

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

EXECUTIVE SUMMARY

This application is for a land use amendment to redesignate 3.89 hectares ± (9.61 acres ±) of land in the southwest community of West Springs, from DC Direct Control District to Residential – One Dwelling (R-1s) District, Multi-Residential – At Grade Housing (M-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

This proposed land use amendment is intended to facilitate a transition between the single-detached development in the existing West Park subdivision to the south and the future high density development to the north (LOC2017-0058). The proposed land use will allow for the provision of residential units in a range of forms and densities, and a new park that will connect with an existing park system. This proposed land use amendment and associated outline plan will facilitate growth and densification in the southwest corner of the proposed West Springs North Neighbourhood as outlined in the proposed West Springs Area Structure Plan (ASP) amendment.

An amendment to the West Springs Area Structure Plan (ASP) is required to accommodate this land use amendment application (see M-2017-023). An outline plan in support of the proposed land use amendment has been submitted, and reviewed by Administration (APPENDIX III).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 December 14
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 54D2018; and	
1. ADOPT, by bylaw, the proposed redesignation of 3.89 hectares ± (9.61 acres ±) located at 819 and 839 – 81 Street SW (Plan 4740AK, Block 43 and 46) from DC Direct Control District to Residential – One Dwelling (R-1s) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 54D2018.	

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is in conformance with applicable policies in the Municipal Development Plan (MDP), and advances the goals of intensification, greater housing choice and transit-oriented-development. The proposal is also in alignment with the vision and policies of the proposed West Springs ASP amendment including the North Neighbourhood Plan Area section (APPENDIX IV). The land use amendment allows for logical development of the lands that can integrate with the existing community context, as well as with future development to the north and east.

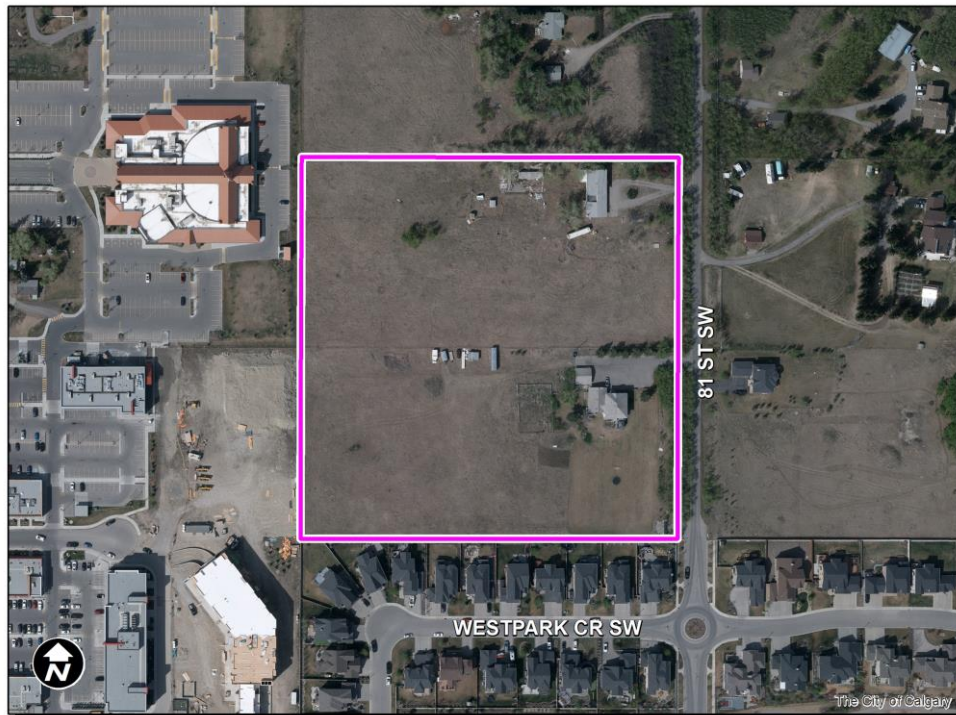
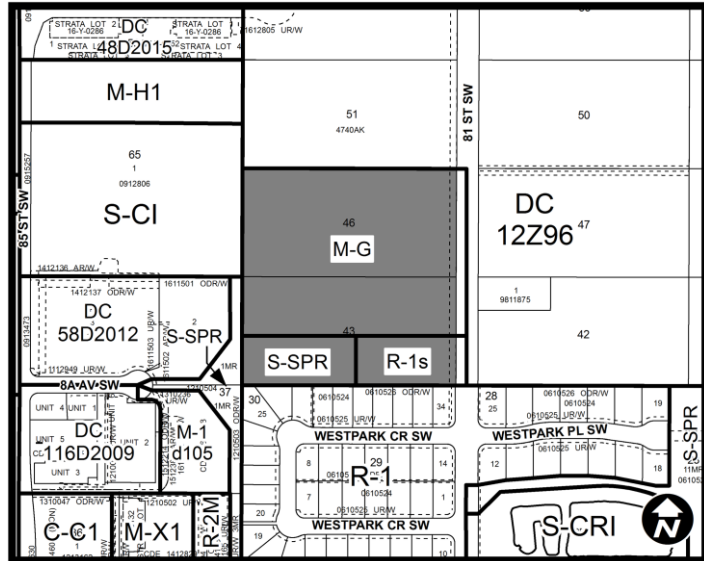
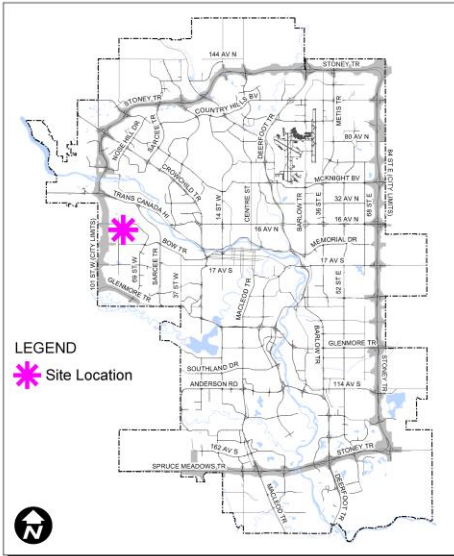
ATTACHMENT

1. Proposed Bylaw 54D2018
2. Subsequent Public Submission

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018

MAP 22W

LOCATION MAPS



**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.89 hectares \pm (9.61 acres \pm) located at 819 and 839 – 81 Street SW (Plan 4740AK, Block 43 and 46) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: M. Foht

Carried: 9 – 0

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018

MAP 22W

Applicant:

B&A Planning Group

Landowner:

West Park Lands II GP Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject lands are situated in the southwest quadrant of the city in the community of West Springs. The site consists of two parcels of land totaling 3.89 hectares \pm (9.61 acres \pm), located north of the existing West Park subdivision and west of 81 Street SW. The parcels are approximately 100 metres by 197 metres each, and both are developed with a single detached dwelling and accessory buildings. Access to the sites is from 81 Street SW. Existing development in the area consists of single detached dwellings to the south, commercial, multi-residential development, and St. Michael's church to the west and country residential acreages of 2 hectares \pm (5 acres \pm) to the north and east.

The subject lands were part of an annexation from Rocky View County in 1995, which included the areas now known as Cougar Ridge, West Springs, Aspen Woods, Springbank Hill and Discovery Ridge. Development in the West Springs community was largely completed in the 2000s and due to the historical subdivision character of the area, the surrounding lands are heavily fragmented resulting in a pattern of development that has primarily been incremental, ad hoc, low-density and single use.

There is a land use amendment and outline plan application (LOC2017-0058) in and on today's agenda that will in combination with the subject lands represent an opportunity for a large pocket of undeveloped adjoining lands to plan comprehensively and to sensitively intensify the overall number of people and jobs in the region and have a significant impact in implementing MDP goals. This unique circumstance allows for a shift away from the ad hoc development that has occurred in the area. This proposal and LOC2017-0058 will align to ensure continuity in servicing, road network, pedestrian connectivity, and vision for this area (APPENDIX IV).

LAND USE DISTRICTS

Existing: DC Direct Control District (Bylaw12Z96)

The existing DC Direct Control District is restrictive in nature, allowing for only rural residential style development and a limited range of ancillary and public uses.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Proposed: Residential – One Dwelling (R-1s) District

The application proposes to redesignate 0.33 hectare ± (0.82 acre ±) of land to Residential – One Dwelling (R-1s) District which allows for residential development in the form of single detached dwellings with the opportunity for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite).

Proposed: Multi-Residential – At Grade Housing (M-G) District

The application proposes to redesignate 2.46 hectares ± (6.08 acres ±) of land to Multi-Residential – At Grade Housing (M-G) District which is intended to accommodate grade-oriented multi-residential development, where all units provide direct pedestrian access at grade. The M-G district has a minimum density of 35 units per hectare (uph) and a maximum density of 80 uph.

Proposed: Special Purpose – School, Park and Community Reserve (S-SPR) District

The application proposes to redesignate 0.39 hectare ± (0.96 acre ±) of land to Special Purpose – School, Park and Community Reserve (S-SPR) District which is applied to reserve lands (excluding Environmental Reserve), and allows for parks, schools, and community recreation facilities. The Municipal Reserve site is proposed adjacent to two existing parks parcels to provide a public amenity for residents and serve as a pedestrian connection to arterial streets with commercial development. The proposed park will contain both active uses in the form of a playground (ages 5 to 12) and passive uses (meeting place/sitting area).

Land Use Evaluation

The proposed range of residential forms and densities are consistent with the objectives of the Municipal Development Plan and the proposed West Springs Area Structure Plan amendment. Additionally, the proposed land use designations are complimentary to and allow for sensitive integration with the properties to the south as well as the proposed West Springs North Neighbourhood.

DENSITY

The existing West Springs ASP identifies the subject lands as Urban Development with a density of between 9.9 and 17.3 units per gross developable hectare (4.0 to 7.0 units per gross developable acre). This land use amendment proposes to accommodate between 191 and 202 residential units, which equates to an anticipated residential density of 49 units per hectare (20 units per acre) with a maximum residential density of 52 units per hectare (21 units per acre). These proposed densities and intensities are in alignment with proposed West Springs ASP amendment (M-2017-023), which is better aligned with MDP targets and will allow for a greater variety of residential development.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

It is anticipated that the subject lands will have an intensity of 112 people and jobs per hectare. According to data from The City of Calgary, the following table identifies West Springs' peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

West Springs	
Peak Population Year	2017
Peak Population	10,031
2017 Current Population	10,031
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The site is located within a "Residential Developing – Planned Greenfield with Area Structure Plan (ASP)" area on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). While the MDP makes no specific reference to this site, the land use proposal is consistent with MDP policies including the Developing Residential Communities policies (subsection 3.6.1).

Proposed West Springs Area Structure Plan amendment (M-2017-023)

This proposed land use amendment is in alignment with proposed West Springs ASP amendment (M-2017-023), which was reviewed together and informed each other.

The site is located within the proposed "West Springs North Neighbourhood" area on the Land Use Concept Map (Map 2) in the proposed West Springs Area Structure Plan (ASP), and within the "Neighbourhood – Limited", and "Neighbourhood – Low-Rise" areas on the proposed West Springs North Neighbourhood Land Use Concept Map (Map 3) (APPENDIX IV). The proposed land use amendment is in alignment with the ASP vision and policies for the North Neighbourhood Plan Area (section 4.0).

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was submitted for this site relating to the initial concept of the land use amendment and outline plan application. The TIA was local in nature and looked at adjacent intersections only. As a result of city requests and coordination with adjacent landowners, the applicant agreed to participate in the Developer Funded West Springs ASP amendment process.

Through the development of the amendment of the West Springs Area Structure Plan (ASP), a TIA was completed for the overall ASP area which includes development within the area referenced within the associated land use amendment and outline plan applications. For clarity, some of the information from the proposed West Springs ASP amendment is included next.

The increased density proposed within the West Springs Area Structure Plan (ASP) amendment has significant impacts on the local transportation network. To accommodate full build out of the proposed North Neighbourhood area, as proposed in the West Springs ASP, including this land use amendment and associated outline plan application, the following infrastructure is required:

Description	Funding Status	Funding Responsibility	Notes (all costs are Class 5 estimates [+100% to -50%])
Construction of West Calgary Ring Road/Stoney Trail	Unfunded	Alberta Transportation	
Interchange at Bow Trail and Sarcee Trail SW	Unfunded	City of Calgary	Approximate cost: \$100 million
Significant modal change to Transit	Unfunded	City of Calgary/Developer	Includes Transit Centre. Approximate cost \$6.3 million
Bow Trail widening from 2 to 4 lanes	Funded	City of Calgary	includes intersection improvements at 85 St SW and Bow Trail SW; approximate cost: \$16 million
Bow Trail widening from 4 to 6 lanes	Unfunded	City of Calgary	Cost: \$16 million
Widening of Sarcee Trail SW to 6 lanes	Unfunded	City of Calgary	Cost to be determined upon Functional Plan analysis
Intersection improvements to Old Banff Coach Road SW and 85 Street SW	Funded by Developer	Developer	Minor improvement to signal timing and geometry (EB to SB right turn and thru lanes)
Intersection improvements to Old Banff Coach Road SW and Bow Trail SW	Funded by Developer	Developer	Minor improvements to signal timing and geometry (NB to WB left turn)

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

As many of these pieces of infrastructure will eventually be required as a part of The City's natural growth and evolution, Administration supports the West Springs ASP amendment proposal and this land use amendment application with a phased approach that allows build-out within the ASP area to proceed as required transportation infrastructure is constructed.

The proposed West Springs ASP amendment has impacts to this proposed land use amendment and associated outline plan as follows (and further described in the Conditions of Approval in the outline plan application):

- As Bow Trail SW will be widened from 2 to 4 lanes, 600 residential units may be built in the West Springs ASP area; and
- Residential units proposed beyond 600 units shall be subject to the policy in the West Springs ASP, once the amendments to the document are approved.
-

Further transportation analysis may be required at the tentative plan and/or development permit stage to confirm availability of the transportation network to support the development and to address more site-specific issues such as site access and parking.

The applicant has committed to following the proposed modified road cross sections from the adjacent outline plan application (LOC2017-0058) to ensure a seamless and connected user experience. The modified road cross sections are agreed to in principal by Administration with some on-going discussions regarding line assignments, utility easements and street light design. Other transportation items to resolve include cyclist accommodation at intersections and mitigating conflicts for pedestrians crossing the raised cycling facility.

Both applicants (LOC2016-0243 and LOC2017-0058) have:

- provided a letter under Corporate Seal identifying the remaining transportation items to be resolved as the applications proceed to Public Hearing and tentative plan (subdivision) through to development permits; and
- committed to working collaboratively with Administration to resolve the transportation items identified.

UTILITIES & SERVICING

A water main is available at 81 Street SW with an extension north from Westpark Place SW and tied into the water main at Old Banff Coach Road SW. If this site develops in advance of development outlined in application LOC2017-0058, the site will require a looped water system with two connections through the connection at Westward Avenue, SW.

A sanitary main is available at 81 Street SW with an extension north from Westpark Place SW.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Stormwater on the subject lands is predominantly discharged to the existing West Springs Stage 7 pond through a storm pipe at 81 Street SW and Westpark Place SW. The north portion (0.7 ha of roadways and front yards, not buildings) that is anticipated to drain to the future West District central park and Stormwater Facility (as shown in LOC2017-0058) will not be able to proceed until the design of the future West District central park and Stormwater Facility has been designed and accepted by The City and the pond is constructed.

ENVIRONMENTAL ISSUES

There are no environmental concerns.

ENVIRONMENTAL SUSTAINABILITY

The proposed development supports MDP sustainability policy by providing a range of densities in a compact urban form while being respectful of adjacent development and supporting walkability. Environmental sustainability will also be evaluated by Administration when individual development permits are processed.

GROWTH MANAGEMENT

There is no growth management overlay in the policy plan, however this proposed application requires the construction of transportation infrastructure to achieve full build-out. Transportation capacity will be managed as outlined below:

1. Policy has been added to the proposed West Springs ASP amendment, Transportation section (Section 10) outlining the need and location for infrastructure improvements which will be determined at outline plan / land use amendment stage.
2. Outline plan Conditions of Approval have transportation conditions outlining a phased approach and the need for further analysis to determine the number of residential units that can be developed.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in general support of the related West Springs ASP amendment with comments in regards to the land use amendment and outline plan applications from the West Springs/Cougar Ridge Community Association (APPENDIX II).

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Comments are summarized as follows:

- Internal road network lacks flow and does not connect to community;
- There is an excess amount of asphalt proposed, additional green space should be provided, along with underground parking for all buildings;
- Concerns with stormwater retention plans, and excess asphalt presenting significant runoff issues;
- Architectural controls to existing community standards or higher should be provided;
- Blanket approval for rooftop solar panels, geothermal solutions, rooftop gardens for buildings over 2 storeys should be considered;
- Would like application to be considered holistically with surrounding development and adjacent applications;
- Westward as a naming convention for streets sounds too much like Westwinds, and another name should be considered.

The road network was reviewed by Administration and a 3.0 metre walkway with a 6.0 metre public access easement will be required through the M-G site to help with pedestrian connectivity. Stormwater infrastructure was reviewed as part of this application and found to be adequate. A concept plan for the proposed M-G site was provided to show potential building locations and park space.

Citizen Comments

Administration received eight (8) letters in opposition to the original application, which included seniors' housing under the Multi-Residential – High Density Low Rise (M-H1) District, and semi-detached dwellings under the Residential – One / Two Dwelling (R-2) District. In response to citizen comments, the Applicant revised the application to exclude M-H1 and R-2.

Reasons stated for opposition are summarized as follows:

- Development does not fit into the context and character of the community - prefer area to be developed with single detached dwellings;
- Want to see comprehensive planning for the area that includes the lands to the north and the east;
- No buffer zone between proposed development and existing homes to the south;
- Traffic issues/congestion in area, and not enough street parking; and
- Location of seniors' housing should be on roads designed for more traffic.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Administration responses to citizen comments are summarized below:

Concern	Response
Development does not fit into the context and character of the community	The highest densities and building heights are located to the north with park and single detached dwellings on the south boundary with building heights gradually transitioning down towards the existing West Park subdivision.
Traffic issues/congestion in area, and not enough street parking	Transportation impacts were reviewed as part of the West Springs ASP amendment (M-2017-023), also considering this application and LOC2017-0058. It was determined that a reduction from the original density ask of LOC2017-0058 would be more appropriate given the existing transportation network capacity. Several infrastructure upgrades will be necessary to ensure the network can support the proposed densities.
No buffer zone between proposed development and existing homes to the south	Where there is no dividing lane or street to the south, development will complement the height and density of the existing homes. The applicant is also proposing a 3 metre vegetated buffer.
Location of seniors' housing should be on roads designed for more traffic.	No longer a proposed seniors' housing development.

Public Meetings

It should be noted that the public engagement for this application happened as part of a larger engagement for the Developer Funded West Springs Area Structure Plan (ASP) amendment. Below is an overview of the engagement for the entire project.

City Led Engagement

Engagement strategy

A comprehensive engagement strategy was developed to facilitate multiple touch points and ensure inclusivity for all who wanted to provide input and learn about the proposed West Springs ASP amendment. The Engage spectrum level for this project was 'Listen and Learn' which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas."

For this project, Administration took a multi-phased engagement approach that included three phases of engagement with multiple opportunities, in-person and online, between April and December 2017.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

The goals of the phased approach and the overall engagement program were to:

- Inform the community about The City's planning process and an overview of this project;
- Answer questions about The City's planning processes, the current ASP and future changes to the ASP;
- Gather a high-level understanding of issues and concerns to better assess the current and future ASP and determine future phases of engagement; and
- Evaluate the revisions against the community input and concerns that were provided throughout the program.

Engagement overview

Over the course of the phased engagement program for the West Springs ASP amendment, Administration engaged with 1,017 people (not including the final information sessions), at six in-person events and through two separate online opportunities and collected a total of 2,503 comments and ideas.

Overall, there was a high level of interest in the proposed application and a wide range of input was received from the community throughout the engagement program. Themes are detailed below by each phase.

Phase one: issues scoping

Two in-person open houses and an online survey opportunity was provided to citizens in April 2017. The purpose of this phase was to develop a high-level understanding of the issues and concerns with the application, to inform our future phase of engagement.

- Two in-person open houses were held on April 4 and 6 at the West Springs Free Methodist Church
 - 300 people attended the open houses.
- One online survey made available from April 3 to 10, 2017
 - 271 completed survey responses.

In total, 1549 comments and ideas were collected through phase one.

Phase one: what we heard

Some of the main themes that emerged from the comments gathered in phase one were:

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

- Concern that infrastructure and amenities (roads, transit, schools, etc.) that currently exist in the community are inefficient and not equipped to handle an increase in density.
- A desire to improve or increase the amount of open space and connectivity (pathways, bikeways, sidewalks).
- Concern around the proposed increase in density and the impacts it will have on quality of life and adjacent development (light, views, noise, etc.).
- A desire for more formal recreational amenities and specific programming (fields, rinks, gardens, community centres).

Phase two: revision evaluation

Two in-person open houses and an online survey opportunity was provided to citizens in October 2017. The purpose of this second phase of engagement was to share the revised changes and to gather input on the proposed changes and determine if there are still any outstanding community concerns.

- Two in-person open houses were held on October 19 and 21 at Calgary French and International School
 - 277 people attended the open houses.
- One online survey made available from October 19 to 29
 - 169 completed survey responses.

In total, 954 comments and ideas were collected through phase two of engagement.

Phase two: what we heard

Some of the main themes that emerged through the comments gathered in phase two were:

- Citizens feel that the density is still too high for the area and is not compatible with the surrounding area.
- Citizens feel the reduction in height was not sufficient, specifically along 77 Street SW. Some feel that single detached homes are more appropriate for the area as outlined in the original Area Structure Plan.
- Citizens reiterated the importance of the transportation improvements shared by The City and stressed the importance of these being completed prior to any additional density being added to the area. Citizens had uncertainty about these improvements and would also like to see more details shared about these.

Phase three: information sharing

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Two in-person information sessions to share the final amendments, a summary of what has changed, a summary of engagement and information on how to participate at the Public Hearing of council was held on December 5 and 6 at the Calgary French and International School. The information sessions had not occurred at the time of report finalization; therefore Administration does not have attendance numbers to share in this report.

Communications overview

A comprehensive communications plan was developed to inform the community about the project and all of our engagement opportunities. Ongoing tactics employed throughout the life of the project have included:

- Project specific website (calgary.ca/westspringsasp) that shares information and background about the project. The website also includes a summary of previous engagement activities and notice about upcoming activities taking place in the community.
- Ongoing emails to the community members subscribed to our email list, sharing project information and engagement details.
- Regular and on-going communications with the Community Associations and the Councillor's Office.

For each phase of engagement, the following communications tactics were employed to promote participation in Administration's various engagement opportunities:

- Twitter and Facebook advertisement campaigns
- Large traffic signs placed at high-traffic intersections in the community
- Post card mail outs to surrounding area residents
- Information was also shared to external email lists via the Councillor's Office, Community Associations and the developer

Full engagement reports

The full what we heard reports and verbatim comments for each phase can be found here:

[Phase one: What We Heard Report](#)

[Phase two: What We Heard Report](#)

Applicant Led Engagement

After application submission in September of 2016, the applicant began a consultation process to engage the immediate landowners to the south through a mail-out directed to the homeowners along the north side of West Park Crescent SW. A subsequent meeting was arranged with the West Park Residents Association on October 19, 2016. Several homeowners attended to review and discuss the proposed plan.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

There were four (4) main topics that emerged during these discussions that were of the greatest concern to the attendees:

1. Interfaces:
 - a. Maintain reasonable transitions between neighbourhoods
 - b. Explore the potential for a pathway as a transitional buffer between existing neighbourhood to the south
 - c. Concerns regarding south interface – developer should consider buffering and landscaping techniques
 - d. Explore semi-detached concepts that appear as large singles along southern boundary
2. Land uses/Lot Arrangement:
 - a. Residents appreciate the lot layout of the existing neighbourhood – Encourage the developer to explore options that align the built form (i.e. explore R-2 zoning which accommodates a semi-detached, wider, housing product or pursue larger R-1 lots)
 - b. Residents wish to conceptually explore larger lots on the south boundary and push additional density to the north portion of the site
 - c. Low density residential along the west edge of the site is not necessarily the best interface – residents would support additional density along this edge
3. Connectivity/Walkability:
 - a. Ensure long term neighbourhood cohesiveness - consider pathway connections to the greater community (all directions)
 - b. Connections should be sensitive to the amount of children in the area and the proposed seniors development
 - c. Residents deem east-west connectivity to be more important than a north-south connection
 - d. Encourage the developer to consider pedestrian and bicycle connections to east, particularly, to the bicycle pathways adjacent to West Park Place SW (Southeast of the site).
4. Urban Design/Built Form
 - a. Residents want to ensure streetscapes are consistent – align homes across from one another (i.e. backyard view to a house rather than a fences)
 - b. Explore architectural guidelines for the site
 - c. There was acknowledgement that developing 65 foot single detached lots, which mirror the existing built form, is not a realistic expectation. However, sensitivity to the south edge is required.

The comments were primarily concerned with the interface along the southern edge of the plan, which immediately abutted the backyards of eight homeowners. A few options were entertained to resolve their concerns, including providing a pathway and/or a landscape buffer along the boundary shared with these homes. A second meeting was arranged with

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

the West Springs/Cougar Ridge (WSCR) Community Association for the following week, which was attended by City Administration.

In March of 2017, the applicant agreed to participate in the Developer Funded West Springs Area Structure Plan amendment process which included the public engagement as outlined in the previous section.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

APPENDIX I

APPLICANT'S SUBMISSION

Introduction

On behalf of West Park Lands, B&A has prepared an outline plan and land use redesignation application for 3.69 hectares ± (9.61 acres ±) of land within the southwest quadrant of the City of Calgary within the Community of West Springs. The subject lands are located along 81 Street SW and are currently developed with two large residential acreages, legally addressed as 819 & 839 – 81 Street SW. The subject lands fall under the policies of the West Springs Area Structure Plan (ASP) that is currently undergoing refinement and amendment to intensify the lands to an urban density. The lands are proposed to be amended to Neighbourhood – Limited along the southern boundary abutting the existing low density large lot homes, and Neighbourhood – Low Rise throughout the remainder of the site. These new policy districts respect the existing context of the Westpark neighbourhood to the south and address the changing attitude and desires of Calgarians to live in dense urban centres.

Proposal

The outline plan application proposes to extend a residential grid street network through the subject site from 81 Street to the west and north boundary. The residential development proposes a maximum of 8 single detached dwellings along the southern boundary of the lands. Each lots features a 3m landscaped buffer within the rear yards to provide additional trees to address the privacy concerns expressed by the adjacent homeowners. The remainder of the site is proposed as two comprehensive townhouse development cells that feature pedestrian routes within landscaped park spaces that will serve both the immediate residents walkability needs and those of the future neighbourhood centre to the north. A public access easement through the centre of the townhouse complex will create a desire line for pedestrians to connect to the neighbourhood park on the southern boundary. This neighbourhood park has been sited to augment the existing open space and local pathway network previously dedicated to the west and south and satisfies the Municipal Reserve dedication requirement.

Summary

The application is consistent with higher level planning policies within the City of Calgary and City Council direction that request a minimum intensity of 60 people and jobs per hectare and supports a range of residential product types that is respectful to the surrounding context of existing development. Through the proposed ASP amendment and the coinciding outline plan and land use redesignation, the proposed land uses of R-1s, M-G and S-SPR will ensure future residential development that will create an appropriate transition between a low density neighbourhood and an urban, mixed use community centre.

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018

MAP 22W

APPENDIX II

LETTERS SUBMITTED

Page 1 of 5

West Springs / Cougar Ridge Community Association



Wednesday, November 15, 2017

City of Calgary
Corporate Planning Applications Group Subdivision Secretary
Development and Building Approvals #8117 P.O. Box 2100, Stn M
Calgary, AB
T2P 2M5

RE: FILE NUMBER LOC2016-0243

819 and 839 - 81 Street SW

REQUEST FOR COMMENT

To Whom It May Concern:

The **West Springs Cougar Ridge Community Association (WSCRCA)** has participated in the engagement process with regard to this development since its inception and prior to this under preceding applications, and participated in many meetings, open houses and information sessions regarding this application, over the past 2 years (approximately).

The West Spring-Cougar Ridge Community Association (the Board) concurs with the proposed Area Structure Plan Amendment in its present form subject to the following conditions and comments.

Our reasons for this follow below.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Page 2 of 5

This ASP Amendment and future development of the subject lands, as proposed and conceptualized, represents an opportunity to provide an alternative build form in the community. While we are in general agreement with the proposed Land Use Amendment, we feel the built form examples provided by the applicant show a distinct lack of imagination, and that more thought is required to bring their plans up to the standards of the surrounding community, and proposed developments to the north and east. Because this parcel is so close to the very centre of the community, it is incredibly important that this parcel be developed in a way that provides a long term legacy which the applicant and the community can be proud of, and that is functional for the next 50 years.

DENSITY

WSCRCA hopes that as now envisioned the density proposed will be sufficient to create and sustain a healthy vibrant community, for the next 50 years.

TRAFFIC

The internal road network as contemplated by the applicant is lacking in flow, and isolates the subject lands from the surrounding community. The road network as proposed rings the entire townhouse development, and this road network will only provide access to a few houses apart from the proposed townhouses. From a planning and community perspective it is inadequate, and WSCRCA believes there must be a way to configure it to allow additional green space.

Presently, with the municipal street as anticipated and the internal roadway within the townhouse complex, the community association feels there is an excess of asphalt. WSCRCA strongly encourages the applicant and the City to create underground parking for all units, which we will discuss further in this document.

SCHOOLS

While not a City of Calgary issue, WSCRCA also wants to comment briefly on school capacity issues in the community, and in the future context of this ASP. While existing schools are presently at capacity, and both CBE and CSSD are still busing children from the Cougar Ridge portion of the community, additional density and population will likely assist in keeping enrolment rates at acceptable levels into the future, and balance the lower enrolment rates that maturing communities usually have.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Page 3 of 5

PUL (Stormwater Retention)

WSCRCA has issues with the Stormwater Retention plans for this application. It is our strong belief that the City can coordinate better planning around this issue.

There is an existing stormwater retention pond in West Park, which has had some issues with leaking and pump failures, and there are also proposed plans for a larger stormwater retention pond and feature as part of the West District Land Use Amendment proposal (LOC2017-0058) including enhanced stormwater retention pond and other features.

WSCRCA believes there must be a way to improve either or both of these stormwater retention ponds, and for the applicant to provide additional green space. As presently configured the excess asphalt will provide significant runoff issues. Again, the inclusion of underground parking as opposed to surface parking, would likely assist in this kind of design.

TRANSIT

WSCRCA strongly supports the concept of enhanced transit connectivity throughout the community, and hopes to see this achieved with some help from this application. We are perplexed as to why there is not a stronger reference to this in the application.

PARKING

WSCRCA feels strongly that underground parking should be provided for all buildings inside this ASP Amendment. We strongly urge CPC and City Council to make it mandatory for any future buildings within the subject lands. We believe strongly this will enhance the walkability and safety of the area, and create a more pleasant streetscape.

It is vitally important that this does not end up becoming an area full of surface asphalt parking lots, and that street parking be kept at a minimum to ensure better connectivity for alternative forms of access to (hopefully) healthier business and to provide alternatives to vehicular traffic circulation. WSCRCA feels It will also assist in better stormwater planning and spring runoff.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018**

MAP 22W

Page 4 of 5

ARCHITECTURAL GUIDELINES

While not part of this ASP Amendment, WSCRCA encourages CPC, City Council and CPAG to require complementary and even higher standards to existing architectural controls within adjacent communities be implemented as this area develops. The concepts presented by the applicant as potential build forms for these lands, are not at a standard acceptable to the wider community.

SUSTAINABLE PRACTICES AND RENEWABLE ENERGY USES

WSCRCA also encourages the developer, CPC, City Council and CPAG to investigate and find a way to allow blanket approvals for solar panels for rooftops, and the use of geothermal solutions for buildings throughout the subject lands, and for proposed Land Use Amendments to the north (LOC2017-0058). We would recommend that tying into any Central Energy System be mandatory for the lands within this application.

BEST PRACTICES - EXISTING EXAMPLES - "VILLAGE CENTRE"

The proposed ASP Amendment must be viewed through the lens of other proposed Land Use Amendments adjacent to it, and existing developments in proximity.

Providing a complementary design and plan, that can take advantage of existing infrastructure (stormwater retention, streets, shopping areas), while integrating with proposed future developments is vitally important. It would be a shame if this application is considered in isolation, and not in a holistic way, given the overview available for the entire community, and specifically for adjacent lands.

STREET NAMING

WSCRCA notes that the CPAG group has made some recommendations with regard to street naming. We have trouble understanding the recommendation of "Westward" as the naming convention sounds far too much like Westwinds industrial park and recreational park in the NE part of the city. WSCRCA encourages another name instead, and perhaps consideration for the use numeric avenue and street names as an alternative.

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018

MAP 22W

Page 5 of 5

CONCLUSION

To reiterate, West Spring-Cougar Ridge Community Association (the Board) concurs with the proposed Area Structure Plan Amendment in its present form, subject to the above conditions and comments.

Sincerely,



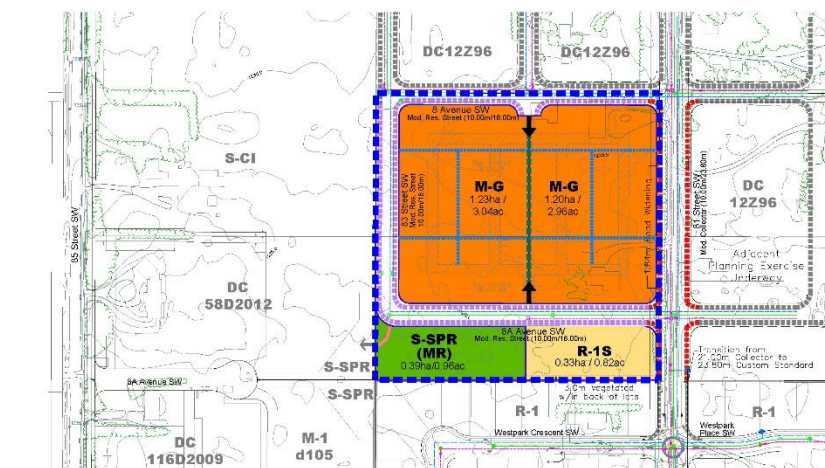
Lars Lehmann
Chair, Planning and Development Committee
West Springs Cougar Ridge Community Association

LAND USE AMENDMENT
 WEST SPRINGS (WARD 6)
 81 STREET SW NORTH OF WESTPARK CRESCENT SW
 BYLAW 54D2018

MAP 22W

APPENDIX III

OUTLINE PLAN



scale: 0 20 40 60
 SCALE 1:2000

legend:

- Outline Plan Boundary
- Contour Interval 0.5m
- 0.5m Mono Sewer
- 3.0m Multi-Use Pathway
- Buildings to be Removed
- Multi-Res Access Locations
- 2.0m Local Pathway
- 7.0m Private Lane / Mews
- 3.0m Walkway with 8.0m Public Access Element
- Private Walkways

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client:
WEST PARK LANDS

revisions:

no.	date	description
1	01-08-2018	Submission
2	01-12-2018	DIR#2 Comments
3	7-04-2017	DIR#2 Comments
4	4-10-2017	DIR#2 Substantive
5	27-11-2017	Edits prior to CMC

sub-consultants:
 exp, WATT Consulting Group, ECOTONE

municipal addresses:
 819 & 839 81 Street SW
 Plan 4740AK Block 43 & 46

legal descriptions:

file description:
 project no.: 1505
 project name: EX2015-0035
 drawn by: aw
 bylaw no.: LOC2018-0243
 start date: May 30, 2015
 current date: Nov 27, 2017

location map:
 City of Calgary
 Subject Site

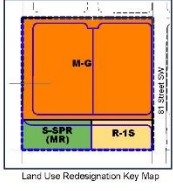
project:
West Park Lands

sheet title:
Outline Plan & Land Use Redesignation

exhibit no.:
1

OUTLINE PLAN STATISTICS

Gross Developable Area (GDA)	Percentage m/ha	Units	Area (ha) +/-		% of GDA
			3.89	9.61	
RESIDENTIAL - One Dwelling (R-1) District			2.76	6.82	70.9%
Minimum lot/garage number of units @ 12.0m lot width	87 m	7	0.33	0.82	8.9%
Maximum number of Units @ 10m lot width		8			
Multi-Residential - All Grade Housing (M-G) District			1.23	3.04	31.6%
Minimum number of Units based @ 14pa (75.0pa)	35 upl	43			
Anticipated number of Units based @ 21pa (75.0pa)	75 upl	53			
Maximum number of Units based @ 25pa (75.0pa)	80 upl	58			
Multi-Residential - All Grade Housing (M-G) District			1.02	2.96	30.8%
Minimum number of Units based @ 14pa (75.0pa)	35 upl	41			
Anticipated number of Units based @ 21pa (75.0pa)	76 upl	81			
Maximum number of Units based @ 30pa (75.0pa)	80 upl	92			
Minimum		91			
Anticipated		191			
Maximum		291			
Density					
Minimum	23.4 upl		5.5 upa		
Anticipated	68.1 upl		16.9 upa		
Maximum	57.7 upl		20.0 upa		
Open Space S-SPR (MR)			0.33	0.86	10.0%
Minimum					
Anticipated					
Maximum					
Roofs			0.74	1.83	19.0%
Minimum					
Anticipated					
Maximum					



NOTE:
 All street standards will comply with West District modified streets cross-sections.

LAND USE STATISTICS

FROM	TO	HA	ACS
DC12296	R-1S	0.41	1.01
DC12296	M-G	3.01	7.44
DC12297	S-SPR(MR)	0.47	1.16
TOTAL		3.89	9.61

INTENSITY STATISTICS

	upl	occupancy	people	job	people & job
Low Density Residential	7	3.0	23	1	24
Medium Density Residential	18	2.2	89	0	89
Total	25	5.2	112	1	113

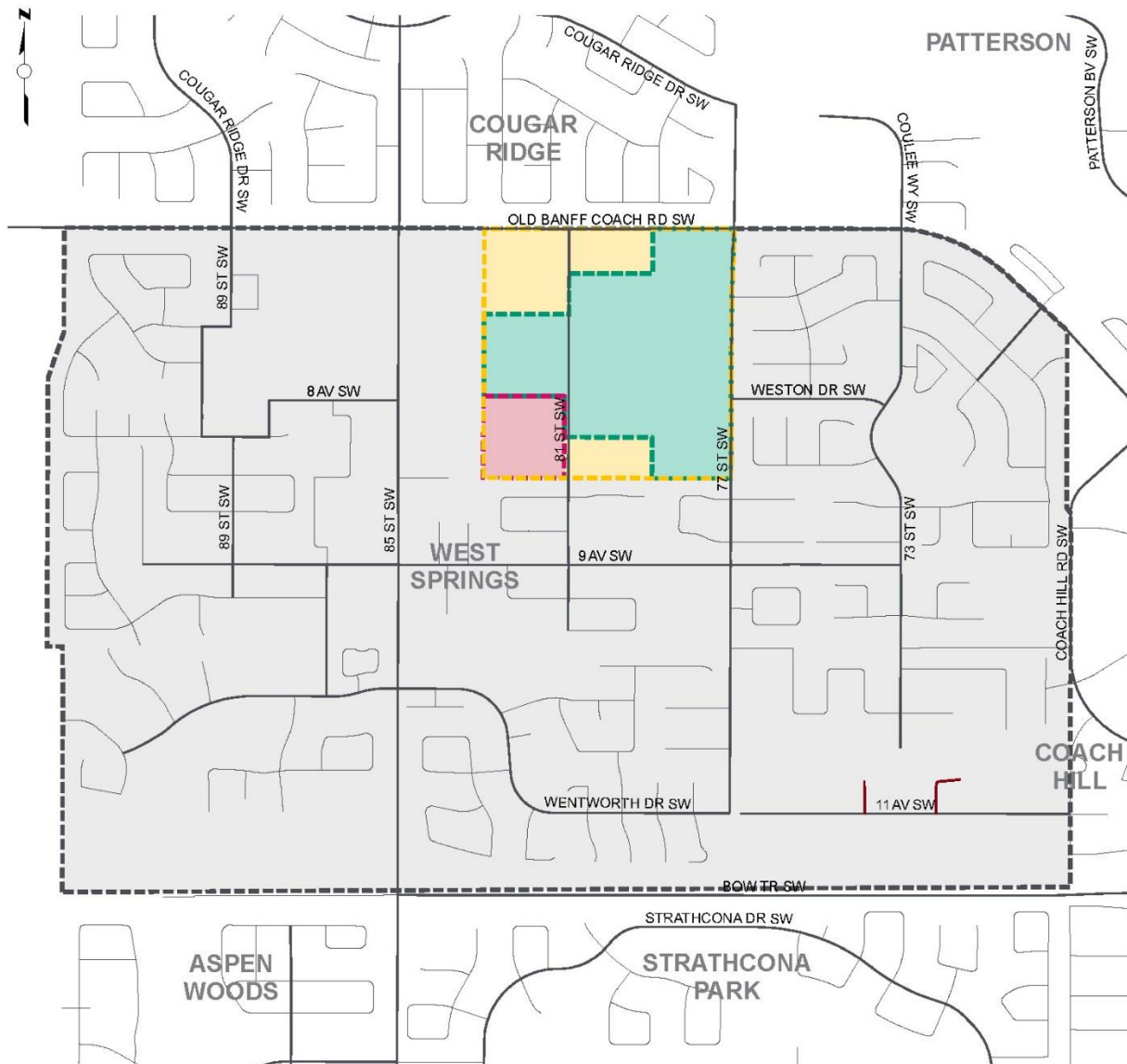
Overall Intensity: 112 People & Jobs Per Hectare

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
81 STREET SW NORTH OF WESTPARK CRESCENT SW
BYLAW 54D2018

MAP 22W

APPENDIX IV

CONTEXT MAP



-  West District Outline Plan Application Area (LOC2017-0058)
-  West Park Outline Plan Application Area (LOC2016-0243)
-  Proposed West Springs North Neighbourhood (M-2017-023)
-  West Springs ASP Area