

Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 – 85 Street SW, LOC2019-0144

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 918 and 952 – 85 Street SW (Plan 1012891, Block 1, Lot 9; Plan 8810945, Block 1, Lot 7) to subdivide 3.73 hectares ± (9.22 acres ±), with conditions (Attachment 8).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 3.73 hectares ± (9.22 acres ±) located at 918 and 952 – 85 Street SW (Plan 1012891, Block 1, Lot 9; Plan 8810945, Block 1, Lot 7) from Direct Control (DC) District, Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Low Profile (M-1d125) District to Commercial – Corridor 2 f0.35h10 (C-COR2 f0.35h10) District, Commercial – Corridor 2 f0.35h8 (C-COR2 f0.35h8) District and Multi-Residential – Low Profile (M-1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site in order to supersede the previously approved design with a new subdivision layout that provides for an increase in commercial development and a wider variety of multi-residential development in the community of West Springs.
- This application would accommodate a range of housing types including townhouse and rowhouse buildings as well as low-profile commercial developments and would comply with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Springs Area Structure Plan* (ASP).
- What does this mean to Calgarians? This will allow for increased diversity in housing opportunities and will allow for more compact development in a greenfield setting that includes walkable commercial opportunities.
- Why does this matter? More compact development would result in a reduction in urban sprawl and a greater variety of housing options within walking distance to commercial areas.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application was submitted on 2019 September 11 by Zeidler Architects on behalf of the landowner, Jomaa & Sons Construction Ltd. The approximately 3.73 hectare site is in the developing community of West Springs, located directly east of 85 Street SW and fronting 9 Avenue SW. The site, which is currently vacant, is predominantly surrounded by lands designated and developed with low density commercial and residential development.

As referenced in the Applicant Submission (Attachment 2), the property owners are proposing new land use districts in order to facilitate a new subdivision layout that will allow for a wider variety of low-profile multi-residential development and more area for commercial development.

The subject site, located at the south/east intersection of 9 Avenue SW and 85 Street SW, is designated as Community Core within the *West Springs ASP* and is the final quadrant within the intersection to be built out. Administration considers the proposal to be in alignment with the ASP's vision for the Community Core, which is to provide more housing and commercial opportunities. As per the recommendation from the City Wide Urban Design Team, the applicant presented the conceptual site layout to the Urban Design Review Panel on 2021 January 20. The Panel endorsed the proposal indicating that the concept meets expectations for commercial centres routed in strong urban design principles. Further, elements such as the new public road link and plaza spaces throughout will be a welcome addition to the community.

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 land use 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. The applicant has indicated that a virtual open house was held on 2021 January 13, from 6:00pm to 8:00pm, which was attended by 75 people. Following the meeting, the community outreach session questions and responses were posted on the West Springs community website for community's use and access. Further details on the applicant-led outreach can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received three letters of opposition from the public, which included the following areas of concern:

- lack of information on future development from the applicant;
- negative impacts on existing traffic flow;

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 85 Street SW, LOC2019-0144**

- 9 Avenue SW has many traffic accidents and a new access will only create more traffic issues;
- proposed heights are not in alignment with the surrounding developments; and
- the proposed density is too high.

The West Springs Community Association provided a letter on 2021 May 31 (Attachment 4) which was neither in support nor in opposition to the proposal. The comments focused on:

- concerns with the proposed access off of 9 Avenue SW as there is already heavy traffic congestion at the along 9 Avenue SW (between Calgary Co-op and Shoppers Drug Mart – to the west of the site);
- strong pedestrian connections should be provided through the site; and
- the plaza areas should include more soft-scaping materials (i.e. grass and trees).

Administration received confirmation on 2021 August 31 from the Community Association that there were no further comments.

Administration considered the relevant planning issues specific to the application, as well as the existing approvals in place and has determined the proposal to be appropriate. The proposal provides opportunities for low density building forms which are complementary to the surrounding properties. Future site development including building massing, pedestrian connections, building height and interfaces with the street and the adjacent residential development, will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low-density residential building forms. The proposal may accommodate the housing needs of a more diverse population as a result.

Environmental

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

Economic

The ability to develop a wider variety of housing types, including rowhouse units, with the option to include the additional uses of secondary suites or backyard suites, would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

**Planning & Development Report to
Calgary Planning Commission
2021 October 21**

**ISC: UNRESTRICTED
CPC2021-1288
Page 4 of 4**

**Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 -
85 Street SW, LOC2019-0144**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Proposed Land Use District Map
6. Proposed Outline Plan
7. Proposed Outline Plan Data Sheet
8. Proposed Outline Plan Conditions of Approval
9. Conceptual Site Layout
10. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform