

# Background and Planning Evaluation

## Background and Site Context

Situated along the north side of 11 Avenue SW and just west of West Grove Gate SW in the community of West Springs, this site is approximately 0.20 hectares (0.49 acres) and is approximately 29 metres wide and 70 metres long. The site currently fronts onto 11 Avenue SW along with the existing driveway access.

Surrounding development is characterized by single detached housing (R-1 and R-1s) to the west, north and east. To the south, across 11 Avenue SW, are country residential acreages containing single detached homes.

Located directly adjacent the eastern boundary of the site is a privately owned, narrow strip of undeveloped land (5 metres wide) that is a remnant parcel from an outline plan and subdivision development for single detached homes surrounding the site to the east and north. This strip of land (7666 - 11 Avenue SW) lies between the subject parcel and West Grove Gate SW. Both the subject site and this adjacent narrow parcel will need to be consolidated prior to any development proceeding as future access will need to be from West Grove Gate SW.

## Community Peak Population Table

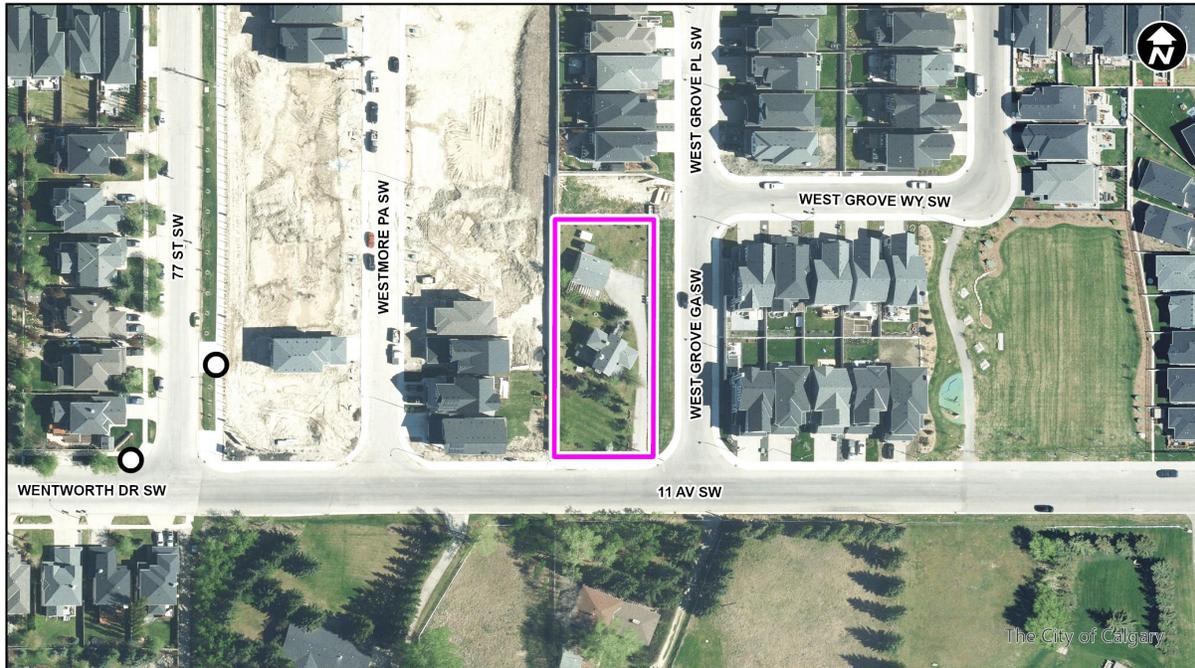
As identified below, the community of West Springs reached its peak population in 2019, and the population has remained the same.

<b>West Springs</b>	
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](#).





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District ([Bylaw 12Z96](#)), which is based on the general rules for special districts in Bylaw 2P80, has a country residential acreage land use with one single detached home allowed per parcel. The minimum parcel size allowed is 0.20 hectares (0.50 acres). Given the size of the subject site is 0.20 hectares, only one single detached home is currently allowed on the parcel.

The proposed R-1s District allows for low-density housing in the form of single detached dwellings. The R-1s District allows for a maximum building height of 11 metres and has a minimum parcel width and parcel size of 10 metres and 330 square metres, respectively. Based on parcel area, this would allow for a maximum of six single detached dwelling units on the subject site.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-1s District. Secondary suites do not count towards allowable density but do require one motor vehicle parking stall per suite.

### Development and Site Design

If approved by Council, the rules of the proposed R-1s District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, and parking. Since single detached dwellings are permitted uses in R-1s, a development permit will not be required. However, approval of a future subdivision application to

subdivide the subject parcel into smaller lots will be required prior to the approval of any building permits.

As previously mentioned, both the subject site and the adjacent narrow parcel to the east will need to be consolidated prior to any development proceeding, as future access for all homes on the site will need to be from West Grove Gate SW. All homes will need to also front onto West Grove Gate SW.

### **Transportation**

Pedestrian access to the subject lands is provided along existing sidewalks on 11 Avenue SW and West Grove Gate SW while vehicular access to the subject lands is to be provided from West Grove Gate SW. Currently the site is serviced by Calgary Transit Route 453 with transit stops located approximately 150 metres (two-minute walk) to the west on 77 Street SW and Wentworth Drive SW. The route provides service to West Springs and the 69 Street LRT Station. On-street parking is currently permitted along West Grove Gate SW and 11 Avenue SW adjacent to the site.

### **Environmental Site Considerations**

No environmental concerns have been identified at this time.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Individual service connections to a public main to be provided for each proposed subdivided lot.

## **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 land use and policy amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The site is within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) typology of the [Municipal Development Plan](#) (MDP). Policy for this typology indicates that the ASP for the area is the governing policy. Therefore, the *West Springs ASP* is the guiding policy for this site. The proposal is in alignment with policies of the MDP.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#).

**West Springs Area Structure Plan (ASP) (Statutory – 2012)**

The property is identified in the [West Springs ASP](#) as having a Standard Density Infill land use residential density should be between 7.4 and 12.4 units per gross developable hectare (3.0 to 5.0 units per gross developable acre). Given that the proposed development would result in a density of 24.8 units per net hectare (10.0 units per net acre), the proposed density exceeds the maximum allowed under the Standard Density Infill policy.

Therefore, a policy amendment to change the land use policy typology from Standard Density Infill to Medium Density land use policy typology is required in order facilitate the proposed land use amendment. The Medium Density typology allows for a density range of 19.8 to 24.7 units per gross developable hectare (8.0 to 10.0 units per gross developable acre). It is important to note that gross density is typically in the range of 65 to 75 percent of net density.

This policy and land use amendment is supported by Administration as it is consistent with and a logical extension of the existing land use designation of R-1 and ASP land use policy directly adjacent to the site to the east.