

Land Use Amendment in West Springs (Ward 6) at 870 – 81 Street SW, LOC2024-0218

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0218) to the 2025 April 08 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.65 hectares \pm (1.60 acres \pm) located at 870 – 81 Street SW (Plan 4740AK, Block 42) from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Residential – Low Density Mixed Housing (R-G) District to allow for a mix of low density housing forms in suburban greenfield locations, including single-detached, side by side, duplex, cottage housing clusters, rowhouse development, secondary suites and backyard suites.
- 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 proposed R-G District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-G District would support more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit or building permit has been submitted at this time.
- Previous Council direction related to this proposal: Application LOC2023-0254 was approved by Council on 2024 April 09 and the subject site was redesignated to the Residential – One Dwelling (R-1s) District by Bylaw 112D2024. Because this application was under review at the same time as the city-wide “Rezoning for Housing” project, the site was not included in Bylaw 21P2024 which redesignated other suburban areas of the city to the R-G District.

DISCUSSION

This land use amendment, in the southwest community of West Springs, is an administrative city-initiated application to bring the subject parcel into alignment with the Land Use Bylaw. The subject site, on the southeast corner of 8A Avenue SW and 81 Street SW, is approximately 0.65 hectares in size and is currently undeveloped.

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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The application is recommended to proceed to a 2025 April 08 Public Hearing Meeting of Council since the current R-1s District on the parcel has been deleted from the Land Use Bylaw.

ENGAGEMENT AND COMMUNICATION

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

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 sent to the landowner, Trico Residential Inc., and also sent to adjacent landowners.

Administration received two letters of opposition from the public. The letters identified the following issues:

- the density and height of future buildings on this parcel should provide an appropriate transition considering the adjacent estate homes to the south;
- the height of future buildings and the potential for overshadowing;
- increased traffic congestion and strain on roads infrastructure; and
- impact of lowering property values on the estate homes.

The West Springs/Cougar Ridge Community Association (CA) asked for clarification on who the applicant was. Administration replied indicating this is a City-initiated land use. The CA did not provide further comments regarding whether they were in support or opposition to this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. 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 low-density residential building forms. Today's households are better served by greater housing choice. Providing housing options for all Calgarians throughout every Calgary's community is a more equitable and inclusive approach to planning our city.

Environmental

Administration reviewed this application in relation to the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Adding more residents to existing communities provides a stronger customer base for transit, making it a more viable and desirable transportation option than driving.

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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.

Failure to approve the land use redesignation could result in uncertainty for future development approvals and Land Use Bylaw enforcement as the listed district no longer exists.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform