

**POLICY AMENDMENT & LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW & 8 AVENUE SW
BYLAWS 25P2014 & 99D2014**

MAP 21W

EXECUTIVE SUMMARY

This Policy Amendment & Land Use Redesignation proposes to redesignate 2.02 ha ± (4.99 ac ±) from DC Direct Control District to Multi-Residential – At Grade Housing (M-G) District & Special Purpose – School, Park and Community Reserve (S-SPR) District to facilitate a comprehensive townhouse development and public park space for land adjacent to the Community Core in the southwest community of West Springs.

The anticipated density is 41.1 units per hectare (16.6 units per acre). In order to accommodate this density, a minor amendment to the West Springs Area Structure Plan (ASP) is required and has been included as part of the application.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 July 31

That Calgary Planning Commission recommend **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 25P2014, 99D2014; and

1. **ADOPT** the proposed amendment West Springs Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 25P2014.
3. **ADOPT** the proposed redesignation of 2.02 hectares ±(4.99 acres ±) located at 843 - 85 Street SW (NE 1/4 Section 21-24-2-5-LSD 9) from DC Direct Control District **to** Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 99D2014.

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REASON(S) FOR RECOMMENDATION:

Properties along 85 Street SW, have been undergoing significant intensification since the West Springs ASP was amended in 2012, and has been effectively serving the community as a neighbourhood corridor. Given the existing amount of commercial development immediately south and east of the application area, the addition of a comprehensive multi-family project which incorporates additional park space and live / work units is complimentary to the surrounding development.

The West Springs ASP was last amended to accommodate the comprehensive redevelopment of 24 fragmented acreage parcels along the east side of 85 Street SW. The west side was always envisioned to accommodate a higher intensification of uses, but given it was outside of the application area, would be handled on an application by application basis as the west side of 85 redeveloped.

The subject lands, adjacent to the Community Core to the south and existing residential uses to the west, provides an opportunity to increase the number of units within walking distance to the core as well as providing live work units, a type of built form that has not yet been constructed in the immediate area.

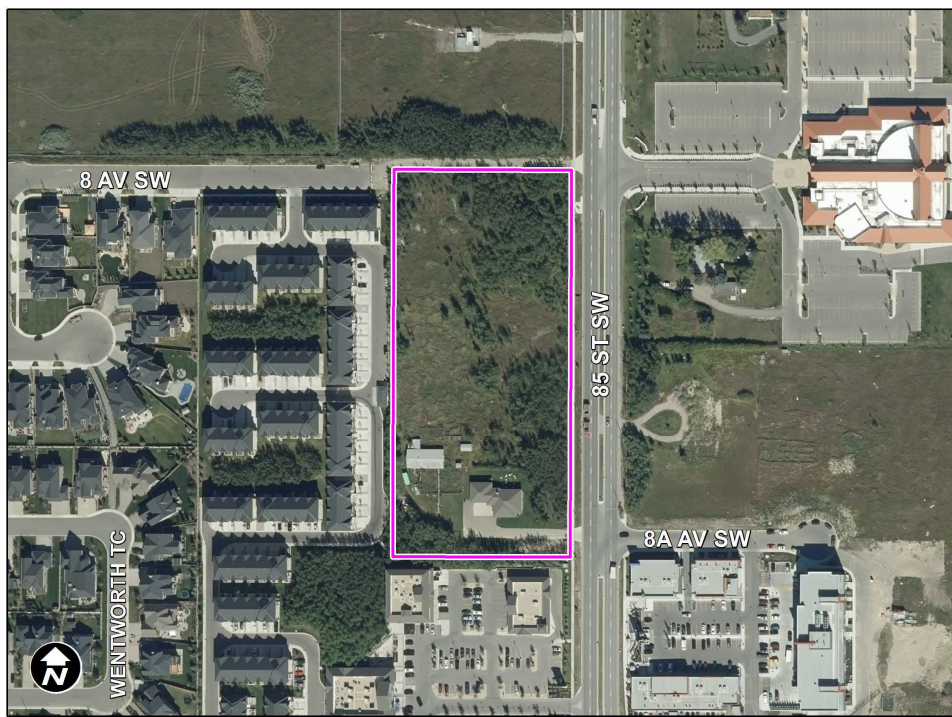
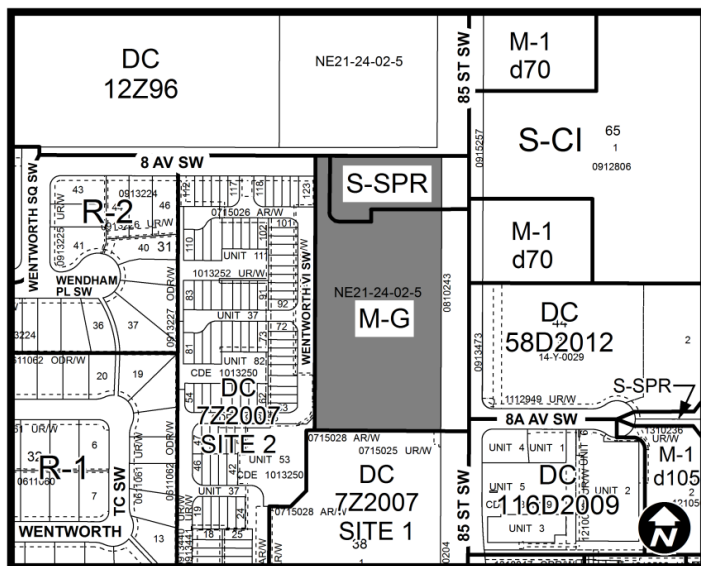
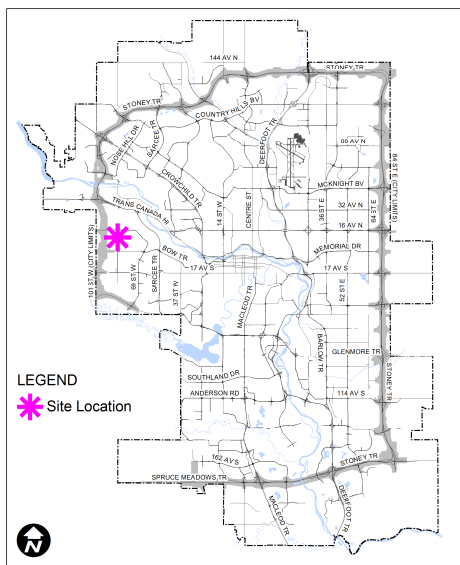
ATTACHMENTS

1. Proposed Bylaw 25P2014
2. Proposed Bylaw 99D2014
3. **Public Submission(s)**

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the West Springs Area Structure Plan, APPENDIX I.

Moved by: R. Wright

Carried: 6 – 0

Absent: J. Sturgess and R. Honsberger

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.02 hectares \pm (4.99 acres \pm) located at 843 - 85 Street SW (NE 1/4 Section 21-24-2-5-LSD 9) from DC Direct Control District **to** Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: R. Wright

Carried: 6 – 0

Absent: J. Sturgess and R. Honsberger

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Applicant:

Brown & Associates Planning Group

Landowner:

Trico Developments (1990) Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	4
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	4
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	4
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	5
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	5
Growth Management <i>Does this site have the appropriate growth management direction.</i>	No	5
Public Engagement <i>Were major comments received from the circulation</i>	No	5

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the southwest quadrant of the City in the community of West Springs. A former acreage site, the 2.2 hectare \pm (5 acre \pm) parcel is bounded by 8 Avenue SW and a transmission tower to the north, 85 Street SW and a large church to the east, the community commercial core to the south and a bareland condominium development to the west.

LAND USE DISTRICTS

This application proposes to redesignate the subject land from a DC Direct Control District (Bylaw 12Z96), one of the standard Direct Controls that was applied to the 5 acre parcels once the Springbank area was annexed by the City of Calgary to:

- Multi-Residential – At Grade Housing (M-G) District to accommodate 83 units, 1.5 ha \pm (3.7 acres \pm) of townhome development.
- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate 0.20 ha \pm (0.5 ac \pm) of public park space

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject lands are shown on the Urban Structure Map of the Municipal Development Plan (MDP) as Developing, Planned Greenfield with Area Structure Plan (ASP). As such, the MDP indicates that the existing ASP shall provide specific direction for the community's development.

West Springs Area Structure Plan (ASP) & Proposed Amendment

The ASP currently identifies the site as within the Urban Development Policy Area. This residential policy area allows for a density range of between 9.9 and 17.3 units per hectare (4.0 to 7.0 units per acre). In order to accommodate the proposed number of units associated with the subject application, an amendment to a more intense policy area is required.

The application proposes to amend the subject land to the Mixed Use Policy Area, which is the only Policy Area in the ASP that can accommodate a residential density above 10 units per acre. This Policy Area also contains numerous building and site design policies that can be applied at the detailed design stage that are important for multi-family developments along corridors.

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The composition of development within the Mixed Use Area must include two or more uses. The applicant has agreed to provide 10 percent of the total unit yield as live work units along 85 Street SW. In order to achieve street-oriented residential development along 85 Street SW, the future townhomes / live work units will be constructed using sound attenuated design such as triple pane windows, the placement of the business use of the live work unit on the ground floor and amenity spaces in the rear.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was submitted by the developer as part of the application and has been accepted by Administration.

The development will be accessed by 8 Avenue SW and 85 Street SW and contain a private internal street circulation that will be refined at the Development Permit stage.

The development is adjacent to an existing Transit Stop that provides service from bus routes 98 and 452 that provide a connection to the 69 Street West LRT Station.

UTILITIES & SERVICING

Water, Sanitary, and Storm are available to service the Plan Area. All extensions required to service the Plan Area are to be done at the expense of the Developer.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment (ESA) was submitted as part of the application package. It indicates that there are no areas of environmental concern on site.

GROWTH MANAGEMENT

This application does not present any concerns with regard to the City of Calgary's Growth Management policies and does not require an adjustment of the capital budget.

PUBLIC ENGAGEMENT

Community Association Comments

The West Springs Cougar Ridge (WSCR) Community Association (CA) provided comments to Administration concerning the proposed outline plan and redesignation. Generally, the CA is in support of the proposed plan, but had a few concerns and requests for consideration by Administration. Among the concerns expressed were:

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- That the developer provides a variety of unit types (1 bedroom, 2 bedroom and 3 bedroom), which the developer has agreed to.
- That the public and private realm be clearly demarcated. A low iron railing fence will be provided along 85 Street SW that will mark the separation between the private front yards and the public sidewalk.

The Community Association's letter is included in APPENDIX VI.

Citizen Comments

A couple of letters and inquiries were submitted to Administration from adjacent landowners, in response to the notification of the proposed development. The letters were generally requesting additional information or asking for clarification. No concerns with the type of use, built form or density were made.

Public Meetings

Due to the minor nature of the policy amendment and lack of significant concern with the application no public meetings were deemed necessary.

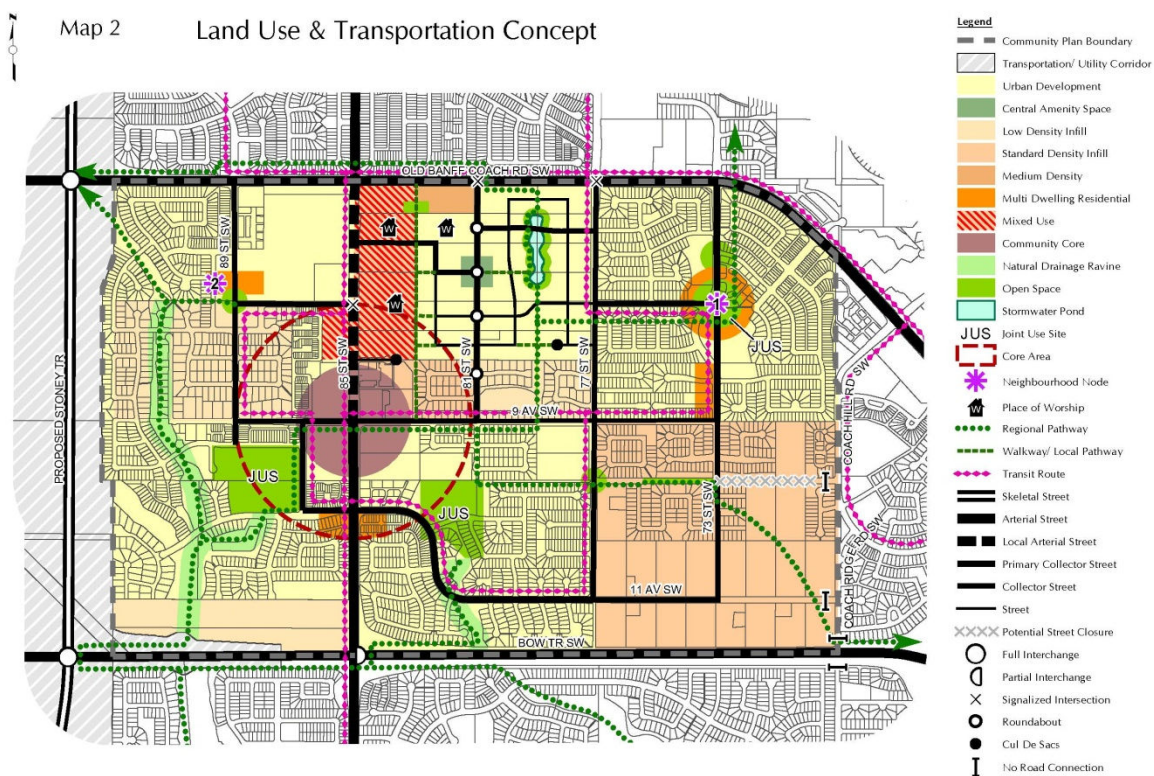
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APPENDIX I

Proposed Amendment to the West Springs Area Structure Plan

- (a) Delete the existing Map 2 entitled “Land Use & Transportation Concept” and insert revised Map 2 entitled “Land Use & Transportation Concept” as follows;



20P2012

This map is conceptual only. No measurements of distances or areas should be taken from this map.

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APPENDIX II

APPLICANT'S SUBMISSION

Trico Homes is requesting an Outline Plan/Land Use Redesignation approval for the subject lands. These lands are located within the West Springs Community Core area.

Immediately south of the subject site is a shopping center with retail commercial, restaurants, offices. Directly north of the subject site are vacant lands currently occupied by a transmission tower. To the west is a townhouse development. To the east are mixed use commercial, multi-family and a large church.

The purpose of this application is to accommodate townhouses and public open space uses. The proposal is intending to blend seamlessly with the existing townhouses to the west and would complement the West Springs Community Core.

The site is currently zoned direct control (DC 12Z96) which allows for residential developments consistent with the rural character of the area which, at that time, were annexed into the City.

This application proposes to redesignate the site from Direct Control to M-G, and S-SPR.

The intent is to establish a comprehensively planned and designed project for townhouses. Open space is proposed along the north edge in a treed area. Townhouses front directly onto 85 Street to support the "Community Core Image" as encouraged by policies in the West Springs ASP.

Access to the site will be provided for all turns at 8 Avenue, and 85 Street at 8A Avenue SW.

On behalf of Trico Homes, Brown & Associates Planning Group submits this proposal for a land use amendment and an outline plan and seeks support from administration, Calgary Planning Commission and City Council.

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APPENDIX III

COMMUNITY ASSOCIATION LETTER



**West Springs / Cougar Ridge
Community Association**

Tuesday, 22 July, 2014

**City of Calgary
Corporate Planning Applications Group #8201
c/o Heather Dybvig
File Manager**

Application for Land Use Amendment, LOC 2013-0039
Applicant: Trico Homes - through Brown & Associates Planning Group
843 - 85 Street SW
City of Calgary (Community of West Springs)

The Community Association has reviewed the above application to change the land-use of this property from DC to M-g and S-SPR. This 2.02 ha parcel.

The West Springs Cougar Ridge Community Association supports this application, with the following notes.

We believe that the applicants proposal to seek a multi-residential usage along 85 Street is acceptable for us and blends well into our vision to provide a variety of living and working options in our community. In discussions with the developer we even encouraged the inclusion of some work/live units where the property abutted onto present commercial zoning to the south edge of the property.

However we would like to make the following comments to the city for review and consideration:

- 1) The proposed streetscape along 85 Street SW should be designed to be as pedestrian friendly as possible, in order to create a visual appealing urban landscape and to invite people to walk, rather than to use their car for daily activities. This being said, the intent of the developer to create home frontages with its main entrances along 85 Street are fully supported by the community. It was discussed as well, that a semi-private front yard with low to medium profile fencing or masonry border would meet this intent, since full height 6' fencing is very unappealing and uninviting for pedestrians. We feel that an urban style of living along a busy street justifies a reduction of privacy, since a typical backyard situation is not planned throughout the development. However careful attention should be given to the design of the pathway along 85 Street, for example with appropriately hardy trees being planted in order to visually separate the street from the curb and which can also function as light noise barriers when they are mature.
- 2) There are some higher voltage power lines currently installed along the property on 85 Street. It is our understanding that these power lines are required to be buried, when a new development occurs. This issue is not mentioned in the provided report and needs to be incorporated, prior to land use approval, and to provide appropriate conditions when set out in a formal UDA with the City.

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- 3) Appropriate Fencing and soft landscaping should be provided to the West of the property, where it abuts with existing residential development. The city may want to consider height restrictions for the buildings of 10 to 12m for those buildings on the west side of the property, in order to ensure a smooth visual transition.
- 3) The location of the S-SPR on the north side of property is acceptable, as there is a small aspen stand, which can be integrated into the park area.
- 4) The residential private driveway inside the development should be created with a different street membrane as normal public streets to slow down traffic. The utilization of speed bumps is encouraged by the community, as way to prevent excessive use by non-residents of the internal roadway.

The community association appreciates the opportunity to provide feedback on this application, and we encourage the City and applicant to contact us at any time with any questions or concerns.

Sincerely,

Lars Lehmann
President, West Springs Cougar Ridge Community Association

cc: Richard Pootmans - Alderman Ward 6
Heather Dybvig – City Planning File Manager
Greg Donaldson – Brown & Associates
Kathy Oberg – Brown & Associates