 Environmental Open Space Study Area

The EOS Study Area identifies environmentally significant areas that require further study and refinement at land use amendment and outline plan stage. Where lands do not qualify as environmental reserve, development may occur, provided no other limitations exists. Lands within the EOS Study Area have the potential to be incorporated into neighbourhoods to provide for amenity ecological value. Refer to **10.1 Appendix A: Biophysical Background Information** for more information about The Plan Area.

Intent



To provide for natural amenities and ecological services within The Plan Area by retaining environmentally significant areas and undevelopable land in a connected ecological network.

Policies

1. Where lands comprising the EOS Study Area do not qualify as ER:

    a. they are encouraged to be dedicated as MR in accordance with Open Space policy 5.1.3 or may be acquired by the City through other means (e.g. ecological gifting, conservation easements, Conservation Reserve (CR), donation, or purchase);

    b. they may be protected where feasible by incorporating them into the neighbourhoods through sensitive site and building design; or,

    c. they may be considered developable and the policies of the adjacent policy area shall apply to these lands without requiring an amendment to this ASP.

2. Wetlands and seasonal streams within the EOS Study Area shall be studied further at land use amendment and outline plan stage.

3. Where a street is proposed to cross Green Corridors or EOS, studies may be required at the land use amendment and outline plan stage to:

    a. ensure that any potential changes to existing natural conditions are minimized;

    b. consider the most appropriate environmentally beneficial technique to maintain the ecological quality of the area; and

    c. mitigate negative impacts, both during construction and in the final design.

5.6 Interface with Environmental Open Space

EOS are areas within the EOS Study Area that are preserved at the land use amendment and outline plan stage. Environmental Open Space should become an identifying feature of the neighbourhood and a place for Calgarians to enjoy passive recreational pursuits.



Intent

To provide outstanding social benefit of natural areas by ensuring public access and views into them and celebrate the existing natural areas.

Policies

1. Developments adjacent to EOS should consider the following design principles:

    a. use visually permeable fencing to increase the perceived amount of space, such as but not limited to, chain-link, post and cable, and wrought iron, or vegetation (e.g. hedges);

    b. connect internal pathways of multi-residential developments to nearby Regional Pathways and Green Corridors;

    c. design public access into sites around coulees, ravines, streams, escarpments and other retained features, to allow for the buffering of habitat wildlife within and along these retained features;

    d. integrate multi-residential sites with adjacent EOS by incorporating design elements that provide Calgarians access and views to the natural areas;

    e. locate private amenity spaces near EOS in order to capitalize on the natural characteristics of The Plan Area;

    f. provide access and views from Neighbourhood Areas by establishing a permeable block design that allows for green pockets to open onto adjacent EOS; and

    g. include appropriate native plantings and natural landscaping.



5 Mobility

6.1 Pedestrian and Cyclist Circulation

Pedestrian and cyclist circulation are priority elements of creating vibrant and healthy neighbourhood. Safe and accessible pedestrian and cyclist networks provide Calgarians, employees and visitors to The Plan Area with enhanced mobility options.



Intent

Regional and local cyclist and pedestrian networks should provide direct and convenient circulation within and through the neighbourhoods to promote walking and cycling and should be integrated with Regional Pathways and Green Corridors.

Policies

1. The pedestrian and cyclist network should be located as shown on **Map 2: Land Use Concept**.
2. When a grade separated overpass is constructed across Highway 1, it should include pedestrian and cyclist connections to link both neighbourhoods.
3. Where Regional Pathways and Green Corridors are proposed to cross an arterial street, it should either be grade separated or occur at roadway intersections.
4. Design of cyclist parking should encourage year-round use and be integrated into the overall architecture of the building design.
5. Class 1 cyclist parking should be located on or within one floor of the ground floor in commercial, institutional or multi-residential uses.

6.2 Transit Service

Transit is a high priority mode of transportation as it provides affordable and sustainable mobility options for the community. The Plan Area allows for transit service to connect with adjacent communities in west Calgary and throughout the city.



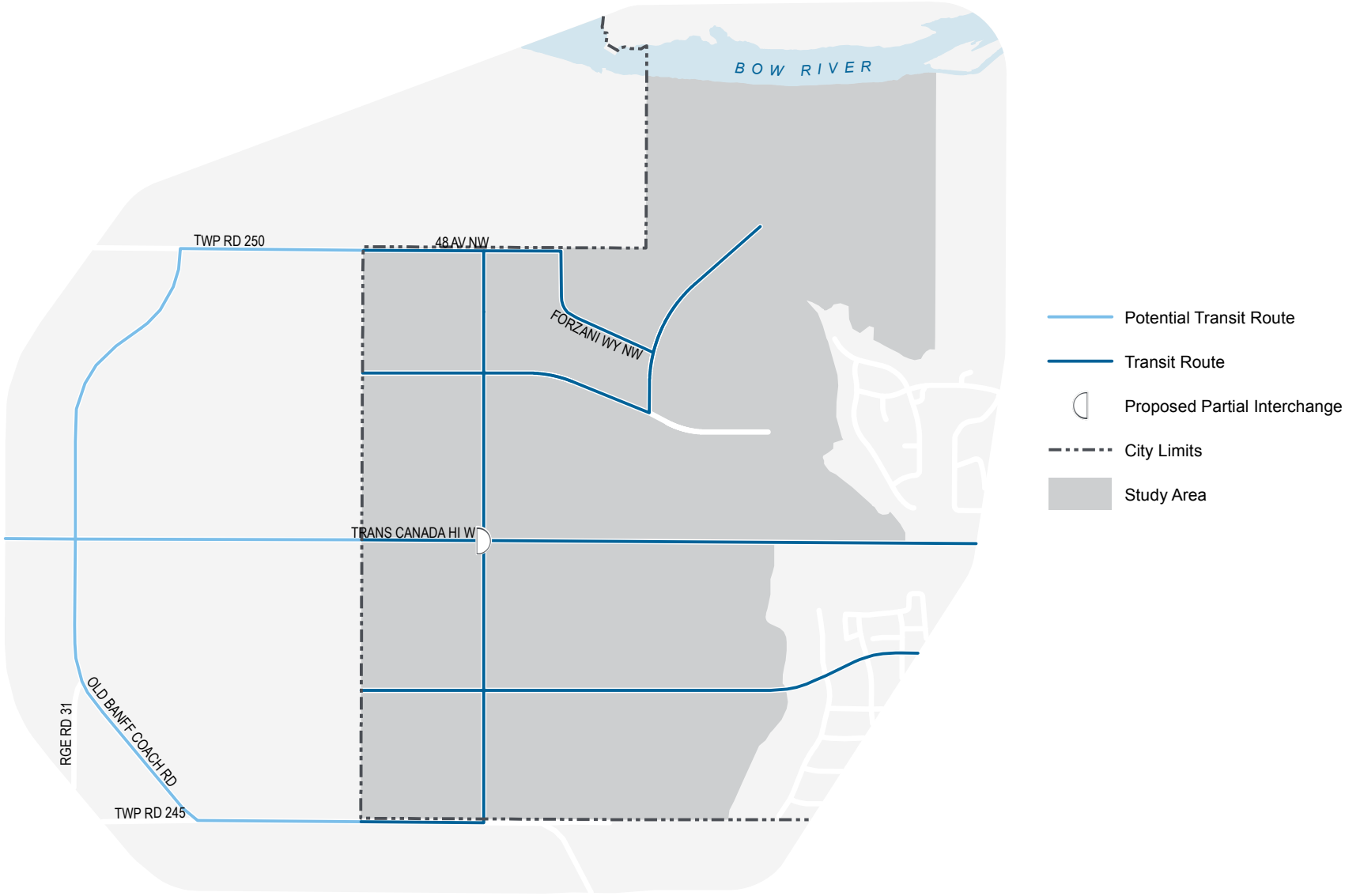
Intent

To provide direct, convenient and efficient transit service both within The Plan Area and to the rest of the city to support public transit as the preferred mobility choice for more Calgarians.

Policies

1. Transit routes should be located as shown on **Map 4: Transit Network**.
2. Locations of bus stops requiring articulated buses and enhanced pedestrian waiting amenities will be determined at the land use amendment and outline plan stage.
3. Enhanced transit amenities should be integrated with bus stops that are adjacent to commercial, institutional or multi-residential uses.

Map 4 Transit Network



6.3 Street Network

The transportation network for The Plan Area builds on existing connections while placing increased emphasis on the needs of pedestrians, cyclists and transit. The Land Use Concept and street network should be planned together so it is easy and attractive for people to walk, cycle or take transit.

Intent

The transportation network should link neighbourhoods together and be functional, safe and efficient for all modes of travel. The street network within The Plan Area shall accommodate walking, cycling and the efficient provision of public transit.

Regional Transportation Network

Within The Plan Area, the north and south neighbourhoods are bisected by Highway 1, which falls under Provincial jurisdiction. Connectivity between the north and south neighbourhoods is indirectly provided by the Highway 1 / Old Banff Coach Road interchange, west of the City Limits. To enable direct transportation connectivity between the two neighbourhoods, this plan includes a proposed partial interchange (to/from Calgary) with Highway 1. As this interchange falls within Provincial right-of-way, approval of location and design lies with the Province.

Policies

1. The internal street network should be located as shown on **Map 5: Street Network**.

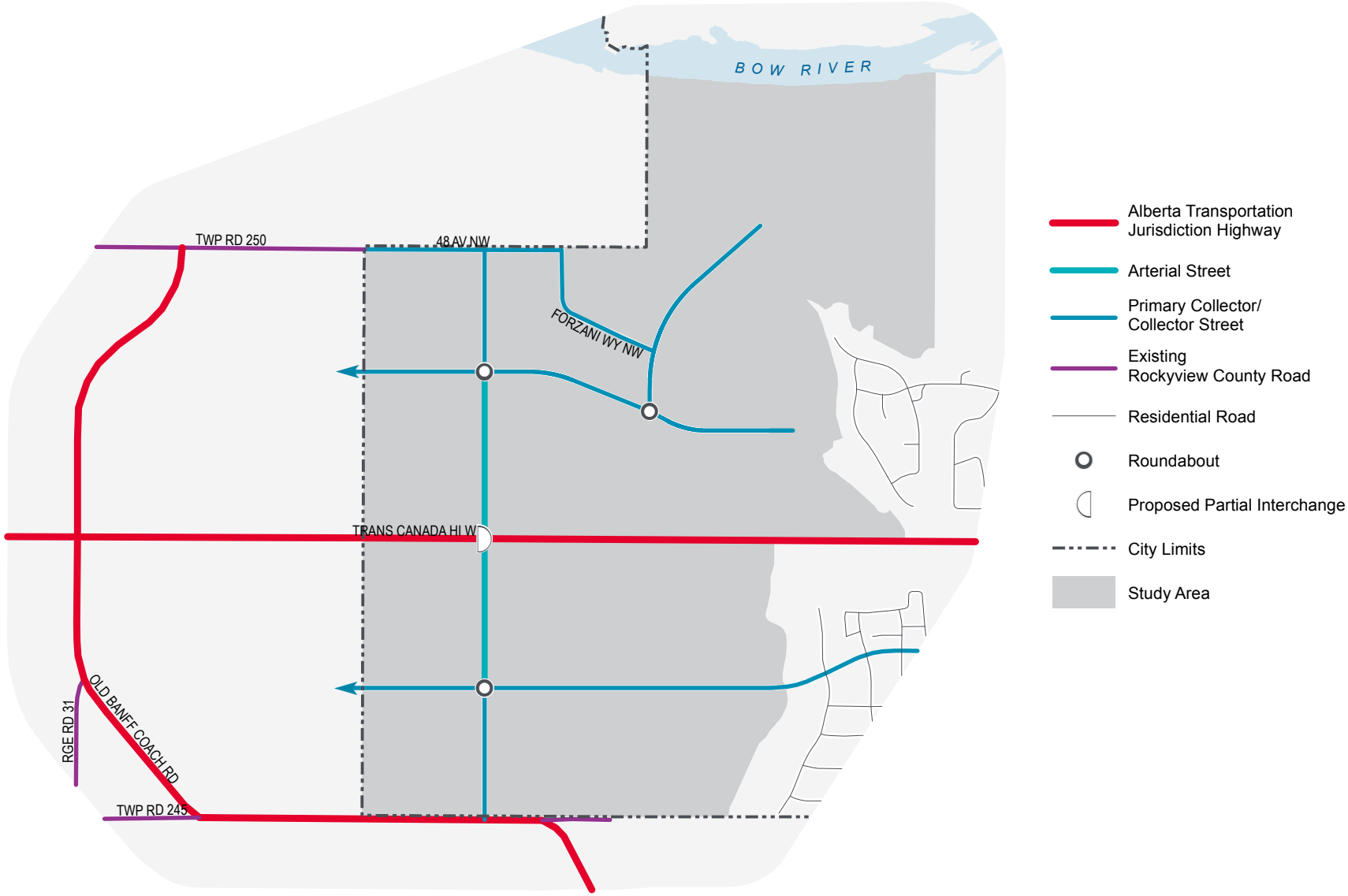
2. The location and design of the proposed partial interchange shall be approved to the satisfaction of the Province and the City of Calgary prior to approval of any applicable land use amendments or outline plans in The Plan Area.

3. Outline plans shall provide transportation network connections to the proposed partial interchange so that the supporting transportation network is in place, or planned to be in place, prior to construction of the partial interchange.

4. The City's Surface Transportation Noise Policy applies throughout The Plan Area. Integration of sound attenuation walls into the architecture of the building along with enhanced streetscape through materials and soft landscaping should be the desired approach.

5. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Functional Study and/or Transportation Impact Assessment), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any transportation impacts on the County.

Map 5 Street Network



6.4 Emergency Access and Egress



Intent

Ensure fire protection and other emergency coverage for The Plan Area is in place to meet Council directed response time targets. Emergency coverage is required as an essential service to meet the needs of a safe and Complete Community, promote and maintain safe and healthy behaviours, provide emergency response and offer protection to people and their property.

Policies

1. Emergency access and egress shall be provided to each Neighourhood as per the City of Calgary's Design Guidelines for Subdivision Servicing and Fire Department Access Standards. The number and location of the access/egress points will be determined at the land use amendment and outline plan stage.



7 Utility Infrastructure

7.1 Water Servicing

Population projections, topography, and land use designations, together with the proposed road layout described in The Plan Area, provide the basis for the ultimate water supply network concept for The Plan Area. The Plan Area is comprised of two water pressure zones: Big Hill West and Crestmont.



Intent

Provide a safe, suitable and efficient potable water system to service the full build-out of The Plan Area.

Policies

1. The conceptual locations of the future water feedermains, pressure reducing valve, and pump station improvements are identified on **Map 6: Water Servicing**, with ultimate servicing to be confirmed by The City of Calgary's Water Resources Business Unit, prior to land use amendment and outline plan approval.

2. Due to significant elevation changes throughout The Plan Area, water servicing should meet the following criteria in accordance with each specific pressure zone:

   Big Hill West Pressure Zone:

   a. The portion of The Plan Area located within the Big Hill West Pressure Zone can be serviced from the extension of the existing water distribution network within Big Hill West Pressure Zone. No capital infrastructure is required.

   Crestmont Pressure Zone:

   b. The portion of The Plan Area located in the Crestmont Pressure Zone requires a capital feedermain loop, as well as local distribution main connections to the existing Valley Ridge Pump Station.

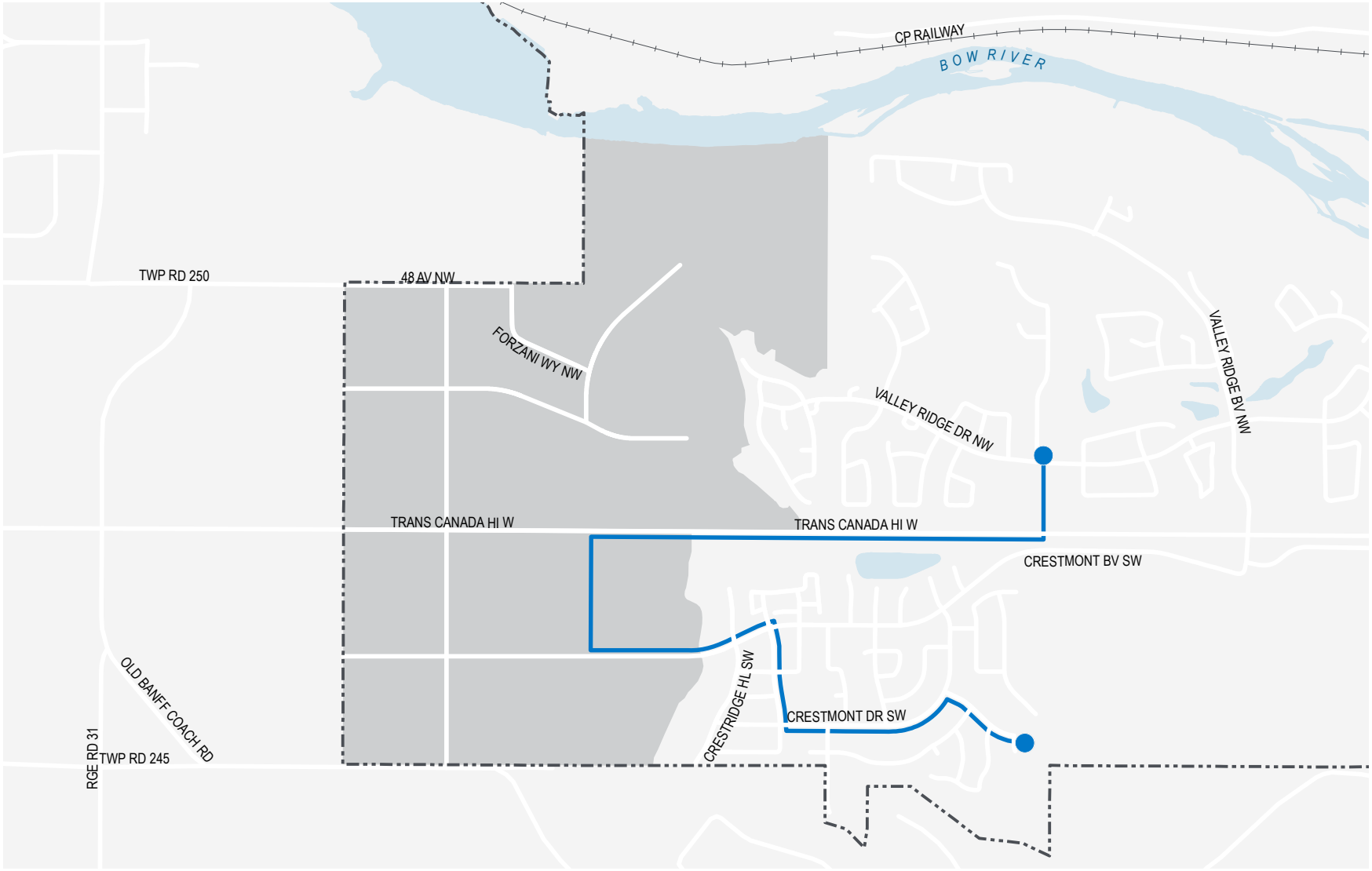
   c. A pressure reducing valve will be required at the existing Crestmont Pump Station.

   d. The Valley Ridge Pump Station will require capital upgrades to service the Crestmont Pressure Zone.

   e. Additional water supply is required to service the increased water demand in this pressure zone.

   f. Ultimate water servicing strategy for this Pressure Zone to be determined through an additional water analysis study performed by The City of Calgary Water Resources business unit at the land use amendment and outline plan stage.

Map 6 Water Servicing



7.2 Sanitary Servicing



Intent

To provide a suitable and efficient sanitary collection system to service the full build out of The Plan Area.

Policies

1. The general delineation of sanitary catchments and alignment of the sanitary network required to service The Plan Area are identified on **Map 7: Sanitary Servicing**. These alignments are conceptual and will be further defined at the land use amendment and outline plan stage.

2. The Plan Area consists of three major sanitary catchments, and should be serviced as follows:

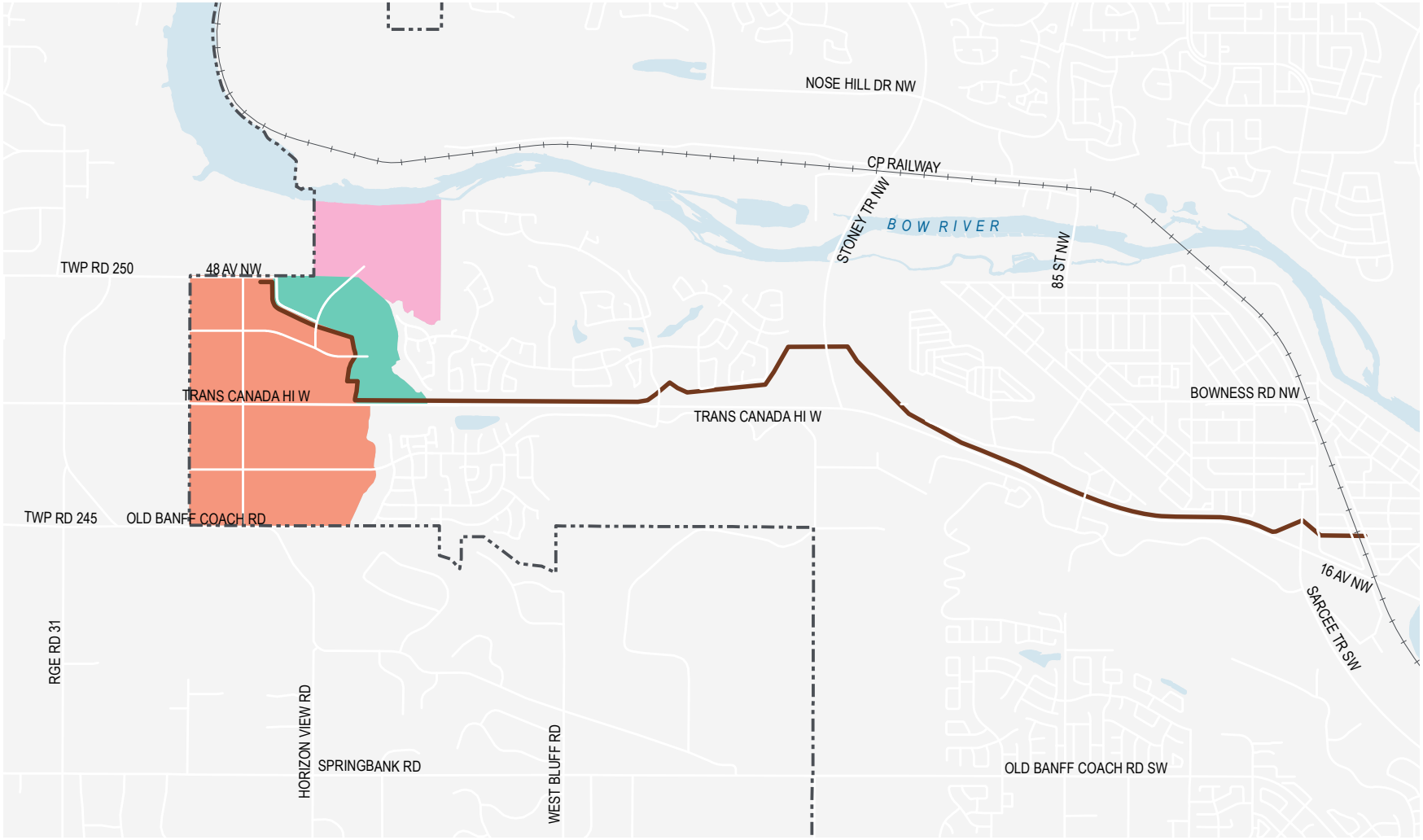
    a. Catchment A will be serviced by gravity through the future capital Trans Canada Sanitary Trunk (TCST), which will discharge into the existing Bowness Trunk system downstream. A local collection network will be required.

    b. Catchment B may be serviced partially by the TCST, and partially by the existing Valley Ridge Sanitary Trunk (VRST) once the TCST is operational. A local lift station may be required to service this catchment area, and will be determined at the land use amendment and outline plan stage. A local collection network will be required.

    c. Catchment C may be serviced through the existing VRST until the TCST is operational. A local lift station may be required to service this catchment area and will be determined at the land use amendment and outline plan stage. A local collection network will be required.

    d. To minimize the number of lift stations in The Plan Area, the lower elevation areas in Catchments B and C should be serviced by one lift station.

Map 7 Sanitary Servicing



7.3 Stormwater Management

The Plan Area is located in the Bow River watershed basin, adjacent to the Bearspaw Reservoir, which is one of Calgary's two drinking water supply sources. Stormwater servicing and site drainage associated with land development must be undertaken carefully, as development and associated stormwater impacts pose a level of risk to the quality, safety and cost of Calgary's public drinking water system.

The watershed faces challenges due to the cumulative effects of increasing agricultural activity, as well as residential, commercial, and industrial growth, generating an increase in stormwater discharge and creek channelization. Water quality and potential for erosion are concerns in the Bow River watershed basin, and in the connected downstream stormwater conveyance systems. Stormwater management and watershed health should be considered within the broader regional context of adjacent biophysical systems and development plans.

There are opportunities to incorporate sustainable stormwater management techniques in The Plan Area to promote resilient, healthy neighbourhoods.



Intent

Guide the design and development of a suitable and efficient stormwater management system, while preserving, to the greatest extent possible, important watershed features, including steep slopes, floodplains and riparian areas, groundwater, and areas with close subsurface connections to the Bearspaw Reservoir.

Policies

1. The conceptual locations of the future storm ponds are identified on **Map 8: Stormwater Management**, with the ultimate servicing scenario to be confirmed by The City of Calgary's Water Resources Business Unit, prior to land use amendment and outline plan approval.

2. The updated Master Drainage Plan for The Plan Area must be approved by The City of Calgary's Water Resources business unit prior to land use amendment and outline plan approval.

3. The approved Master Drainage Plan may identify requirements for the monitoring of natural drainage systems prior to, or at, the land use amendment and outline plan stage.

4. Proposed land uses with potential for source water contamination shall not be permitted in any areas with a surface or subsurface connection to The City's raw water supplies on the Bearspaw Reservoir and the Bow River, as identified in the Master Drainage Plan, unless satisfactory mitigation measures can be developed.

5. Conveyance of existing overland drainage patterns, wetlands, and watercourses should be integrated into the post-development plans, where possible, as per the approved Master Drainage Plan.

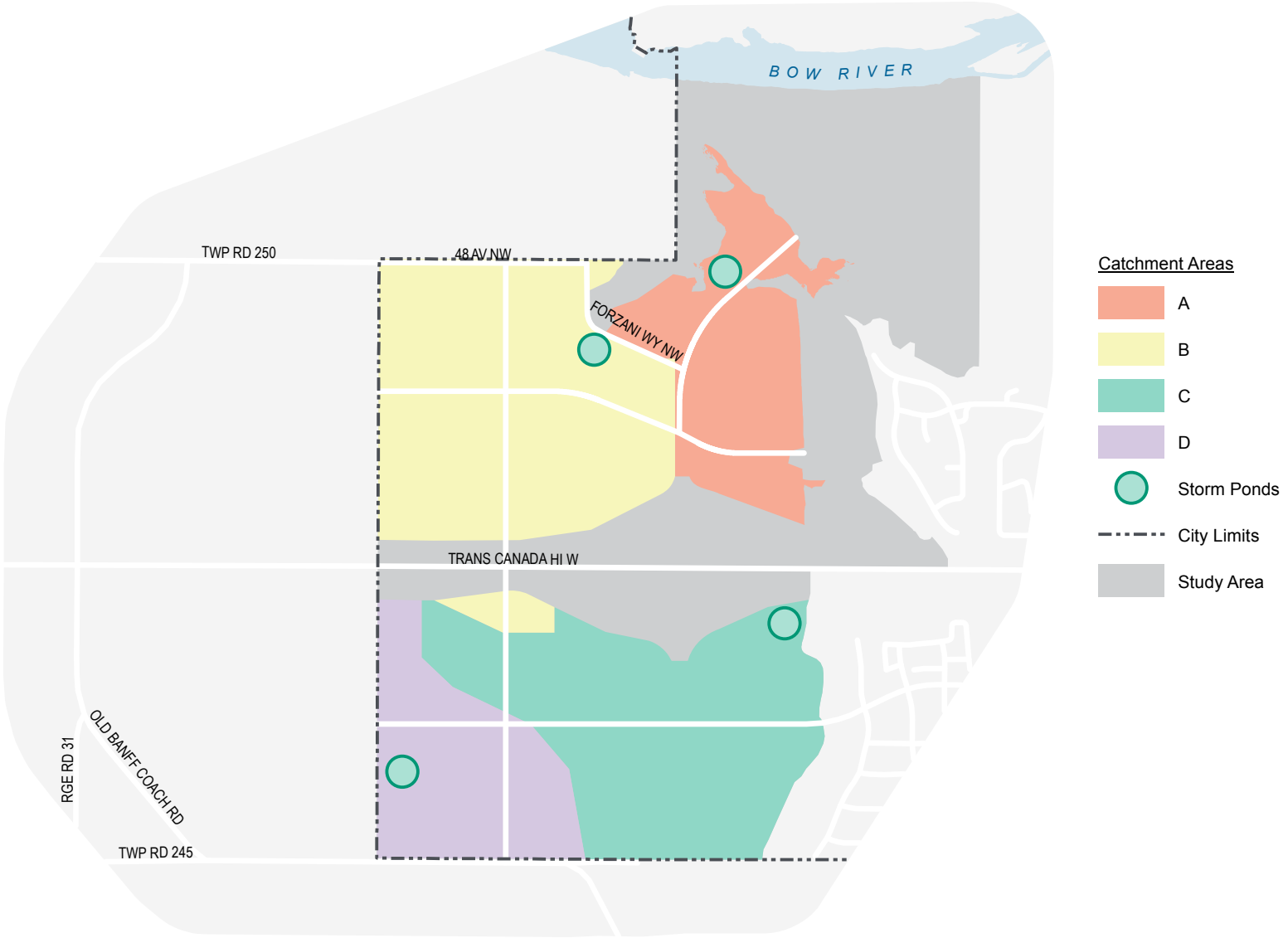
6. Recommendations for mitigation of potential adverse impacts of development to watercourses shall be included in the approved Master Drainage Plan, and applied in the Staged Master Drainage Plan strategy.

7. Outputs of the approved Master Drainage Plan significant enough to alter **Map 2: Land Use Concept** or **Map 8: Stormwater Management** may require an amendment to this ASP.

8. At land use amendment and outline plan stage, a Staged Master Drainage Plan or Pond Report may amend the number of storm ponds required and/or catchment areas without requiring an amendment to this ASP.

9. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Master Drainage Plan, Staged-Master Drainage Plan and/or Pond Report), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any stormwater impacts on the County.

Map 8 Stormwater Management







8 Implementation

8.1 Areas Structure Plan Interpretation

Intent

To assist with accurate interpretation of this ASP, which is paramount to achieving its goals. The policies below are intended to clarify the interpretation of this ASP.

Policies

Map Interpretation

1. Unless otherwise specified in this ASP, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute, and will be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the Approving Authority at the time of application.

2. No measurements of distances or areas should be taken from the maps in this ASP.

3. All proposed land use elements, neighbourhood boundaries, road and utility alignments, intersection types and classifications may be subject to further study and may be further delineated at the land use amendment and outline plan stage in alignment with applicable policies. Any major changes may require an amendment to this ASP.

4. In the case of the EOS Study Area, where adjustments to the extent of the EOS are made, the policies of the adjacent land use element apply without requiring an amendment to maps within this ASP, including but not limited to **Map 2: Land Use Concept**.

Policy Interpretation

5. Where an intent statement accompanies a policy, it is provided as information only to illustrate the intent and enhance the understanding of the subsequent policies. If an inconsistency arises between the intent statement and a policy, the policy will take precedence.

6. The word "should" is explicitly used to further clarify the directional nature of the statement. Policies that use active tense or "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Proposed alternatives will comply with the applicable policies and guidelines to the satisfaction of The City with regard to design and performance standards.

7. Policies that use the words "shall," "will," "must," or "require" apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required.

Appendix Interpretation

8. The appendices do not form part of the statutory portion of the ASP. The intent of the appendices is to provide information and illustrate the policies of the ASP.

Illustrations and Photo Interpretation

9. All illustrations and photos are intended to illustrate concepts included in the ASP and are not an exact representation of an actual intended development. They are included solely as examples of what might occur after implementation of the ASPs policies and guidelines.

Monitoring, Review and Amendments

10. The ASP is future oriented and depicts how The Plan Area is to be developed over an extended time period through a series of public and private sector initiatives. The time frame of this ASP will be determined by the criteria for prioritization and sequencing of growth areas determined as part of the Corporate Framework for Growth and Change and the policies within this ASP.

11. The policies within the ASP will be monitored over time in relation to development and monitoring of the MDP and CTP. Where determined necessary, these policies will be updated through the plan amendment process either generally or in response to a specific issue.

12. To ensure the ASP is a living document that reflects new policies adopted by Council over time, it should be reviewed and updated every 10 years from the time it is initially adopted until such time as the Approving Authority determines The Plan Area is fully built out.

Plan Limitations

13. ASPs are long-term planning documents. As such, they promote a vision for a community and put in place policies and guidelines that work towards achieving that vision over time. ASPs may be amended from time to time, either in relation to a City initiative or an land use amendment or outline plan application. Policies and guidelines in this ASP are not to be interpreted as an approval for a use on a specific site. No representation is made herein that any particular site is suitable for a particular purpose as detailed site conditions or constraints, including environmental constraints, must be assessed on a case-by case basis as part of an application for land use amendment or outline plan, subdivision or development permit.

8.2 Strategic Growth

Deleted **Bylaw 59P2023**

Map 9: Growth Management Overlay

Deleted **Bylaw 59P2023**

8.4 Application Requirements

Intent

Applicants must meet a number of requirements when submitting a development application for The Plan Area.

Policies

Application-Based Plan Amendments

1. Any changes to the text or maps in this ASP may require an amendment, in accordance with the MGA. Where an amendment to this ASP is requested, the applicant shall submit the supporting information necessary to evaluate and justify the potential amendment and ensure its consistency with the MDP and other relevant policy documents.

8.5 Historical Resources Act Clearance

Intent

A number of historic resource sites have been identified within and near The Plan Area, including historic homesteads. However, a full Historic Resource Impact Assessment (HRIA) of the entire Plan Area is required to identify additional historic resource sites. Alberta Culture, Multiculturalism and Status of Women has issued a requirement for this study, and depending on the results, further studies may be required. This typically takes place at the land use amendment and outline plan application stage. When possible, The City will discuss with Developers the possibility of conserving historic resource sites within EOS.

Policies

1. Prior to outline plan application approval, a Historical Resources Impact Assessment (HRIA) report may be required by the Province, as determined by Alberta Culture, Multiculturalism and Status of Women.

2. Where required, the applicant shall, to the satisfaction of Alberta Culture, Multiculturalism and Status of Women, undertake protective or mitigative measures identified in an HRIA report.

8.6 Intermunicipal Coordination

The Plan Area is border by Rocky View County to the north, south and west. Annexation of these lands from Rocky View County by the City in 2007 resulted in the present municipal boundary. The Rocky View/Calgary 2006 Annexation Agreement identified planning principles that were refined in the Rocky View County/ City of Calgary Intermunicipal Development Plan (IDP). This ASP falls entirely within the IDP Policy Area, specifically the Highway 1 West Corridor Key Focus Area of the IDP.

Intent

Ensure that The City of Calgary and Rocky View County work collaboratively to coordinate planning for areas of mutual interest.

Policies

1. The City will consult with Rocky View County on intermunicipal planning, transportation and servicing matters that may arise within the IDP Policy Area of The Plan Area to achieve cooperative and coordinated outcomes.

2. The City will circulate all development and planning proposals within the IDP Policy Area in accordance with IDP policies.

8.7 Regional Review

Policies

1. This plan must conform to the Calgary Metropolitan Region Growth Plan and the processes set out in the Regional Evaluation Framework.



9 Glossary

9.1 Abbreviations

ASP
Area Structure Plan

CR
Conservation Reserve

CTP
Calgary Transportation Plan

EOS
Environmental Open Space

ER
Environmental Reserve

GDHa
Gross Developable Hectare

HRIA
Historical Resources Impact Assessment

IDP
Intermunicipal Development Plan

JUCC
Joint Use Coordinating Committee

JUS
Joint Use Site

LUB
Land Use Bylaw 1P2007, as amended or replaced

MDP
Municipal Development Plan as amended or replaced

MGA
Municipal Government Act

MR
Municipal Reserve

NAC
Neighbourhood Activity Centre

NCPG
New Community Planning Guidebook

PTN
Primary Transit Network

9.2 Definitions

The following definitions shall apply. Where a term is defined in the Glossary of the MDP, that definition applies in the interpretation of this ASP. The street classifications mentioned in this ASP refer to the street classifications of the Design Guidelines for Subdivision Servicing. Where a definition differs from The City of Calgary Land Use Bylaw in effect at the time, the Land Use Bylaw definition shall apply.

A

Adaptive Grid: A street grid network that responds to natural topography and features, is adaptable in orientation and block pattern, supports a diversity of land uses, housing types and neighbourhood character and provides high connectivity and legibility for all modes of transportation.

B

Biophysical Impact Assessment (BIA): Report used to define the environmental impact of a project on the biophysical features of an area. In preparing a BIA, baseline data is usually collected on soil, vegetation, wetlands, wildlife and hydrology.

C

Calgary Transportation Plan: Council approved document that guides the transportation system and its development in Calgary. The City: The Corporation of The City of Calgary.

Commercial Uses: Establishments selling goods and services that support the day to day needs of Calgarians. These typically include retail and restaurant uses.

Community Association Site (CA): Provides a location for Community Association uses.

Community Garden: A piece of land gardened by a group of people for the purpose of providing a public and private garden experience and education to Calgarians. They are offered in partnership between City of Calgary Parks and community-based organizations and are subject to all policies and bylaws governing public lands.

Council: The elected Council of The City of Calgary.

Conservation Reserve: Conservation Reserve as defined in the Municipal Government Act.

E

Environmental Open Space (EOS) Study Area: Identifies lands that may be environmentally significant. Where land identified within the EOS Study Area is not protected or acquired, it can be developable according to the policies of this ASP.

Environmental Reserve (ER): Environmental Reserve as defined in the Municipal Government Act.

H

Historic Resources (as defined in the Historical Resources Act): Any work of nature or humans that is primarily of value for its palaeontoloical, archaeological, prehistoric, historic, cultural, natural, scientific or esthetic interest including, but not limited to, a palaeontological, archaeological, historic, or natural site, structure or object.

Historic Resources Impact Assessment (HRIA): An assessment that evaluates the presence of historical resources in an area and provides recommendations for whether preservation should take place.

I

Institutional Use: Use of land, buildings or structures for the purpose of religious, charitable, educational, health, welfare or correctional activities. Institutional uses may include, but are not limited to, places of worship, public or private schools, post-secondary institutions, hospitals, reformatory or correctional facilities, medical clinics, cemeteries and child care facilities.

Intermunicipal Development Plan (IDP): A statutory plan that is jointly prepared by The City of Calgary and the MD of Foothills which includes areas of land lying within the boundaries of the municipalities, as they consider necessary. Intermunicipal Development Plans are further defined in the Municipal Government Act.

J

Joint Use Coordinating Committee (JUCC): A co-member group between The City, the Calgary Board of Education and the Calgary Separate School District to manage planning and operational issues associated with school sites.

L

Land Use Area: One of the categories of Land Uses delineated on the Land Use Concept Map and described in one of the policy sections of the ASP.

Leading Infrastructure: The core infrastructure required at the start of development, including water, sanitary sewer, stormwater, transportation and emergency response facilities.

M

Master Drainage Plan: a drainage report prepared by the Water Resources Business Unit of The City or on behalf of The City by qualified consultants. The report may include a conceptual strategy to implement a combination of stormwater management practices to ensure watershed deterioration does not occur and that water is returned to an appropriate location in the hydrogeological system.

Multi-Residential Development: A residential development of one or more buildings, each containing a minimum of three units in total.

Municipal Development Plan (MDP): The planning policy document guiding growth and development within The City of Calgary. It reflects the kind of community Calgarians would like to see in the future. It is visionary, strategic and long-term, and provides the basis for actions and decisions to both protect and improve quality of life for all Calgarians, present and future.

Municipal Reserve: Municipal Reserve as defined in the Municipal Government Act.

N

Neighbourhood: A portion of a community generally based on a quarter section of land or equivalent area (65 ha; 160 ac), in which most Calgarians are within a five minute walk of a Neighbourhood Activity Centre.

Neighbourhood Activity Centre (NAC): Centre providing opportunities for residential intensification, local jobs, retail services and civic activities. In new communities, NACs should be planned at the outset through the ASP process.

Neighbourhood Area: The residential catchment area outside of the Neighbourhood Activity Centre (NAC). It consists of primarily Residential Uses with a variety of housing types and a street network that connects Calgarians, jobs and commercial services through direct automobile, transit, cyclist and pedestrian routes.

New Community Planning Guidebook (NCPG) – Volume 2, Part 1 of the MDP: translates the MDP's vision and core polities into implementation level policies and forms the basis for new communities and ASPs.

P

Plan Area: The land that is the subject of the ASP.

The Province: The government of the Province of Alberta.

R

Recreational Use: The use of land, buildings or structures for the purpose of active or passive leisure pursuits, cultural activities, sporting activities and other customary and usual recreational pursuits which may include, but are not limited to, golf courses and driving ranges, ice skating rinks, sport fields, recreational centres and parks and playgrounds.

Residential Use: The use of land, buildings or structures for dwelling units.

Regional Assets: Elements, such as physical features, amenities or activities in the Plan Area that are valued by Calgarians and provide benefits to both municipalities and the region as a whole. Regional Assets may include lands that provide significant environmental/biophysical benefit, culturally significant areas, recreational opportunities or services.

T

Transportation Impact Assessment (TIA): A study required to support the transportation aspects of a proposed development that has the potential of generating significant amounts of new transit users, pedestrians, and cyclist and vehicular traffic, or that could potentially change the mobility patterns in the area where it is proposed.

U

Urban Agriculture: The raising, growing, processing and distribution of food and non-food products within city boundaries or in the semi-urban areas and around cities for both food and fuel production.

W

West Regional Context Study (WRCS): The planning study guiding development and growth of an area in the west end of Calgary



10 Appendicies

These appendices do not form part of the statutory portion of the ASP. The intent of the appendices is to provide information and illustrate the policies of the ASP.

10.1 Appendix A: Biophysical Background Information

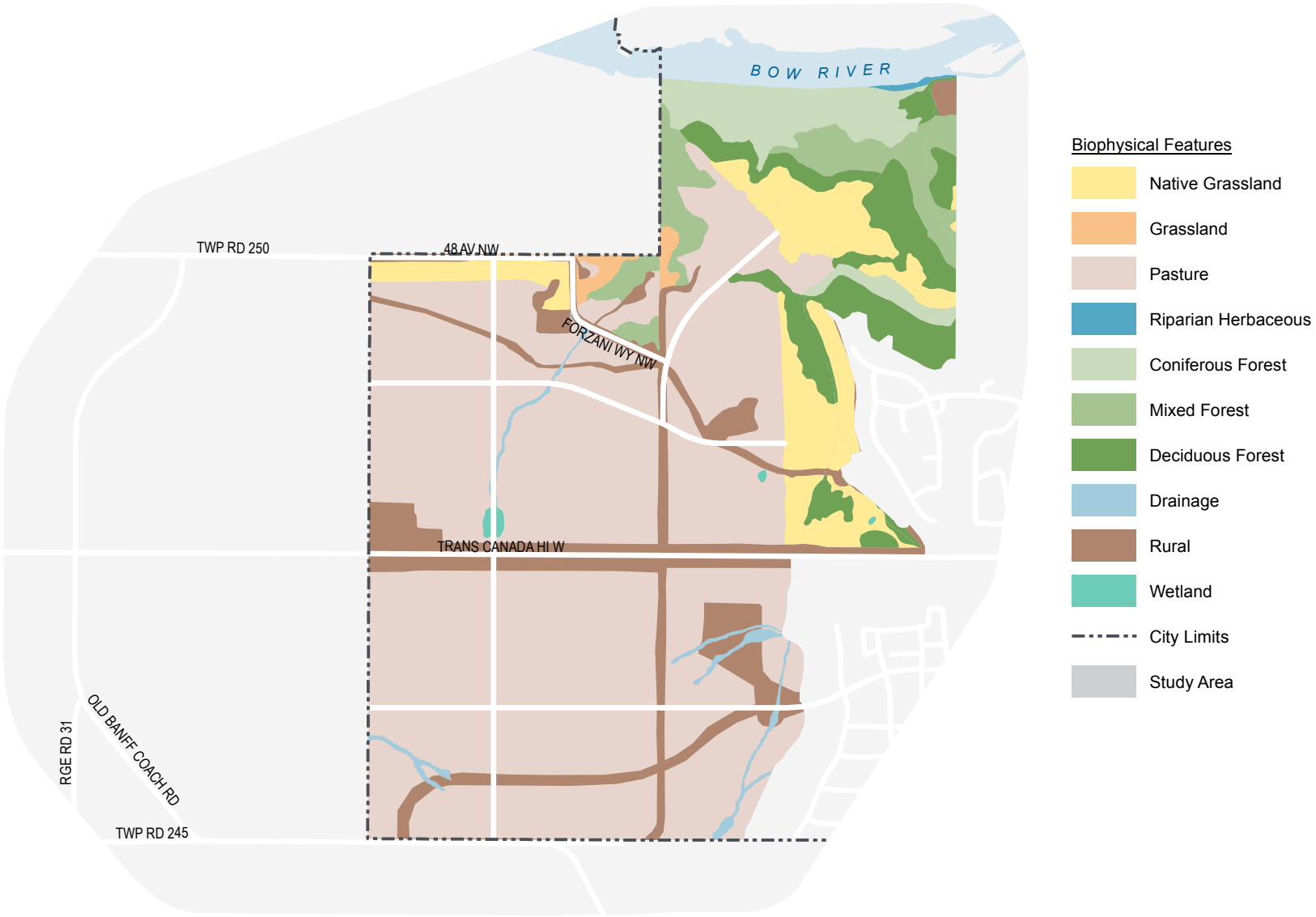
The general biophysical features in The Plan Area are shown on **Map A1: Biophysical Features**. The environmental significance of each biophysical feature in The Plan Area was ranked as Low, Moderate or High. Features ranked Moderate and High were considered Environmentally Significant Areas (ESAs). The Environmental Open Space Study Area shown on **Map 2: Land Use Concep**t corresponds to the ESAs identified in the Ecological Inventory (EI). These ESAs are summarized in **Table 2: Environmentally Significant Areas** within the Environmental Open Space Study Area, and **Map A2: Environmentally Sensitive Areas** and are described in detail in the Ecological Inventory report (Golder 2018). Planning considerations for each ESA are also included in **Table 2: Environmentally Significant Areas** within the EOS Study Area. Biophysical Impact Assessments (BIAs) completed at the land use amendment and outline plan stage will support the delineation of areas to be preserved as EOS, areas to be modified as other types of open space, and areas to be developed. The BIAs will also supplement the ecological inventory completed for the ASP and identify mitigation measures.

Table 2 Environmentally Significant Areas within the Environmental Open Space Study Area

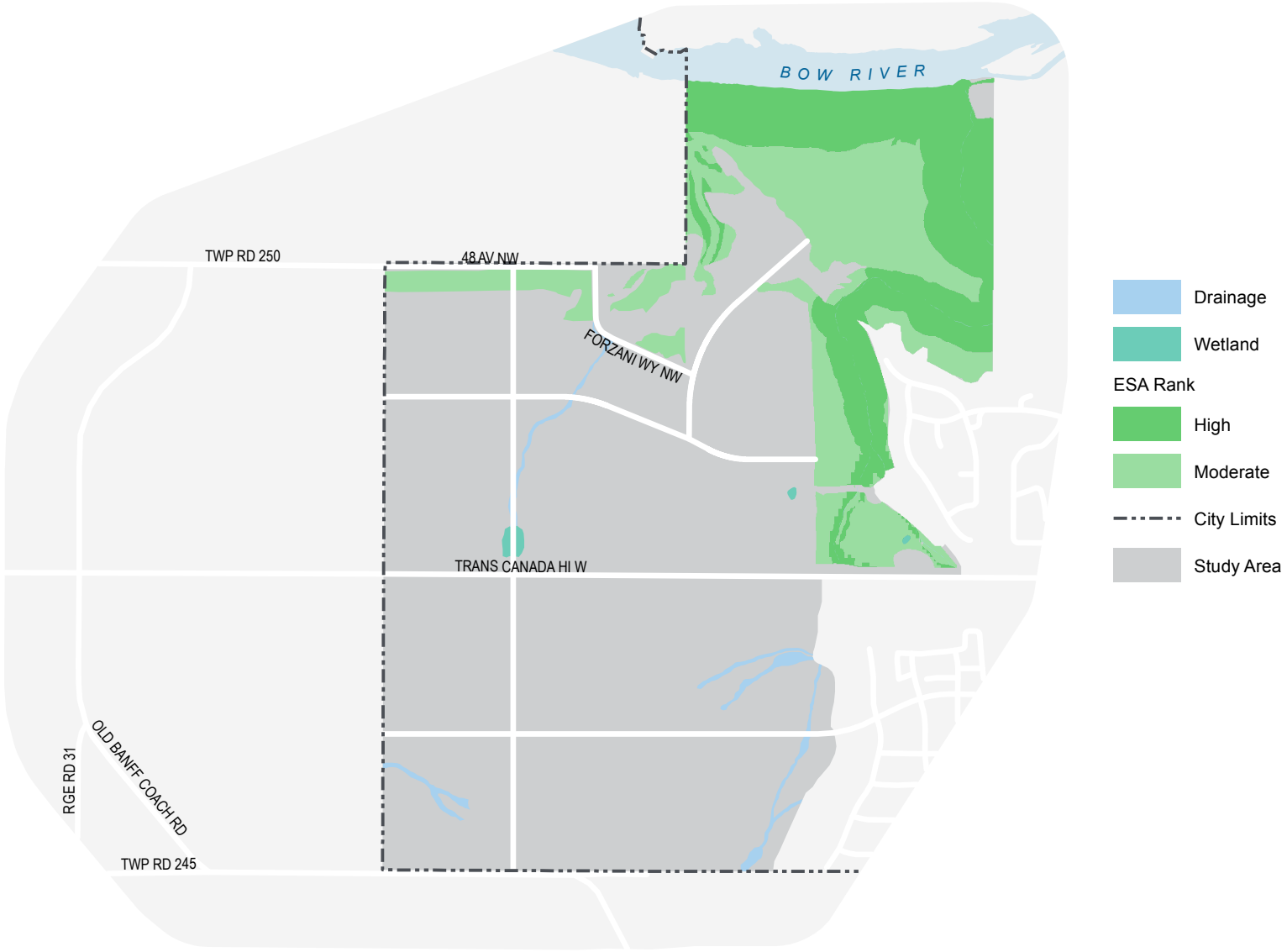
Map ID (see Map A1)	Primary Characteristics	Environmental Significance Ranking	Description & Planning Considerations
Native Grassland	High value native grassland	High	Native fescue grassland. Supports listed species. High priority for preservation.
Grassland	Undisturbed grassland	Moderate	Provides habitat and supports listed species.
Coniferous Forest	Old growth, mature, coniferous forest	High	Sloped area with mature coniferous tree stand. Supports listed species High quality wildlife habitat. High priority for preservation.
Mixed Forest	Mixed forest habitat	High	Sloped area with mature tree stand and understory Supports listed species. High priority for preservation.
Deciduous Forest	Old growth deciduous forest	High	Sloped area with mature deciduous tree stand. Supports listed species and functions as wildlife corridor. High priority for preservation.
Riparian Herbaceous	Riparian area functioning as wildlife corridor	High	Riparian area along Bow River.
Wetland	Various class wetlands providing wildlife habitat	Moderate	Wetlands providing wildlife and unique vegetation habitat.
Watercourse Drainages	Ephemeral and intermittent streams and reaches, functioning as wildlife habitat and corridor	Moderate	Ephemeral streams convey precipitation and groundwater to more permanent streams. sFurther study required to understand function and post – development viability.

Reference: Golder 2018 Ecological Inventory, prepared for Qualico and Melcor.

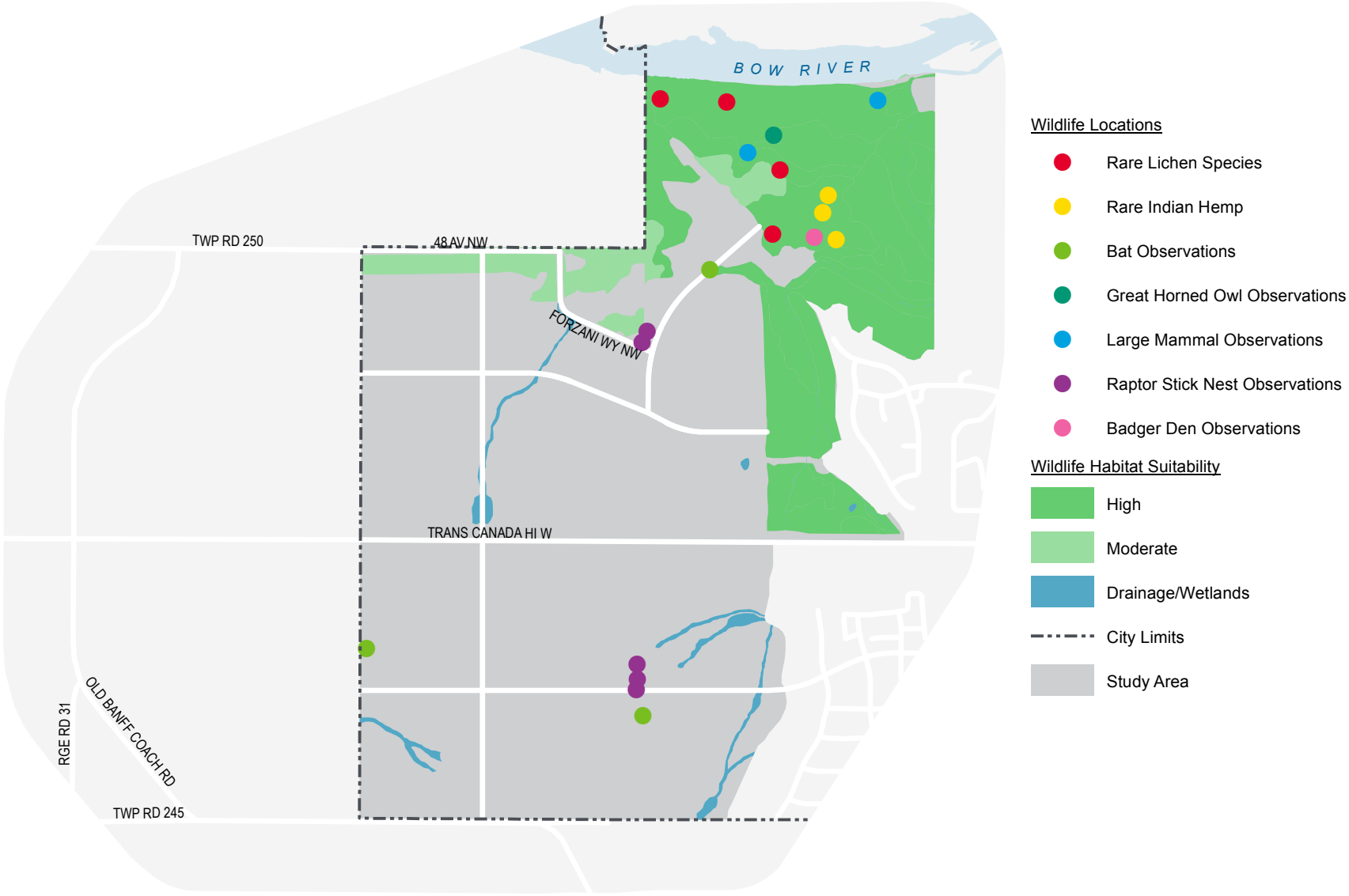
Map A1 Biophysical Features



Map A2 Environmentally Sensitive Areas



Map A3 Wildlife Habitat



10.2 Appendix B: Joint Use Sites and Municipal Facilities Requirements

The JUS, as indicated in **Table 3: Joint Use Requirements** and on **Map 2: Land Use Concept** may be reviewed by the Joint Use Coordinating Committee (JUCC) when detailed planning for The Plan Area is undertaken through review of the land use amendment and outline plan applications. Should it be determined that an additional site is required, or a site is to be removed from The Plan Area, then an amendment to the ASP will be necessary. Once reserves are assessed at the land use amendment and outline plan stage, it may be necessary to reduce the size of the JUS as little or no reserve is available for other community open spaces, including but not limited to, neighbourhood or sub-neighbourhood parks and lands not provided as ER but determined significant as to enhance The Plan Area's overall green footprint. This should be determined on a case-by-case basis with the Subdivision Authority, and approval from the JUCC.

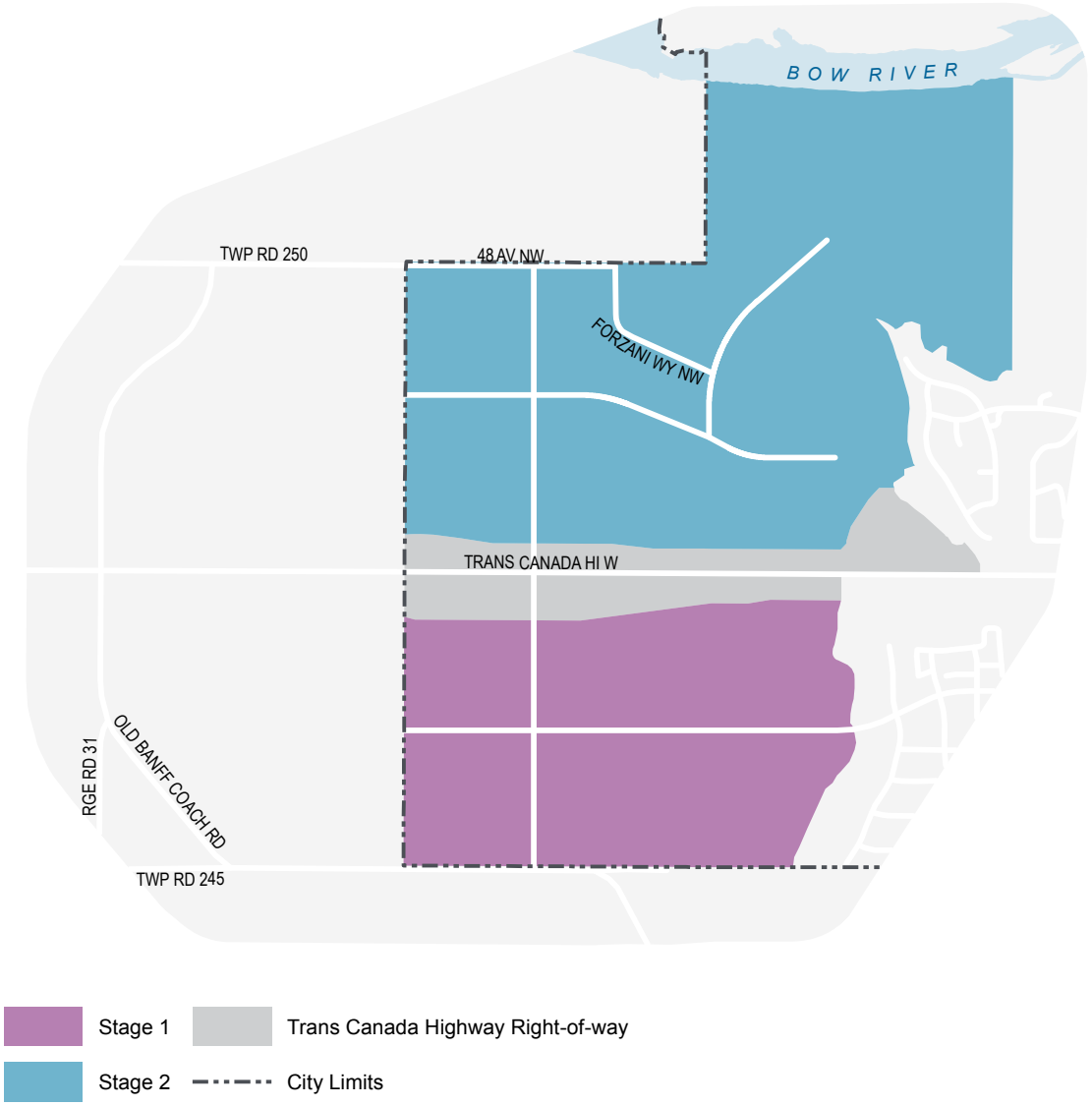
Table 3 Joint Use Site Requirements

	Neighbourhood A – North	**Neighbourhood B – South**
School Type	Kindergarten – 9	Kindergarten – 9
School Board	CCSD	CBE
Site Size	4.85 ha (12 ac)	4.85 ha (12 ac)

10.3 Appendix C: Development Staging

Development of The Plan Area will follow the alignment of the proposed water, sanitary, and stormwater services. Once fire and emergency service coverage is in place and the proposed water, sanitary and stormwater solutions are accepted, development could follow in two phases. Essentially, as the ultimate infrastructure is built, development would be able to proceed in an east to west direction, as shown on **Map C1: Development Staging**. Over time, the remaining local infrastructure would be brought on as development progresses.

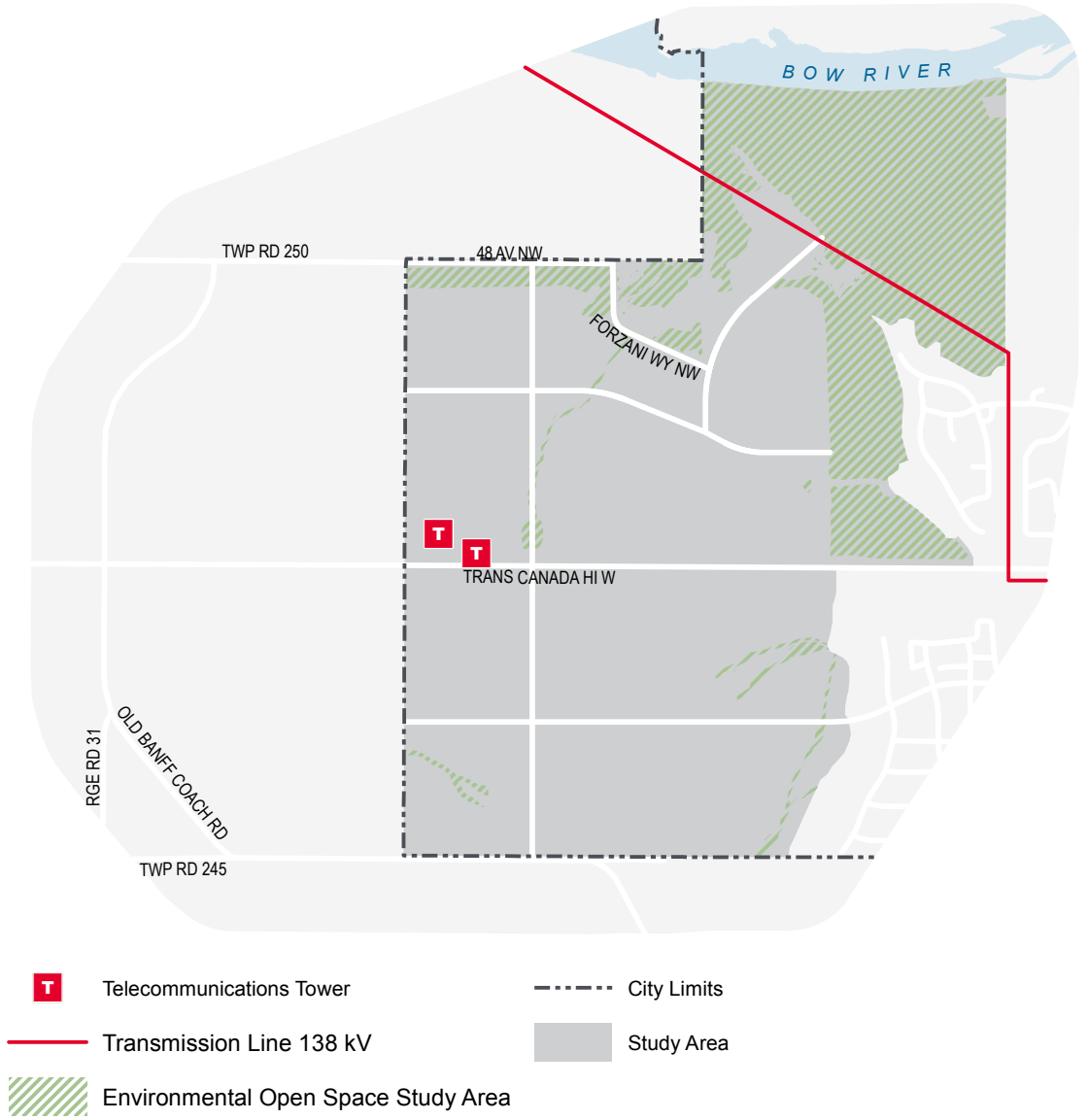
Map C1 Development Staging



10.4 Appendix D: Plan Area Constraints

There are existing telecommunications towers and power transmission lines in The Plan Area. Highway 1 constrains access to The Plan Area, limited access to the north and south portions of The Plan Area. **Map D1: Plan Area Constraints** illustrates these physical features that constrain development.

Map D1 Plan Area Constraints



10.5 Appendix E: Regional Corridors and Context

Map E1: Regional Corridors and Context **illustrates the regionally significant corridors, including mobility corridors and transmission corridors, identified by the Interim Growth Plan.**

Map E1 Regional Corridors and Context

