



David Couroux
Project Manager: West View ASP
The City of Calgary
P.O. Box 2100, Stn. M, #8117
Calgary, Alberta
T2P 2M5

November 1, 2010

RE: Comments on West View Area Structure Plan (Draft report, September 2010)

Dear Mr. Couroux,

The Crestmont Community Association has reviewed the draft West View Area Structure Plan (“ASP”). Please find summarized below the key areas that our residents have expressed concern with and have proposed changes to. With these changes, the Crestmont Community Association will be able to support the proposed ASP in general terms.

1. Implementation – circulation to community associations

Proposed change:

- Add a new point under section 13.1.2 – Implementation Policies | Approval Process Policies with text similar to:

“6. Circulation

All Outline Plan/Land Use Amendment applications shall be circulated to the following groups for comments:

- a) Crestmont Community Association
- b) Valley Ridge Community Association
- c) Artists View Community Association”

Reasons:

- These associations represent the residents of the communities adjacent to and directly affected by the development area under the ASP; these associations have a keen interest in ensuring that the land is developed in keeping with the local character and in the best interests of the City and neighboring communities.
- The policies under section 2.3.2 of the Municipal Development Plan (“MDP”) requires that “the preparation of Local Area Plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighborhoods.”
- The circulation of Outline Plan/Land Use Amendment applications to community associations for comments would meet the commitment made by the City of Calgary to work collaboratively with the residents.

2. Transportation – proper infrastructure and safety

Proposed changes:

- Add two new points under section 12.1.2.2 – Growth Management Policies | Timing of Development with text similar to:
 - c. A temporary access route from the Trans-Canada Highway must be built prior to commencement of physical development east of the natural creek.
 - d. Prior to the commencement of physical development west of the natural creek, a temporary access route must be built from the Trans-Canada Highway and the physical development of the 133rd street NW interchange must be scheduled to be completed concurrently with the anticipated occupancy of the development west of the creek.

Reasons

- The amended West Regional Context Study, with respect to Crestmont Blvd, reads: “A proposed interchange at 133rd Street NW will provide primary access to the community activity center and residential communities in Cell A. Alternative access to the Trans-Canada highway may also be available via Old Banff Coach Road”.
- The current transportation infrastructure cannot handle the volume of traffic that would be created by the development west of the creek.
- Construction traffic entering via Crestmont Blvd would shorten the lifespan of the road as the road was not designed for the additional loading and truck trips per day that the construction activity will generate.
- The safety of our children and residents is of utmost concern; alternative access for construction equipment is required to mitigate this concern.

3. Appropriate transition of development

Proposed change:

- Revise sub-clause (c) under section 5.2.2.1 – Land use concept and policies | Composition of Residential Area with text similar to:
 - c. The minimum residential density that should be achieved in the Residential Area is 23 units per gross developable hectare (approximately 9 units per gross developable acre), provided that the area east of the natural creek shall be a transition zone from the existing low density housing and shall have a maximum residential density of 14 units per gross developable hectare (approximately 5.5 units per gross developable acre).”

Reasons

- The policies under section 2.3.2 of the MDP requires that new development
 - “Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.”
 - “Ensure an appropriate transition of development intensity, uses and build form between low-density residential areas and more intensive multi-residential or commercial areas.”
- The area east of the natural creek is part of the existing Crestmont Community and requires proper transition.

- Qualico Group Calgary (area developer) and the Crestmont Community Association propose development for this transition area at approximately 5.5 units per gross developable acre.
- The overall density requirement for the entire area can be met through gradual transition to higher density west of the natural creek.

4. Promote flexibility and innovations

Proposed changes:

- Revise sub-clause (iii) under section 5.4.3.1.a – Community Activity Centre | Location and Composition of the Employment Area with text similar to:
“iii. provide sufficient office floor space for approximately 2000 office jobs.”
- Revise section 5.5.2.2 to allow flexibility in the placement of the Neighborhood Activity Centre (e.g. to be combined with the Community Activity Centre).

Reasons

- “Creativity and innovation” is one of the thirteen urban design elements promoted by the MDP (section 2.4.1). Flexibility in the ASP language promotes innovations by developers to meet MDP densities requirement while building attractive communities. In this case, if the Community Activity Centre can be built on a smaller footprint in an innovative way, the ASP should not mandate the size of the area.
- In light of the large Community Activity Centre currently planned for the area west of the natural creek, the viability of a Neighborhood Activity Centre in the proposed location is questionable. Consumers will opt for the many service options offered at the nearby Community Activity Centre, leaving the small-scale Neighborhood Activity Centre at its proposed location unattractive to residents and businesses alike. We suggest combining the Neighborhood Activity Center with the Community Activity Center to the west of the natural creek.

Please review the above changes requested and advise any questions you may have. The Crestmont Community Association looks forward to working with the City to integrate these suggestions to the Proposed ASP ahead of Calgary Planning Commission presentation.

Please note that given the short time frame the City has provided for public review and comments, we do not feel we have had adequate time for a complete and in-depth review of the draft ASP. Therefore, we reserve the right to continue to submit comments throughout the ASP process.

Sincerely,

Bart Benoit
President, Crestmont Community Association