

Background and Planning Evaluation

Background and Site Context

This policy amendment, land use amendment and outline plan application was submitted on 2022 December 22 and is located in the southwest quadrant of the city in the developing community of West Springs. The site represents a continuation of the phase directly located to the east of the site. This proposal is a logical extension of low-density development and one of the few remaining infill locations for urban development in the West Springs community.

The site is 3.02 hectares \pm (7.46 acres \pm) in area and is approximately 200 metres long and 150 metres wide. The plan area is now undeveloped as it formerly had two, now demolished and reclaimed acreage single detached dwellings on it. The land is generally flat with trees dispersed throughout. 11 Avenue SW forms the northern boundary of the site, with Bow Trail SW running along the south boundary. There is no vehicular access from Bow Trail SW to the site. To the east is developed low-density residential with a road connection to the subject site and to the west are acreage style single detached dwellings.

Community Peak Population Table

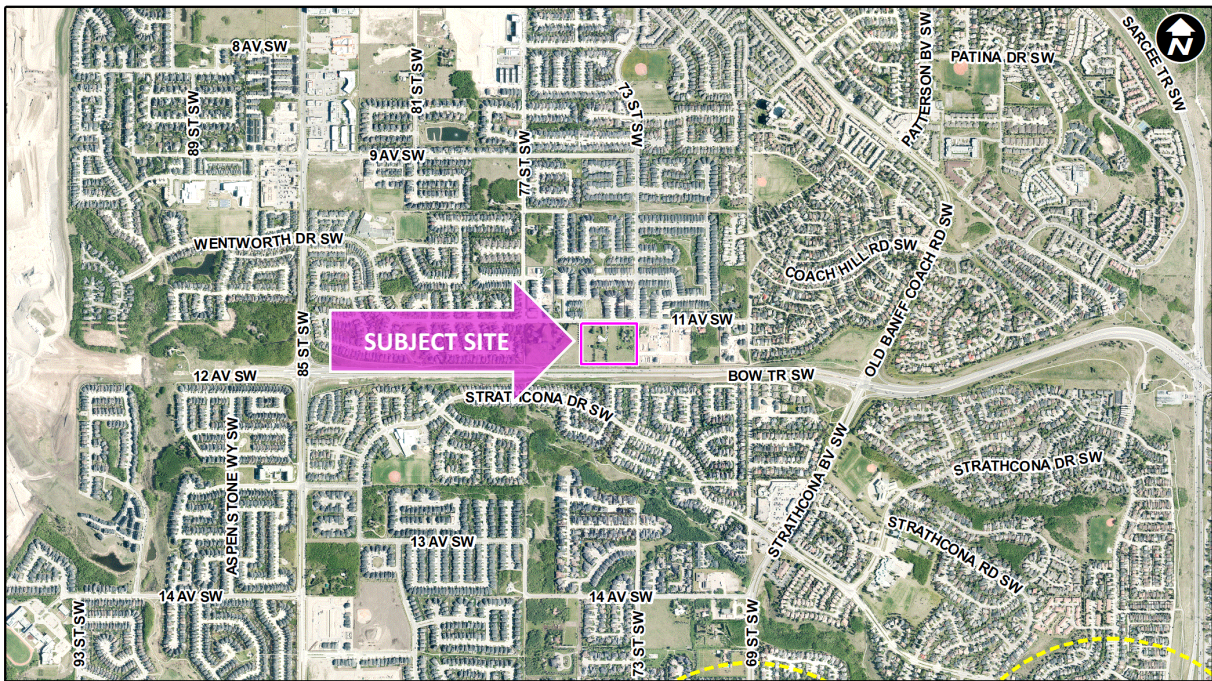
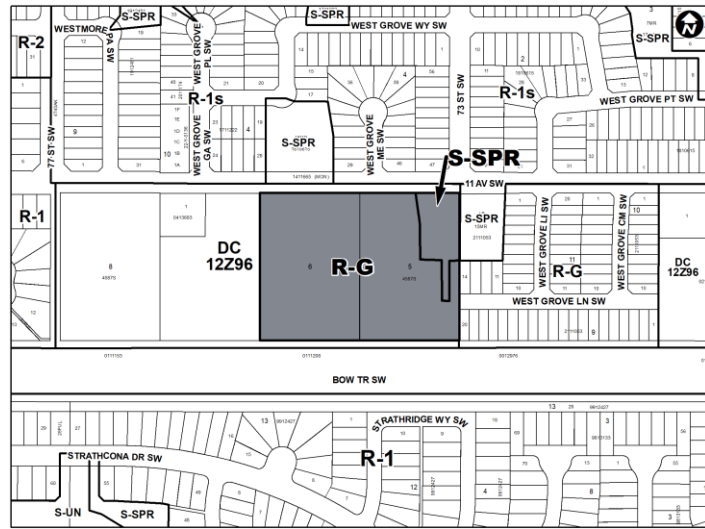
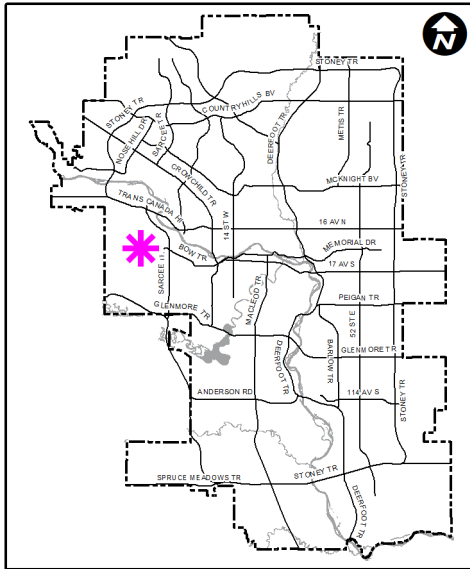
As identified below, the community of West Springs reached its peak population in 2019.

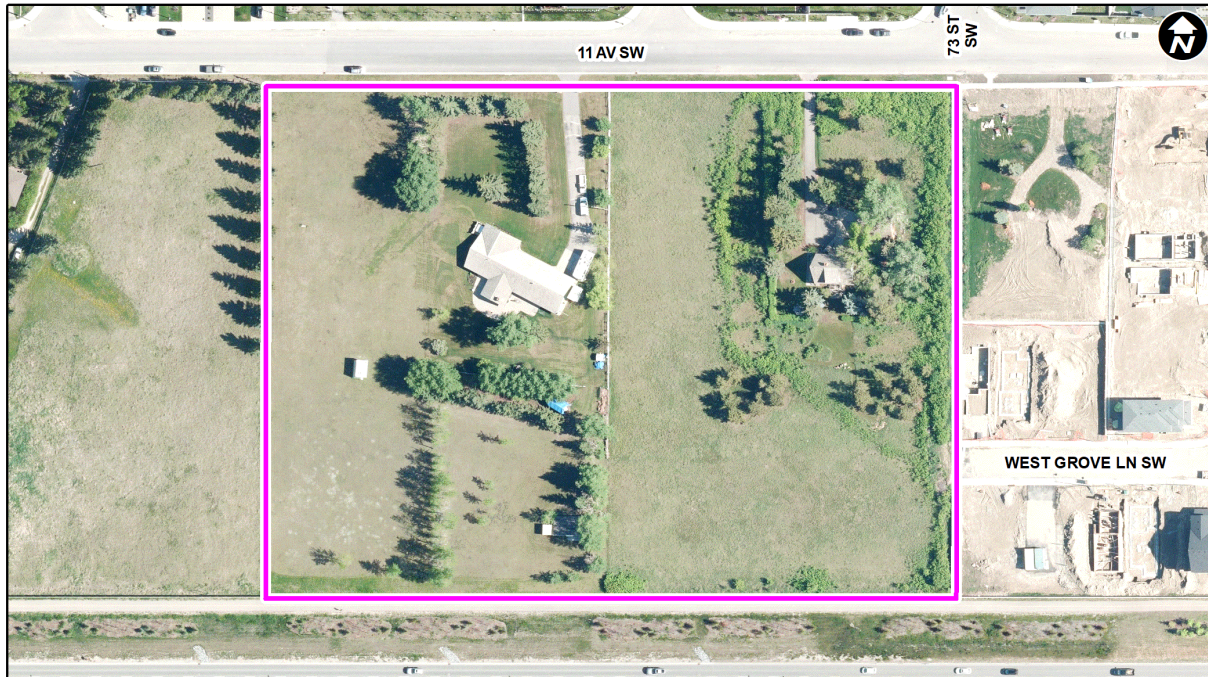
West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use on the site is Direct Control (DC) District ([Bylaw 12Z96](#)) based on the Special Districts of the previous Land Use Bylaw 2P80. This district was intended to accommodate large lot low density residential with minimum lot sizes of 0.2 hectares (0.5 acres) and protected the land from premature development until servicing was available and future urbanization could occur.

This application proposes Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The proposed R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This District is designed to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. This district is to be used for land dedicated as municipal school reserve or other forms of municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA).

Subdivision Design

This 3.02 hectare outline plan forms a logical extension of the adjacent developed neighbourhood. The subdivision design consists of low-density residential uses in a lane less configuration, with a local park space. The road network is based on a single east-west road through the southern portion of the site. This road is accessed from the local collector (11 Avenue SW) by two north-south roads. The pattern can be easily repeated with adjacent future applications to ensure a highly connective and intuitive network.

Open space is provided with a single park in the northeast portion of the site, 0.3 hectares (0.74 acres) in size and provides the 10 percent municipal reserve (MR) requirement. The park is situated in this location in order to protect mature trees on the site as well as build off the adjacent MR to the east to form a larger more usable park. The park will contain pods of native plant species for educational purposes, seating areas, and pathway connection to the adjacent park and to the future road to the south with ultimate pedestrian connection to the regional pathway along Bow Trail SW.

Density

At build-out, the proposed plan area is expected to have an anticipated 60 units. The proposed development is anticipated to achieve a residential density of 19.54 units per hectare (7.90 units per acre). The area is characterized by fragmented ownership of roughly five-acre parcels, small parcels that have not been consolidated, which is difficult to comprehensively plan. Given the fragmented ownership in the area, there are limited options for development of the site and the anticipated density is considered appropriate when considered holistically with the broader community context, which align with the density targets of the MDP.

Transportation

Current vehicular access to the site is from 11 Avenue SW which is classified as a collector road. The site is well served by Calgary Transit with a westbound stop for Route 51 (West Springs/Discovery Ridge) located across 11 Avenue SW (less than one-minute walk). Westbound transit stop for Route 895 (St. Gregory/West Springs) is 220 meters (three-minute walk) west of the site.

The pedestrian network is further enhanced through a pathway on 11 Avenue SW fronting the subject site and the Bow Trail pathway runs along Bow Trail SW to the south of the site. There are no active residential parking program zone restrictions along the site frontage on 11 Avenue SW. Additional curb extensions are proposed adjacent to the development along 11 Avenue SW to improve sight lines and shorten crossing distances for active modes.

Environmental Site Considerations

A Phase I Environmental Site Assessment was provided with this outline plan and land use amendment and reviewed by Administration. There were no significant environmental concerns noted in the report and further action is not required at this time.

Utilities and Servicing

The subject site is located within the Broadcast Hill Water Pressure Zone, and water, storm and sanitary mains are available to the site. At the development stage, extensions to the storm and sanitary mains will be required at the developer's expense.

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 outline plan, policy 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)

The site is located within the Developing Residential – Planned greenfield with Area Structure Plan (ASP) area as identified on map 1 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 accommodates a range of low-density housing types with access to local open space and meets minimum density targets.

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 design is intentional in locating open space in areas that currently have large mature trees to ensure their protection and continued presence and achieve the strategy's goal to increase the urban tree canopy coverage.

West Springs Area Structure Plan (Statutory – 2012)

The [West Springs Area Structure Plan](#) (ASP) provides additional direction for the plan area with detailed policies and guidelines for development. The subject site falls within the Standard Density Infill area within the plan. This area limits density to a maximum of 12.4 units per hectare. An amendment to the ASP is required in order to increase the allowable density on the site from Standard Density Infill to Medium Density and accommodate the proposed maximum density of 20.36 units per hectare. This ASP amendment is supported in order to achieve minimum density policy contained within the MDP.