West Macleod Residual Lands ASP

Phase 1 – Envision: What We Did Report

November 2024

Project Overview

The West Macleod Residual Lands Area Structure Plan (ASP) will provide for the local area planning of 220 hectares (544 acres) in the City's southwest. This planning policy document will provide the vision, goals and core principles that will shape the future stages of development. It will guide land use patterns, transportation and utility networks and implement the broad planning objectives of the Calgary Metropolitan Region Growth Plan, Municipal Development Plan, Calgary Transportation Plan & other relevant regional and city-wide policies & strategies.

This process will include the scoping and review of numerous technical reports and analysis evaluating everything from population & employment forecasts to archeology & biophysical inventory. It will identify lands of environmental significance and demonstrate through the location of pathways, parks and streets how its future residents will be able to move, relax, socialize and play. The outcome of this work will inform future growth strategies, identify the need for any capital investments and provide for a sequencing of development. A Land Use Concept will be developed to show where all the higher ordered elements of a complete community should locate. It will contain the approximate location and type of schools and neighbourhood activity centres. The ASP document will contain policies that will guide the future development within the Plan Area.

Phase 1: ENVISION

We engaged with Calgarians for Phase 1: ENVISION in May-June 2024 through an in-person event and online. Participants were encouraged to share opportunities and constraints that may influence the future development within the West Macleod Residual Lands, and their vision for future development in the area.



Outcome

The West Macleod Residual Lands Team prepared two reports:

- ***What We Heard Report*** summarizes the feedback we received through communication and engagement with the public during Phase 1: ENVISION.

- ***What We Did Report*** (this report) is intended to demonstrate how feedback from Phase 1 was used to inform the draft vision, draft goals and draft land use concepts for Phase 2: EXPLORE.

What We Heard

There were five general themes that emerged from the feedback we received during our public engagement for Phase 1: Envision:

- **Preserve natural areas**

  Participants described their connection to the natural area within the ASP area. Suggestions included leaving the area as-is with no development at all, or creating a park or protected greenspace such as a nature reserve. Participants suggested pathway connectivity and greenspace are important factors in a new community.

- **Create a balance between different housing types**

  Participants would like to see a variety of housing options ranging from higher densities that support mixed-use and transit-oriented development, to lower densities that support single-detached homes.

- **Foster community gathering spaces, retail and amenities**

  Participants would like to see amenities in the ASP area including various general and specific services such as recreational facilities and gas stations for the area. Whereas some participants saw retail opportunities in the future, other felt that there was already sufficient retail in neighbouring communities.

- **Create an efficient and well-connected street system for all users**

  Participants identified a potential challenge with traffic management due in part to existing volumes of traffic and due also to the topography and constraints of the ASP area.

- **Provide infrastructure and services**

  Participants identified potential challenges with infrastructure in the area including water infrastructure and schools. Participants questioned whether infrastructure and services would be able to keep pace with residential development of the ASP area.

What We Did

The themes that emerged from Phase 1 are in the table below, along with responses from the project team as to how that feedback will be used to inform the new Area Structure Plan (ASP) while providing a rationale.

What We Heard	How feedback was considered	Why We Did It
Preserve natural areas	We've identified Pine Creek as an important environmental feature and marked it as an Environmental Open Space Study Areas. To protect Pine Creek, we've included green buffers, regional pathways, and connections for walking and biking in the draft plan to ensure it fits well with the surrounding development.	Pine Creek marks the northern edge of the plan area and it has environmental importance and value to the city and surrounding areas. By protecting and improving Pine Creek, we want to create a place where nature and development work well together. This will help build a strong community identity and make the area more resilient with eco-friendly and climate-conscious design.
Create balance between different housing types	We are proposing a mix of residential land uses, and the draft plan shows a mix of housing types to support various needs. This will create a community for all ages and needs.	Higher order policies, like the Municipal Development Plan, highlight the need for communities with different housing types for all ages and needs. This approach helps everyone find suitable housing in one community, thereby promoting resilience and social unity.
Foster community gathering spaces, retail and amenities	We've included gathering spaces in the draft ASP plan to support a vibrant and healthy community. The draft plan features connected open spaces, community centers, schools, parks, and recreational areas, along with "High Streets". These amenities will encourage social interactions and create an engaging public space.	Creating gathering spaces is important because they help people connect and create a sense of belonging within the community. Community gathering spaces will be accessible to everyone and encourage social interaction, physical activity, and social connections. They also boost the local economy by attracting people to nearby

What We Heard	How feedback was considered	Why We Did It
		businesses and improve the overall quality of life.
Create an efficient and well-connected street system for all users	We focused on creating a street system that works well for everyone. The draft plan uses a fused-grid layout to make it easy for people to walk, bike, drive, and use public transit. Important connections include future links to the Belmont LRT station, shared spaces on High Street, and pathways connecting the community to nearby areas.	The City's higher-order policies in the Municipal Development Plan and Calgary Transportation Plan required good street systems that make it easy and safe for everyone to get around. It reduces traffic, helps emergency vehicles, and makes daily travel easier. Connected streets encourage walking and biking, which are healthy and eco-friendly. Plus, it helps build a stronger community
Provide infrastructure and services	We are planning essential infrastructure for the ASP. Technical studies such as for transportation, water, sewage and storm water are being undertaken to support the feasibility of the proposed land uses. ASP policies will cover current and future infrastructure needs.	Planning for infrastructure and services is key to building functional communities. It ensures residents have easy access to amenities and supports economic growth by attracting businesses. Well-planned services improve quality of life and promote stability. Early integration of infrastructure reduces future disruptions and costs, allowing the community to grow smoothly and sustainably.

Other Feedback

What We Heard	Why we are unable to incorporate the feedback
Preserve natural areas by keeping it as-is	• The lands in the Plan Area are identified for future residential development in Calgary's Municipal Development Plan and as a future growth area in the Intermunicipal Development Plan with Foothills County. • Various landowners own these lands, and The City doesn't stop them from developing. Instead, The City sets long-term policies, like this ASP, to guide responsible and sustainable growth.
Only build single-family housing	• Planning for only single-family homes does not meet the existing municipal and regional policy requirements. • Planning only single-family homes isn't ideal because it limits housing choices, making it hard for different people to find homes. • It is inefficient, costs more, uses more land, and can harm the environment by causing urban sprawl. • Mixed housing types which include single family homes along with apartments and townhouses, create vibrant communities, support local economies, preserve green spaces, use land more efficiently and help reduce costs. • A mix of housing options makes communities more inclusive, sustainable, and lively.

Project Next Steps

We will be engaging with Calgarians for Phase 2: Explore from November 12 – December 10, 2024. Both in-person and online engagement opportunities will be available for the project team to gather feedback to further refine the work that has been done so far for the draft ASP.

To stay up to date on project details, future engagement opportunities and to sign-up for email updates please visit the West Macleod Residual Lands ASP Engage Portal.