

Background and Planning Evaluation

Background and Site Context

The community of West Springs is located in the southwest quadrant of the city. West Springs was 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 West Springs has largely been completed in the form of single detached dwellings. Pockets of fragmented parcels of country residential acreages remain, which has made comprehensive development beyond single detached dwellings challenging.

In 2018, Council adopted amendments to the *West Springs ASP* along with associated land use amendments to create an urban neighbourhood (West Springs North Neighbourhood) of approximately 34 hectares (84 acres) in the north central portion of the ASP area. The West Springs North Neighbourhood is set out to serve as an activity centre that will support long-term population and employment growth for the West Springs community. The West Springs North Neighbourhood is forecasted to accommodate approximately 3,400 people in 1,800 units. Approximately 3,550 jobs are forecasted for the area through office, institutional (medical and educational), and commercial uses.

Community Peak Population Table

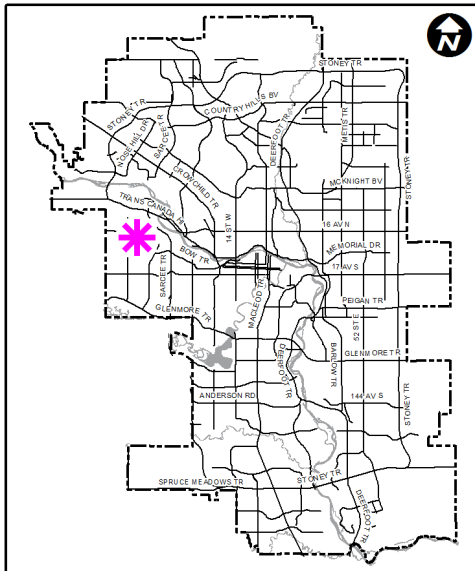
As identified below, the community of West Springs reached its peak population in 2019.

West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

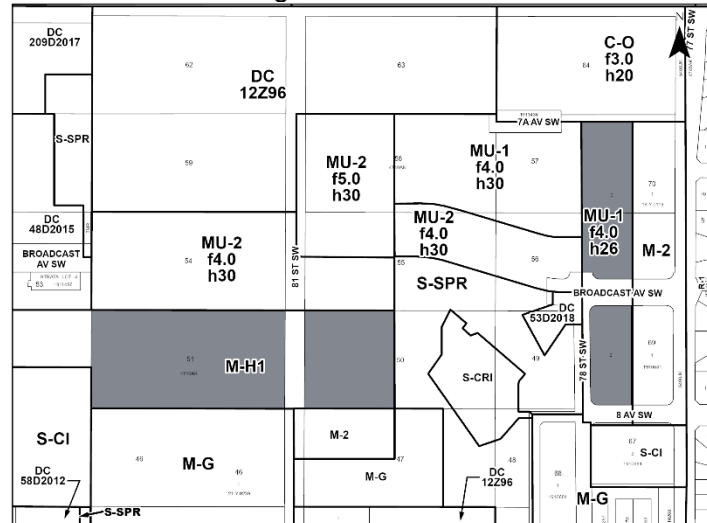
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [West Springs Community Profile](#).

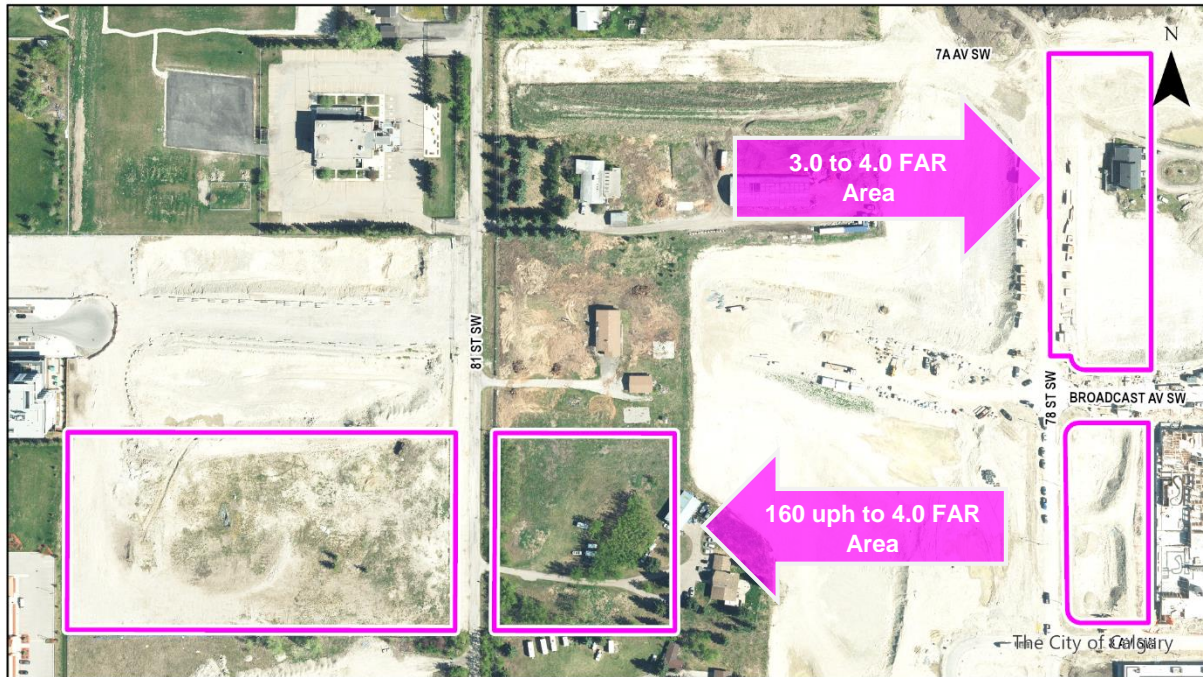
Location Maps



Existing Land Use Districts



Proposed Policy Amendment Areas



Previous Council Direction

None.

Planning Evaluation

Land Use

The proposed policy amendment would not affect the current land use districts in the West Springs North Neighbourhood. The area was redesignated in 2018 with a range of land use districts.

The 160 UPH area on both sides of 81 Street SW is approximately 2.14 hectares (5.27 acres) in size and is designated as the M-H1 District. The existing M-H1 District is primarily for four to eight-storey apartment buildings that may include commercial storefronts. The M-H1 District allows for a maximum building height of 26 metres, a maximum FAR of 4.0, and a minimum of 150 UPH with no maximum density.

The 3.0 FAR area on the east side of 78 Street SW is approximately 1.08 hectares (2.66 acres) in size and is designated as the MU-1f4.0h26 District. The proposed ASP amendment would align the maximum density prescribed in the ASP with the previously approved land use district.

Density

The original projections and infrastructure capacity for this area remain the same with a target of approximately 3,400 people across 1,800 units within the North Neighbourhood (Section 4.3 of the *West Springs ASP*). The proposed adjustment may shift the distribution of the anticipated number of units across the North Neighbourhood without increasing the overall density. The exact number of units will be confirmed and evaluated at future development permit stages.

160 UPH to 4.0 FAR Area

Based on the existing policy, the 160 UPH area can accommodate up to 342 units, with an estimated population of 616 (based on the same assumption as the approved outline plan for this area – 1.8 people per unit). Calgary's average household size is 2.6, whereas West Springs's average household size is 3.1 according to the 2019 census. For this reason, the 1.8 people per unit assumption is considered conservative.

The proposed increase to 4.0 FAR could increase the number of units in this area to 866, with an estimated population of 1,559 (based on the same assumption as the approved outline plan for this area – 1.8 people per unit).

The proposed amendment from 160 UPH to 4.0 FAR would allow for approximately 524 additional units, with an estimated population increase of 943 people (approximately 153 percent increase) in this area.

3.0 FAR to 4.0 FAR Area

The approved outline plan anticipated an average density of 175 UPH with 187 units and an estimated population of 313 people and 28 jobs for this area.

The proposed amendment to 4.0 FAR would allow for approximately 10,800 square metres more of gross floor area in this area. Assuming the additional gross floor areas are solely for residential purposes, it is anticipated that the change may result in 128 additional units (approximately 68 percent increase), with an estimated population increase of 214 people (based on the same assumption as the approved outline plan for this area – 1.67 people per unit).

Despite the potential increase in the number of units for this area via the proposed policy amendment, the original projections and infrastructure capacity for the North Neighbourhood remain the same at 1,800 units. A monitoring report will outline how the buildout and implementation of the North Neighbourhood aligns with the ASP.

Transportation

Administration concluded that a new Transportation Impact Assessment in support of the policy amendment was not required at this time. It was determined through the conclusions and recommendations of the TIA submitted to support the West District plan (and update to the *West Springs ASP* in 2018) that the mobility network expected to be in place at time of development could accommodate up to a maximum of 1,800 units.

The need for additional infrastructure and mobility investments to support the plan area will continue to be evaluated in association with future applications. The proposed policy amendment adds a trigger that requires applicants in the area to review and assess the mobility network and assumptions of the 2018 plan at two-thirds of the plan area threshold. This means that at the applicable subdivision or development permit a review of the area mobility network is triggered when the ASP lands reach 1,200 units.

Environmental Site Considerations

No environmental concerns were identified. Environmental site considerations will be evaluated at future subdivision and development permit stages.

Utilities and Servicing

Public water, sanitary, and storm services were previously reviewed and accepted with sufficient capacity prior to this policy amendment. The proposed policy requires the developer to submit updates to the water network (required fire flows, etc.), Sanitary Servicing Study, and potential amendments to the Staged Master Drainage Plan with the submission of each subdivision or development permit application, subject to Administration's discretion. These requirements will ensure that any infrastructure needs in the area are being monitored and assessed accordingly as development progresses in the West Springs North Neighborhood.

Legislation and 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](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

A portion of the West Springs Area Structure Plan is located within the [Rocky View County / City of Calgary Intermunicipal Development Plan \(IDP\)](#). The proposed amendments were circulated to Rocky View County in accordance with the IDP. Rocky View County has no objections to the proposal.

Municipal Development Plan (Statutory – 2009)

The West Springs North Neighbourhood area is located within the Residential - Developing - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed policy amendments are consistent with MDP policies including the Developing Residential Communities policies (Subsection 3.6.1).

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

West Springs Area Structure Plan (Statutory – 2012)

The [West Springs Area Structure Plan](#) (ASP) was amended in 2018 to allow for the development of the West Springs North Neighbourhood. The proposed phasing policy amendment requires further technical analysis at future subdivision and development stages to ensure any required infrastructures and potential impacts are being properly addressed and mitigated.