

Background and Planning Evaluation

Background and Site Context

Situated at the northeast corner of 85 Street SW and Broadcast Avenue SW, and approximately 90 metres south of Old Banff Coach Road SW, the site will serve as a gateway to the greater West District development to the east, which is currently under construction. The site is approximately 2.11 hectares in size and is approximately 185 metres wide by 132 metres long. The site is currently occupied by Truman's West District EngageHub presentation centre and the Kingdom Life Victory Church, both of which will be relocated.

Surrounding development is characterized by a mix of commercial and residential developments including mid-rise mixed-use commercial and residential to the south, commercial to the north, and the CBC Radio Tower to the west. East of the site is a proposed park, currently designated Special Purpose – School, Park and Community Reserve (S-SPR) District with a proposed Municipal Reserve (MR) designation (pending subdivision) comprising 0.36 hectares.

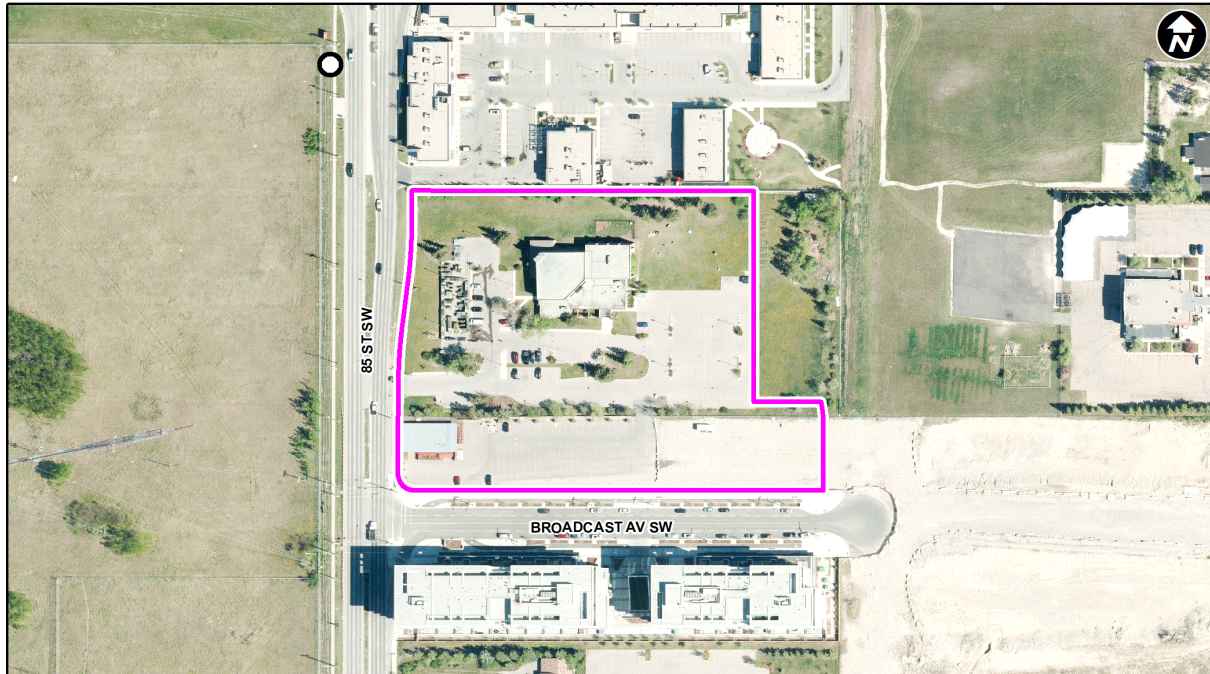
Community Peak Population Table

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

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 48D2015](#)), which is based on the Commercial – Corridor 1 (C-COR1) District, accommodates small format commercial which can only front onto Broadcast Avenue SW, as well as multi-residential development above the commercial uses. The DC District allows for a maximum floor area ratio of 4.0 and a maximum building height of 30 metres (approximately eight to nine storeys).

The proposed Mixed Use – General (MU-1f3.0h42) District is intended to be located along commercial streets, where both residential uses and commercial uses are supported at-grade, facing the commercial street. The proposed MU-1 District is also intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout the parcel.

The proposed MU-1 District would allow for a maximum floor area ratio of 3.0 which equates to a building floor area of approximately 63,300 square metres. The proposed 42-metre building height would allow for approximately 12 to 13 storeys.

As highlighted in the cover report, the subject site ties into a greater context as part of the applicant's West District development, which was approved as part of two outline plans in 2015 and 2018. West District is envisioned as a compact, high intensity, transit-supportive, mixed-use node that connects multiple neighbourhoods. The subject site fronts directly onto Broadcast

Avenue SW which functions as a pedestrian-oriented main street or high street that runs east-west through the middle of the West District development.

The proposed land use of MU-1 District implements the overall vision as it contributes to the pedestrian-oriented main street of Broadcast Avenue SW, offers a place to buy groceries and provides a moderate level of residential density. The proposed MU-1 District also allows for greater flexibility in building orientation and site design on the property compared to the existing DC District and allows a more suitable size of supermarket.

Development and Site Design

The rules of the proposed MU-1 District would provide guidance for the development of the site, including appropriate uses, building height, massing, landscaping and parking. The site is proposed to be developed as part of three buildings under the associated development permit (DP2022-05098).

The first building is an eight-storey mixed-use building (Building A) with retail at grade and 130 residential units above. Building A has retail storefronts facing both Broadcast Avenue SW and a private internal roadway. The second building is a 12-storey mixed-use building (Building B) with retail at-grade and 86 residential units above. The retail units in Building B face an at-grade parking lot.

The third building is a medium-format supermarket (Building C) with a gross floor area of 3,525 square metres that also has small-format retail storefronts fronting onto Broadcast Avenue SW. Building C has 144 surface parking stalls that will be shared with the retail for Buildings A and B. The retail units in Buildings A and C will contribute to an active commercial streetscape along Broadcast Avenue SW.

Transportation

Pedestrian access to the site is available from an existing sidewalk along Broadcast Avenue SW. A separate sidewalk will also be required along 85 St SW, adjacent to the site, with the subsequent development permit.

An off-street bike route (shared with pedestrians) is located on the south side of the site on Broadcast Avenue SW and will provide a connection to the broader primary cycling network as part of the future West District development to the east.

The area is served by Calgary Transit. A bus stop is located approximately 75 metres away on 85 Street SW with access to Route 98, which provides service to the 69 Street West LRT Station. Outline Plan LOC2014-0008 indicates a new bus zone adjacent to the site on 85 Street SW northbound shall be included with the subsequent development permit.

Direct vehicular access to the proposed development will come from one access on 85 Street SW and one access on Broadcast Avenue SW. Parking is currently restricted on Broadcast Avenue SW to 2 hours, between 09:00 - 18:00, on Monday - Friday. No parking is permitted on 85 Street SW, as it is classified as an arterial roadway. There is currently no Residential Parking Permit (RPP) zone in the area.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer servicing are available for tie-in. Existing public sanitary and storm infrastructure can support the proposal. The public water network will require an extension, at the cost of the developer, to ensure the proposed site is on a looped system. Site servicing will be further reviewed at the development permit stage through the Development Site Servicing Plan (DSSP).

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the 'Developing Residential: Planned Greenfield with Area Structure Plan' area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). MDP policy for this area defers to existing Area Structure Plan policy that was in place prior to the MDP and The New Community Planning Guidebook being adopted. Therefore, the West Springs Area Structure Plan policies apply.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measures as part of the associated development permit application:

- four electric vehicle charging stations at-grade for Building C, in line with the actions set out in Program F: Zero Emissions Vehicles; and
- the applicant has indicated the main service size for Buildings A & B has been sized to allow for the installation of up to 50 electric vehicle charging stalls within the underground parkade, in line with the actions set out in Program F: Zero Emissions Vehicles. Additional electric vehicle charging stalls can potentially be installed in the future with the use of a load/energy management system.

West Springs Area Structure Plan (Statutory – 2012)

The subject site falls within the Mixed Use Area policy area of Map 2: Land Use Concept of the [West Springs Area Structure Plan](#) (ASP). The intent of the Mixed-Use Area is to provide neighbourhoods with destinations that contain a mix of transit-supportive residential and non-residential uses in street-oriented and pedestrian-scale buildings, while providing contextual intensification along a corridor and promoting a vertical integration of uses. Some of the main uses that are proposed as part of this application that are supported in the ASP are multi-residential development and small-to-medium format retail and commercial uses. The ASP also states that residential uses within the Mixed-Use Area shall include a range of multi-dwelling residential uses, such as ground-oriented units and low-to-medium profile apartment

complexes, and that the tallest buildings in a Mixed-Use Areas should be located along the corridor. The proposed MU-1 district is in alignment with these policies.