A PLAN FOR A NEW COMMUNITY, BUILT BY COMMUNITIES

At this stage of the land use application process, the City of Calgary has invited the West Campus Development Trust to participate in this open house.

We aim to:

• Provide an overview of the municipal context in which the application was submitted.
• Demonstrate how stakeholder input has been incorporated into the Plan.
• Inform our stakeholders about design elements, noteworthy revisions, and the status of the process.

Thank you for your time and interest in this project.

PROJECT BACKGROUND

The West Campus Development Trust (WCDT) was created in 2011 by the University of Calgary to continue the development of a Master Plan for the University’s West Campus lands. The Trust carried forward key principles and ideas generated from an extensive consultation and design process that began in 2006.

WHAT IS A MASTER PLAN?

A ‘Master Plan’ sets a clear vision and strategy for the development of a new built area: layout of streets and other infrastructure, transportation, and open space frameworks. The Master Plan also includes economic, social and environmental sustainability as key elements for implementation.

The Master Plan for the West Campus will set out a structure for development that is both sensitive, and serves as an asset, to the greater community. The goal is to create a community that is complete, vibrant and sustainable and fosters a high quality of life.

PROJECT TEAM

Several members of the Trust team are here today to converse with you. Please say hello!

James Robertson, WCDT President & CEO

Travis Oberg, WCDT Senior Development Manager

Emily Allert-House, WCDT Communications

Deanna Romney, WCDT Project Manager

WHAT IS THE WEST CAMPUS DEVELOPMENT TRUST?

The Trust structure is a proven model used by other academic institutions, including the University of British Columbia and Simon Fraser University, to move forward with a real estate initiative that is not the university’s core business. The WCDT retains a team of planning, urban design, sustainability, landscape, and transportation consultants, as well as a small core team of staff members.

The WCDT is governed by a board of directors made up of students, faculty, university administration, business and industry leaders. The Trust is responsible to finalize the Master Plan, obtain land use and subdivision designation and seek developer/builder partners for the West Campus lands.
VISION & PRINCIPLES

To create a complete, vibrant and sustainable community that enhances the University experience, while harmonizing with surrounding communities.

We will achieve this vision by:

- Creating a focal point, a place that brings the University and the community together... A destination place for the city.
- Optimizing financial return to the University including exploration of opportunities for longer term revenue streams.
- Working with all stakeholders in a transparent and accessible manner by communicating effectively and ensuring opportunities for participation and engagement.
- Fostering environmental sustainability and social responsibility through known concepts in combination with new ideas.
- Providing a dynamic development with a vital pedestrian environment, efficient multi-modal transportation, and connected open spaces.
- Creating a unique, diverse and healthy community that embodies the Calgary vernacular to create high quality built form and open spaces.
- Harmonizing with the University’s Eyes High Vision and Strategy and with the Main Campus by enhancing the student, staff and faculty experience.
# PROCESS

## PUBLIC ENGAGEMENT SUMMARY

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 24, 2012</td>
<td>Stakeholder Discussions May 2012</td>
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<tr>
<td>October 18, 2012</td>
<td>Stakeholder Discussions</td>
</tr>
<tr>
<td>December 4, 2012</td>
<td>Stakeholder Discussions</td>
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<tr>
<td>Spring/Summer 2013</td>
<td>Stakeholder Discussions</td>
</tr>
<tr>
<td>Spring 2014</td>
<td>Stakeholder Discussions</td>
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## PHASE 1

**BACKGROUND DOCUMENT REVIEW & SITE RECONNAISSANCE**
- background document review
- existing conditions analysis
- site visit
- opportunities and constraints analysis; site and market assessment
- development of a vision
- develop, test and refine the built form, open space & transportation frameworks
- review sustainability, engineering, infrastructure

## PHASE 2

**TESTING & REFINING FRAMEWORK + OPPORTUNITIES & CONSTRAINTS ANALYSIS**
- development of draft concept plan
- coordinate & incorporate open space plan & identified engineering infrastructure & environmental sustainability opportunities

## PHASE 3

**DRAFT CONCEPT PLAN**
- presentation & charette on draft concept plan

## PHASE 4

**UPDATED MASTER PLAN**
- presentation of draft updated master plan

## PHASE 5

**PLANNING APPROVALS**
- preparation for planning approvals process
- prepare & coordinate land use & outline plan application
- pre-application meeting with City of Calgary & Corporate Planning Application Group
- application & circulation
- detailed team review

## STAKEHOLDER INTERVIEWS & DISCUSSIONS

- preliminary ideas
- opportunities & constraints
- preliminary ideas

## STAKEHOLDER WORKING GROUP #1

- opportunities & constraints
- preliminary ideas

## STAKEHOLDER WORKING GROUP #2

- opportunities & constraints
- preliminary ideas

## STAKEHOLDER WORKING GROUP WORKSHOPS #3 & 4

- presentation of revised land use & outline plan

## PUBLIC OPEN HOUSE SERIES #3 - CITY LED

- presentation of revised land use & outline plan

**WE ARE HERE!**
POLICY ALIGNMENT

In 20 years, the West Campus will be a mixed-use development with a dynamic public realm, diverse housing choices and ample lifestyle amenities, all designed to support the City of Calgary Municipal Development Plan and the South Shaganappi Communities Area Plan.

WEST CAMPUS ALIGNMENT AREAS:

MUNICIPAL DEVELOPMENT PLAN

- 200 people/jobs/hectare
- One or more primary transit stations
- One or more institutional uses, businesses and employment, high/medium density residential, retail and supporting services

The MDP and CTP create a framework for the City’s Urban Structure with activity centres, corridors, and a transit network for high quality and frequent service.

CALGARY TRANSPORTATION PLAN

- Increased mobility choices for citizens
- Promotes vibrant, connected communities
- Protects the natural environment
- Supports a prosperous, competitive economy

The two plans ensure that land use and transit are tied together.

SOUTH SHAGANAPPI COMMUNITIES AREA PLAN POLICY FOR THE WEST CAMPUS (CUF1)

- High quality residential-led mixed use development
- Attractive, distinctive, high quality
- Balanced, viable, and socially inclusive
- Flexible, efficient, sustainable design

The plan focuses on density, mobility, as well as quality of place, urban design and environmental sustainability.
WHAT WE HEARD

“Ensure that the Plan connects and harmonizes with surrounding neighbourhoods and the university.”

• The plan places the highest density and building heights in the centre of the community, allowing for a balanced transition from existing neighbourhoods.
• The vibrant retail streetscape is placed along West Campus Way, away from 32nd Avenue and existing communities.
• New scenic sight lines from north to south will be created in the northwest neighbourhood (south of Varsity) as organic materials are replaced with a storm water pond, treed boulevard and linear park.

“Integrate with existing and adjacent open space, pathways, and natural areas, while creating more usable open space.”

• Green space preserved at the interface between University Heights and the southern residential neighbourhood, as well as around the entire perimeter of the site.
• Central park designed as a vibrant, year-round destination and landmark feature of the community that will link all of the neighbourhoods and green spaces together.
• Pathways are designed to be multi-use to accommodate pedestrians, cyclists and those with special mobility needs.

“Parking and traffic is an issue... consider Transportation Demand Management practices.”

• The plan emphasizes transportation demand strategies that focus on walking, cycling, carpooling, and transit use.
• Future road improvements and transit enhancements are expected to address volume issues during a.m. and p.m. peak hours.
• A new intersection at West Campus Way and Shaganappi Trail will divert traffic and relieve pressure from 24th Avenue and 32nd Avenue.
• The intersection design at West Campus Way and Shaganappi Trail includes a design feature that will screen the impact on existing houses in Montgomery.
• New at-grade pedestrian crossings at Shaganappi Trail/West Campus Way will make connecting with existing communities safer.

“Reflect the overall strategic direction for growth and development in the South Shaganappi area”

The West Campus Master Plan is highly aligned with all three major policy documents for the city and the region:

• Municipal Development Plan
• Calgary Transportation Plan
• South Shaganappi Communities Area Plan (2011)
Imagine the West Campus in 20 Years...

A vibrant community with a high quality public realm, diverse housing choices, and unique housing forms.

A home for people of all ages and abilities - a dynamic 21st century community.

A connector for people, bicycles, wheelchairs, buses, and cars, giving priority to pedestrians and transit supportive development.

A haven to enjoy the richness of a sustainable environment with a variety of open spaces, gardens and natural areas.

A living space with lively streets, restaurants, cafes, a grocery store, community centre, and outdoor skating rink.

A hub of activity where arts, culture and higher learning are a part of everyday life.

A source of pride and enjoyment for the whole city!
LAND USE PLAN

LEGEND

BUILT FORM LAND USE

- M-G & DC (M-G)
  Residential - Low Density
  2-3 Storeys/31.70 ac

- M-2 & DC (M-2)
  Residential - Medium Density
  4 Storeys/24.8 ac

- M-H1
  Residential - Higher Density
  Up to 8 Storeys/5 ac

- M-H2
  Residential - Higher Density/Tower Opportunity
  Up to 16 Storeys/2.10 ac

- DC (C-COR1)
  Mixed Use - Retail/Residential
  2-3 Storey Podium, up to 6 Storeys above/15.14 ac

- DC (C-O)
  Mixed Use - Retail/Office
  4-8 Storeys/ 9.45 ac

OPEN SPACE LAND USE

- S-SPR
  Municipal Reserve
- S-CRI
  PUL
- S-UN
  Environmental Reserve

PLAN STATISTICS

- Gross Land Area: ± 184 acres
- Developable Land Area: ± 180 acres
- Total Gross Floor Area: ± 605,000
- Residential: ± 632,000
- Office: ± 138,000
- Retail: ± 23,000
- Hotel: ± 12,000
- Residential Units: ± 6139
- FAR (Floor Area Ratio): ± 1.1
- Gross Developable: ± 2.2
- Net Developable: ± 2.2
CHARACTER AREAS

NORTH RESIDENTIAL NEIGHBOURHOOD
- low, medium & high density typologies (2 - 16 storeys)
- stormwater pond and landscape feature
- neighbourhood park

SOUTH RESIDENTIAL NEIGHBOURHOOD
- low & medium density typologies (2 - 4 storeys)
- enhanced pond & natural park
- multi-use pathway along west slope
- neighbourhood park

PROFESSIONAL DISTRICT
- opportunities to integrate supportive uses for the hospital
- site of the entrance into the new community from Shaganappi Trail
- provides ‘live-work’ options

MIXED USE SPINE ‘HEART OF THE COMMUNITY’
A comfortable, inviting, and safe destination for urban living, shopping, working, and playing, defined by a rich canopy of trees and enhanced paving materials.

Retail at-grade with residential above.
Outdoor recreation facilities.
Wide pedestrian sidewalks for cafe spillover and events.
‘ACTIVE HIGH STREET’
WEST CAMPUS WAY

A unique, accessible, and compact street with various modes of transportation that will support commercial vibrancy and create a distinct sense of place.

Designing for Today - Planning for Tomorrow

The design of urban communities requires significant attention to ensure flexibility and adaptability in the areas of land uses, park design and transportation systems. The WCDT strives to achieve this resilience in all areas of the plan, including transportation. The design process between the City of Calgary and the Trust has resulted in a creative, adaptable, and fair transportation infrastructure program for the development’s High Street. As the High Street evolves, the Trust will continue to consult with the City to build on the existing transit service and make enhancements a reality over the longer term planning timeframe (10+ years).

STAGE 1 SHORT TERM
• buses and vehicles share two lanes along the centre of West Campus Way (one in each direction)
• two outer lanes dedicated to on-street parking

STAGE 2 SHORT TO MEDIUM TERM
• buses and vehicles share two lanes along the centre of West Campus Way (one in each direction)
• two outer lanes dedicated to on-street parking (except during peak periods)

STAGE 3 MEDIUM TERM
• two vehicular traffic lanes in each direction
• two dedicated bus transit lanes in each direction

STAGE 4 LONG TERM
• a dedicated transit corridor and introduction of cycling lanes within a pedestrian-oriented context
TRANSPORTATION DEMAND MANAGEMENT

Transportation Demand Management (TDM) is a series of measures and strategies to decrease vehicular use and increase the proportion of trips made by transit, walking and cycling. TDM was a key consideration throughout the planning process.

The vision for West Campus includes many of the sustainability principles outlined in the Calgary Transportation Plan.

MODE Splits
By nature of its proximity to hospitals, the University, and shopping centres, the West Campus is well situated to reduce its reliance on the car and promote non-auto trips. The mode split upon full build-out would be approx. 36 to 45% non-auto trips during peak periods.

A mode split is the percentage of travelers using a particular type of transportation.
The West Campus Transportation Impact Assessment (TIA) was submitted to the City of Calgary and is now considered accepted. With improvements as identified, the future transportation network will support full development of the West Campus. A complete copy of the TIA was provided to all stakeholders, including the surrounding community associations.

ROADWAY CLASSIFICATION SUMMARY

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Recommended Road Classification</th>
<th>ROW Width (m)</th>
<th>Existing Volume (vpd)</th>
<th>Estimated Future Volume (vpd)</th>
<th>Daily Volume Ranges (2013 Complete Streets)</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Campus Gate (39 Street NW)</td>
<td>Primary Collector</td>
<td>As Per Existing</td>
<td>--</td>
<td>18,300</td>
<td>8,000 - 15,000</td>
</tr>
<tr>
<td>West Campus Way East of West Campus Drive</td>
<td>Activity Centre Street</td>
<td>28.1</td>
<td>--</td>
<td>18,400</td>
<td>3,000-15,000</td>
</tr>
<tr>
<td>West Campus Way West of West Campus Drive</td>
<td>Local Arterial</td>
<td>32.8</td>
<td>--</td>
<td>22,100</td>
<td>15,000-20,000</td>
</tr>
<tr>
<td>24 Avenue NW South of Hospital</td>
<td>Primary Collector</td>
<td>35.5</td>
<td>--</td>
<td>9,000</td>
<td>8,000-15,000</td>
</tr>
<tr>
<td>West Campus Blvd. South of 24 Ave NW</td>
<td>Primary Collector</td>
<td>50.0</td>
<td>--</td>
<td>9,000</td>
<td>8,000-15,000</td>
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<tr>
<td>West Campus Blvd. South of West Campus Drive</td>
<td>Local Arterial</td>
<td>30.0</td>
<td>--</td>
<td>16,500</td>
<td>15,000-20,000</td>
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<tr>
<td>Collegiate Rd</td>
<td>Collector</td>
<td>21.0</td>
<td>--</td>
<td>8,000</td>
<td>2,000-8,000</td>
</tr>
<tr>
<td>12 Avenue East of Shaganappi Trail</td>
<td>Urban Blvd</td>
<td>As Per Existing</td>
<td>--</td>
<td>15,000</td>
<td>20,000</td>
</tr>
<tr>
<td>12 Avenue West of Shaganappi Trail</td>
<td>Urban Blvd</td>
<td>As Per Existing</td>
<td>--</td>
<td>22,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Shaganappi Trail North of 12 Avenue</td>
<td>Arterial Street</td>
<td>40.0 (4 lanes)</td>
<td>--</td>
<td>29,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Shaganappi Trail South of 12 Avenue</td>
<td>Arterial Street</td>
<td>40.0 (4 lanes)</td>
<td>--</td>
<td>25,000</td>
<td>30,000</td>
</tr>
<tr>
<td>24 Avenue East of West Campus Drive</td>
<td>Arterial Street</td>
<td>As Per Existing</td>
<td>--</td>
<td>11,000</td>
<td>10,000</td>
</tr>
</tbody>
</table>

INFRASTRUCTURE IMPROVEMENTS*

*Note: These improvements are dependent on many factors including residential population numbers, transit levels of service, and traffic volumes.

<table>
<thead>
<tr>
<th>No.</th>
<th>Improvement Description</th>
<th>Estimated Time Required</th>
<th>Responsibility for Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New Intersection of Shaganappi Trail and West Campus Way</td>
<td>Phase 1</td>
<td>Developer</td>
</tr>
<tr>
<td>2</td>
<td>Traffic Signals at West Campus Way and West Campus Drive</td>
<td>Phase 1</td>
<td>Developer</td>
</tr>
<tr>
<td>3</td>
<td>Traffic Signals at West Campus Way and West Campus Gate</td>
<td>When Warranted</td>
<td>Developer</td>
</tr>
<tr>
<td>4</td>
<td>Traffic Signals at West Campus Way and Collegiate Blvd</td>
<td>When Warranted</td>
<td>Developer</td>
</tr>
<tr>
<td>5</td>
<td>Construction of Roundabouts or Signals at 12 Avenue NW interchange terminals (To be confirmed through discussions with AHS and City)</td>
<td>TBD</td>
<td>Developer/City/AHS</td>
</tr>
<tr>
<td>6</td>
<td>Widening Shaganappi Trail from 12 Avenue NW to 12 Avenue NW and the addition of dual SBLane at West Campus Way/Shaganappi Trail</td>
<td>TBD</td>
<td>Developer/City</td>
</tr>
<tr>
<td>7</td>
<td>Intersection Improvements to Shaganappi Trail and 12 Avenue NW</td>
<td>TBD</td>
<td>Developer/City</td>
</tr>
<tr>
<td>8</td>
<td>Construction of West Campus Way from Shaganappi Trail to Collegiate Blvd</td>
<td>Phase 1</td>
<td>Developer</td>
</tr>
<tr>
<td>9</td>
<td>Reconstruction of West Campus Blvd from 24 Avenue NW to South Boundary of Site</td>
<td>Phase 2</td>
<td>Developer</td>
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<tr>
<td>10</td>
<td>Reconstruction of Intersection of West Campus Blvd to West Campus Drive</td>
<td>Phase 2</td>
<td>Developer</td>
</tr>
<tr>
<td>11</td>
<td>Reconstruction of 24 Avenue NW from West Campus Blvd to West Campus Drive</td>
<td>Phase 2</td>
<td>Developer</td>
</tr>
<tr>
<td>12</td>
<td>Reconstruction of West Campus Drive from 24 Avenue NW to West Campus Way</td>
<td>Phase 2</td>
<td>Developer</td>
</tr>
</tbody>
</table>

*Note: Estimated capacity of 51,000 is based on a 6 lane road.
Won't the University need this land?
A University of Calgary Campus Master Plan completed in 2010 confirmed that the West Campus lands are not required for core academic facilities. Approximately 25 hectares of land can still be developed on main campus, which will allow for approximately 301,000 square meters of new academic, administrative, student life, residential, library and study space. Significant open spaces and major vehicular corridors are also available.

West Campus lands will support main campus activity by providing an integrated neighbourhood to help to attract talent – highly qualified personnel – faculty, researchers, and students, who will enhance the university’s reputation on a national and international level. The development will be a showcase for the University’s leadership role in environmental, social, and economic sustainability. All net income from the development will go directly to future University initiatives.

When will development begin and where will it start?
The West Campus Plan is a long-term vision with implementation over the next 15 to 20 years. Once the City approval process is complete (estimated for summer/fall of 2014), the first phase of development will begin. We expect occupancy will occur by 2018.

The Trust has developed a preliminary phasing plan to guide construction and development of the site. However, many factors influence the actual timing and location of construction including consumer demand, market conditions and the timing of infrastructure improvements. The adjacent phasing graphic provides a tentative idea of how phasing might be implemented over the course of the development process.

Who will live in West Campus? Is it only for students?
The new community will not be targeted specifically to students, rather it will be a complete community that welcomes people of all stages of life.

Will there be community gardens?
Our conceptual park designs include multiple locations for community gardens. Potential sites include neighbourhood parks, along the streets, and in green links areas.

How will the NW-Hub (West Campus Mobility Project) funding changes affect the West Campus?
The West Campus transportation plan includes improvements to the current transit network that are funded by the City’s 10-year capital plan. (See Active High Street and Transportation Impact Assessment panels at this event for more details.) The NW-HUB Transit Enhancement Study project has not been removed from the City’s 10-year capital plan; however, it is currently unfunded. The Trust will continue to consult with the City to help make ongoing enhancements a reality over the long term (10 years) as City of Calgary Transportation is recommending that the NW-HUB project be built within 10 years. Shorter term funded improvements will support the NW-HUB project when that time comes for implementation. The NW-HUB study is currently ongoing with recommendations due to come out to the public in the fall.

Will there be a grocery store?
A grocery store is a fundamental part of a complete community. We want future West Campus residents to be able to pick up some ingredients for supper at the grocer’s, then enjoy an afternoon break in the central park or a stroll along the main street, before a short walk to home. The Trust is already working with potential grocer partners to help ensure that a grocery store can be a part of the early phases of development. We will post news on our website as it becomes available.

How is the West Campus plan incorporating sustainability principles?
The West Campus community will be sustainable in every sense of the word – a response to the economic, social, and environmental needs of the present, while daring to believe that future needs can be met through bold thinking and good stewardship of the land now.

Some ideas being considered for the sustainability strategy:
- Mixed uses and neighbourhood character
- Stormwater management
- Alternative energy
- Winter city design
- Performance guidelines built into architectural design
- Sustainable business practice
- Active and passive green spaces
- Multi-modal accessibility and connectivity

How do I stay updated on the project?
A visit to the West Campus Development Trust website, www.wcdt.ca, is the best way to stay up-to-date on West Campus news. You can also visit us during regular business hours at our office location in Yameika Hall:

Unit #6 – 3500 24 Ave NW (Beside Subway)
403-910-1101 | info@wcdt.ca
You can also register for email updates at www.wcdt.ca/contact

Thank you for your continued interest and participation in this project!