

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of West Springs, south of 9 Avenue SW on the west side of 77 Street SW. The site is approximately 1.62 hectares (4.00 acres) in size and is approximately 90 metres wide by 175 metres deep. The site contains one single detached dwelling that is accessed from 77 Street SW.

The site is predominantly surrounded by parcels designated as Residential – One Dwelling (R-1) (R-1s) District, Residential One/Two Dwelling (R-2) District and Residential – Low Density Multiple Dwelling (R-2M) District that are developed with single detached dwellings. The parcel to the north is designated as DC District ([Bylaw 12Z96](#)), which is the same land use as the subject site. There is also a Special Purpose – School, Park and Community Reserve (S-SPR) District directly south of the site which contains a pedestrian pathway that runs east to 77 Street SW and west towards Wentworth Green Soccer Field and the St. Joan of Arc School.

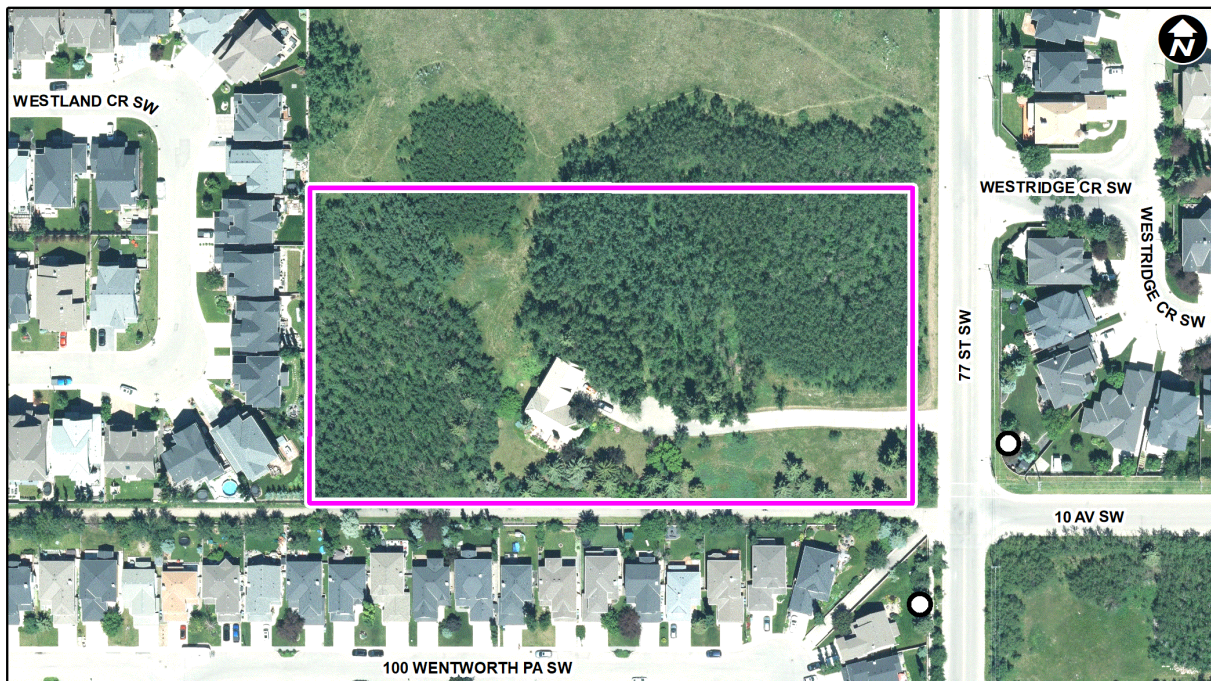
Community Peak Population Table

As identified below, the community of West Springs reached its peak population in 2019.

West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0.00

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 12Z96](#)) is intended to accommodate rural residential development that is consistent with the existing rural development. The maximum building height is 10.0 metres and the maximum number of units on a parcel is one.

This application proposes to redesignate portions of the lands to the following Districts:

- Resident – Low Density Mixed Housing (R-G) District comprising of approximately 1.49 hectares; and
- Residential – One Dwelling (R-1s) District approximately 0.13 hectares.

The R-G District is intended to accommodate low-density development in the form of cottage housing clusters, duplexes, rowhouse buildings, semi-detached and single detached dwellings. The maximum building height is 12.0 metres, a maximum of one main residential building per parcel and secondary suites are permissible.

The R-1s District is intended to accommodate residential development in the form of single-detached dwellings as well as accommodating secondary suites. The maximum building height is 11.0 metres and secondary suites are permissible.

It should be noted that under Land Use Bylaw 1P2007, secondary suites do not count towards the density calculations for units per hectare.

Subdivision Design

The proposed outline plan consists of approximately 1.62 hectares (4.00 acres) of land. The development vision anticipates 29 lots, but could accommodate up to 36 single family lots designated as R-1s and R-G.

