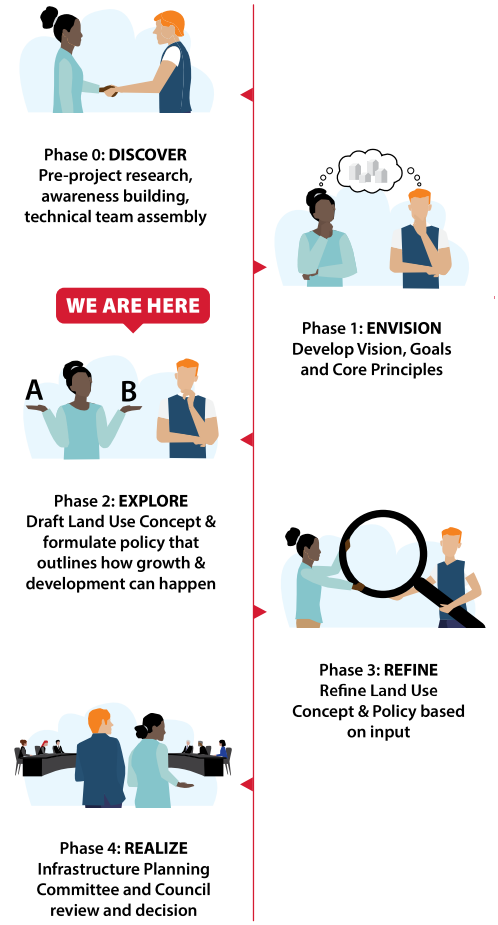
Welcome, and thank you for joining us today.



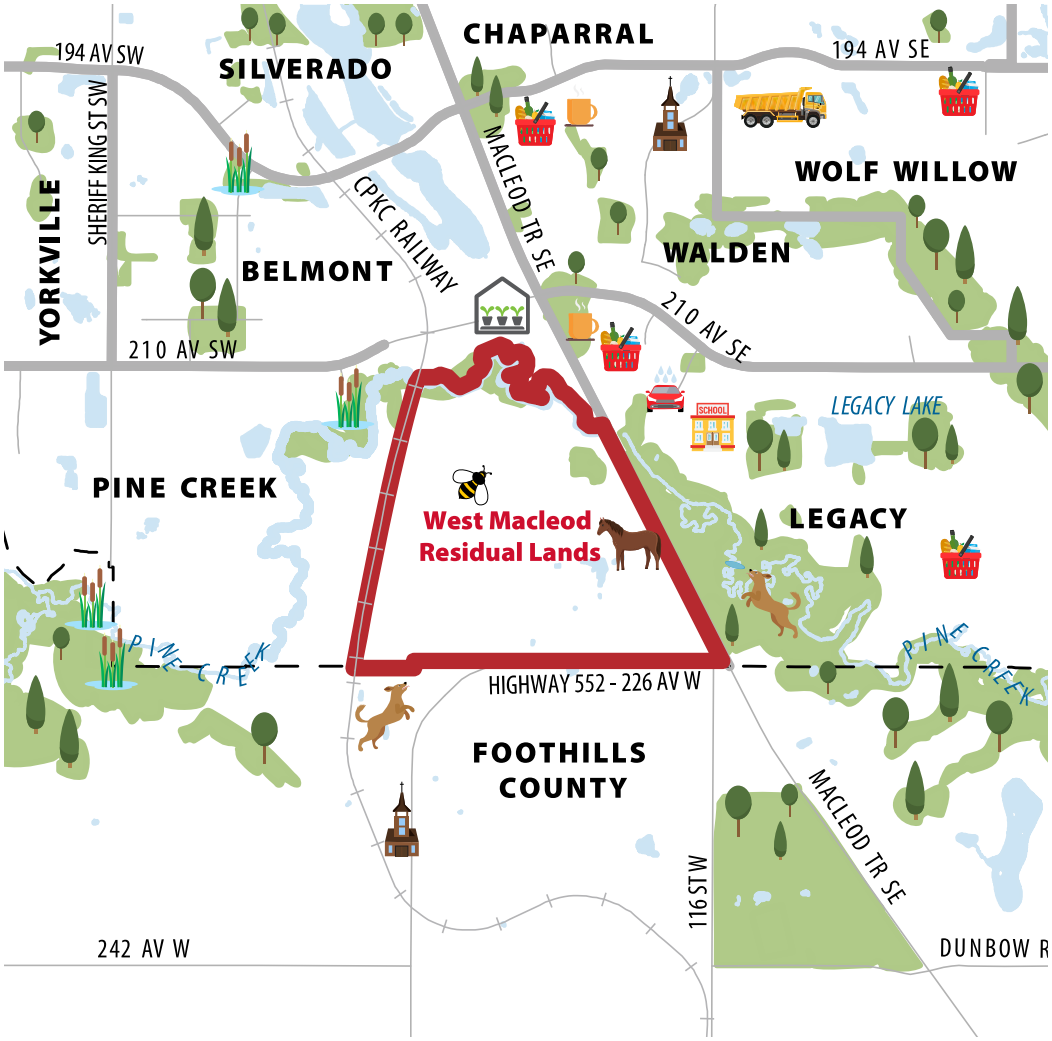
At this session you can:

- Learn how your feedback informed the draft vision, draft goals and draft land use concepts.
- Share your thoughts about the draft vision and draft goals for the ASP.
- Share your thoughts about the two draft land use concept options.
- Have your questions answered by members of the project team and learn about the next steps.

24-0040424 CRV-33725

Where do you live?

We'd like to understand who was able to attend our event.
Please place a dot on the map to mark where you live.



Provide your input:

Please provide your input on relevant topics before you leave this event.

Stay involved:

- Fill out the online form before Dec. 10, 2024 at calgary.ca/WestMacleodRL-ASP
- Email us at WestMacleodResidualLandsASP@calgary.ca

SCAN TO LEARN MORE:

Stay informed:

Go to calgary.ca/WestMacleodRL-ASP or scan the QR Code to subscribe to our email list.

24-0040424 CRV-33725

What is an Area Structure Plan (ASP)?

An ASP is a long-term policy document that guides growth and development of greenfield or undeveloped lands.

Creating an ASP will include making decisions on land use, environmental open space, transportation systems, the number of homes planned in an area, jobs, the sequence of development, and essential services and amenities.

Creating an area structure plan is the first step in developing a greenfield into a fully built-out area. This development happens gradually over a long period of time, typically from 20 to 30 years.

Change over time

2001



2011



2018



2023

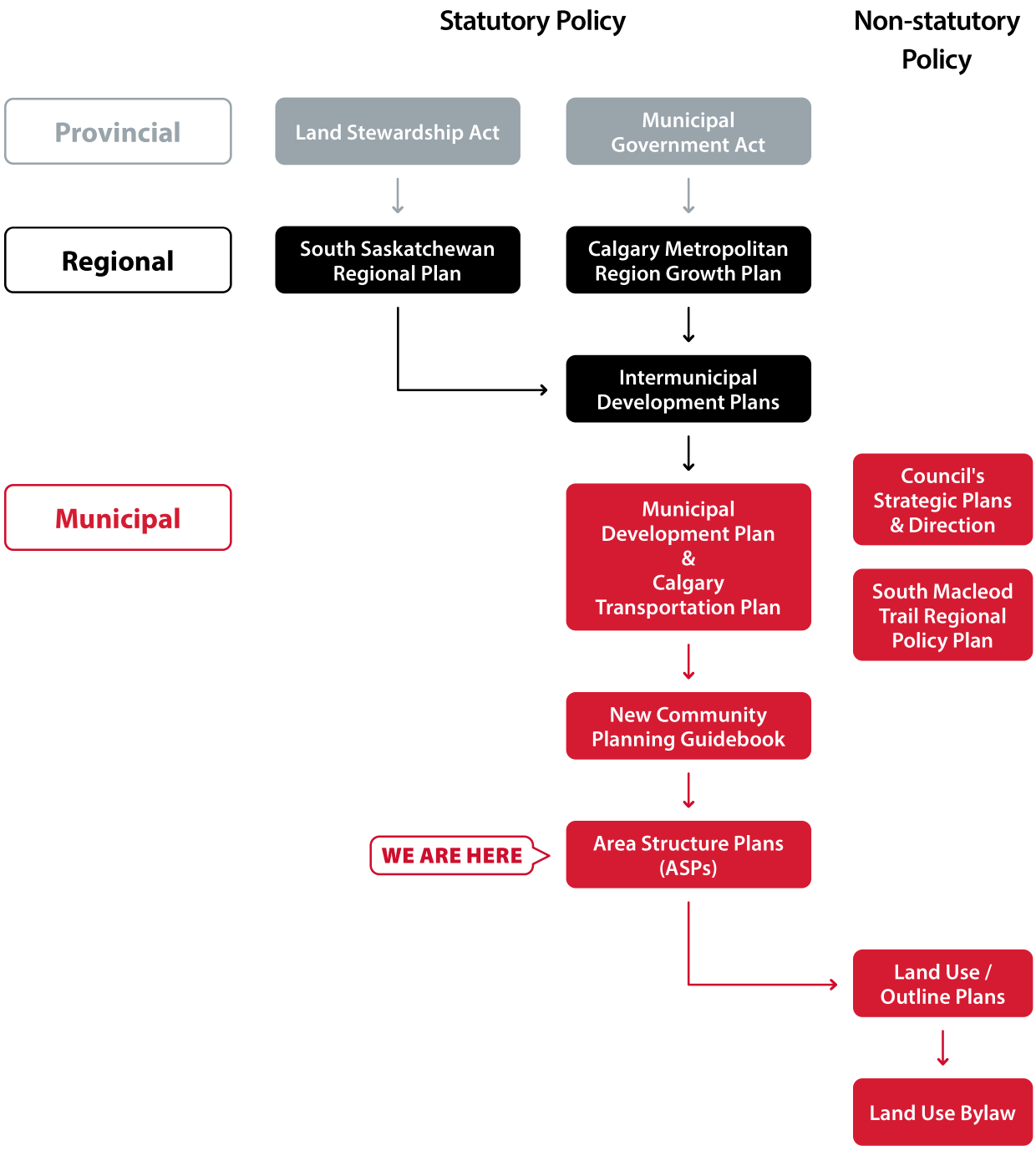


These aerial images show how development happens over time gradually.

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Guiding policy framework

How does an ASP fit into the planning process?



24-0040424 CRV-33725

Location

Plan Area: 220.19 hectares (544.1 acres)

Boundaries:

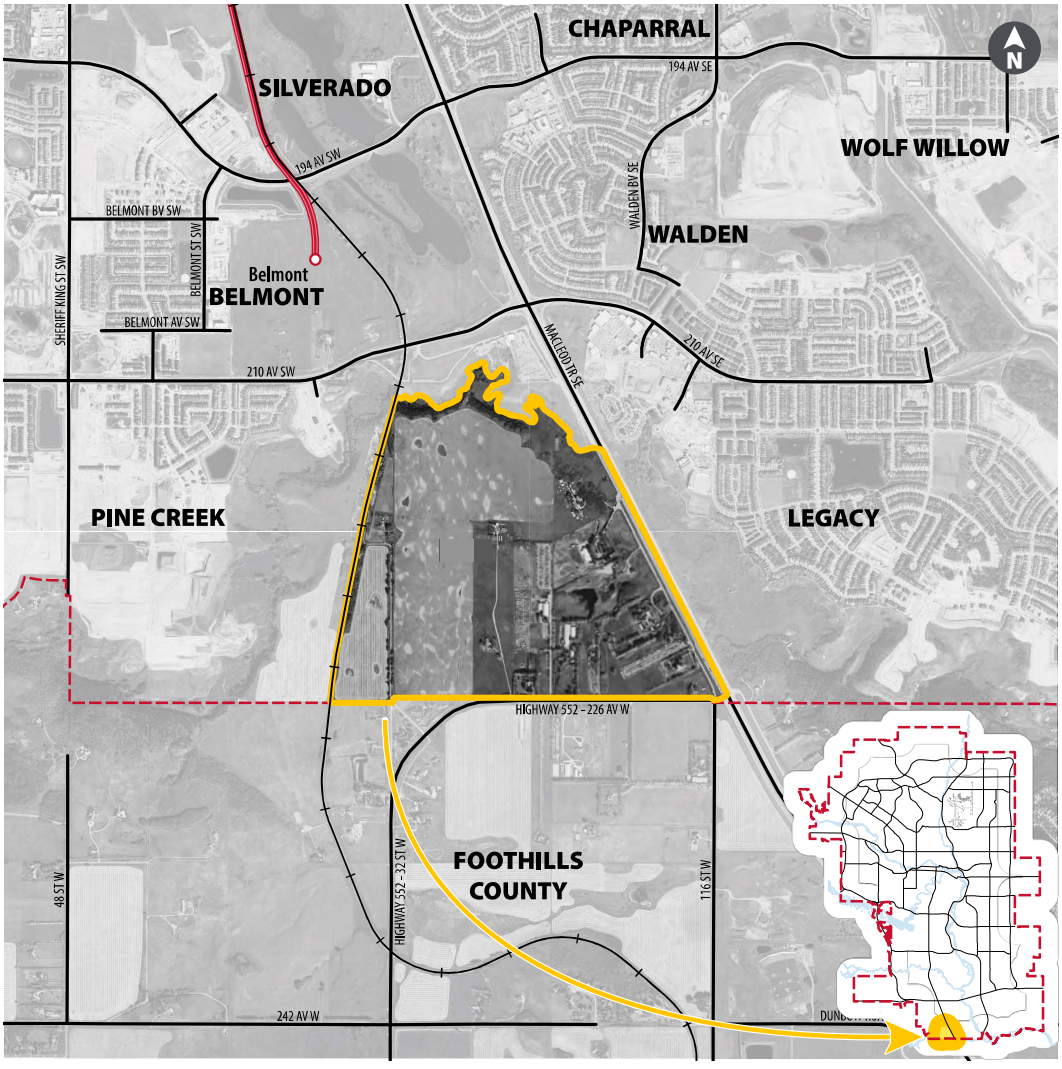
North: Pine Creek & 210 Ave. S.W.

South: Foothills County & Hwy 552

East: Macleod Tr. S.E.

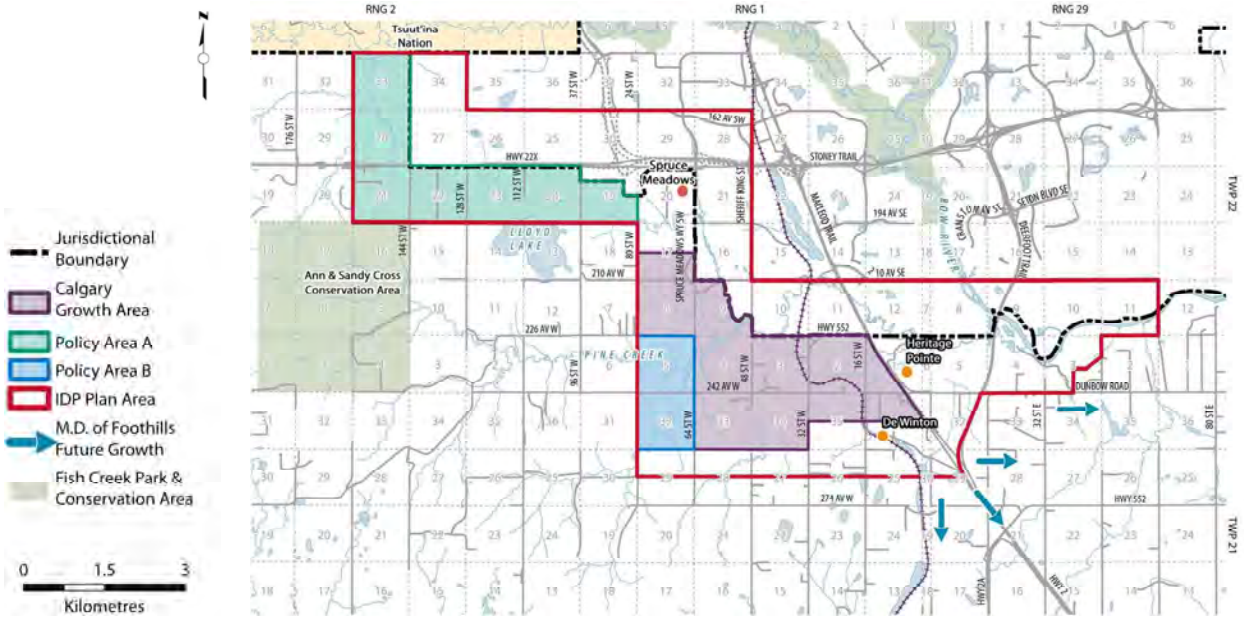
West: CPKC Railway Right of Way

Ward: Ward 13



Intermunicipal context

The Plan Area of the ASP Project is located on the intermunicipal boundary with Foothills County. Greater care and consideration is needed when approaching land use decisions that can impact our intermunicipal neighbour. The ASP project will need to coordinate on several topics/issues that emerge when planning for an urban community at this location.



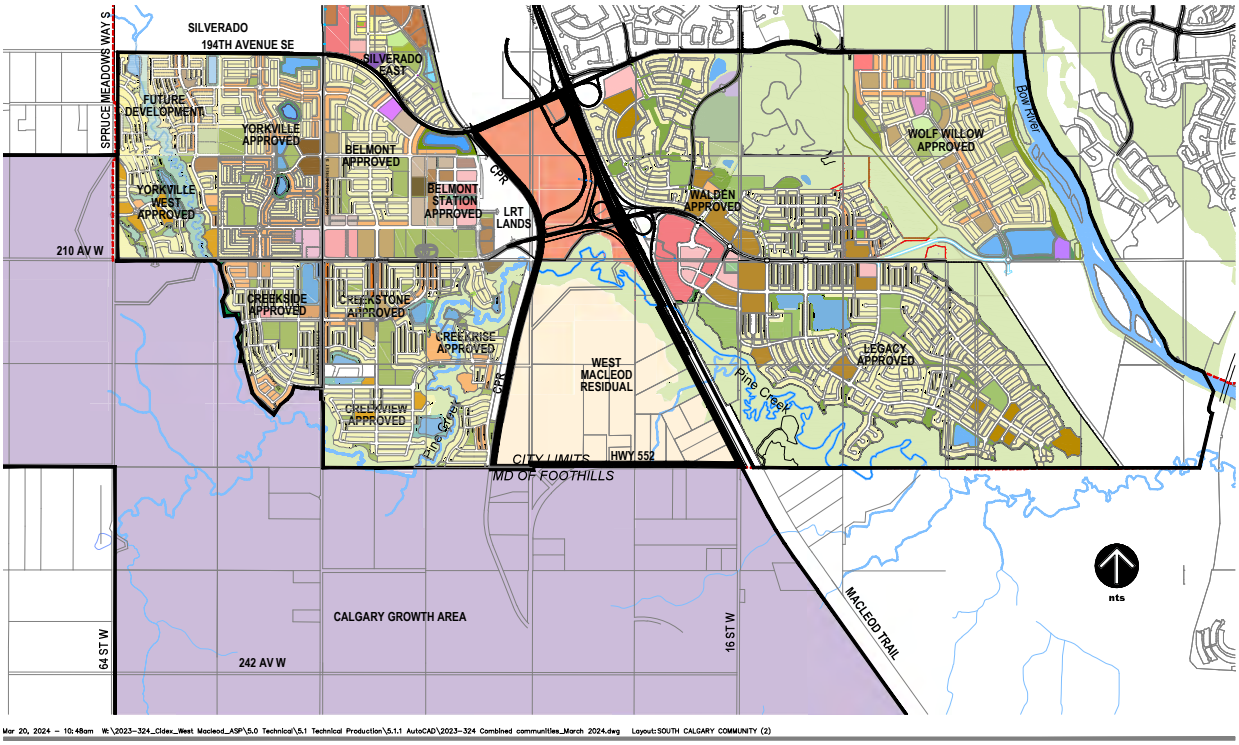
- Transportation access and impacts to Hwy 552 in Foothills County
- Interface with lands in Foothills County
- Incorporating Dark Sky principles
- Stewardship of Pine Creek and intermunicipal collaboration on watershed management
- Ensuring attractive and memorable intermunicipal entranceways

Note: Foothills County is being engaged in the process and will be circulated on the draft and final ASPs for comments.

24-0036394: CRV-28493

Surrounding context and development

The map shows the location of the ASP Project Plan Area in context to surrounding developments and approved outline plans.



Mar 20, 2024 – 10:48am W:\2023-324_Cidex_West Macleod_ASP\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2023-324 Combined communities_March 2024.dwg Layout:SOUTH CALGARY COMMUNITY (2)

WEST MACLEOD CONTEXT MAP

March 2024

This map is provided courtesy of B&A planning consultants.

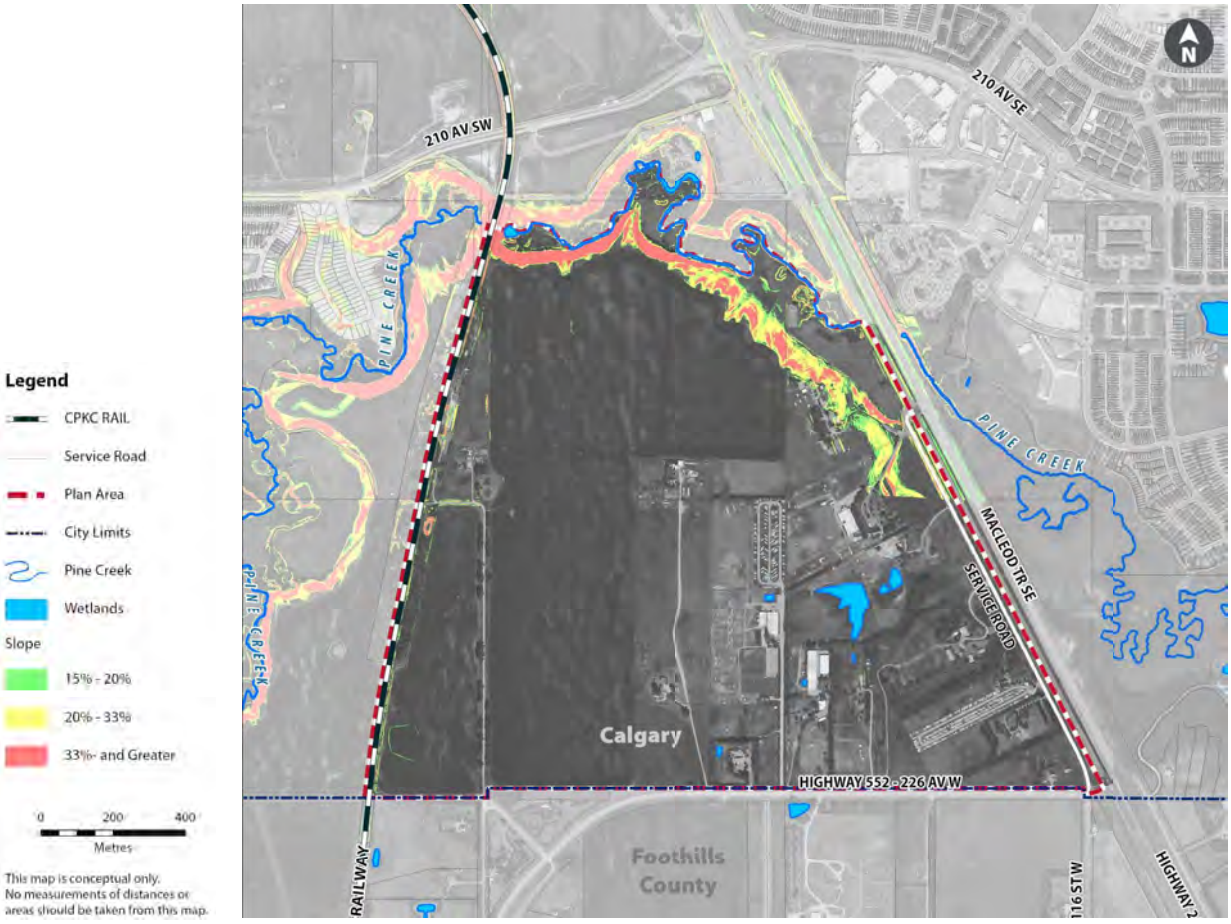
Opportunities and constraints*

Opportunities

- Modern ASP
- Multi-modal connectivity
- Mix of housing forms, ownership models and non-market housing
- Environment friendly
- Social equity

Constraints

- Pine Creek (environmental)
- Access and egress
- Fragmented parcels within Plan Area



* **Disclaimer Note:** These are initial thoughts from the project team. Further evaluation and discussions are needed as the project progresses.

24-0036394: CRV-28493

What We Heard & What We Did

This is a summary of what we heard from the public through **Phase 1: Envision** engagement process and how feedback was considered when creating the draft land use concepts, vision and goals.

WHAT WE HEARD	HOW FEEDBACK WAS CONSIDERED	WHY WE'RE DOING IT
PRESERVE NATURAL AREAS	We've identified Pine Creek as an important environmental feature and marked it as an Environment Open Space Study Area (EOSSA). To protect it, 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 community. 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 A 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.	Guidelines and 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 social unity.
FOSTER COMMUNITY GATHERING SPACES, RETAIL AND AMENITIES	We've included gathering spaces in the ASP plan to support a lively 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. The community gathering spaces are accessible to everyone and encourage social interaction, physical activity, and engagement. They also boost the local economy by attracting people to nearby businesses and improve the overall quality of life.

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What We Heard & What We Did Continued

This is a summary of what we heard from the public through **Phase 1: Envision** engagement process and how feedback was considered when creating the draft land use concepts, vision and goals.

WHAT WE HEARD	HOW FEEDBACK WAS CONSIDERED	WHY WE'RE DOING IT
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 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.	A good street system makes 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 done to support the proposed land use. 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.

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Other Feedback

Here is a summary of some feedback that we were unable to incorporate in the plan and why:

FEEDBACK	WHY WE ARE UNABLE TO INCORPORATE
KEEP THE NATURAL AREA AS IT 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.

Draft Vision

The vision for the West Macleod Residual Lands (WMRL) Area Structure Plan (ASP) is to create a vibrant, inclusive, and sustainable community that supports multigenerational families and residents of all ages and needs. With diverse housing options—including market, rental, non-market, and seniors' housing—the ASP will foster a balanced lifestyle by offering live-work opportunities and easy access to employment. Natural features like Pine Creek and scenic vistas will be preserved through a network of open spaces, parks, trails, and community gardens, promoting an active lifestyle. Over the next 20 years, this walkable, transit-friendly community, supported by a wide range of mobility options, will provide strong regional connections and essential amenities such as schools, daycares, local businesses, and institutional spaces. The ASP will prioritize safety, accessibility, and environmental resilience by integrating advanced water management, native landscaping, and greenhouse gas reduction strategies aimed at carbon neutrality, all while honouring Indigenous history and culture.



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Draft Goals



Diverse Housing Options

The WMRL ASP will feature a wide range of housing typologies designed to serve a diverse and multigenerational community. The community will feature everything from high density rental units facilitating a dense urban environment, to low-density options that foster a small-scale community feel, and everything in between. This approach ensures that all types of residents have access to affordable and suitable housing options that meet their needs.



Preservation of Natural and Cultural Heritage

The WMRL ASP emphasizes the importance of respecting and protecting natural features and cultural history to enrich the community's identity. Pine Creek will be preserved to retain the ecological significance of the creek as a wildlife connector. Recognizing and honoring Indigenous history and cultural contributions will be central to creating a community that values its past while building for the future.



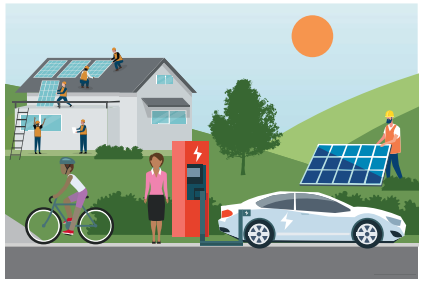
Community Amenities

The WMRL ASP will provide a mix of community amenities designed to support a vibrant, healthy lifestyle for all residents. Well-connected schools, daycares, local commercial areas, recreational facilities, and park spaces will create hubs for social interaction and community-building. The design will prioritize spaces that encourage cultural expression, placemaking, and active lifestyle, fostering a sense of belonging among residents.



Range of Mobility Options

The WMRL ASP will develop a well-connected community with diverse mobility options, ensuring easy access to all destinations and amenities. It will include robust public transit connections to desired destinations and surrounding areas, as well as safe routes for walking, biking, and private vehicle use. Residents will have a choice of mobility options, including active mobility with pedestrian focused design.



Climate Resilient Planning

The WMRL ASP will integrate innovative climate-resilient strategies to create an adaptable urban environment. Advanced water management techniques, sustainable development practices, and environmentally conscious energy solutions will be implemented to minimize ecological impact and enhance resilience. By reducing greenhouse gas emissions and promoting sustainable practices, the WMRL ASP will strive towards carbon neutrality and long-term environmental stewardship.

Draft Vision – What do you think?

Please review the draft vision. What do you like about the draft vision? What would you change? What's missing from the vision?

Draft Goals – What do you think?

What do you like about the draft goals? What could be clearer? What's missing from these goals?

Technical and Other Considerations

The project team considers feedback, input and ideas from the public, landowners, and other interested parties. Many aspects are being considered as part of developing this ASP, including but not limited to:

- Higher order policies and Council direction
- Transportation and transit
- Parks and open spaces
- The environment, natural areas and climate
- Water, wastewater, and stormwater services
- Collaborating with Foothills County and other nearby developments
- Community amenities like schools
- Historical, archaeological, and cultural aspects
- Urban design and public spaces
- The surrounding area and future development possibilities

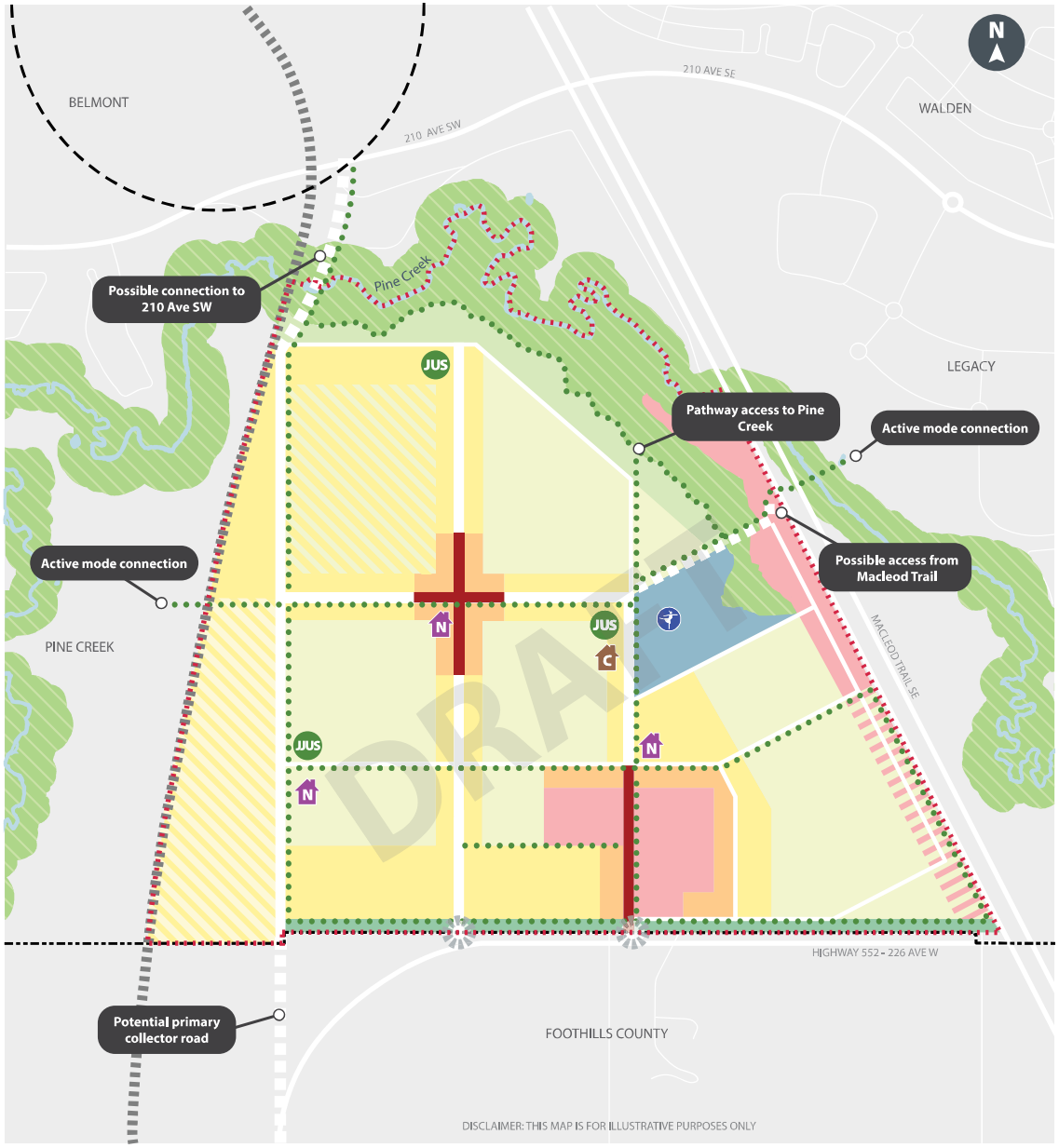
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Land Use Concept 1

DRAFT FOR DISCUSSION PURPOSES.
SUBJECT TO CHANGE.

Legend

- Ground Oriented Residential
- Ground-Oriented Residential Flex
- Multi-Residential
- Multi-Residential Overlay
- Mixed Use / High Density Residential
- Commercial
- Future Potential Commercial
- Environmental Open Space Study Area
- Northern Green Buffer
- Southern Green Buffer
- Special-Purpose Recreation
- Arena
- Community Centre
- Neighbourhood Activity Centre
- Joint Use Site
- Joint-Joint Use Site
- Entrance Gateways
- 600 m Transit Station Area
- Pathways
- High Street
- CPKC Railway
- ASP Area
- City Limits



Pine Creek



Ground Oriented Residential



Multi Residential



High Street



Village Commercial



Mixed Use / High Density

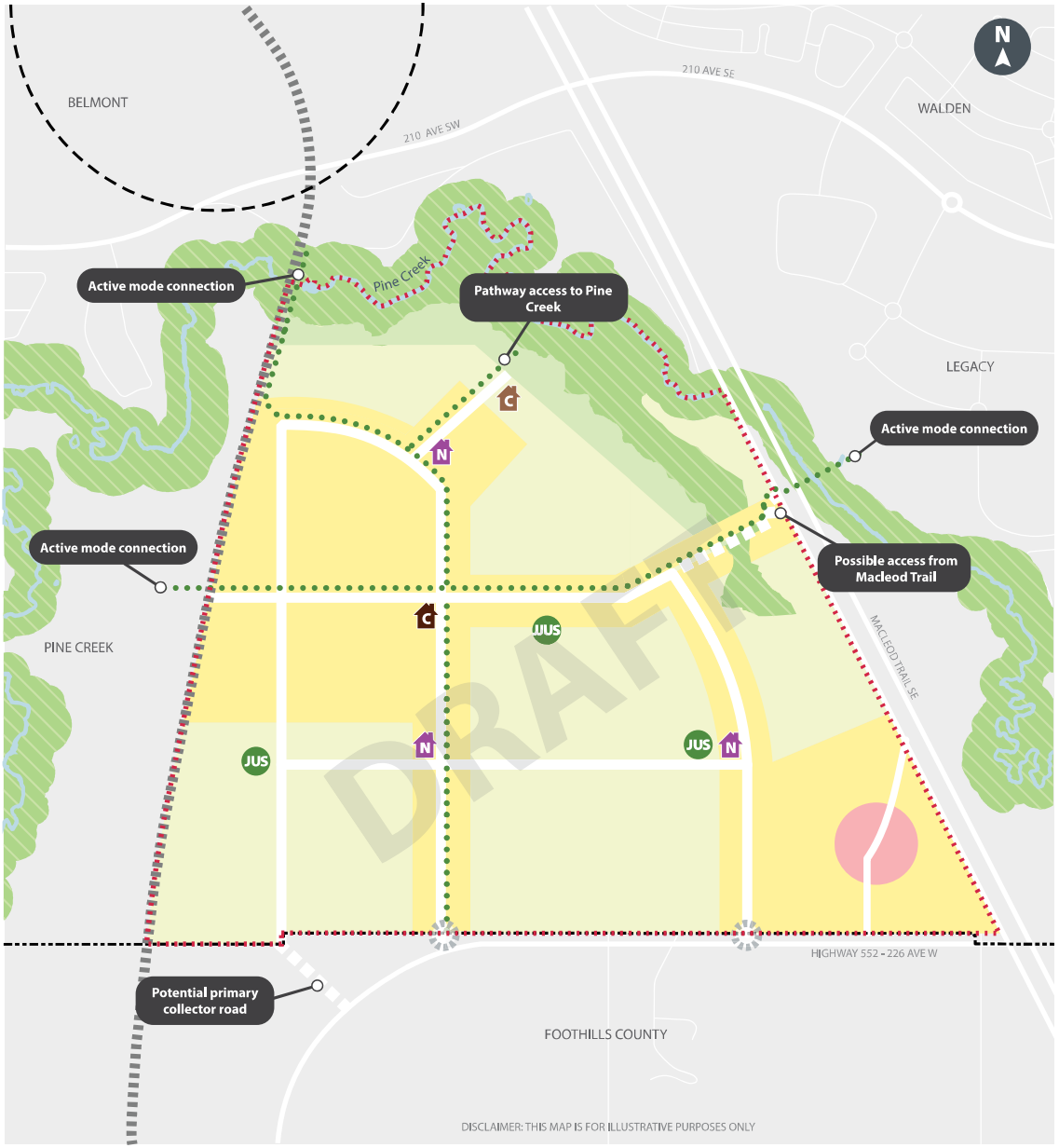


Land Use Concept 2

DRAFT FOR DISCUSSION PURPOSES.
SUBJECT TO CHANGE.

Legend

- Ground Oriented Residential
- Multi-Residential
- Floating Commercial
- Environmental Open Space Study Area
- Northern Green Buffer
- Community Centre
- Community Activity Centre
- Neighbourhood Activity Centre
- Joint Use Site
- Joint-Joint Use Site
- Entrance Gateways
- 600 m Transit Station Area
- Pathways
- CPKC Railway
- ASP Area
- City Limits



Pine Creek



Ground Oriented Residential





Multi Residential



Floating Commercial



Calgary

Unique Features Of Draft Land Use Concepts

Draft Land Use Concept 1	Draft Land Use Concept 2
• Two High Streets along with Neighbourhood Activity Centre • Mixed Use proposed in two locations • Village Commercial located closer to Highway 552 and entrance gateway • Connection across Pine Creek to 210 Ave SE and future Belmont LRT Station • Multi-residential developments along primary collectors • Multi-residential developments closer to entrance gateways along Hwy 552 • Site for Arena proposed centrally in proximity to School, Community Association and Neighbourhood Activity Centre • School site proposed in north closer to escarpment • Escarpment road proposed along Pine Creek escarpment • A green buffer proposed along Hwy 552 as entrance feature and for transition and buffering • Some commercial uses proposed along Macleod Trail SE	• Centrally located major activity centre • Community Association site proposed in north closer to escarpment • One school site and neighbourhood activity centre proposed closer to each other • Ground oriented residential proposed along Hwy 552 • Multi-residential proposed in south-east part of the Plan Area • No escarpment road proposed • A floating commercial area is proposed to be later identified in the south-east part of the Plan Area • Two school sites (Joint-Joint Use site) proposed centrally • No commercial uses proposed along Macleod Trail SE • Two active modes connection across Pine Creek proposed • One neighbourhood activity centre proposed in the northern side of the Plan Area • Ground oriented residential proposed closer to Pine Creek

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Draft Concept #1 – What do you think?

Which of the features from Draft Land Use Concept 1 are most important to you? Is there anything missing?"

Draft Concept #2 – What do you think?

Which of the features from Draft Land Use Concept 2 are most important to you?
Is there anything missing?"

Land Use Concept Elements



Mixed Use Areas

Mixed-Use Areas provide higher density areas with a mix of residential and non-residential uses along High Street and are centrally/ strategically located. These areas offer a high quality of urban design with appropriate amenities, community gathering spaces and pedestrian friendly connectivity. Mixed Use Areas offer high rise (12-16 floors) apartment options with a possibility of commercial / retail at the grade level.



Multi-Residential Areas

Multi-Residential Areas accommodate a greater concentration of units to increase housing choices and are proposed along main collector roads and thoughtfully integrated within the community. Multi-residential areas are thought to be mostly mid rise (4-5 floors) apartments and condo buildings..



Ground-Oriented Residential Areas

Ground-Oriented Residential Areas provide a subtle transition in density and offer a greater variety of building forms. These areas cater to lower density with single detached homes, row-houses, duplexes and are limited in height.



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.



Joint (Joint) Use Sites

Joint (Joint) Use Sites provide locations for schools as well as public recreation and community uses.



Neighbourhood Activity Centre

Neighbourhood Activity Centres will serve as central destination points containing a mix of transit supportive residential and non-residential uses. These areas will be designed to have a pedestrian-oriented environment and active public realm. Neighbourhood Activity Centres are proposed closer to High Streets, commercial and mixed use development complementing the school and other community amenity sites.



Pathways and Green Corridors

The Pathway and Green Corridor system provides cycling and walking connections within the Plan Area and to the surrounding communities, including to future Belmont LRT station.



High Street

A pedestrian-friendly street with small retailers and restaurants, serving as a community hub with patio seating, landscaping, urban parks, gathering spaces, and public art.

New Name for the ASP Project

The Project team is happy to introduce a new name for the ASP project and document.

Saatootsi (pronounced Saa-toh-ts)

Saatootsi is a Blackfoot word meaning West.

Saatootsi is in reference to the elements that the west brings into the city, clean air, clean moisture from the mountains and the hot springs, chinooks and clean water.

The gift of these elements makes this place thrive - rich with biodiversity in this location.

Note: The name "Saatootsi" is just for the ASP Project and its document, replacing the previous name of West Macleod Residual Lands ASP. The names for the future communities within the Plan Area are decided at later stages, generally during the Outline Plan stage. The ASP Project does not consider the names for future communities.

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How your input is used and Reporting back

Your input matters!

The creation of a new ASP allows people living in neighbouring areas, landowners, and anyone interested in the community's future to have a say in how the West Macleod Residual Lands will be developed. Your feedback will be considered in the planning process.



Reporting back:

The Project team will use what we heard through Phases 1 and 2 of engagement to refine and finalize the vision, goals and concept options. At the end of Phase 2, we will share what we heard and highlight key themes. In Phase 3 we will present the proposed ASP plan for public feedback before going through the approval process.

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Next steps

The concept options we are sharing are just the starting point in the creation of draft final land use concept and policies for the West Macleod Residual Lands ASP. We currently await the result of some required technical studies that will impact the final land use policy.

Once we complete these studies, the project team will use what we learn, along with your feedback on concepts 1 and 2, to help us shape the final draft land use concept. We expect to share the final concept with the public in Phase 3 - Refine.

Stay informed

Go to **calgary.ca/WMRL-ASP**
or scan the QR Code to subscribe
to our email list.

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