



# Destination ANDERSON STATION

## Planning for Transit Oriented Development (TOD)

### CITY COUNCIL SEEKS TO ADD NEW VITALITY TO AREAS AROUND LRT STATIONS

Transit Oriented Development (TOD) creates pedestrian-friendly districts to provide innovative and distinctive buildings, streets and public places surrounded by residential, commercial, cultural and recreational land uses with easy access to transit, bicycle paths and pedestrian walkways.

The City of Calgary has begun a program of land use planning studies for areas surrounding six existing LRT stations. Stations currently under review on the south LRT line are Chinook, Anderson and Canyon Meadows.

The purpose of the study is to produce strategic land use plans to direct the right kind of development in the vicinity of these LRT stations. These land use plans are based on existing policies adopted by City Council, the Transit Oriented Development (TOD) Guidelines (2004) and the Calgary Plan (1998).

The City is setting the stage to encourage new development that (1) respects and enhances the existing community and its best-loved features, (2) accommodates the change that is occurring and (3) fulfills Council's city-wide strategic vision.

#### Attend an information session

**DATE:** Thursday, June 12, 2008

**TIME:** 5 – 8 p.m.

**LOCATION:** Willow Ridge Community Association

**ADDRESS:** 680 Acadia Dr. S.E.

### HOW CAN I GET INVOLVED?

There are opportunities to become involved in the planning process (see project time line).

- Plan to attend the information session on **Thursday, June 12, 2008 from 5 p.m. – 8 p.m. at the Willow Ridge Community Association (680 Acadia Dr. SE).**

This public drop-in session provides residents and business owners with an opportunity to meet the planners involved, ask questions and provide initial thoughts on the study.

- To keep informed, you are welcome to visit the project website [calgary.ca/TODplanning](http://calgary.ca/TODplanning).
- If you have any questions or ideas, email them to [TODplanning@calgary.ca](mailto:TODplanning@calgary.ca) or contact City staff members directly by calling Craig at 268-2919 or Ryan at 268-5934.

### Questions or comments?

#### Write to us:

Anderson Station Area Plan #8117  
The City of Calgary  
P.O. Box 2100, Stn. M,  
Calgary, AB T2P 2M5

#### Call:

Craig – (403) 268-2919  
Ryan – (403) 268-5934

#### Email:

[TODplanning@calgary.ca](mailto:TODplanning@calgary.ca)

#### Fax:

(403) 268-3542

#### Visit us online:

[calgary.ca//TODplanning](http://calgary.ca//TODplanning)



Why station area plans?

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Will my community be affected?

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How can I get involved?

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### What is TOD?

Transit Oriented Development (TOD) policies apply to an area within a five to 10-minute walk (approximately a 600-metre radius) of an LRT station, take advantage of the public investment in transit and help to accommodate the demands of a growing city.

TOD guidelines aim to:

- ensure appropriate land uses that take advantage of the LRT
- increase density around transit stations
- create pedestrian-friendly design
- make each LRT station a place
- manage parking, bus and vehicular traffic
- plan in context with local communities

### TRANSIT ORIENTED DEVELOPMENT AT ANDERSON STATION

### INFORMATION SESSION

**DATE:** Thursday, June 12, 2008

**TIME:** 5 – 8 p.m.

**LOCATION:** Willow Ridge Community Association

**ADDRESS:** 680 Acadia Dr. S.E.

*You are invited!*

2008-1066



## Why is Anderson LRT Station being considered for this planning initiative?

The City has received planning applications and enquiries regarding numerous redevelopment opportunities on sites adjoining the LRT Stations in the region. At a meeting in June 2007 City Council directed Administration to develop Station Area Plans (SAP) to provide a more detailed land use framework for sites close to the stations taking into account the Transit Oriented Development Guidelines and the local context. This ensures appropriate land uses are identified for these sites and any potential new development is not dealt with in a piecemeal fashion.

These Station Area Plans will provide potential opportunities for people to work, shop and live in a dynamic, vibrant pedestrian-friendly environment. It also gives the community the opportunity to get involved. Communities are best known – and best loved – by their residents and business owners.

That's why your participation and input is so important to this planning study. Please help us get to know and understand what is important in your community. Your input and participation during the planning process will contribute greatly to accurately identifying the qualities that make your communities so appealing, the issues you feel need to be addressed and opportunities for enhancement.

## Project objectives

- To reduce reliance on personal vehicles by having more people living and working within walking distance of LRT stations.
- To encourage more people to live in existing neighborhoods and in housing that is compatible with the surrounding area.
- To encourage greater diversity of housing types and opportunities.
- To set the stage to encourage new development that respects and enhances the existing community context.
- To implement City Council's city-wide policies regarding Transit Oriented Development to make the most out of the areas surrounding the LRT stations.



## What is the Calgary Plan?

The Calgary Plan (1998) is The City's major land use planning policy document. It guides growth and development across the entire city by establishing the strategic objectives to ensure our growth is well-managed and sustainable.

Key planning objectives include:

- Reducing our reliance on personal vehicles — more people living within walking and cycling distance of downtown and other employment areas.
- Encouraging more people to live in existing neighbourhoods and in housing that is compatible with the surrounding area.
- Encouraging a greater diversity of housing types and opportunities.

## What is a Station Area Plan (SAP)?

A SAP is a master plan unique to each station. It establishes practical boundaries to the station area and identifies uses, densities and potential massing and building envelopes. The plan determines new connections or improvements to the existing pedestrian, bicycle, transit and roadway system.



## What is an ecological footprint?

An ecological footprint is a measure of the demands our consumption patterns and lifestyle choices place on the natural environment, especially in terms of our consumption of energy, housing, transportation and food. Calgary's 2005 ecological footprint was the largest in Canada at approximately 9.86 global hectares per person. For more information see [calgary.ca/footprint](http://calgary.ca/footprint).



By planning for higher employment and residential developments in areas well supported by existing LRT service, the Anderson SAP is in alignment with Plan It Calgary, the new integrated land use and mobility plan project. For more information on Plan it Calgary, please visit: [calgary.ca/planit](http://calgary.ca/planit).

## Project timeline

### April '08

- Visioning & Land Use Planning Exercise

### June '08

- Additional Land Use Planning Exercise

### Summer '08

- Analysis

### Fall '08

- Draft Station Area Plan (SAP) produced
- Information session & community feedback on Draft SAP
- Proposed SAP produced & presented to community
- Proposed SAP to Calgary Planning Commission

### Winter '08

- Public hearing and Council

## Why are we making a new station area plan when we already have the LRT South Corridor Land Use Study (1980)?

Calgary has changed dramatically since 1980, over which time unprecedented development and growth have occurred. Increasing awareness about the impact of our ecological footprint and a desire for more sustainable growth sparked Council's initiative to create the plans.

While the land use study contains many relevant policies which encourage the Anderson station area to become a community in which to live, work, and play – the new station area plan builds on those fundamental ideas and contains additional policies for land use, built form, urban design and public realm to help implement transit oriented development at Anderson station.

## What is happening on the City-owned lands next to the station?

You may have already been involved in some of the public engagement related to proposed development on the City-owned lands on the east side of the LRT tracks. The City's Corporate Properties business unit decided to move forward with plans to develop those lands. Their development applications will be reviewed against the station area plan policies being created through the planning process identified in this flyer. If you would like more information about the development applications, please contact Project Manager Grace Lui at 268-2516.

## Why is this the right time to proceed and how will my community be affected?

Development pressures are already occurring. With a projected population of 1.25 million 10 years ahead of schedule, Calgary's unprecedented growth is leading the nation. TOD helps to accommodate the demands of growth by creating more opportunities for more people to work, shop and live within a dynamic, vibrant and pedestrian-friendly environment near an LRT station, which in turn reduces automobile dependency and helps to reduce our city's ecological footprint.

Change can be accommodated within the study areas in a way that respects the established communities and promotes the qualities you and your neighbours value.

That's why your participation and input is so important to the planning process.