

Background and Planning Evaluation

Background and Site Context

The subject parcels are located in the southwest community of West Springs. The approximately 1.91 hectare (4.73 acre) outline plan and land use amendment is east of 81 Street SW, and resides on the north and south side of 8A Avenue SW. The development area is approximately 100 metres wide by 193 metres deep.

The subject site is surrounded by a combination of existing development and actively developing lands characterized by a mix of low-density and multi-residential districts. Directly to the south are existing large estate homes along Westpark Place SW that back onto a pond (designated Special Purpose – City and Regional Infrastructure) with an adjoining small playground. A pathway connection from the pond travels north adjacent to the proposed Special Purpose – School, Park and Community Reserve (S-SPR) District. This pathway system provides a connection to the pond and the future West District park space that has been approved under LOC2017-0058. No pathway connections are proposed within this application, as there are existing or future pathways in the surrounding area.

To the north, east and west, the parcel is surrounded by multi-residential districts designated Multi-Residential – At Grade Housing (M-G) District. Many buildings in these M-G Districts are either very recently built or are actively under construction. The built forms common in this district include townhouses and multi-residential development.

Amenities in proximity to the subject site include a shopping centre located along 85 Street SW, multiple churches to the east and west, and the Westpark playground to the south. 9 Avenue SW provides access to transit, with multiple east and west stops for Route 111.

Community Peak Population Table

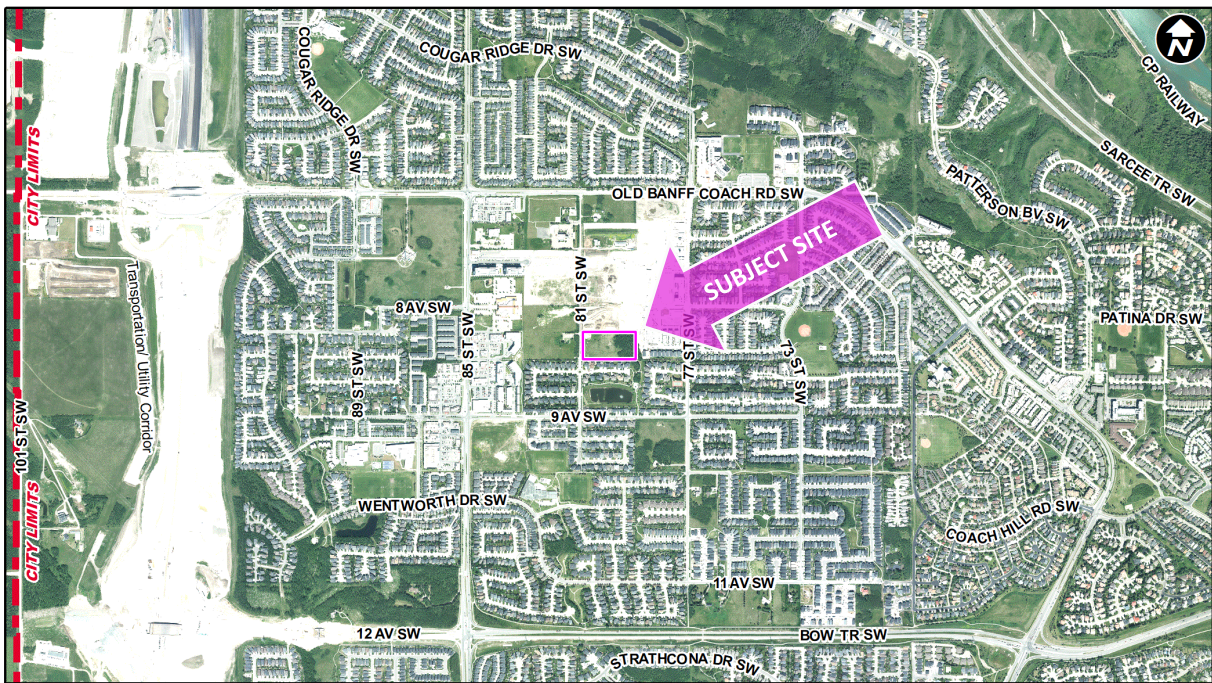
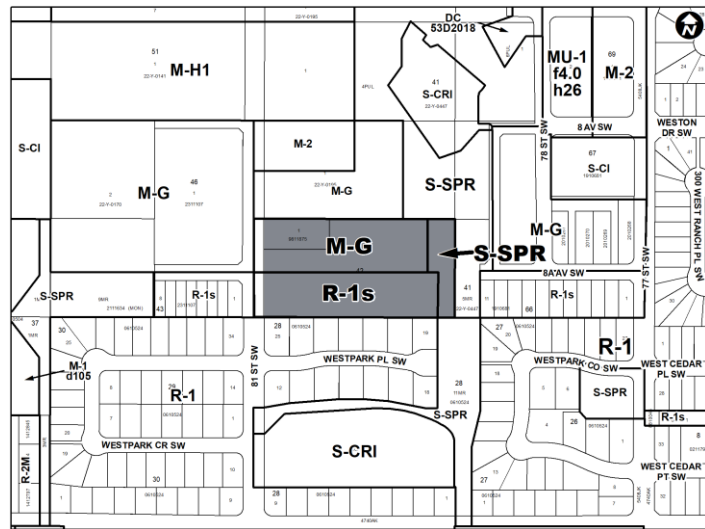
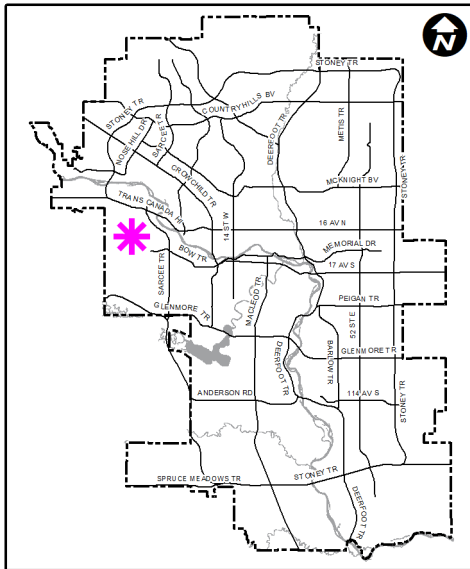
As identified below, the community of West Springs reached its peak population in 2019.

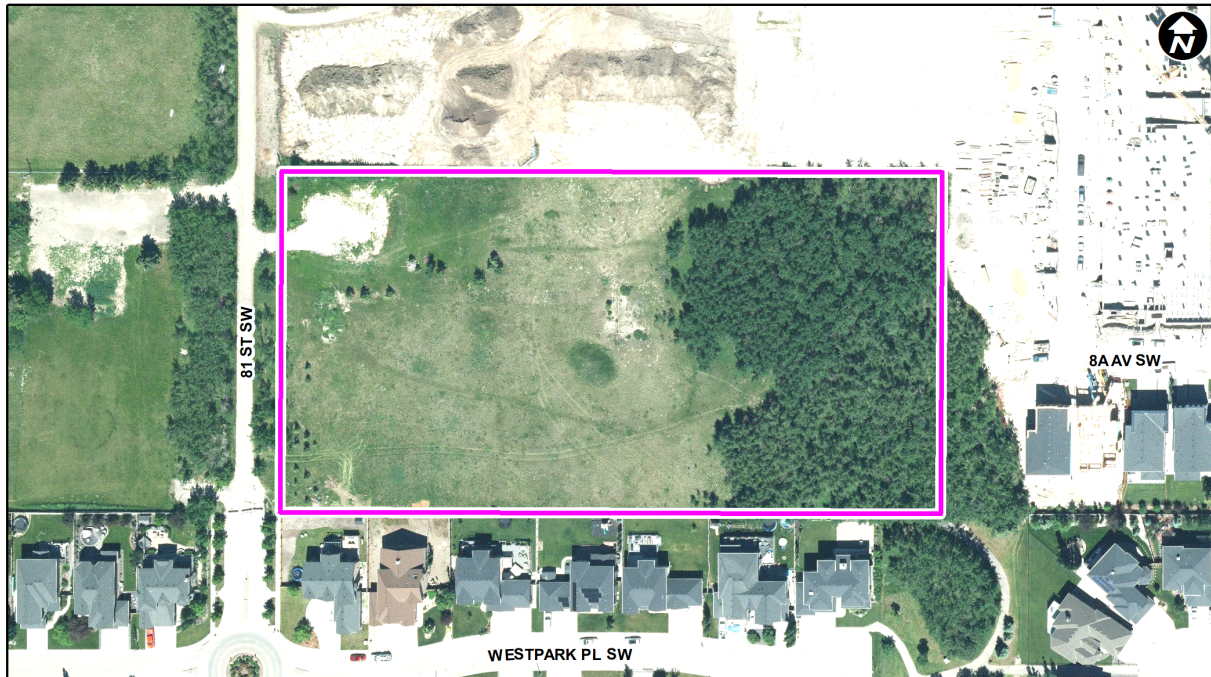
West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 dwellings with minimum lot sizes of 0.2 hectares (0.5 acres) and protect the land from premature development until servicing was available and future urbanization could occur.

This application proposes Residential – One Dwelling (R-1s) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The proposed R-1s District is intended for low-density residential development in developing areas. This District is designed to support a variety of low-density residential building forms including single detached dwellings, secondary suites and backyard suites. The minimum parcel width for the R-1s district is 10 metres, with a minimum parcel area of 330 square metres. The maximum building height in this district is 12 metres. The proposed R-1s District is contextually sensitive to the surrounding area, as the properties along the south side of 8A Avenue SW are similarly designated.

The proposed M-G District is intended to provide multi-residential development of low height and medium density in the developing area. This district is intended to be adjacent or in close

proximity to low-density residential development, as it provides a sensitive transition in height and density to more intensive areas. The M-G District allows for a range of density, between a minimum density of 30 units per hectare and a maximum density of 80 units per hectare. As identified on the outline plan, the application has acknowledged an anticipated density of 65 units per hectare. Buildings in the M-G District must contain at least 3 or more units within each building and provide direct pedestrian access to grade for each unit. The maximum building height is 13 metres (approximately three storeys). The proposed M-G District creates a transition between the low-density residential dwelling districts that have a maximum height of 12 metres and allows for a building form that is complementary to the surrounding area.

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 1.91 hectare outline plan forms a logical continuation of the development in the surrounding area. The subdivision design includes a mix of multi-residential and low-density residential uses in a lane-less configuration, with access to local park space. The road network includes a single east-west residential road (8A Avenue SW) through the middle of the development. This road is accessed from 81 Street SW and will connect to the existing 8A Avenue SW to the east of the site. A small road section of 8A Avenue SW is still under construction immediately east of the subject parcels, which will attach to the constructed section of 8A Avenue SW. This road will continue east to connect to 77 Street SW which is a north-south collector road.

Open space (MR) for this site was envisioned to integrate seamlessly with the proposed West District Park to the north and east. During the review of the West District Development (LOC2017-0058), a large 2.24 ha/1.79 ac multi-functional park space was approved to the north and east of this site. Since this site contained a large stand of existing trees, it was proposed at the time as a 'natural area'; having native species that reflect the naturally occurring landscape. Therefore, the intent of this MR is to retain the existing trembling Aspen tree stand so that a portion will be left following development. MR is provided with two park spaces on the north and south side of 8A Avenue SW, totaling 0.19 hectares (0.47 acres) in size which provides the 10 percent municipal reserve (MR) requirement. The proposed MR contains areas of native plant species, while the MR to the east of the subject parcels provides pathway connections to the north and the south via a 2.5 metre Asphalt Pathway which ties to existing pathways.

Density

At build-out, the proposed plan area is anticipated to have a total of 67 units, while the maximum density would allow for 76 units. While the M-G District has a maximum density of 80 units per hectare, the application has identified an anticipated density of 65 units per hectare. With this anticipated density for the M-G District, the proposed development is expected to achieve a total anticipated residential density of 35.1 units per hectare (14.2 units per acre). A development built to the maximum density would result in a total density of 39.8 units per hectare (16.1 units per acre).

The area is characterized by the existing low-density residential dwellings to the south and the development of the West District project to the north. This provides an opportunity of a transition area from the low-density residential areas to that of higher intensity and development. As such, the *West Springs Area Structure Plan* provides specific guidance for this neighborhood in terms

of uses, heights and density. The proposed outline plan and land use amendment aligns with the guidelines presented in the ASP.

Transportation

Current vehicular access to the site is from 81 Street SW which is classified as a collector road. The site is well served by Calgary Transit with an east and westbound stop for Route 111 (West Springs/Westbrook) located 200 metres (a three-minute walk) south of the site across 9 Avenue SW. The active transportation network is further enhanced through the pathway system through 9 Avenue SW and the park to the east, and sidewalks fronting along on 81 Street SW. There are no active residential parking program zone restrictions along the site frontage on 8A Avenue SW.

Environmental Site Considerations

A Phase I Environmental Site Assessment and a Preliminary Natural 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. A watermain is available on 81 Street SW and 8A Avenue SW, east of the site, and must be extended down 8A Avenue SW to service the land at the expense of the Developer. There are no concerns with water network capacity for this development. A sanitary main is available for connection from 81 Street SW. The sanitary must be extended down 8A Avenue SW at the expense of the Developer. A sanitary servicing study was reviewed and approved as part of this application, and there are no capacity concerns related to this application. The site has been accounted for within the West Springs Phase 2 Storm Water Management Report. A storm main is available on 81 Street SW and must be extended down 8A Avenue SW at the expense of the Developer.

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 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)

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 this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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 parcels falls within Neighborhood -Limited, Neighborhood – Low-Rise and Open Space area of Map 3: West Springs North Neighbourhood Land Use Concept. The Neighborhood – Limited Policy area allows for a sensitive transition from existing low-density residential housing, with allowances for moderate intensification. The proposed 16 low density dwelling units within the R-1s district will align with these policy guidelines. The intent of the Neighborhood – Low-Rise policy area provides a transition between low-density residential areas and more intense development through the use of building forms such as low-rise multi-residential buildings. The proposed M-G district provides a sensitive transition in height, building form, use and density. The proposed districts align with the policy areas of the ASP.