

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at 7680 – 11 Avenue SW, LOC2021-0130

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 7680 – 11 Avenue SW (Plan 9810607, Block 10, Lot 1) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
 DECEMBER 16:**

That Council:

1. Give three readings to **Proposed Bylaw 7P2022** for the amendment to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 21D2022** for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 7680 – 11 Avenue SW (Plan 9810607, Block 10, Lot 1) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the future subdivision of up to six single detached homes, including the option for secondary suites.
- The proposal allows for an appropriate increase in the number of homes beyond the current maximum of one single detached dwelling, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This proposal would allow for more housing opportunities and more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide an increase to the number of housing options within the community of West Springs.
- An amendment to the *West Springs Area Structure Plan (ASP)* is required as part of this application.
- No subdivision application has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application was submitted on 2021 August 05 by K5 Designs on behalf of the landowner Uno Homes Ltd. No subdivision application has been submitted at this time; however, the Applicant Submission (Attachment 3) indicates they intend to construct six single detached dwellings on six separate parcels. Since single detached dwellings are a permitted use in the proposed Residential – One Dwelling (R-1s) District, development permits will not be required if the proposed developments meet the rules of Land Use Bylaw 1P2007.

The approximately 0.20 hectare (0.49 acre) parcel is located along 11 Avenue SW, on the west side of West Grove Gate SW within the community of West Springs. The site is currently developed with a single detached dwelling.

The existing Direct Control (DC) District allows a minimum lot size of 0.20 hectares (0.50 acres); therefore, the land use only allows one dwelling on the subject property. *The West Springs Area Structure Plan* (ASP) applies the Standard Density Infill policy to the subject site, restricting development to a maximum of two single detached dwellings. To facilitate this application, a minor map amendment is required to change the typology of the subject site to Medium Density.

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 relevant community association was appropriate. In response, the applicant used the assessment tool to determine that the project is likely to be of low impact to the community and is not proposing a major change or disruption given the proposal is fully consistent with adjacent development. The outreach tactics used included posting a sign on the property with information about the project as well as listing the applicant's contact information. The applicant also contacted the West Springs/Cougar Ridge Community Association. The Applicant Outreach Summary can be found in Attachment 4.

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 did not receive any letters from the public.

The West Springs/Cougar Ridge Community Association responded on 2021 December 06, indicating that they had no concerns with the application (Attachment 5).

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it will be fully in line with adjacent developments to the west, north, and east.

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

IMPLICATIONS

Social

The proposed application would enable the continuation of development in the community of West Springs, more efficient use of land and infrastructure, and support surrounding uses and amenities.

Environmental

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

Economic

The ability to develop up to six dwelling units would allow for more efficient use of existing infrastructure and services as well as the surrounding amenities.

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 Bylaw 7P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 21D2022**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform