

**Outline Plan, Policy Amendment and Land Use Amendment in West Springs  
 (Ward 6) at 7457 and 7545 – 11 Avenue SW, LOC2022-0230**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7457 and 7545 – 11 Avenue SW (Plan 4587S, Blocks 5 and 6), to subdivide 3.02 hectares  $\pm$  (7.46 acres  $\pm$ ), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the West Springs Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 3.02 hectares  $\pm$  (7.46 acres  $\pm$ ) located at 7457 and 7545 – 11 Avenue SW (Plan 4587S, Blocks 5 and 6) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 SEPTEMBER 21:**

That Council:

1. Give three readings to **Proposed Bylaw 82P2023** for the amendment to the West Springs Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 223D2203** for the redesignation of 3.02 hectares  $\pm$  (7.46 acres  $\pm$ ) located at 7457 and 7545 – 11 Avenue SW (Plan 4587S, Blocks 5 and 6) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023  
 September 21:

**“Moved by** Commissioner Mortezaee

That with respect to Report CPC2023-0989, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7457 and 7545 – 11 Avenue SW (Plan 4587S, Blocks 5 and 6), to subdivide 3.02 hectares  $\pm$  (7.46 acres  $\pm$ ), with conditions (Attachment 2).

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Planning and Development Services Report to  
 Calgary Planning Commission  
 2023 September 21

ISC: UNRESTRICTED  
 CPC2023-0989  
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For: Director Fromherz, Commissioner Mortezaee, Commissioner Pollen, Councillor  
 (7) Chabot, Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner  
 Small

**MOTION CARRIED”**

**HIGHLIGHTS**

- This application seeks to establish a subdivision framework and to redesignate the subject site to allow for residential development and an open space network within the community of West Springs.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice and contribution to the open space network within a developing area of the city.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- An amendment to the *West Springs Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- A development permit for stripping and grading for the site has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This policy amendment, land use amendment and outline plan was submitted on 2022 December 22 by Arcadis Professional Services on behalf of the landowner, 2174814 Alberta Ltd (Aleem Dhanani). The subject site, located in the southwest community of West Springs is currently developed with two acreage homes which have recently been removed.

As referenced in the Applicant Submission (Attachment 5), the proposal seeks to obtain outline plan and land use approvals to accommodate low density residential development with associated open space. The Proposed Outline Plan (Attachment 8) and the associated Land Use Amendment Map (Attachment 4) are anticipated to allow for 59 low density residential units and will achieve a density of 19.54 units per hectare (7.90 units per acre). 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 aligns with the density targets of the MDP. However, an amendment to the ASP will be required to increase the allowable density and accommodate the anticipated density of this application.

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

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**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 application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As a result, they consulted with the Ward Councillor's office and were encouraged to consult with the West Springs/Cougar Ridge Community Association (CA). The Applicant Outreach Summary can be found in Attachment 6.

**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 received two letters of opposition from the public. The letters highlighted concerns with tree retention and increased traffic in the area. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Many mature trees have been retained through the location of the open space and the transportation and transit network in the area has been determined to be adequate to accommodate this proposed development.

The CA was circulated this application and provided a response that was neither in support nor in opposition to the application. Feedback from the CA was received which requested that the overall design consider the future development to the west as well as ensure adequate pedestrian and vehicle connectivity. Comments from the CA can be found in Attachment 7. As part of the review of this application, Administration requested a shadow plan be submitted to outline how the lands to the west could develop in the future in context with the proposal.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy and land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the public hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposal would allow for a variety of housing choices in low-density residential building forms. The proposal also provides for open space which often acts as a community gathering space for local residents.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The application was intentional in locating open

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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.

**Economic**

Development of this infill site in the developing area contributes to Calgary’s overall economic health by housing new residents within Calgary’s city limits as well as utilizing existing infrastructure more effectively.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. **Proposed Bylaw 82P2023**
4. Proposed Land Use District Map
5. Applicant’s Submission
6. Applicant Outreach Summary
7. Community Association Response
8. **Approved** Outline Plan
9. **Approved** Outline Plan Data Sheet
10. **Proposed Bylaw 223D2023**
11. **CPC Member Comments**
12. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform