

Applicant Submission

April 18, 2023

This application proposes to redesignate the subject lands from DC 12Z96 to R-1s and R-G to accommodate approximately 29-36 single family residential lots. A Land Use and Outline Plan application and minor ASP application have been submitted concurrently to support this development application.

The site is approximately 1.622 ha (4.08 ac) and is located in the community of West Springs in Southwest Calgary. The parcel is municipally known as 949 77 St SW and legally as Plan 8810945, Block 1, Lot 1. The site is bordered by 77th St SW to the east and an undeveloped parcel to the north that fronts onto 9th Ave SW. To the south and west are urban residential homes. Surrounding land uses are primarily R-1 and DC 12Z96. Municipal Reserve is not owing on the property.

This site falls within the West Springs Area Structure Plan (ASP). The ASP indicates the intended future land use for the site as "Urban Development," to accommodate urban densities between 9.9 and 17.3 units per gross developable hectare (UPH) and 4.0 - 7.0 units per gross developable acre (UPA). The Municipal Development Plan (MDP) also sets out density and intensity targets for new communities at a minimum of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively.

This site is anticipated to have a residential density of 17.87 units per hectare (7.23 units per acre) to 21.19 upha (8.98 upa) and an anticipated intensity of 61.93 to 78.12 persons per gross developable hectare (Intensity is based on 3.52 people per single-family household taken from the 2019 census for the community of West Spring). This application proposes a minor ASP amendment to amend the Land Use Concept Map for the site area from "Urban Development" to "Medium Density" to support a density of 19.8 to 24.7 units per hectare (8 to 10 units per acre). The proposed density aligns with the density immediately to the east and meets both of the MDP minimum density and intensity targets.

The majority of the development is proposed as R-G and this land use permits a range of low-density housing forms including single-family, duplex and rowhouse, however, this development proposes all single-family lots which are respectful of the existing low-density residential context and the character and intent of the existing ASP, while at the same time providing a slight increase in density to align closer to the MDP policies. This proposal reflects a sensible balance between respecting the applicable ASP and meeting the City's MDP targets.

Furthermore, the R-1s land use is proposed along the western site boundary, in response to community feedback to provide a matching transition to the existing homes on the west of the site. R-G is the preferred land use district for the remainder of the site because it allows slightly more flexibility in the lot width, setbacks and building height for single-family homes than the R-1/R-1s district would permit.

Access to the site is from 77th ST SW. During the pre-application process, it was recommended that the entrance road line up with Westridge Crescent SW on the other side of 77th ST SW. Elkay Developments contacted the landowner to the north to discuss a shared access across the two properties that would allow the entrance road to align with Westridge Crescent SW however, an agreement was not made. Therefore, the entrance road was placed halfway between Westridge Crescent SW and 10 Ave SW.

This application also anticipates the future road closure and sale of surplus City road R/W along the west side of 77th Street to be consolidated with the proposed outline plan. This will reduce the amount of area the City would need to maintain, provide the City with additional revenue and long-term tax revenue on land that would otherwise sit as unused surplus land in perpetuity. The road closure application will be submitted under a separate application and the road closure is to be consolidated with the subject site prior to endorsement of the subdivision application.

Community Engagement

Our team reached out to the West Springs / Cougar Ridge Community Association, Councillor Richard Pootmans and the immediately adjacent landowners to inform them about the applications and obtain feedback.

One open house was undertaken on November 10, 2022 at 7:00 pm via. Microsoft Teams. The adjacent landowners and community residents were contacted through direct mailouts sent via Canada Post. A total of 2,130 invites / postcards were sent out to residents within a 600 m radius. Twenty-one participants joined the open house including Richard Pootmans and the Community Association. The open house involved a presentation followed by a question-and-answer period. The project contact information was also provided for participants to follow up if they had any further questions or concerns.

Following the open house, the plans were revised to address concerns with the transition to the existing homes along the west side of the site. A landscaped tree buffer was added along the west side of the site to provide screening and an additional setback to the existing homes. In addition, the proposed land use on the west side of the site was changed from R-G to R-1s to provide a transition to the existing homes. A 3.0 m multi-use pathway was added along the west side of 77th Street SW to accommodate the future 5A network. Furthermore, a bump-out was provided along 77th Street and 10th Ave SW to enhance the existing crosswalk which connects the east-west 5A network.

The community has shared concerns with the R-G land use because it allows for duplex and townhomes. Through subsequent consultation with the community members, the applicant has provided assurances that this development is only proposing single-family lots.

A second open house was held on March 29th for the immediately adjacent landowners to provide an update on the project and attain additional feedback. The Community Association and Councillor were also in attendance.

Stormwater Servicing

The site is located within the study area of the West Springs - Stage 7 Staged Master Drainage Plan (SMDP). This report indicates that a release rate of 33.5 L/s/ha has been allocated to this site to connect to the existing storm MH on the existing 1050mm storm at the intersection of 81 Street SW and 9 Avenue SW.

The proposed development will be serviced by minimum 300mm storm sewer pipes which will tie to the existing stormwater system identified in the West Springs - Stage 7 SMDP. The proposed connection point to the existing stormwater system is to the existing manhole on the 1050mm storm sewer located at the proposed location of the site access on 77 Street SW. This is downstream of the tie-in location identified in the SMDP.

Sanitary Sewer Servicing

There is an existing 525mm City sanitary sewer pipe located on 77 Street SW adjacent to the site. The proposed development will be serviced by minimum 200mm sanitary sewer pipes that will tie to the existing manhole on the 525mm sanitary sewer located at the proposed location of the site access on 77 Street SW.

Water Servicing

There is an existing 250mm City water supply pipe located on 77 Street SW adjacent to the site. The proposed development will be serviced by proposed 200mm and 100mm water mains which will tie to the existing watermain on 77 Street SW.

Overall, the proposed development is in alignment with the City's MDP and ASP policy and will provide high quality residential development that fits into the existing community.