

Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2022-0092

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings for the proposed bylaw for the redesignation of 2.11 hectares \pm (5.21 acres \pm) located at 742 – 85 Street SW and 8490 Broadcast Avenue SW (Plan 4740AK, Block 60; Plan 1612747, Block 53, Lot 2) from Direct Control (DC) District to Mixed Use – General (MU-1f3.5h42) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a supermarket plus a 12-storey and eight-storey mixed-use development.
- The proposal allows for an appropriate building form and set of uses and complies with the applicable policies of the *Municipal Development Plan* (MDP) and *West Springs Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application would provide more housing options, a place to shop and buy groceries and will contribute to the further activation and build-out of Broadcast Avenue SW and the greater West District development.
- Why does this matter? The proposal would enable additional housing options, commercial and retail opportunities that will contribute to making West Springs a more complete community.
- A development permit for a supermarket, retail and consumer services and multi-residential development in three separate buildings has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Calgary Planning Commission (CPC) recommended approval of the application to Council on 2022 December 15. However, following the meeting the applicant conducted further analysis of the floor area ratio (FAR) based on future subdivision of the parcel and determined the proposed FAR needed to be increased from 3.0 to 3.5. The applicant then contacted Administration to communicate that they needed to amend the application to increase the proposed FAR from 3.0 to 3.5. On 2023 January 12, CPC referred the application back to Administration for further review and to return to CPC no later than 2023 March 23.

DISCUSSION

This land use amendment application was submitted by CivicWorks on behalf of the landowners, Gateway 2 – 85 Street Ltd. and Truman Development Corporation, on 2022 May 27.

The approximately 2.11 hectare site is situated at the northeast corner of 85 Street SW and Broadcast Avenue SW. The site represents a gateway into the West District development, which is currently under construction to the east. The proposed Mixed Use – General (MU-1) District will allow for a medium-format supermarket as part of a mixed-use development, as the current Direct Control (DC) District only allows for small-format commercial/retail. The proposed

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land use will decrease the floor area ratio (FAR) from the existing 4.0 to 3.5 and increase the maximum height from 30 metres to 42 metres.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential and commercial uses and accommodates a mid-rise development designed to be compatible with surrounding land uses. A development permit (DP2022-05098) for a one-storey supermarket and retail building, and two mixed-use development buildings at eight storeys and 12 storeys (216 units), was submitted on 2022 July 20. The development permit is currently under review and is very close to approval. Details of this application can be found in the Development Permit Summary (Attachment 3).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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 relevant public groups and respective community association was appropriate. In response, the applicant attended a West Springs Cougar Ridge Community Association (CA) meeting. In addition, approximately 4,000 postcards were also delivered to neighbours in the surrounding area and a dedicated project website was created. The applicant also has a building set up on site called the EngageHub to keep neighbours informed of this application and the overall larger development. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received three letters of opposition and one letter of neutrality from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased building height; and
- casual walking traffic resulting in more vandalism and crime.

The West Springs Cougar Ridge CA provided a letter on 2023 February 7 stating that they have no objections to the application (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and

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on-site parking are being reviewed and determined as part of the associated development permit.

Following Calgary Planning Commission, notifications for a 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 proposed application enables the continuation of development in the community of West Springs and the West District development and provides a future framework for mixed-use residential and commercial development, as well as a supermarket. The development of these lands may enable a more efficient use of land, infrastructure and will support surrounding uses and amenities while introducing the location of additional amenities such as a place to buy groceries for the community and greater area.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the associated development permit which will align with the Calgary Climate Strategy – Pathways to 2050 (Program F: Zero Emissions Vehicles).

Economic

The proposed land use amendment would enable the development of 216 residential dwelling units and approximately 3,525 square metres of commercial space. The development would provide housing opportunities, support local businesses, and create employment opportunities within West Springs.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2022-05098) Summary
4. Applicant Outreach Summary
5. Community Association Response

**Planning and Development Services Report to
Calgary Planning Commission
2023 March 09**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform