

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of West Springs. The approximately 0.65 hectare (1.60 acre) land use amendment is east of 81 Street SW, and resides on the south side of 8A Avenue SW. The development area is approximately 37 metres wide by 175 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. To the south, east and west are existing large estate homes (designated Residential – Low Density Mixed Housing (R-G) District) along Westpark Place SW that back onto a pond (designated Special Purpose – City and Regional Infrastructure (S-CRI) District) 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.

To the north are multi-residential districts designated Multi-Residential – At-Grade Housing (M-G) District. Many buildings in these M-G Districts are recently built. 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. Access to transit is provided along 9 Avenue SW, with multiple east and west stops for Route 111 (West Springs/Westbrook).

Community Peak Population Table

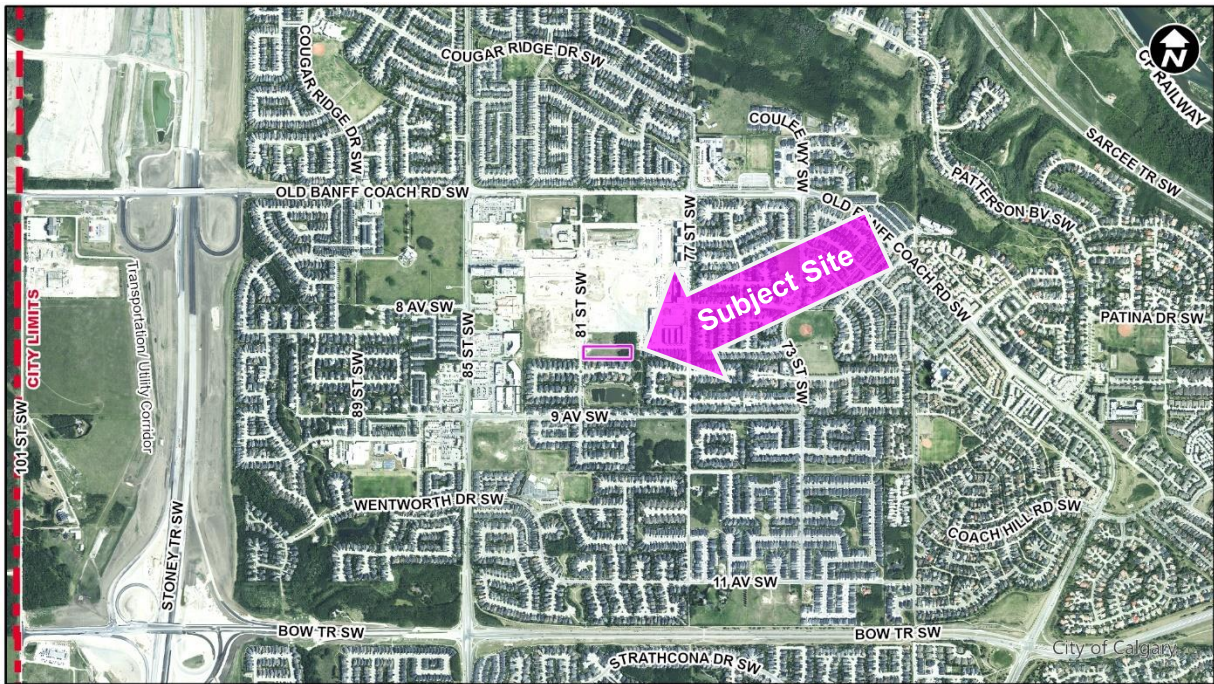
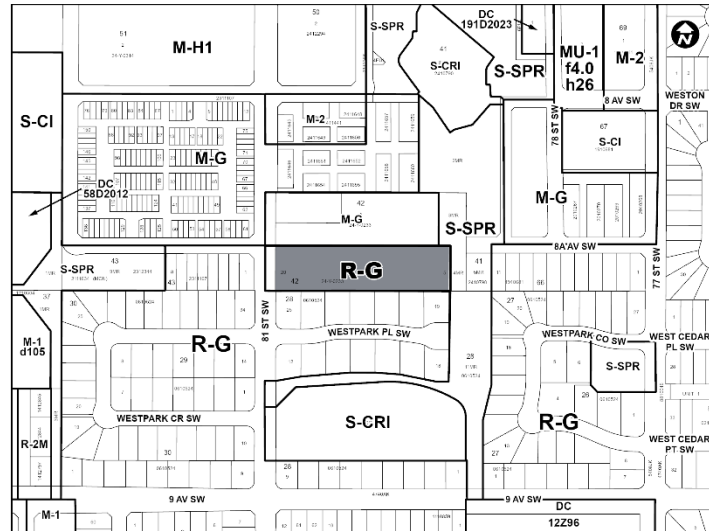
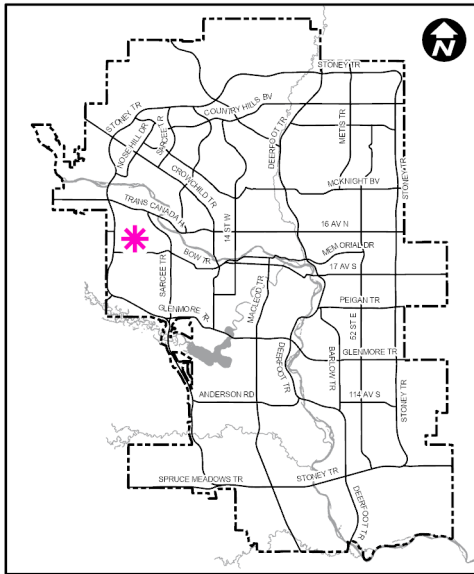
As identified below, the community of West Springs reached its peak population in 2019.

| 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

LOC2023-0254 was adopted on 2024 April 09. It included a total of 1.91 hectares \pm (4.73 acres \pm) located at 850 and 870 – 81 Street SW which were redesignated 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. 0.65 hectares (1.6 acres) were redesignated from Direct Control (DC) District to the Residential – One Dwelling (R-1s) District. Only this 0.65 hectare R-1s portion is proposed to be redesignated to R-G to be in alignment with the current Land Use Bylaw.

LOC2024-0017, Rezoning for Housing Bylaw 21P2024, was adopted on 2024 May 14 and redesignated parcels surrounding the subject site to the R-G District. The subject parcel, 870 – 81 Street SW, was not included in Bylaw 21P2024 for the following reasons:

- Direct Control (DC) Districts were not included in the scope of Rezoning for Housing. As the subject site had a DC designation prior to being redesignated to the R-1s District on 2024 April 09 it was not included in the original list of parcels for the Rezoning for Housing.
- Procedurally when a report has been published in a Council or Committee agenda, or in this case Calgary Planning Commission (CPC) agenda, no further changes can be made by the reporting department, as the report is already the property of the Council or Committee body. Any changes to the report must be introduced at the meeting.
- The Rezoning for Housing Bylaw was presented to CPC on 2024 March 07 and adopted by Council 2024 May 14. LOC2023-0254 was adopted on 2024 April 09. The timing of when LOC2023-0254 was brought to Council meant that it was not able to be included in the Rezoning for Housing Bylaw, though it had been redesignated to the R-1s District and was then technically within the scope of the Rezoning for Housing decision. It could not be added to the report by Administration.

Procedural amendments to delete the redundant low density residential land use districts from the Land Use Bylaw were also approved as part of the Rezoning for Housing decision, including the R-1s District. This deletion came into force 2025 January 01. The parcel's R-1s District rules have been deleted from the Land Use Bylaw. In order to have Land Use Bylaw rules for future development to follow, this parcel requires a conforming designation (zone) and the lowest residential zone available for this area is now the R-G District.

Planning Evaluation

Land Use

The existing land use on the site is Residential – One Dwelling (R-1s) District. The R-1s District was deleted from the Land Use Bylaw on 2025 January 01. The R-1s District was intended for low-density residential development in developing areas. This District was designed to support low-density residential building forms including single detached dwellings, secondary suites and backyard suites. The minimum parcel width for the R-1s District was 10 metres, with a minimum parcel area of 330 square metres. The maximum building height in this district was 12 metres.

The proposed Residential – Low Density Mixed Housing (R-G) District is also intended for low-density residential development in developing areas. This District accommodates a wide range of low density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The minimum parcel width for the R-G District is six metres with a minimum parcel area of 150 square metres. The maximum building height in this district is 12 metres. The maximum number of main residential buildings on a parcel is one, except for cottage housing clusters. Secondary suites and backyard suites are also allowed in the R-G District.

Development and Site Design

The rules of the proposed R-G District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Under the R-G District permitted uses do not require a development permit application.

An application for a subdivision design that allows for residential uses in a lane-less configuration has been approved. A single east-west residential road (8A Avenue SW) will run along the northern edge of this proposed land use amendment area. This road is accessed from 81 Street SW and will attach to the existing 8A Avenue SW to the east of the site and continue east to connect with 77 Street SW. The redesignation will not impact the approved subdivision.

The proposed 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

No environmental concerns were identified.

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 extension to service the land is at the expense of the developer.

There are no concerns with water network capacity for this development. A sanitary main is available and must be extended at the expense of the developer. A sanitary servicing study was reviewed and approved as part of the LOC2023-0254 application, and there is no capacity concern 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 and must be extended 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.

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 fall within the Neighbourhood – Limited area of Map 3: West Springs North Neighbourhood Land Use Concept. The Neighbourhood – Limited Policy area allows for a sensitive transition from existing low-density residential housing, with allowances for moderate intensification. The proposed R-G District will align with these policy guidelines. The proposed district aligns with the policy of the ASP.