

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

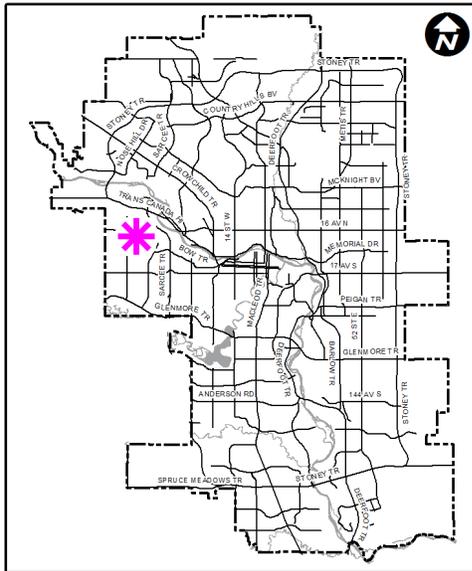
As identified below, the community of West Springs reached its peak population in 2019.

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%

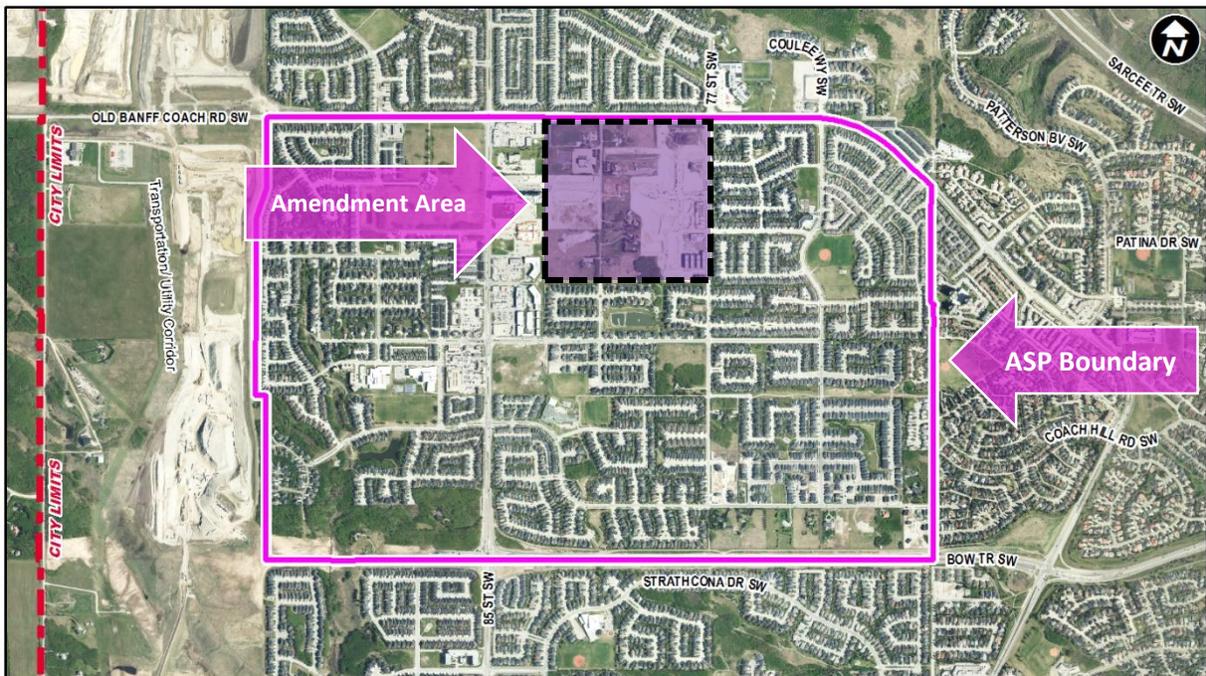
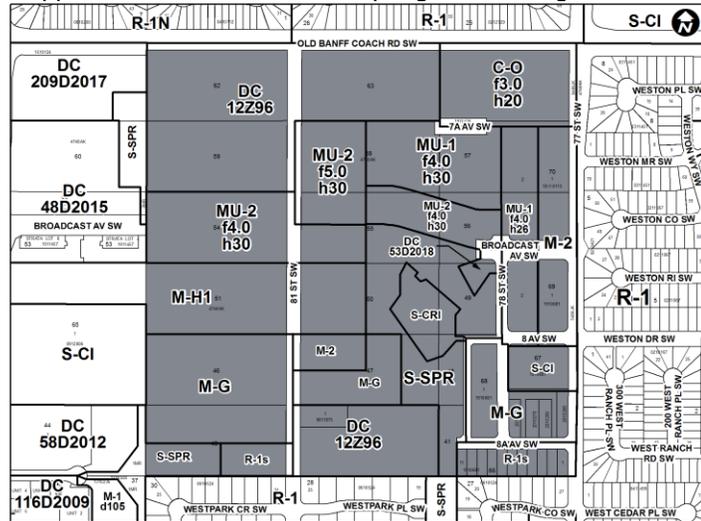
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps



Approved Land Use for West Springs North Neighbourhood



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.

Density

The proposed policy amendments would not affect the overall density in the West Springs North Neighbourhood but would clarify the intent to allow for maximum density on Map 4 in the ASP rather than a site specific maximum restriction.

Transportation

A Transportation Impact Assessment was not required as part of this policy amendment. The need for infrastructure will be evaluated at future subdivision and development permit stages.

Environmental Site Considerations

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

Utilities and Servicing

Utilities and servicing are not affected by the proposed amendments. Public water, sanitary, and storm deep utility requirements will be evaluated at future subdivision and development permit stages.

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.

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 objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of the area with applicable climate resilience strategies will be explored and encouraged at 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. Approximately 3,400 people in 1,800 units and approximately 3,550 jobs are forecasted in the area. The proposed policy amendments are intended to clarify the policies of the ASP in order to ensure that future development applications are in alignment with applicable policies.