

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of West Springs directly to the west of 77 Street SW and to the south of 9 Avenue SW. The site is approximately 0.04 hectares in size (0.09 acres) and is approximately 92 metres wide by 3.8 metres long.

The surrounding development is characterized by mostly low-density residential land use districts developed with single and semi-detached dwellings to the north, south, east, and west. 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 (elementary school).

Community Peak Population

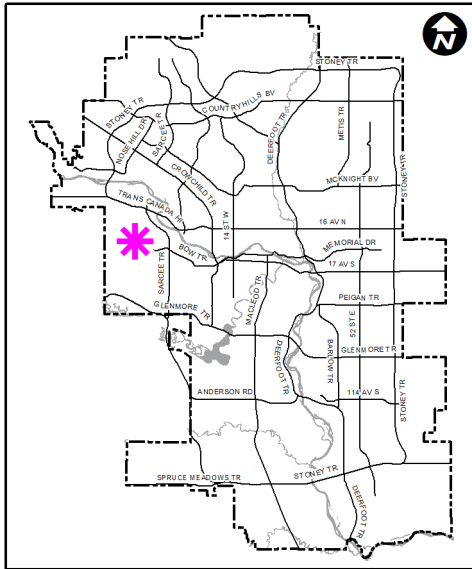
As identified below, the community of West Springs reached its peak population in 2019.

West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [West Springs Community Profile](#).

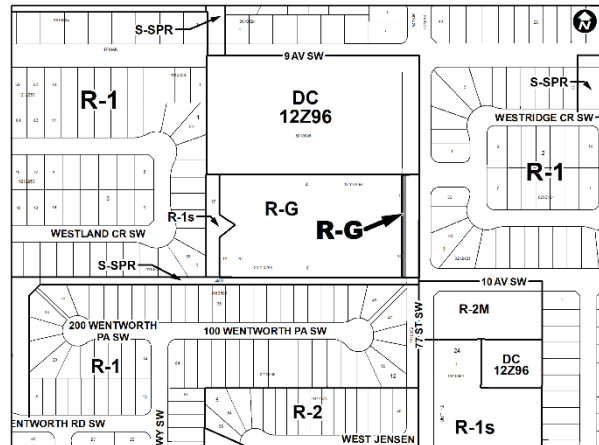
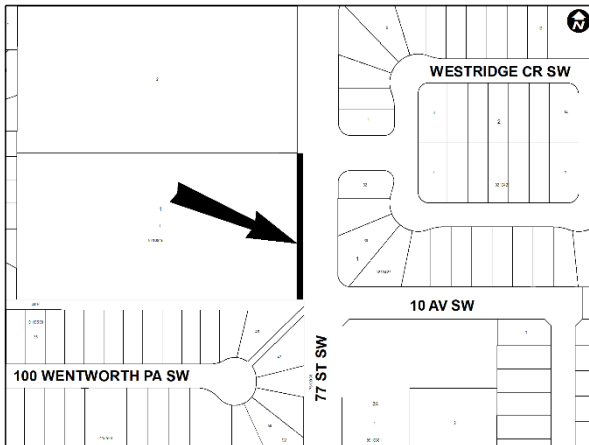
Location Maps

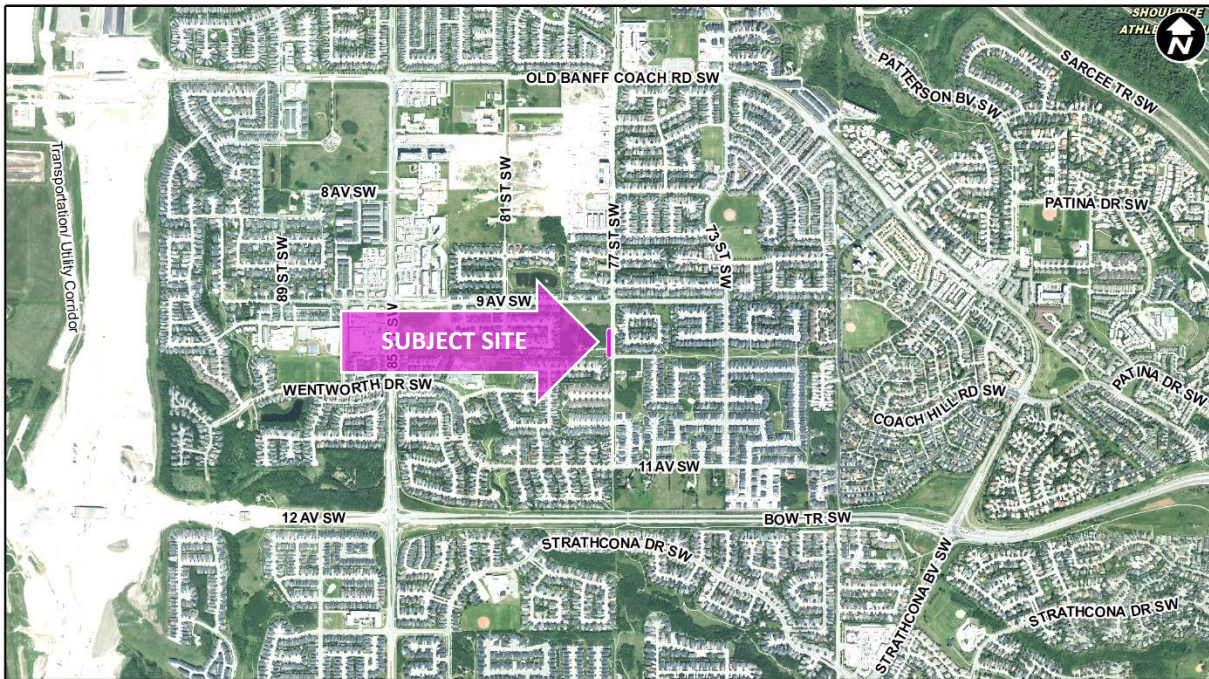


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes to close a portion of public road right-of-way that is approximately 0.04 hectares in size. Administration has confirmed that the proposed closure area is surplus and not needed for the functioning of 77 Street SW. This closed portion of road right-of-way is to be consolidated with the adjoining residential parcel, which has had an outline plan recently approved by Calgary Planning Commission for a residential development (29 to 36 units). The recently approved land uses on the adjoining parcel include Residential – Low Density Mixed Housing (R-G) District and Residential – One Dwelling (R-1s) District (LOC2022-0123). The consolidation will have no impact on the approved outline plan and is simply to facilitate flexibility for future residential lot design.

Land Use

The proposed R-G District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-G District allows for a maximum building height of 12 metres and a maximum of one main residential building per parcel.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-G District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-G District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

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 (Old Banff Coach Road) stops on 9 Avenue SW, approximately 150 metres (two-minute walk) to the north of the site and connects riders to Westbrook LRT Station.

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

To build on the existing and future walking and wheeling facilities around the site, the adjacent site will have 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 recently approved Outline Plan application on the same site (LOC2022-0123) wherein there were no significant concerns identified. There are no environmental impacts associated with the proposal.

Utilities and Servicing

Sanitary, water, and storm servicing for the development area is available from 77 Street SW, as detailed in the previously approved Outline Plan application (LOC2022-0123). Further servicing details will be determined via the future subdivision application. There are no servicing concerns associated with the proposal.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy amendment and 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)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the Residential – Developing Planned Greenfield with Area Structure Plan (ASP).

The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged within the associated development permit.

West Springs Area Structure Plan (Statutory – 2012)

The site is subject to the [West Springs Area Structure Plan](#) which identifies the site as Medium Density land use classification (Map 2: Land Use Concept). This land use classification supports low-density built form including duplexes, rowhouses and townhouses. As such, the proposed R-G District is considered to be in alignment with the applicable land use classification.