

Applicant Submission



August 24, 2021

The intent of this submission is to redesignate the site from 'DC 16D 2010, M-1 d125 and R-2M' to 'C-COR 2 and M-1 d148'. The site is located at '918-952 85 Street SW' in the desirable community of 'West Springs' in Calgary. The proposal is an 8-acre site nestled in a predominantly commercial mixed-use development on the NW side and residential with 3-storey apartment buildings and single-family detached homes on the SE side. The site is bordered by 85th Street SW to the West and 9th Avenue SW to the North.

The intent of redesignation is to provide a pedestrian friendly commercial mixed-use development along the important intersection of 9 Ave SW and 85 ST SW. The land use redesignation would help to provide an urban centre with shopping experience and amenity space for the community of West Springs and surrounding neighborhood. The main reason is to create a more friendly urban design that provides a great user experience and community connectivity. The existing land-use creates a cul-de-sac scheme which does not provide connectivity or any pedestrian experience.

The existing land-use is focused on M-1 and R-2M districts which do not align with the new Area Structure Plan of the neighborhood and a new vision for the client. With redesignation, the client will be able to develop an integrated urban centre with plaza spaces, landscape areas for the community with an engaging commercial mixed-use. The proposal of increased R-2M district will increase the density of residential to enhance the pedestrian flow into the entire neighborhood.

The new land-use districts will allow an integrated space for 1 and 2-storey commercial buildings in context with the scale of the surrounding commercial development and 4-storey residential buildings that resonate with the existing neighboring residential community. Additionally, three public plazas will be designed to enhance the urban fabric of the site which are not possible with the existing land-use districts and resulting cul-de-sac scheme.

The conceptual site layout for the new land-use district can be a modified courtyard scheme with focus on creating a greater pedestrian experience and connection throughout the site and surrounding neighborhood. The courtyard scheme is difficult to achieve with the current land-use districts which divide the site randomly with not much possibility of integrated connections, and urban plazas.

The re-designation will allow for access views from 85th Street and 9th Avenue into the site and a much better vehicular and pedestrian connection, aligning with the existing Westpark Link SW and Westpark Common SW roads. The entry points and vehicular circulation will be connected by a clearly defined route through the site in the new re-designation of the land-use districts.

There were two community outreach sessions organised in October'2020 and January'2021 to show the benefits of redesignated land use and updated concept plan to the community and discuss about the urban design concept and community connectivity. Community was generally very positive about the addition of density and the scale of the development. The wider walkways along the storefronts with planters were greatly appreciated along with public plaza spaces created for the community use which are not possible with the current cul-de-sac required for the existing land-use district.

The design team received a constructive feedback to the proposed Land-use concept amendment to keep pursuing for the urban design elements in the design.

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