



WEST CAMPUS

Sustainability Statement

The West Campus Sustainability Strategy is described in section 9.0 of the West Campus Outline Plan and Land Use Report (the Report). This strategy was derived through the input of policy plans, community consultation and context- and site-specific analysis and research to inform the creation of 10 Big Ideas and Sustainability Tracking Matrix,

The Sustainability Tracking Matrix outlines specific sustainable design elements and their metrics and targets. While these elements were designated as either targeted or under consideration, many of these elements have already been incorporated and confirmed as a sustainable design element in the future development. The purpose of this document is to discuss these items specifically and their integration into the West Campus plan. In addition, the Sustainability Tracking Matrix has been updated to indicate which items have been incorporated and how they are planned to be implemented.

1.0 Green Infrastructure & Buildings

District Heating (District Energy)

West Campus will be pursuing the inclusion of District Energy within the development, focused along the retail high street. The roads have been designed to include the line assignments required for the installation of a District Energy system. West Campus Development Trust (WCDDT) will be releasing a Request for Proposals (RFP) to engage a provider for District Energy who would install and maintain the infrastructure.

Solar Orientation

A block pattern for development has been established on the east-west axis for the site and can be seen within the current Outline Plan concept. This will aid solar optimization for the site. Guidelines for building development along this axis will also be included within the Architectural Design Guidelines for West Campus, to ensure the built form corresponds appropriately.

Building Efficiencies (Energy, Water)

Buildings will be required to meet energy and water targets for efficiency. These efficiency targets will be administered through the utilization of the Architectural Design Guidelines. The Guidelines will identify the energy efficiency requirements of builders and include a review procedure by WCDDT to ensure compliance.

Stormwater Management

Stormwater on the West Campus site will be managed for quality and quantity through the utilization of Low Impact Development (LID) measures. This could include silva cells, permeable paving, bioswales, and stormwater management ponds. The identification of these technologies will occur at the detailed design stage of development.

Recycled Infrastructure

The existing infrastructure at West Campus had previously been analyzed to determine the ability for continued use. Approximately 80% of existing infrastructure is planned for reuse. This infrastructure includes deep utilities and stormwater management facilities.

Construction Activity Pollution Prevention

A comprehensive Erosion and Sediment Control Plan will be conducted for the development prior to the initiation of construction to ensure minimal impact on surroundings.

2.0 Neighborhood Pattern & Design

Walkable Streets

Sidewalks are planned for 100% of street frontages and less than 20% of street frontages are faced by garages. Land uses and Architectural Design Guidelines will ensure ground floor amenities will be directly accessible from the sidewalk and are designed in a visually attractive and welcoming manner to pedestrians. Pathways and bikeways have been provided throughout the development with connectivity maximized to allow users the ability to move easily throughout the site.

Compact Development

The development densities planned exceed the target of 200 people or jobs/hectare for a Major Activity Centre (MAC). The Land Use Plan has established appropriate densities to create a compact development and also focuses intensification central to the site, transitioning down in height and density toward the existing communities.

Connected & Open Community

The development pattern of blocks is based on a grid-like pattern, allowing for permeability and accessibility throughout the site. Currently there are five planned access entrances into the development from the adjacent communities.

Mixed-Use Neighborhood Centers

The High Street of West Campus Way is located in the heart of the development and is planned as mixed use retail/residential. The street functions as a “string of pearls” connecting a variety of plazas along the spine to animate and create vibrancy of place. The land uses for the High Street provide for the development of retail on the ground floor and residential above.

Mixed-Income Diverse Communities

The West Campus has addressed housing by the following:

Housing Affordability – The plan that has been submitted to the City incorporates a variety of building forms that cater to a variety of lifestyle and demographics. The variety of housing forms and potential for ownership and rental will help facilitate housing that is affordable to many different income levels.

Student Residency – University has recently adopted a Residence Master Plan which will increase the 3,677 beds, up from 2,523 currently. This ambitious target will be realized by 2026 with the first phase being initiated last month with the ground breaking for two new residences.

Subsidized Affordable Housing (below market rates) – WCDT recognizes the need for affordable housing throughout Calgary and in West Campus. Over the last 5-7 years we have seen an enormous number of new affordable housing units created with the financial support of government programs. Guided the 10 year Plan to End Homelessness, many local governments, non-profit organizations and for profit developers participated in the Provincial grant programs and the resulting construction of affordable/below market housing. Currently there are not any funding programs for the construction of new affordable housing. Despite this, WCDT has and will continue to explore funding opportunities with the provincial government for the development of affordable, non-market housing.

Should funding in support of affordable housing in West Campus become available, WCDT will look to support the growing need for affordable senior's housing.

Affordable senior's housing will help ensure that West Campus includes a broad demographic while responding to the needs of some of the surrounding communities. In doing so, WCDT will likely look to work with a non-profit organization to construct, own and manage the affordable senior's housing.

Based on the above, West Campus has incorporated a housing strategy that has addressed housing affordability, will be responsive and flexible to market conditions, and has made provision to allow for a subsidized senior's facility in the future.

Reduced Parking Footprint

Development densities found within the proposed land uses support the construction of underground parking. Bicycle parking and storage will be provided in accordance with each site's land use as well.

Street Network

Blocks included within the development are typically 80 m x 110 m. This creation of smaller blocks creates more connections in the community which provides users the ability to move more easily throughout the site. The community also includes an extensive, well-connected regional pathway system.

Community Outreach & Involvement

A comprehensive communication and engagement strategy was developed and is underway. Information regarding past engagement activities is included within the Report. More recent communications and engagement information can be found on the project's website at www.wcdt.ca.

3.0 Smart Location & Linkage

Smart & Preferred Location

The site is bound by existing communities, the Children's Hospital and the University of Calgary and is considered part of a MAC. Although undeveloped itself, the site has been disturbed by the previous construction of the Children's hospital. At present the site presents similar qualities to an infill, it is surrounded by established development and is served by existing infrastructure.

Imperiled Species & Ecological Communities

The site has been disturbed by previous development and no endangered species were identified on site. Landscaping will fit with the native character of the Alberta prairie. Native plant species will be maximized and a mix of deciduous and coniferous species will be utilized. The implementation of landscaping requirements will be done through the Architectural Design Guidelines process.

Wetland & Water Body Conservation

There are no natural wetlands on site. An existing stormwater management (SWM) pond at the south end of the site will remain and be utilized. An additional SWM pond will be located at the northwest corner of the site which will comply with stormwater management regulations.

Reduced Automobile Dependence

The development is planned to incorporate several new bus stops within the site, such that all areas within West Campus are located within 400 m of a transit stop. The future mode split is estimated to be 60% active modes (transit, bicycle and walking).

Housing & Jobs Proximity

West Campus is located within 800 m of three major employers that provide full-time equivalent jobs: the University of Calgary, the Foothills Medical Centre, and the Alberta Children's Hospital. The Housing and Jobs arrangement at West Campus provides a balance of housing choices and job opportunities and enhances housing options for those who would like to live close to work.