Road Network

Site access would be from 77 Street SW via a new residential road, which ends in a cul-de-sac. This internal road provides access to the proposed residential lots in a safe and efficient configuration and is similar in design to the surrounding area.

Open Space

There is no applicable open space requirement on this site. Municipal Reserve (MR) was previously provided via payment of cash in lieu of land dedication when the quarter section was subdivided, prior to the area being annexed by the City of Calgary from Rocky View County.

Although no open space dedication is required, the proposed subdivision will facilitate a wider than typical residential lot at the west end of the subdivision in order to accommodate a landscape buffer/tree planting strip between this subdivision and the existing homes to the west.

Pathways

A 3.0 metre multi-use pathway is proposed along the eastern boundary of the site (on the west side of 77 Street SW). This new pathway is intended to tie into the future north/south 5A network, which will be a city-wide mobility network consisting of off-street pathways and on-street bikeways and support the City's [Pathway and Bikeway Plan](#). The existing monowalk along 77 Street SW will be removed and replaced with an off-street, separate 3.0 metre multi-use pathway.

A 3.0 metre engineered pathway is proposed at the west end of the internal road (south of the bulb of the cul-de-sac). This is to provide a direct internal pedestrian connection to the existing 2.5 metre asphalt regional pathway within the east-west linear municipal reserve to the south.

Lastly, a pathway connection and bump-out is proposed at 77 Street SW and 10 Avenue SW to provide an east/west connection to the east, which also ties into the future 5A network.

Density

At build-out, the subject area is expected to accommodate 29 units, but could accommodate a maximum of 36 units. With a total site area of approximately 1.62 gross developable hectares (4.00 acres) the proposed development would achieve an anticipated density of 17.87 units per hectare (7.23 units per acre) and maximum residential density of 22.19 units per hectare (8.98 units per acre).

The proposal is slightly above the density requirements within the *West Springs Area Structure Plan (ASP)*, which identifies the site within the Urban Development that has a density range of 9.9 and 17.3 units per hectare (which would result in a maximum of 28 units on the subject site). As such, a minor policy amendment will be required to amend the site's land use classification to Medium Density which has a prescribed density range of 19.8 and 24.7 units per hectare, allowing for 32 to 40 units on the site.

Administration has determined that the proposal is appropriate and in keeping with the character of the surrounding neighbourhood which is predominantly low-density development comprised of single and semi-detached housing.

Transportation

The subject site is bounded by 77 Street SW to the east. Lands to the north, west and south are future and existing neighbourhoods. Vehicular access to the site will continue to be via 77 Street SW, which is classified as a collector roadway.

Transit route 453, West Springs, stops on 77 Street SW directly in front of the site and connects riders to the 69 Street LRT station. Route 111, on Old Banff Coach Road SW, stops on 9 Avenue SW, approximately 150 metres to the north of the site and connects riders to Westbrook Station.

An existing pathway runs along the south side of the site and a bikeway is recommended on 77 Street SW in the 5A network. [The Active Safe Routes to School](#) program has plans for an improved connection along 10 Avenue SW.

To build on the existing and future walking and wheeling facilities around the site, this application proposes a 3.0 metre wide multi-use pathway on the west side of 77 Street SW, and a 3.0 metre walkway at the west end of the internal cul-de-sac. To improve safety of the pathway crossing at 77 Street SW and 10 Avenue SW, a bump-out is proposed on the west side of 77 Street SW.

Environmental Site Considerations

A Phase I Environmental Site Assessment was received with the Land Use Amendment and Outline Plan application and was reviewed by administration. There were no significant environmental concerns noted in the assessment and further action is not required at this time.

Utilities and Servicing

Sanitary, water and storm mains are available on 77 Street SW and can support future development. Further site servicing details will be determined with the future subdivision application.

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 Residential – Developing Planned Greenfield with Area Structure Plan (ASP) area as identified on [Map 1: Urban Structure](#) in the [Municipal](#)

Development Plan (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation ensures future development provides appropriate transitions in building forms with existing low and medium density areas to the south.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the Calgary Climate Strategy – Pathways to 2050 programs and actions. The applicant has committed to providing further analysis and suitably appropriate measures during the submission of future Development Permit applications.

West Springs Area Structure Plan (Statutory – 2012)

The subject site is located within the Urban Development area as identified on Map 2: Land Use Concept in the West Springs Area Structure Plan. The applicable policies promote comprehensively designed residential areas with a density between 9.9 and 17.3 units per hectare (4.0 to 7.0 units per acre). As noted, the proposed outline plan has a density between 17.87 and 22.19 units per hectare (7.23 and 8.98 units per acre). As the proposed density is above the prescribed ASP density range, Administration is supportive of a minor policy amendment to the Medium Density area which also supports low-density built form (including duplex, rowhouses and townhouses) and has a density range between 19.8 and 24.7 units per hectare (8.0 to 10.0 units per acre).

Administration considers the amendment to be appropriate as it maintains the built form within the existing neighbourhood and provides a transition to the Medium Density area directly to the east of the site (across 77 Street SW).