

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of West Springs, at the corner of 78 Street SW and Broadcast Avenue SW. The site is approximately 0.23 hectares (0.57 acres) and is currently being reconfigured through an active subdivision application (SB2022-0447). Through this subdivision application, the total municipal reserve (MR) is to remain unchanged, and the proposed subject parcel is not to be dedicated MR.

Transit is located approximately 180 metres to the east along 77 Street SW (three-minute walk). The properties surrounding the site are designated Mixed-Use – General (MU-1) District to the east, Mixed-Use – Active Frontage (MU-2) District to the north and Special Purpose – School, Park and Community Reserve (S-SPR) District to the west and south. The subject site is currently undeveloped.

Community Peak Population Table

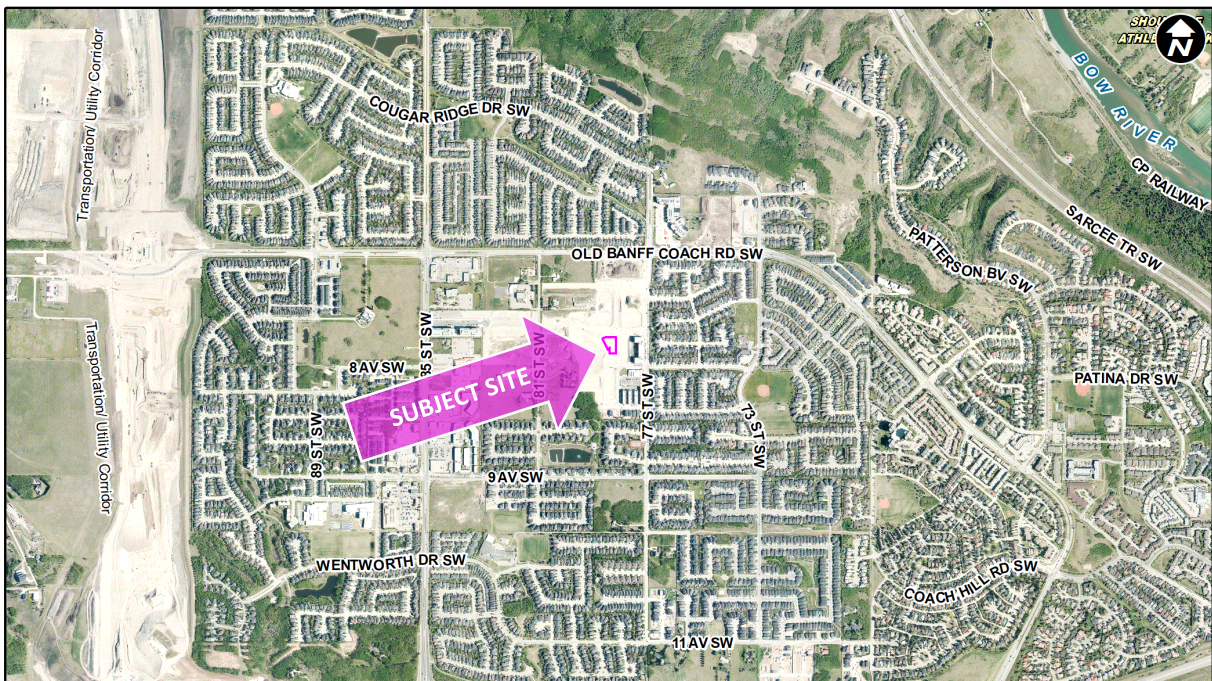
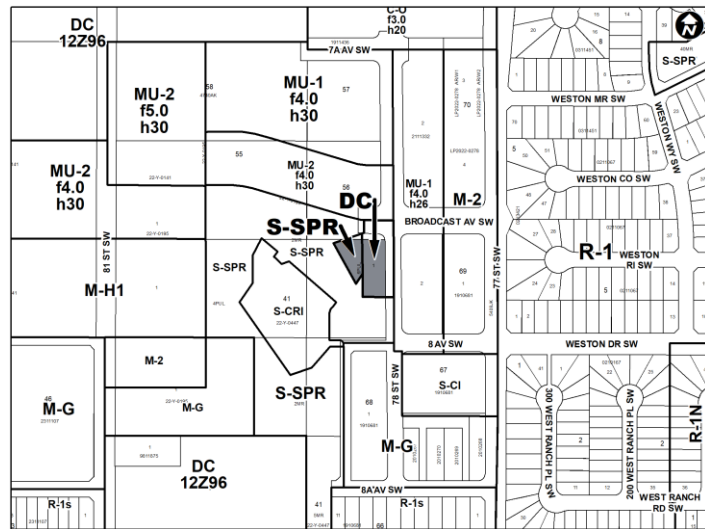
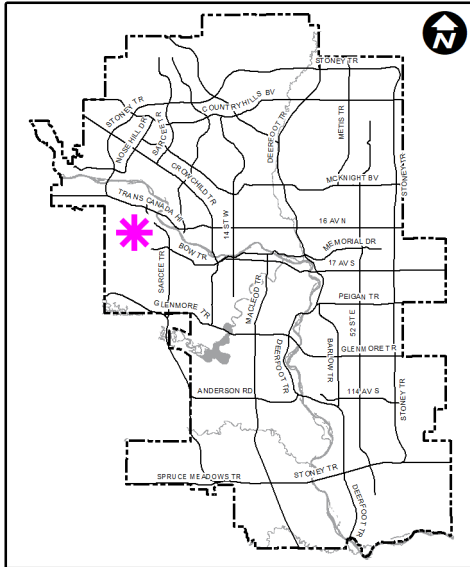
As identified below, the community of West Springs reached its peak population in 2019.

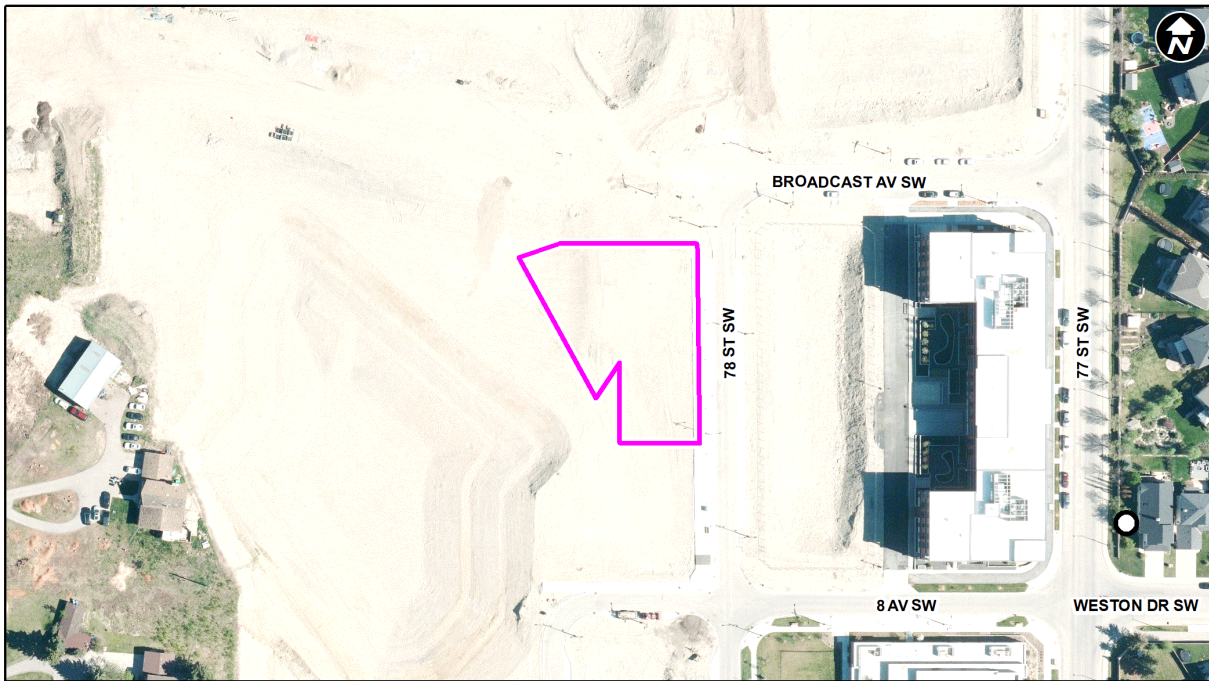
West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 53D2018](#)) supports the development of a small-scale commercial node integrated into the future adjacent park. Through a current subdivision application (SB2022-0447), the parcel to be developed as the commercial node is being reconfigured from an irregular shaped parcel into a rectangular parcel with two street frontages. This reconfiguration triggers a land use amendment application to apply a DC District to the entirety of the new parcel, as well as redesignate the portion being incorporated into the adjacent park as S-SPR District.

During the review of the application, there was specific attention paid to ensuring the proposed lot and land use changes would not result in a loss of the required municipal reserve for this area. This land use amendment will not impact the amount of MR dedicated, as this is a revision reconfiguration of lot shape, rather than a reduction of MR.

The existing DC District is based on the Commercial – Neighbourhood 1 (C-N1) District. It excludes some uses, both permitted and discretionary, which are not conducive to the goal of an active frontage commercial node. Additionally, it added some uses that would help to facilitate an inclusive neighbourhood node. Residential type uses, Cannabis Store, Liquor Store and Financial Institution were among the types of uses excluded from the base district, among others. The maximum height of the existing district is 17 metres and the maximum floor area ratio (FAR) is 1.5.

The proposed DC District is also based on the rules of the C-N1 District. Similar to the existing DC District, the proposed DC District excludes some uses contained in the C-N1 district, both permitted and discretionary, which are contrary to the goal of an active frontage development. This proposed DC District also adds uses that are considered to enhance the activation of the site. Furthermore, the DC District limits the maximum usable floor area of all uses to 400 square metres when located on the ground floor. It also limits the combined maximum use area of Brewery, Winery & Distillery, Drinking Establishment – Small and Restaurant: Licensed to a maximum combined use area of 400 square metres when located on the ground floor. This rule is introduced to the DC District to ensure that a variety of inclusive, small-scale uses for all ages are developed on the site.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6, 8 and 9 of the DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007. Section 8 stipulates the maximum building height of 17 metres and Section 9 includes the maximum use area rules. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007 whereas the DC District does not provide for this specific regulation. The intent of these DC District rules is to ensure that the same discretion and flexibility of the Development Authority are maintained when considering development in this location.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the proposed development due to its unique characteristics. This proposal allows for the intended development to be carefully considered, given its unique location and influence on the function of the adjacent park. The same results could not be achieved using a standard land use district in the Land Use Bylaw.

The proposed S-SPR District is intended to be used in locations dedicated for the use of schools, parks, open space and recreation facilities. The S-SPR District should be applied to land dedicated as school reserve, municipal school reserve, community reserve, public reserve and reserve pursuant to the *Municipal Government Act*.

The approval of this policy and land use amendment would support the development of a neighborhood commercial hub, a gathering space for residents to congregate. The proposed rules within the DC District will ensure that the proposed uses are small in nature and are more likely to be locally owned. The location of the development adjacent to park lands will help support active and passive space within the park, as this will be a local destination that pedestrians can travel to and enjoy.

Development and Site Design

The rules of the proposed DC District are providing guidance of the development on the site, including building height, building design and ground floor permeability. There is currently a development permit application for a two-storey small-scale commercial development with unique architectural style on this site.

Transportation

Pedestrian access to the site is available from the adjacent street network. West District is a walkable community, with wide sidewalks on both sides of all streets, and connections to the regional pathway network along 8 Avenue SW and through the planned future Radio Park. Separated cycling tracks are currently partially implemented along Broadcast Avenue SW

directly adjacent to this site, giving this site a high level of access for alternative modes of transportation. Transit stops are available within 180 metres of the site on 77 Street SW (three-minute walk), with the Route 11 – Old Banff Coach Road and the Route 453 – West Springs servicing the site.

There is no vehicular access proposed for the site, as it will not have any on-site parking for the commercial development. Loading and Waste and Recycling pick-up will occur from a designated space on 78 Street SW. A parking study was submitted in support of the zero parking and accepted. The proposed development for this site is meant to integrate into the adjacent park space, and provide a full, four-sided building as a central amenity for the neighbourhood.

Street parking is adjacent to the site along 78 Street SW, 8 Avenue SW and Broadcast Avenue SW. There are no parking restrictions for this area at this time.

Environmental Site Considerations

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

Utilities and Servicing

Water and storm mains are available for the site. At the development stage, a sanitary main extension will be required at the expense of the developer. Any additional servicing details will be determined through the development permit process.

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 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 subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies direct specific policy direction to those contained in the applicable Area Structure Plan (ASP). The proposed policy and land use amendments align with the policies of the MDP.

This application represents new community growth and is located outside of the Balanced Growth Boundary as identified in 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 the site with applicable climate strategies will be explored through the development permit process.

West Springs Area Structure Plan (Statutory – 2012)

The subject site is located within the North Neighbourhood of the [West Springs Area Structure Plan](#) (ASP). Within the concept of the North Neighbourhood, the subject site is identified as Community – Mid-rise. The applicable policies for this area provide for small-to-medium-scale commercial and cultural uses that are complementary to and interact with the adjacent open space and discourage residential uses.

The proposed S-SPR District and DC District are in accordance with the ASP policies as they aim to facilitate the establishment of a small-scale commercial development and adjacent open space, fostering the creation of an appealing and inclusive community gathering hub.

Although the proposed land use amendment does generally align with the overall intent of the ASP, the adjustment in parcel configuration requires a policy amendment to accurately encompass this new parcel area.