

Planning and Development Services Report to
Calgary Planning Commission
2023 June 08

ISC: UNRESTRICTED
CPC2023-0594
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**Outline Plan, Policy Amendment and Land Use Amendment and in West Springs
(Ward 6) at 949 – 77 Street SW, LOC2022-0123**

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 949 – 77 Street SW (Plan 8810945, Block 1, Lot 1) to subdivide 1.62 hectares \pm (4.00 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the West Springs Area Structure Plan (Attachment 3);
3. Give three readings to the proposed bylaw for the redesignation of 1.62 hectares \pm (4.00 acres \pm) located at 949 – 77 Street SW (Plan 8810945, Block 1, Lot 1) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District and Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council:

1. Give three readings to **Proposed Bylaw 41P2023** for the amendment to the West Springs Area Structure Plan (Attachment 3);
2. Give three readings to **Proposed Bylaw 119D2023** for the redesignation of 1.62 hectares \pm (4.00 acres \pm) located at 949 – 77 Street SW (Plan 8810945, Block 1, Lot 1) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District and Residential – Low Density Mixed Housing (R-G) District.

Excerpt from the Minutes of the 2023 June 8 Regular Meeting of the Calgary Planning Commission:

“Moved by Commissioner Hawryluk

That with respect to Report CPC2023-0594, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 949 – 77 Street SW (Plan 8810945, Block 1, Lot 1) to subdivide 1.62 hectares \pm (4.00 acres \pm), with conditions (Attachment 2); and

...

For: Director Fromherz, Commissioner Mortezaee, Councillor Mian, Councillor Chabot,
(7) Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner Small

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to establish a new subdivision design and land use redesignation to allow for the provision of low-density housing options in the community of West Springs.
- The proposal would accommodate a range of low-density housing types including single and semi-detached dwellings, rowhouse buildings and secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The proposal would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *West Springs Area Structure Plan* (ASP) is required to accommodate the proposed land use redesignation.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application was submitted on 2022 July 11 by IBI Group on behalf of the landowners, Elkay Developments (West Springs) Inc. The approximately 1.62-hectare site is located in the community of West Springs, south of 9 Avenue SW and west of 77 Street SW. The site is predominantly surrounded by lands designated for low density development. The current land use for the subject site is a Direct Control (DC) District (Bylaw 12Z96) - which is intended for rural residential development.

As referenced in the Applicant Submission (Attachment 4), the proposed land use districts and subdivision layout would facilitate development that is consistent with the existing community.

The vision for the proposed outline plan (Attachment 7) and associated land use amendment (Attachment 8) is to redesignate most of the site to accommodate a mix of low-density housing. The proposal anticipates the development of 29 residential lots, as shown in the outline plan data sheet (Attachment 9). The road within the development is to be developed at a residential standard.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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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 public interested parties and the community association was appropriate.

The applicant has indicated that the following community outreach activities were conducted: contacted the Ward 6 Councillor, the West Springs/Cougar Ridge Community Association (CA) and adjacent property owners; and held a virtual open house with adjacent community residents on 2022 November 10 (21 participants) where information on the proposal was shared with participants. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received 24 letters in opposition from the public in response to the application. Reasons for the opposition are summarized below:

- proposed density;
- proposed height;
- negative impact on privacy;
- negative impact on community safety;
- negative impact on local traffic;
- does not fit within the existing neighbourhood;
- negative impact on existing on-site trees and wildlife; and
- omission of a pedestrian connection through the site.

Administration received three letters in support from the public in response to the application. Reasons for the support are summarized below:

- commitments have been made by the applicant that the built form will consist of single-detached dwellings; and
- proposed land uses are appropriate.

The West Springs/Cougar Ridge CA provided a letter to Administration on 2023 March 08 (Attachment 6) indicating that they are not in opposition to the proposal, however they regret that the applicant has indicated interest in developing the site for single detached homes and not a variety of low-density built forms.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Administration initiated conversations with the applicant on opportunities to improve pedestrian connections through the existing community. As the subject site does not owe municipal reserves, and the parcel to the north is private property, a north/south pathway through the site was not deemed feasible. However, at Administration's request, the applicant did amend the application to include a 3.0-metre-wide multi-use pathway adjacent to 77 Street NW, and a 3.0 metre engineered walkway at the end of the of the proposed cul-de-sac which will connect to the east/west regional pathway to the south.

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Administration did not request the applicant to increase the density as the proposal is an appropriate density increase and compatible with the character of the existing neighbourhood. It should be noted that the applicant made a minor amendment to the outline plan to include approximately 0.12 hectares, within the western portion of the site, to be designated as Residential - One Dwelling (R-1s) District. This was done to provide assurances to the adjacent neighbours (to the west) that the built form would be single-detached dwellings (up to two units). Building and site design, on-site parking and other development details will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Calgary Planning Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal allows for a wider range of housing types than is currently allowed in the DC District, which may better meet the diverse needs of present and future populations in this community.

Environmental

The application proposes to increase the on-site density in proximity to local transit and improve pedestrian mobility through the community by providing a new multi-pathway adjacent to the site. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development and/or building permit stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure, and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. **Proposed Bylaw 41P2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Submission
7. **Approved** Outline Plan
8. Proposed Land Use District Map

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- 9. **Approved Outline Plan Data Sheet**
- 10. **Proposed Bylaw 119D2023**
- 11. **CPC Member Comments**
- 12. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform