

Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-1098) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

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

HIGHLIGHTS

- The proposed amendments are to adjust the density concept within a portion of the *West Springs Area Structure Plan (ASP)* to align with the previously approved land use districts, as well as include additional phasing policies for technical requirements at a future stage.
- This application is consistent with the intent of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? Greater certainty of anticipated density by aligning policy with approved land uses. Additional housing options through different built forms may be available in the West Springs North Neighbourhood.
- Why does this matter? The proposed amendments would provide additional phasing policies to ensure proper technical assessment and supporting infrastructure are in place as development progresses in the West Springs North Neighbourhood.
- Council adopted the *West Springs ASP* amendments and the associated land use amendments to create the West Springs North Neighbourhood in 2018.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The policy amendment application was submitted by Civicworks on behalf of Truman Development Corporation on 2021 May 20 (Attachment 4) to propose adjusting the density concept within a portion of the *West Springs ASP* to align the policy with the existing land use districts. The proposed amendment would shift the distribution of the anticipated units across the North Neighbourhood without increasing the overall density and the cumulative number of units allowed in this area.

The proposed amendments also include additional phasing policies to require further technical assessments as development progresses. This would ensure the transportation, servicing, and any other applicable planning analyses and supporting infrastructure will be properly addressed at future land use, subdivision and/or development stages.

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Density Concept

In 2018, Council approved a set of amendments to the *West Springs ASP* to facilitate the development of the West Springs North Neighbourhood (Bylaw 15P2018). In support of the Plan, a Transportation Impact Assessment (TIA) was completed that established the mobility network infrastructure necessary to support the overall proposal.

The TIA concluded that existing and planned off-site infrastructure could accommodate up to 1,800 units within the Plan area. For this reason, the ASP targeted approximately 3,400 people across 1,800 units within the North Neighbourhood.

The proposed adjustments to the density concept would align the ASP's policy direction to the previously approved land use districts. This includes a change from 160 units per hectare (UPH) to 4.0 floor area ratio (FAR) on both sides of 81 Street SW, and from 3.0 FAR to 4.0 FAR on the east side of 78 Street SW.

The adjustments would provide greater flexibility to the developer for maximizing the number of units that can be built in the proposed amendment areas as per the approved land uses (Multi-Residential – High Density Low Rise (M-H1) District for the 160 UPH area, and Mixed Use - General (MU-1) District for the 3.0 FAR area). Based on Administration's estimate, the adjustments may allow for an additional 652 units with an estimated population of 1,160 people within these areas.

The original West Springs North Neighborhood's vision and projection for a cumulative total of 1,800 units in this area remain the same. The proposed amendment may shift the distribution of the anticipated units across the North Neighbourhood without increasing the overall density.

The exact number of units in the amendment areas and the rest of the North Neighbourhood area will be confirmed at future development permit stages. The need for additional infrastructure and mobility investments to support the plan area will continue to be evaluated in association with future applications.

Phasing Policy

As of 2021 July, there are 130 dwelling units constructed in the area, and 323 dwelling units either under construction or proposed (and pending decision). This is equivalent to approximately 25 percent of the original target of 1,800 units.

Since 2018, several infrastructure investments are either completed (Bow Trail SW widening) or are underway (West Stoney Trail) in line with the assumptions for off-site infrastructure build-out in the 2018 TIA.

The proposed ASP policy amendment identifies an additional milestone or trigger that requires the developers/applicants to complete a mobility network assessment update to the 2018 TIA when a unit threshold of 1,200 units is reached. It also requires the developer/applicants to provide updates to the Water Network (required fire flows, etc.) and Sanitary Servicing Study with the submission of each subdivision or development application subject to Administration's

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discretion. If changes to the approved building footprint are anticipated, amendments to the Staged Master Drainage Plan will be required.

A monitoring report will be required with each submission of a subdivision or development application. The report will outline how the buildout and implementation of the North Neighbourhood aligns with the Neighbourhood Projections, Vision, Core Ideas, and the surrounding area context, as well as a tally of the number of approved units.

These requirements offer residents, developers, and Administration a coordinated opportunity to review and assess infrastructure needs in the area and provides an indication to applicants of potential for additional investment prior to approval of further development in the area.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed ASP amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate.

As part of the application, the applicant provided an engagement summary (Attachment 5) of outreach completed with public stakeholders and the West Springs/Cougar Ridge Community Association. As identified in the summary, the applicant has provided a summary letter to the West Springs/Cougar Ridge Community Association and landowners in the North Neighbourhood Area of the ASP, inclusive of the Sikh Society of Calgary, Trico Homes, and Steinstra Family.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders and notification letters were sent out to adjacent landowners.

The West Springs/Cougar Ridge Community Association provided a letter in support of the proposed ASP amendments on 2021 August 05 (Attachment 3). Administration received one letter in opposition identifying concerns with increase in density and potential parking issues.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The application is consistent with the MDP's policies to provide for a wide range of housing types, tenures, and densities to create diverse neighbourhoods. Technical issues such as potential transportation impacts, planning context, and required infrastructure to support the proposed development will be reviewed and determined at future subdivision and development permit stages.

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

IMPLICATIONS

Social

The changes in density concept would allow for additional housing options through different built forms in the West Springs North Neighbourhood.

Environmental

No anticipated environmental impacts.

Economic

The changes in the density concept may allow for a modest increase in the number of jobs in the area.

Service and Financial Implications

No anticipated financial impact. Servicing implications as a result of the density concept changes would be further assessed at future subdivision and development application stages as per the proposed phasing policy.

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
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform