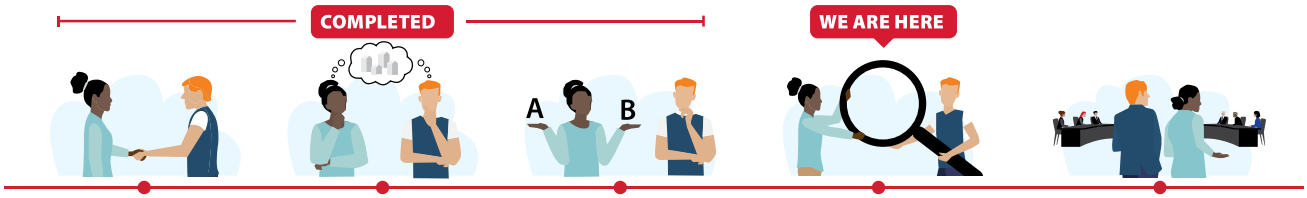
Welcome, and thank you for joining us today.



Phase 0: DISCOVER
Pre-project research, awareness building, technical team assembly

Phase 1: ENVISION
Develop Vision, Goals and Core Principles

Phase 2: EXPLORE
Draft Land Use Concept & formulate policy that outlines how growth & development can happen

Phase 3: REFINE
Refine Land Use Concept & Policy based on input

Phase 4: REALIZE
Infrastructure Planning Committee and Council review and decision

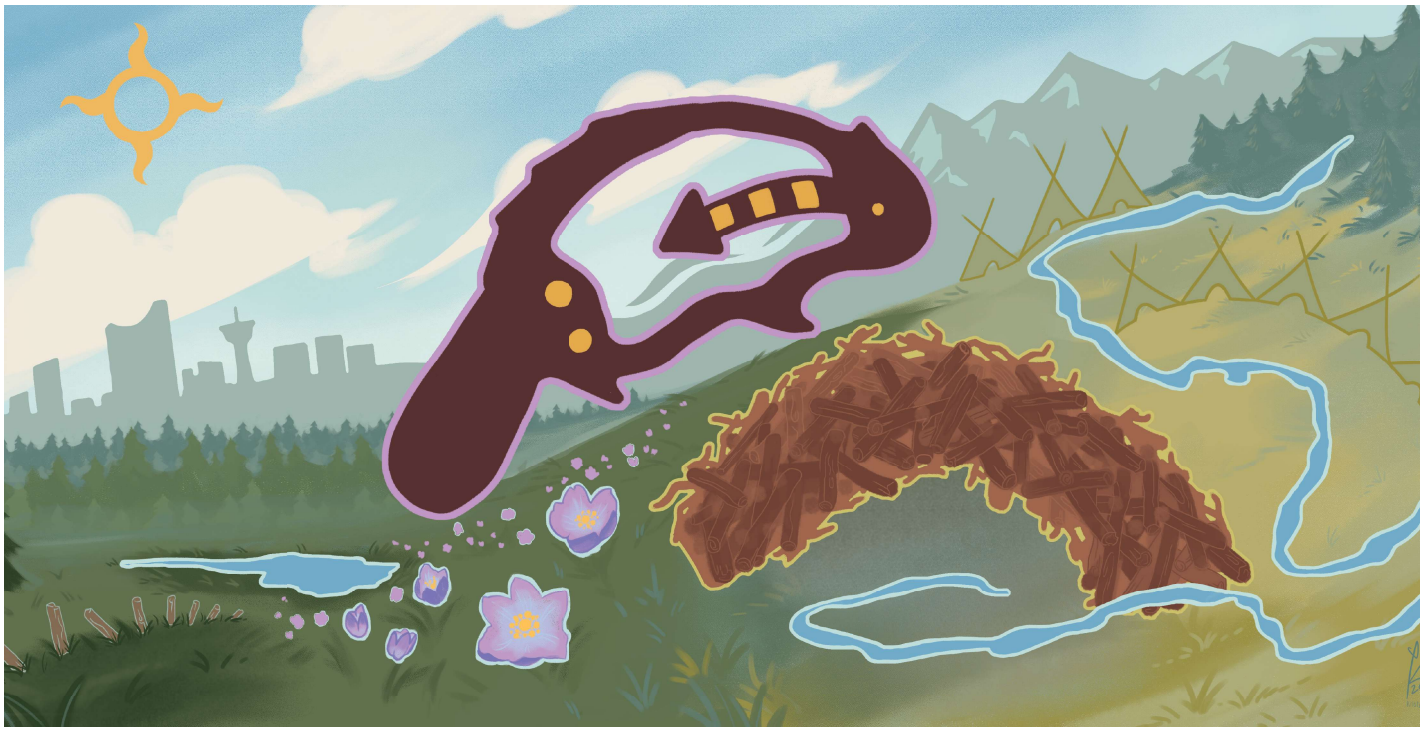
At this session you can:

- Learn how your feedback informed the draft Plan.
- Share your thoughts about the draft Plan.
- Discuss the draft Plan with members of the project team, and ask questions.
- Learn about next steps including how to participate at upcoming City of Calgary Committee and Council meetings.

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Saatootsi
(pronounced **Saa-toh-ts**)
New name for the ASP

- **Saatootsi** means "West" in Blackfoot, symbolizing natural forces like chinooks, winds, and hot springs that shape the region.
- Reflects a deep, spiritual connection to land and nature.
- Rooted in the landscape, emphasizing harmony with all living and non-living elements.



Artwork by Kristy North Peigan

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Draft Saatootsi Area Structure Plan (ASP)



The draft Saatootsi ASP sets a long-term vision for development while addressing these key needs:

- **New homes for a growing Calgary** - plans for a variety of housing options for about 12,000 to 20,000 future residents.
- **Protecting nature and open spaces** – supports the preservation of identified wetlands, creeks, and natural areas.
- **Better transportation and future Transit** – lays out safe, connected street network with future transit routes, bike paths and walkable streets.
- **Providing everyday amenities** – includes space for schools, local parks, and small-scale shops to support day-to-day life.
- **Aligning with Calgary's long-term Plans** – supports The City's Sustainability Principles and Key Directions as outlined in the Municipal Development Plan (MDP).

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Calgary

Highlights of the draft Saatootsi Area Structure Plan

- Modern and efficient planning for new areas, designed to work well with public transportation and nearby developments.
- Plans ahead to make sure infrastructure and access are ready for new projects.
- Flexible planning to adapt to market needs and support more housing.
- Resilient and connected, reflecting local culture and values.
- Focuses on better transportation, more housing options, protecting nature, and honoring Indigenous history and presence.

220
Hectares

12,000 – 20,000
People

2,624 – 3,165
Jobs

5,000 – 8,300
Units (All types)

3
Schools

1
Recreation Facility

Multiple
Parks & Open Spaces



30 – 50 (anticipated 40 UPH)
Density (Units per Gross Residential Area)

87 – 141 (p+j/ha)
Intensity (People + Jobs)

* UPH means units per hectare

* Unit per Gross Residential Area refers to the number of housing units within a specified total land area, including all streets, parks, and other non-residential spaces

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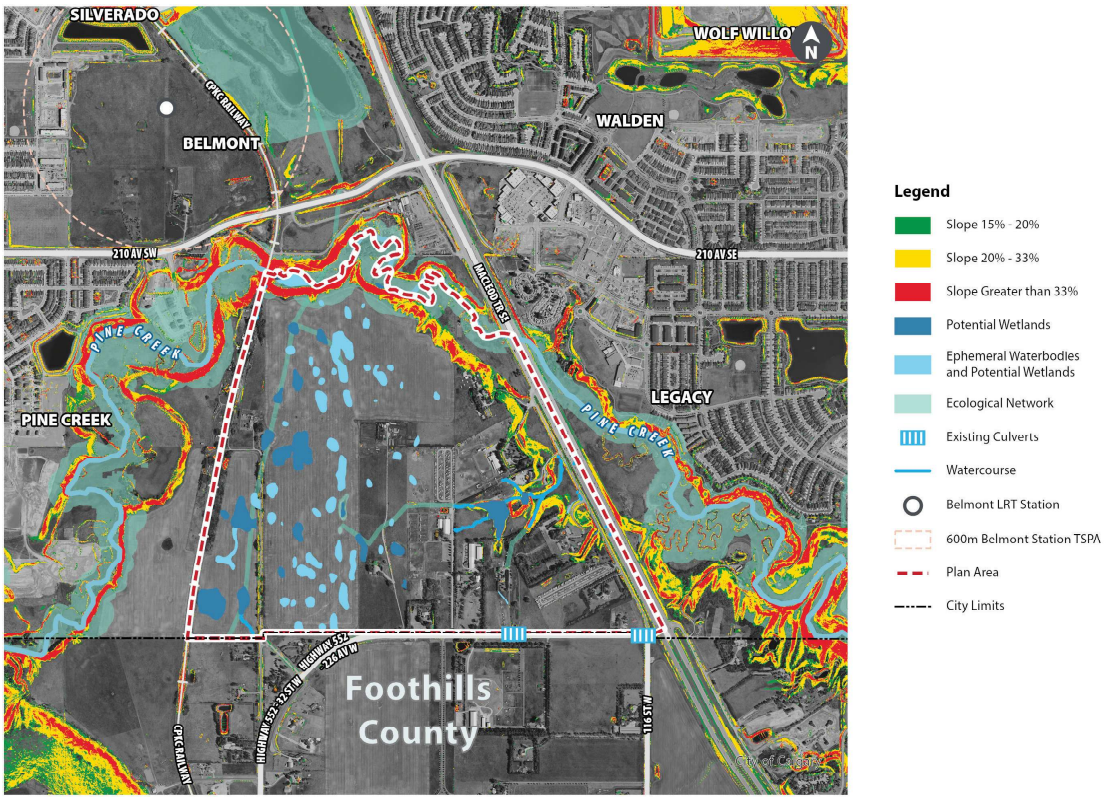
Public Engagement

What we heard and how your feedback informed the draft Saatootsi Area Structure Plan (the Plan).

WHAT WE HEARD	WHAT WE DID	WHY WE'RE DOING IT
Protecting Natural Areas	**We've included policies that:** • Protect Pine Creek and nearby wetlands through a green buffer. • Identify an Environmental Study Area where more environmental studies will be done before development is allowed. • Is supported by Traditional Indigenous Knowledge.	• To honour the ecological and cultural importance of Pine Creek. • To ensure future development respects the land, water, and wildlife while following The City's environmental protection guidelines.
Balancing Housing Types	**We've included policies that allow:** • Ground-level homes, with a mix of townhouses and low-rise apartments in several areas. • Taller buildings only in areas where future public transit may be built.	• To ensure the neighbourhood has homes for everyone while keeping its unique character and views. • To support the City of Calgary 's long-term goals for inclusive and well-designed communities.
More Community Amenities	**We've included:** • A site for a future recreation facility, three school sites, and a community association building and placed them within walking distance of homes and linked to future walking and biking paths.	• To ensure the new community has the services and spaces it needs to thrive - especially for families, youth, and older adults
Better Mobility and Traffic Solutions	**We've planned for:** • Road access as infrastructure is built. • Walking and cycling paths, safe crossings over the railway and busy roads, and future access to public transit. • Road and path designs that follow City of Calgary's Complete Streets policy and Calgary's Transportation Plan.	• To make it easier and safer for people to get around—whether they are walking, biking, driving, or taking the bus. • To address current issues while planning for a more connected future.
Infrastructure and services	**In the Plan:** • New buildings can only be constructed when the necessary infrastructure is in place. • Planned for utility servicing, school access, and emergency services.	• To ensure new growth happens only when the necessary services are in place. • To assure the public of The City's plan to manage these needs over time.

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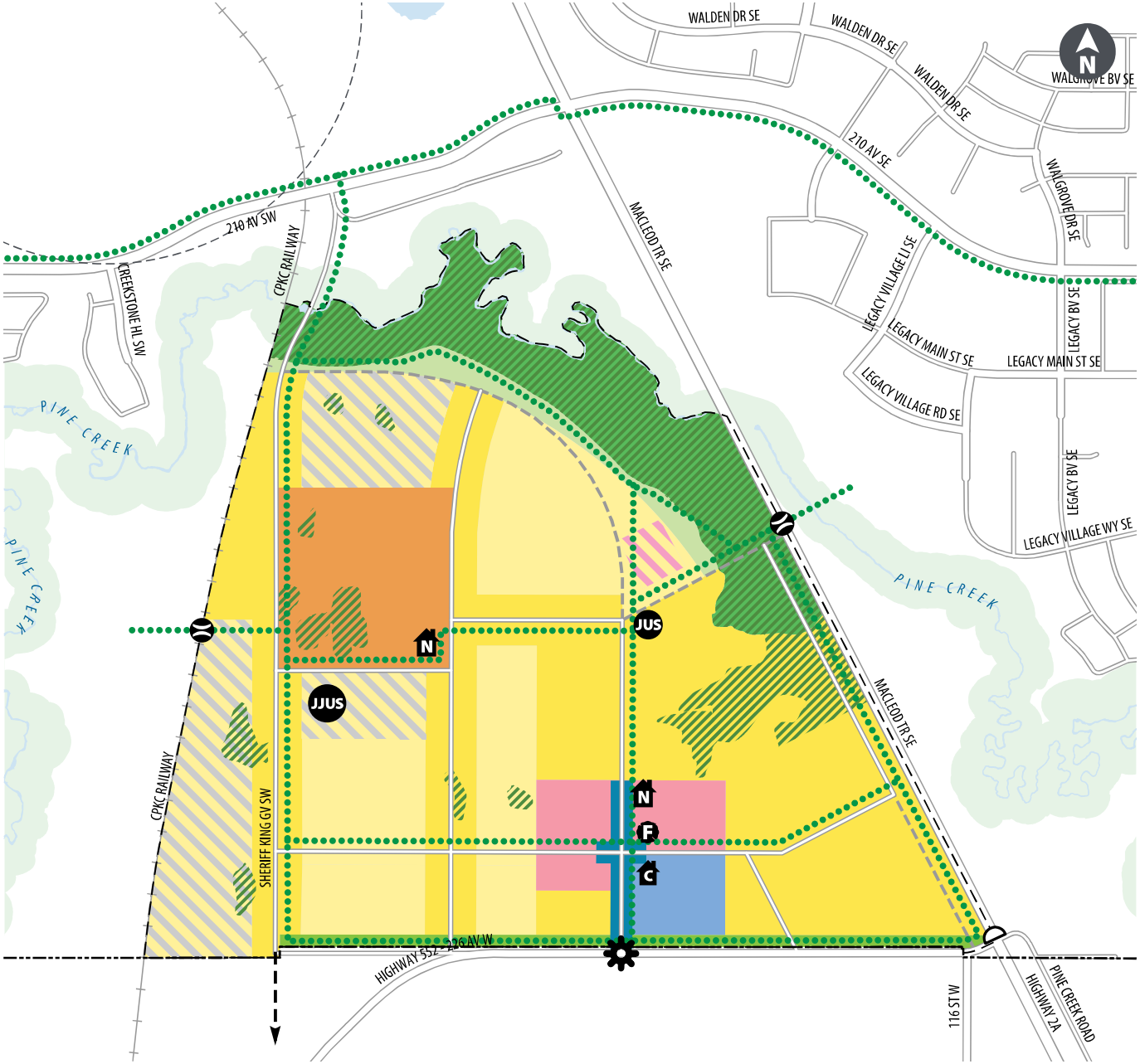
Key Planning Considerations



- Access Challenges
  - North due to Pine Creek Natural Area
  - West due to Canadian Pacific Kansas City (CPKC) heavy rail
  - East Macleod Tr S.W. has access limitations
  - South access is possible requiring coordination and collaboration with Foothills County & Alberta Transportation and Economic Corridor (ATEC)
- Preserving Pine Creek Natural Area
- Future Belmont/210 Ave S LRT Station
- Fragmented land ownership
- Amenities and future communities being built surrounding the Plan Area
- Potential for future development south of Hwy 552 – part of Calgary Growth Area
- Opportunity for higher density with variety of housing typology

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Land Use Concept



Legend

- Ground-Oriented Residential
- Ground-Oriented Residential Flex
- Multi-Residential
- Medium-High Density Residential
- Commercial
- Commercial Flex
- Natural Area
- Northern Natural Interface
- Southern Interface
- Special-Purpose Recreation
- Active Frontage
- Environmental Open Space Study Area
- Entrance Gateway
- Community Association Site
- Neighbourhood Activity Centre
- Potential Fire Hall
- Joint Use Site
- Joint-Joint Use Site
- Future Partial Interchange
- Active Modes Connection
- Regional Pathway
- Possible Future Connection
- 600m Belmont Station Buffer
- Plan Area Boundary
- City Limits

Proposed Land Use Elements

Ground-Oriented Residential Area

- Dwellings in this area may include singles, semis and row housing.
- The land use area regarded as the local neighbourhood zone will have the lowest density of dwellings.



Ground-Oriented Residential Flex Area

- Dwellings in this area will include singles, semis, rowhousing, townhomes, and low and mid-rise buildings.
- Policies would support up to 4 storey buildings.



Multi-Unit Residential Area

- Dwellings in this area will include mid-rise buildings and stacked townhomes.
- Policy would support 4-6 storey buildings.



Medium-High Density Residential Area

- Dwellings in this area will include high-rise towers, mid-rise townhome podiums, and mixed-use buildings.
- Policy would support 7-16 storey buildings.



Land Use Elements



Commercial

Areas that provide neighbourhood-scale commercial uses that serve the daily needs of residents including retail, food services, personal and professional services.



Commercial Flex

Flexible neighbourhood scale commercial opportunities, providing essential goods and services during the initial phases of residential development. The final location will be determined during the Outline Plan stage.



Active Frontage

Areas that are designated for mixed-use development featuring active at-grade uses, high pedestrian activity, and strong urban design. These areas support a vibrant public realm and non-residential uses.



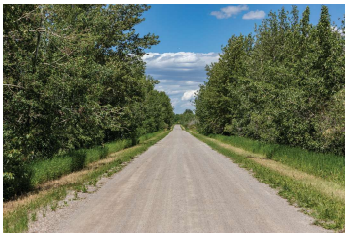
Special-Purpose Recreation

A regional amenity that will accommodate a variety of indoor and outdoor recreational uses.



Northern Natural Area Interface

Serves as a natural transition between residential development and Environment Open Space Study Area (EOSSA), promoting environmental protection and maintain the integrity of the natural area.



Southern Intermunicipal Interface

Provides a landscaped buffer and visual transition to Foothills County, reinforcing compatibility and serving as a gateway feature.



Environmental Open Space Study Area

Environmental Open Space Study Area identifies environmentally significant areas to be evaluated at the Outline Plan / Land Use Amendment stage. Where lands do not qualify as Environmental Reserve, development may occur, provided no other limitations exist.

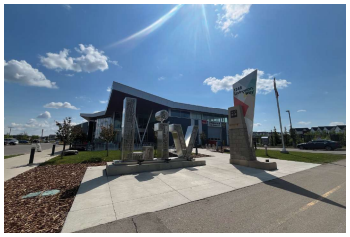


Existing Natural Areas

A network of natural areas within the Plan Area that pre-date and existed prior to the passing of this plan (2025).

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Land Use Elements



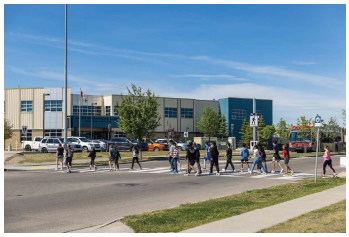
Community Association Site

A location for the recreational, cultural, physical and social needs of community residents.



Neighbourhood Activity Centre

Serves as a central destination points with a mix of transit supportive housing, commercial uses, and a pedestrian oriented public realm.



Joint Use & Joint-Joint Use Sites

Approximate location of schools, playgrounds and community facilities and within the Plan Area.



Entrance Gateway

Establishes a sense of arrival into the Plan Area through integrated landscape and urban design elements.



Escarpment Road

A scenic route along the Northern Green Buffer overlooking Pine Creek.



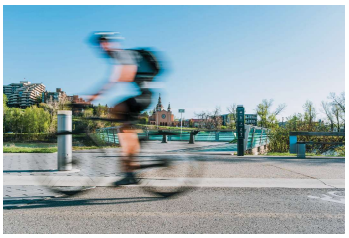
Transit Station Radius

Transit Station Radius represents areas within walking distance (typically 600m) of a proposed or future higher-order transit infrastructure such as Bus Rapid Transit (BRT) or Light Rail Transit (LRT). These areas are prioritized for higher-density and mixed-use development.



Regional Pathway

The regional pathway system provides cycling and walking connections within the Plan Area and to surrounding communities.



Active Modes Connections

Active Mode Crossings accommodate pedestrians and cyclists across CPKC Railway to the west and Macleod Trail to the east through grade-separated connections that minimizes conflicts with railway and vehicular traffic.

Final design and funding strategies will be determined through future outline plan and infrastructure processes.

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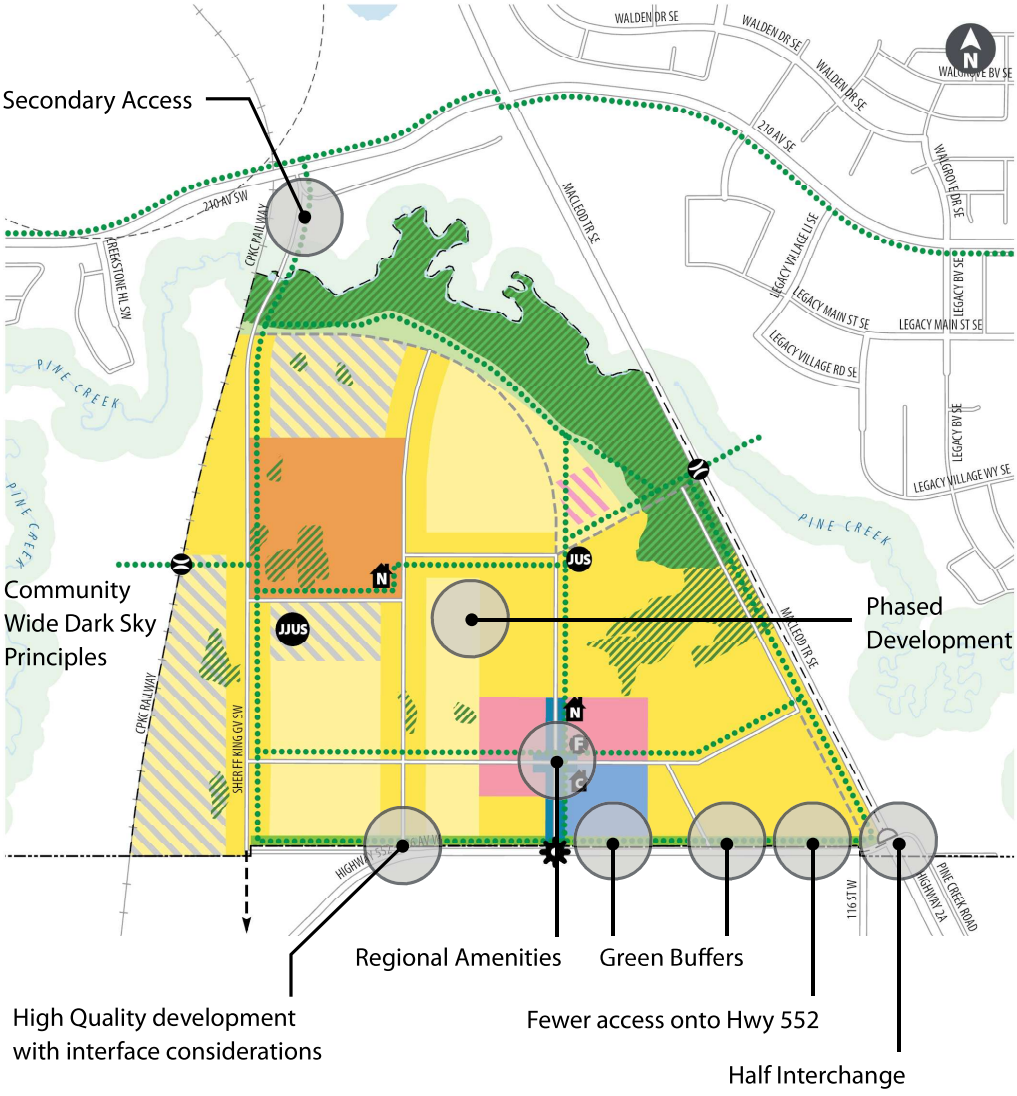
Phasing Strategy

1. Temporary traffic signals to manage all turning movement would be implemented during Phase 1
2. North connection to 210 Ave S.W. during/before Phase 2
3. Grade separated interchange at Macleod Tr and Hwy 552 during/before Phase 3
   - Phases are dependent on infrastructure upgrades & market conditions
   - Phasing is critical to the success of achieving the vision of development



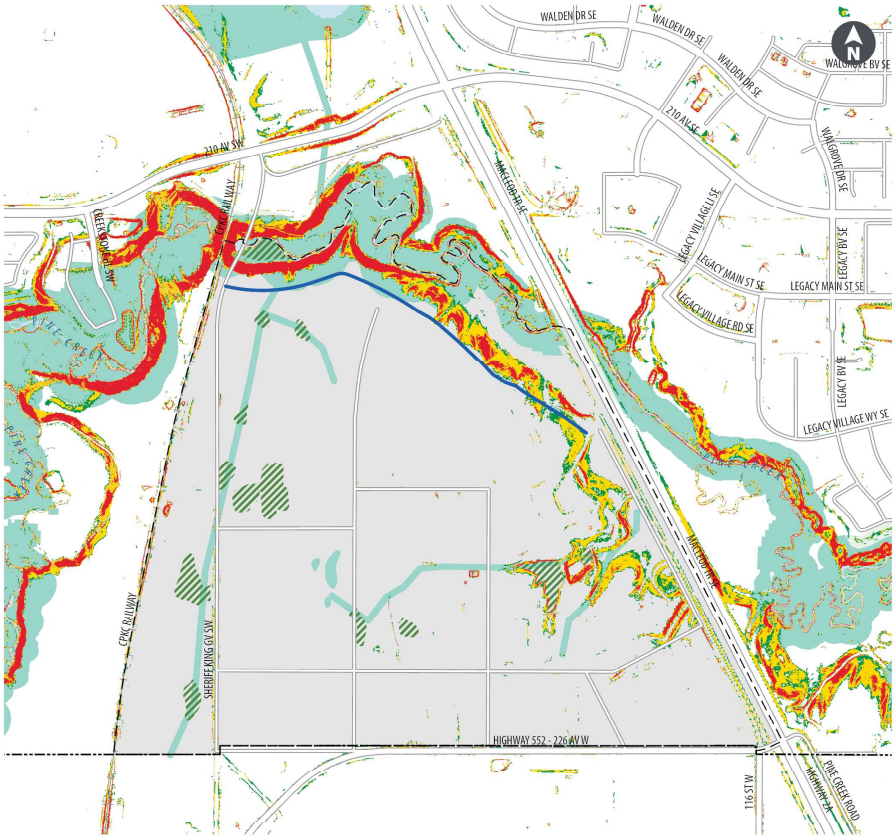
Intermunicipal Considerations

- Addresses Foothills County concerns related to transportation and site access via policies and further collaboration
- Project Team is hopeful of Foothills County's support



Technical Studies

Landforms and Ecological Network



Legend

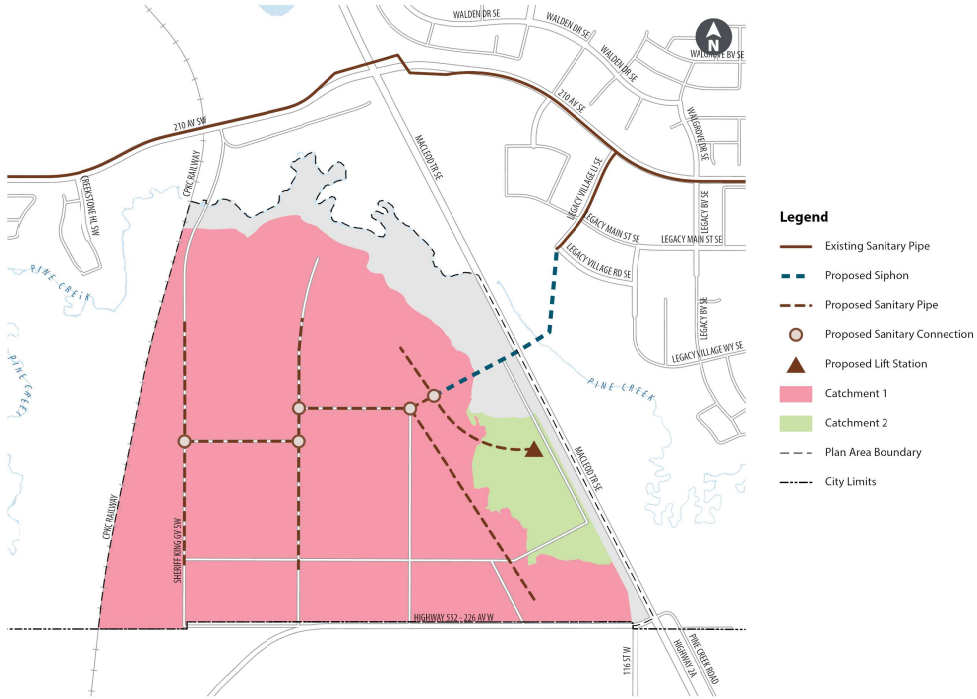
- Slope 15% - 20%
- Slope 20% - 33%
- Slope Greater than 33%
- Ecological Network
- Potential Wetlands
- Geotechnical Slope Setback
- Plan Area Boundary
- City Limits

Technical Studies

Water Servicing

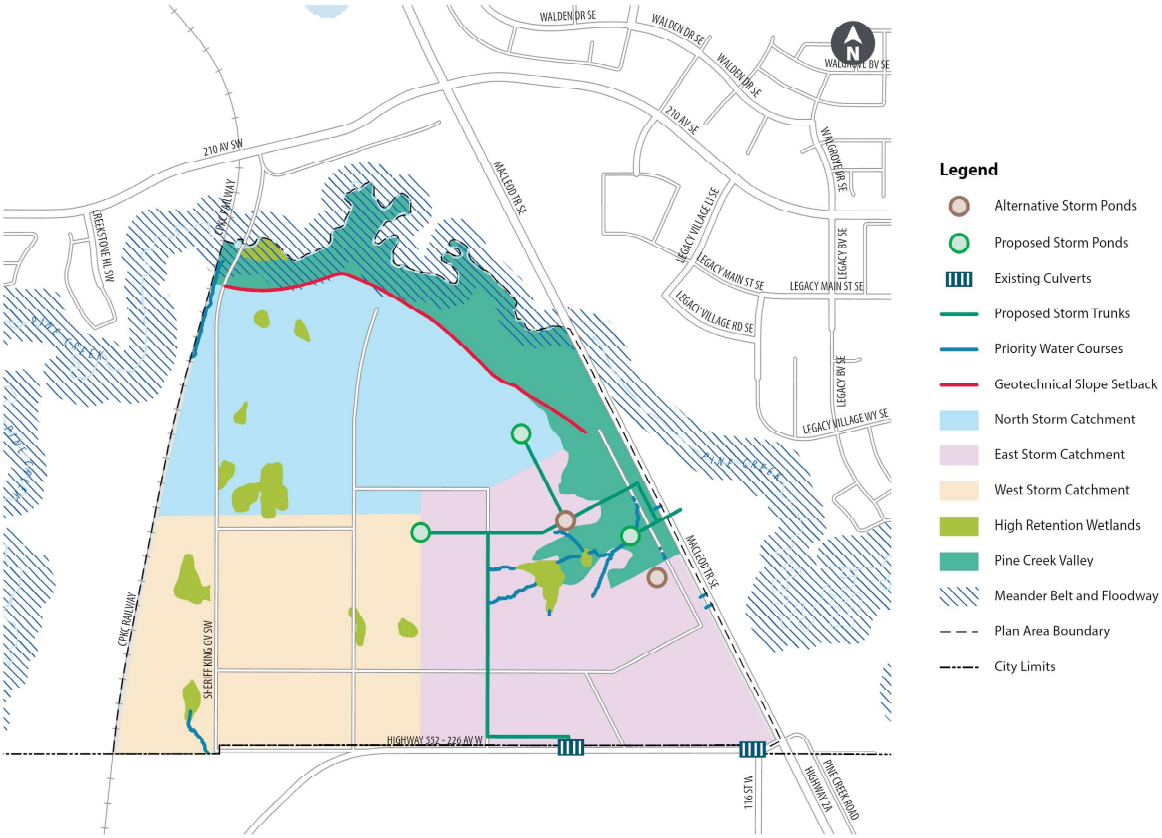


Sanitary Servicing



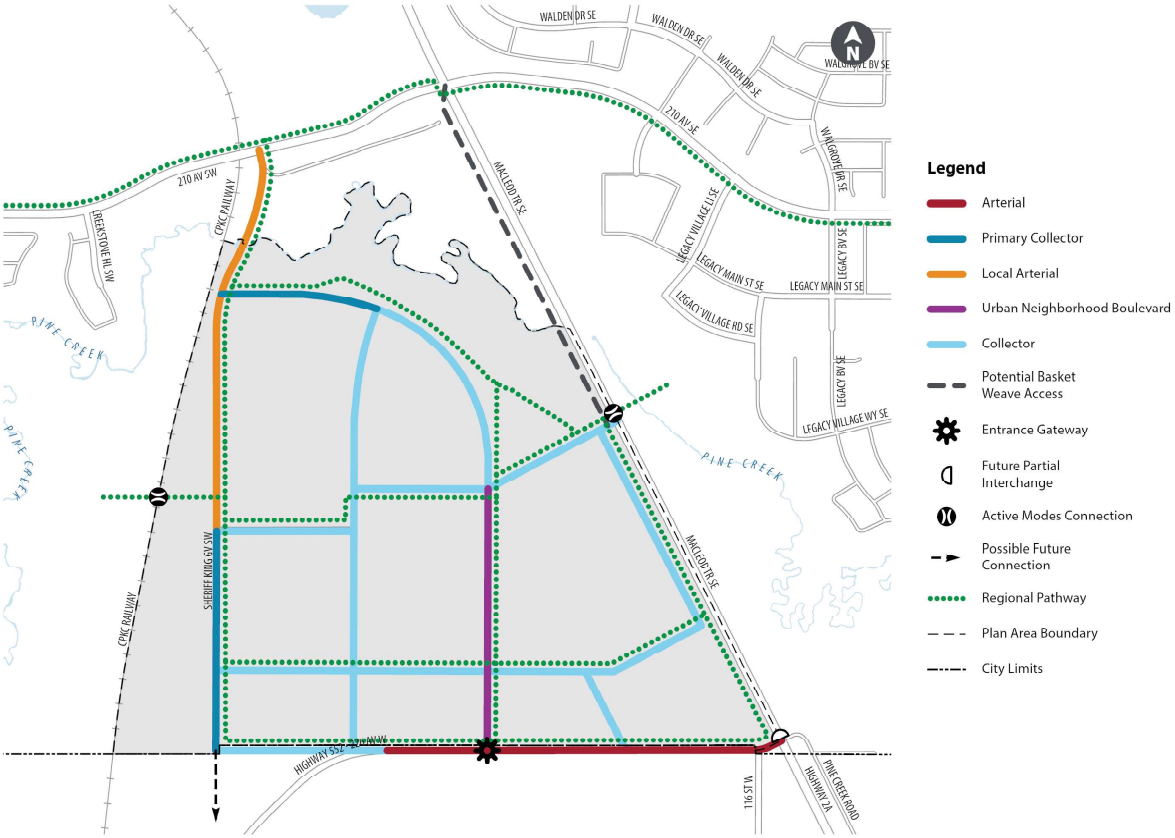
Technical Studies

Stormwater



Technical Studies

Street Network



Vision

The Saatootsi ASP Lands will be a thriving, inclusive community with diverse housing options, convenient access to jobs, schools, and shops, and strong support for active lifestyles. Pine Creek and nearby natural spaces will be preserved through new parks and trails that will foster wellness and sustainability. Thoughtful planning will ensure a walkable, accessible neighbourhoods that respect Indigenous cultures and accommodate growth in a responsible manner.



Core Goals



Create Diverse Housing Opportunities



Preserve Natural and Cultural Heritage



Provide Community Amenities



Establish Multi-Modal Connectivity



Foster Sustainable Development

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Evolution of the land use concept



Land Use Concept 1 and Land Use Concept 2 → Phase 3 – Land Use Concept (Dec. 2024 - June 2025)

Key Changes

- Increased Environmental Open Space, preserving North Pine Creek.
- Renamed Multi-Residential Overlay to Medium-High Density Residential and moved it closer to a future LRT station.
- Increased Ground-Oriented Residential Flex areas for more flexibility.
- Retained Floating Commercial and renamed to Commercial Flex.
- Relocated Special-Purpose Recreation site for better local and regional access.
- Replaced high streets with an Active Frontage Area in the south.
- Identified central locations for school sites.
- Refined pathways and active modes connections.
- Retained Southern Buffer.

Next steps

The proposed Saatootsi Area Structure Plan is tentatively scheduled to be presented to the Infrastructure and Planning Committee on July 21, 2025, with a potential public hearing of Council later in 2025. These dates are subject to change, and final dates will be posted on the project's webpage.

If you or someone you know wants to share comments or speak at the Infrastructure and Planning Committee (IPC) meeting, visit **calgary.ca/PublicHearing** to learn how. The meeting agenda will be posted a few days before the meeting. You can send in your comments or sign up to speak. Be sure to indicate that your comment is about the Saatootsi (West Macleod Residual Lands) Area Structure Plan.

Scan the QR Code to learn more or join our email list @ **calgary.ca/WMRL-ASP** to receive updates.

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