

Planning and Development Services Report to  
Calgary Planning Commission  
2023 September 07

ISC: UNRESTRICTED  
CPC2023-0888  
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**Policy and Land Use Amendment in West Springs (Ward 6) at 781 – 77 Street SW,  
LOC2022-0231**

**RECOMMENDATION:**

That Calgary Planning Commission:

1. Forward this report (CPC2023-0888) to the 2023 October 3 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares  $\pm$  (0.57 acres  $\pm$ ) located at 781 – 77 Street SW (Portion of Plan 4740AK, Block 49) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a neighbourhood commercial hub, with guidelines (Attachment 3).

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 SEPTEMBER 7:**

That Council:

1. Give three readings to **Proposed Bylaw 74P2023** for the amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 191D2023** for the redesignation of 0.23 hectares  $\pm$  (0.57 acres  $\pm$ ) located at 781 – 77 Street SW (Portion of Plan 4740AK, Block 49) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a neighbourhood commercial hub, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the site to a Direct Control (DC) District to accommodate a small-scale commercial node in the community of West Springs.
- This proposal aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application provides an opportunity for the development of a small-scale commercial development integrated into a community park space.
- Why does this matter? The proposed DC District would allow for the reconfiguration of the existing DC District parcel for a more efficient development and use of the space.
- An amendment to the *West Springs Area Structure Plan* (ASP) is required to accommodate the proposal.

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- A development permit was applied for on this site on 2023 January 16 proposing a small scale commercial building with retail and commercial spaces to achieve the desired active frontage described in the DC District.
- There is no previous Council direction related to this application.

**DISCUSSION**

This policy and land use amendment application in the southwest community of West Springs, was submitted by CivicWorks, on behalf of the landowner, Truman Park LTD on 2022 December 23. The subject parcel is part of the West District, a master planned community by Truman Homes. This area is referred to as Central Park by the developer, and it offers year-round amenities to the residents of the area. The Applicant Submission (Attachment 4) indicates that the landowner intends to reconfigure the parcel from an irregular shape to a rectangle fronting onto 78 Street SW and Broadcast Avenue SW. The proposed policy and land use amendment will not be impacting the required amount of Municipal Reserve (MR), as the purpose of this application is for the reconfiguration of lot shapes and the resulting change in land use districts. The commercial uses will occur in the proposed DC district, and will not occur in the MR. The 0.23 hectare (0.57 acre) site is currently undeveloped and a future park will be developed to the west and south of the site.

A development permit (DP2023-00305) for a commercial building was submitted on 2023 January 16 and is under review.

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

**ENGAGEMENT AND COMMUNICATION**

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

**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 the public/interested parties and respective community association was appropriate. In response, the applicant met with the West Springs/Cougar Ridge Community Association (CA), created a dedicated project website and offered online feedback forms. The Applicant Outreach Summary can be found in Attachment 5.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any letters of opposition or support from the public.

The CA provided a letter in response to the application highlighting concerns that parking should be provided on the site as well as design concerns to ensure barrier free access from the future

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building to the adjacent future park space (Attachment 6). These concerns are being addressed through the current development permit application (DP2023-00305).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

## **IMPLICATIONS**

### **Social**

The proposed application enables the development of a commercial building that will act as the social hub for the community which will provide additional services and social gathering spaces for the community.

### **Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align the development on this site with applicable climate strategies are being reviewed at the development permit stage.

### **Economic**

The proposed land use amendment provides the opportunity to develop small-scale business spaces in a building that will further utilize the investment of the adjacent open space.

### **Service and Financial Implications**

No anticipated financial impact.

## **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 74P2023**
3. **Proposed Bylaw 191D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform