

**Outline Plan and Land Use Amendment in West Springs (Ward 6) at 850 and 870 – 81 Street SW, LOC2023-0254**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 850 and 870 – 81 Street SW (Plan 9811875, Block 42, Lot 1; Plan 4740AK, Block 42) to subdivide 1.91 hectares ± (4.73 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.91 hectares ± (4.73 acres ±) located at 850 and 870 – 81 Street SW (Plan 9811875, Block 42, Lot 1; Plan 4740AK, Block 42) from Direct Control (DC) District to Residential – One Dwelling (R-1s), Multi-Residential – At Grade Housing (M-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**HIGHLIGHTS**

- This application seeks to establish a subdivision framework and to redesignate the subject sites to allow for residential development and an open space network within the community of West Springs.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Springs Area Structure Plan* (ASP).
- 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.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This outline plan and land use amendment, in the southwest community of West Springs, was submitted on 2023 September 4 by B&A Studios on behalf of the landowner Trico Residential Inc. The subject site, on the northeast and southeast corner of 8A Avenue SW and 81 Street SW, is approximately 1.91 hectares in size and is currently undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate a mix of multi-residential and low-density residential development with associated open space. The proposed Outline Plan (Attachment 4) and the associated Land Use Plan (Attachment 5) will allow for a maximum of 76 residential units. 16 units are expected for the Residential – One Dwelling (R-1s) District, with a maximum of 60 units for the Multi-Residential – At Grade Housing (M-G) District. Total maximum density for the subject sites is 39.8 units per hectare (uph), as identified in the Outline Plan Data Sheet (Attachment 6). The proposed densities and building forms align with the vision of the *West Springs ASP*.

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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 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, the applicant circulated letters to the adjacent landowners and held an open house for the community, along with providing a contact email and phone number for the project. The Applicant Outreach Summary can be found in Attachment 7.

#### 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 five letters of opposition from the public. The letters identified the following issues:

- the density adjacent to the estate homes is excessive, too many low-density residential parcels adjacent to the properties to the south;
- unknown building location for the R-1s lots;
- drainage issues and impact of the artificial slope on adjacent properties;
- the raised elevation of the proposed dwellings, and the potential for overshadowing;
- shared fencing agreements;
- increased parking and traffic;
- concerns for the safety of pedestrians and cyclists;
- new development would not align with the architectural guidelines established for Westpark Place;
- schools in the community are at capacity;
- impact of lowering property values on the estate homes;
- location of Municipal Reserve (MR) should buffer the existing estate homes; and
- inadequate project engagement;

The West Springs Community Association (CA) provided a letter of objection on 2024 February 6 (Attachment 8). They stated that the number of proposed lots in the R-1s District is excessive and should be reduced from the proposed 16 lots down to nine or ten.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be review and determined at the development permit stage for the multi-

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residential district. Lot size and placement will be reviewed at time of subdivision. While requests were submitted to place a linear section of MR to buffer the existing estate homes to the south, the proposed location of MR provides a connection to park space in the community, which aligns with the open space vision of the *West Springs ASP*.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the 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 both multi-residential and 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*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

#### Economic

Development of this 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. Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Land Use Amendment Map
6. Proposed Outline Plan Data Sheet
7. Applicant Outreach Summary
8. Community Association Response

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 February 22**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform