

Policy Amendments to the West Springs Area Structure Plan (Ward 6), POL2021-0001

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2).

HIGHLIGHTS

- The proposed housekeeping amendments are to clarify the intent of the *West Springs Area Structure Plan* (ASP) as it relates to the maximum density policies of the West Springs North Neighbourhood.
- This application is consistent with the intent of the ASP and does not affect the overall density in the West Springs North Neighbourhood.
- What does this mean to Calgarians? More housing options via different built forms may be available in the West Springs North Neighbourhood.
- Why does this matter? A clearer policy direction in line with the overall intent of the ARP may better accommodate future growth of this neighbourhood.
- A development permit application for a 156-unit multi-residential development has been submitted and is currently under review.
- No previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This housekeeping amendment is being initiated by Administration to clarify the intent of the ASP related to maximum average density expressed in units per hectare, as shown on Map 4: West Springs North Neighbourhood Density Concept.

In 2018 February, Council approved a set of amendments to the ASP to facilitate the comprehensive development of the West Springs North Neighbourhood (Bylaw 15P2018). Since the policy was adopted, two multi-residential development permit applications have been received, which raised the issue of interpretation of the maximum density as prescribed in Map 4: West Springs North Neighbourhood Density Concept.

The original intent of the density policies is to provide maximum average density expressed in units per hectare as identified on Map 4 of the ASP rather than a maximum density for each development. For this reason, Administration is initiating a minor ASP amendment to ensure the policy direction is clear, and future development applications are in alignment with applicable policies.

The proposed amendments would not impact the density allowed in the West Springs North Neighbourhood, and therefore, would not affect the servicing requirements and transportation network as originally planned in 2018.

**Planning & Development Report to
Calgary Planning Commission
2021 June 3**

**ISC: UNRESTRICTED
CPC2021-0744
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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

Not applicable.

City-Led Outreach

The proposed policy amendments were circulated to the West Springs/Cougar Ridge Community Association, that on 2021 April 26, identified no concerns with the proposed policy amendments (Attachment 3).

Following Calgary Planning Commission, the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

No anticipated social impacts.

Environmental

No anticipated environmental impacts.

Economic

No anticipated economic impacts.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendments to the West Springs Area Structure Plan
3. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform