

30 March 2015

Attn: West Park Residents Association (WPRA)  
c/o Linda Fox-Mellway of LFM Management

Re: DRAFT (*for final review and execution by both parties*)  
Outline of Proposed Resolution to Issues by West Park Residents Association Regarding  
Truman Development Corporation's (Truman) Proposed West District Master Plan

A supplemental figure set has been enclosed to complement Truman's proposed outline of resolution to each of the six (6) key issues described by WPRA below through their representative, Linda Fox-Mellway of LFM Management.

1. Provide a landscaped buffer zone immediately north of West Park (at the expense of Truman), with mature landscaping to provide immediate visual buffering upon installation - this suggestion is not limited to trees but could contain other components.

Truman Comments and Proposed Resolution: Truman's design team have prepared a single family detached lot and home concept (in plan, cross-section, and perspective rendering) that is illustrated in an enclosed figure set. The design concept can be generally described as single family detached lot approximately 14 meters (46 feet) in width and 38 meters (125 feet) in depth. The lot size is typical for the greater West Springs area, and has been tested to support the creation of estate-type homes. The design concept will accommodate a home of approximately 3,700 square feet in size (across two primarily levels, with a partial third-level, and this excludes areas for the basement and garage), and this is also inclusive of a conceptual Nanny Suite or private home-office space. The design concept supports a three-car garage, which is perpendicularly facing, rear-attached, and accessible by a shared side-yard private driveway. The rear-attached concept ensures that the front facade of the home provides a street-oriented and pedestrian-friendly front-porch style, avoiding a facade comprised primarily of vehicle garage and door.

The overall landscape strategy proposes a densely planted 'green screen' within the rear yard comprised of evergreen tree materials with year-round retention of leaves (a mix of Colorado Spruce, Scotch Pine, and Lodgepole Pine), the largest species of which would grow/mature to an approximate height of 20 meters (65 feet) and a spread of 5 meters (16 feet). The relocation of existing evergreen tree species from within the West District Plan Area will be explored, but older/larger trees are more sensitive to relocation. To ensure that the green screen is healthy, without future replacement issues, Truman will acquire new farmed trees of a healthy caliper size. If existing trees within close proximity to the West Park boundary are located within the proposed backyard areas of future West District single-detached lots, retention will be explored based on tree health and the tree's ability to survive home basement excavation and general building construction.

Additional earth-berming within the proposed lots and beneath the green screen area is not feasible for reasons related to the long-term health of the tree root systems. Further, earth-berming presents challenges to City-required stormwater drainage within each lot -- in this case, drainage may be required to be directed to the existing concrete drainage swale easement at the shared property boundary within West Park. Future detailed grading and engineering would be required to determine any final overall stormwater drainage solution. A single, shared, approximately six (6) foot tall privacy fence of a quality matching the existing fence will be installed if there is not otherwise an existing fence or if the existing fence is in disrepair along the shared boundary with West Park.

**2. Truman, at their expense, to provide traffic calming on 81 Street SW in the form of jut-outs with consideration being given to extending off-site improvements from the existing traffic circle to 9 Avenue SW.**

Truman Comments and Proposed Resolution: Truman's design team are proposing progressive street standards throughout West District, based on the City of Calgary's Complete Street Guideline (Adopted 2014). The street standard for the portion of 81 Street SW within West District is proposed as a Collector Type, which is illustrated in the enclosed figure set. The Collector Type proposed within West District is designed to include a healthy mix of mobility modes: a vehicle lane in each direction; a separate two-way bicycle track (connecting to the existing regional pathway along the existing segment of 81 Street SW within West Park); and, a wide pedestrian sidewalk on each side of the street. The proposal is for a Collector Street of an ultimate width of 21.5 meters (70 feet), with an unobstructed driving surface for vehicles of 6.6 meters (21.5 feet). For comparison, the existing portion of 81 Street SW within West Park is approximately 21 meters (69 feet) in ultimate width, with an unobstructed driving surface of 12 meters (39 feet). The proposed unobstructed driving surface of the proposed Collector Street is about half that of the existing segment of 81 Street SW, and this reduced driving surface design is intentional to help create a street 'calmed by design'. This is fundamentally achieved where the street parking component of the street is intentionally obstructed by intervals of green 'bump-out' areas (planted with trees and other soft landscaping). This design creates a more narrow, calming driving surface for vehicles, which is not the case in typical designs where the parking lane is part of the clear driving surface, and which can foster increased vehicle speeds.

Calming-related off-site improvements to the existing portion of 81 Street SW within West Park will be considered by Truman after The City of Calgary has reviewed and approved the street standards for West District, and after the cost of any off-site improvements can be evaluated. Ultimately, the existing portion of 81 Street SW is owned and maintained by The City of Calgary and any changes or improvements are subject to The City's review and approval.

3. Consideration be given by Truman, at their expense, for off-site improvements of a playground zone from the traffic circle on 81 Street SW to 9 Avenue SW.

Truman Comments and Proposed Resolution: No playground zone exists; however, Truman will make inquiries with The City to whether or not 'children-at-play' signage is appropriate and, if approved by The City, Truman will install them at their own expense.

4. That no construction traffic be allowed on 81 Street SW with particular emphasis that no construction traffic be allowed to access 81 Street SW from 9 Avenue SW.

Truman Comments and Proposed Resolution: Truman will prepare a Construction Management Plan on a phased built-out basis, which will be reviewed by The City of Calgary. At no time during build-out will heavy construction vehicle traffic be allowed to use the existing segment of 81 Street SW within West Park, between 9 Avenue SW and the south boundary of the West District Master Plan Area.

5. That the building finishes of the 46 foot single family homes proposed by Truman, directly adjacent to the established West Park homes be compatible in finishes to complement the adjacent established homes of West Park.

Truman Comments and Proposed Resolution: Truman's design team has provided precedent imagery to the express the conceptual style and finishing materials envisioned for the proposed single family detached homes (see enclosed figure set). It is pre-mature to consider detailed building finishes; however, the conceptual design demonstrates Truman's intent for this limited, exclusive housing type within West District's master-planned community to be of an estate-type, and therefore the finishes will be of an estate-type quality.

6. Truman will commit that all lands within the West District Master Plan Area along the boundary shared with West Park (including any lands that Truman does not currently own or have master planning agreement with) will be consistently planned as outlined in this letter. Truman will provide a 'shadow plan' on all lands that they do not own within the West District Master Plan to be submitted to The City of Calgary.

Truman Comments and Proposed Resolution: Truman is the majority landowner within the West District Plan Area and has been working to prepare a Master Plan that reflects a comprehensively-planned, detailed vision for all of those lands that have yet to develop to an urban standard. Comprehensive planning of this type is expected by The City of Calgary. As such, Truman has been in an on-going dialogue with any minor non-Truman owned lands with the goal of achieving comprehensive planning collaboration with those land holdings by way of master planning participation agreement. Ultimately, a 'shadow plan' (or a detailed outline of future land use, lot design, road network connections, and site servicing) will be provided for any lands Truman does not own and the 'shadow plan' will for part of the West District Master Plan

After review and discussion of the contents of this letter, it is Truman's hope that an agreement on the resolution of these issues can be achieved and formalized with the West Park Residents Association. It is Truman's intent to reflect the key design solutions to these issues within the proposed Master Plan document and the subsequent amendment to the West Spring Area Structure Plan. Truman will also include a detailed outline of the final resolution of issues alongside the submission of the West District Master Plan for the public record.

Please note that the West District Master Plan is still in a draft form and has yet to be finalized and submitted to The City of Calgary. Technical issues with regulatory approval by Alberta Environment and Sustainable Resources Development related to the proposed stormwater management infrastructure innovations have delayed the submission previously planned for December of 2014. It is anticipated that this will be resolved in the next 8-12 weeks, at which point Truman may proceed with formal submission of the Master Plan to The City of Calgary.

The formal application review process will involve: circulation to area stakeholders and adjacent area landowners (including all the residents of West Park); 8-12 months of review City Administration; rounds design/policy revision to the Master Plan; and, additional public consultation (and some events will be formally hosted and led by City Administration). Any final version of the proposed West District Master Plan will be subject to: a final recommendation by City Administration; review by the Calgary Planning Commission; and, formal consideration of approval (by way of Bylaw) by City Council in a publicly advertised Public Hearing.

Sincerely,  
Truman Development Corporation

*(DRAFT - final issues resolution letter to be executed)*

George Trutina, President

*(DRAFT - final agreement to be cc'd to the following)*

cc: Peter Trutina, Vice-President Development, Truman Development Corporation  
David White, Principal, CivicWorks Planning + Design  
Councillor Richard Pootmans, Ward 6, The City of Calgary  
Lars Lehman, President, West Springs-Cougar Ridge Community Association