

**Policy and Land Use Amendment in West Springs (Ward 6) at multiple addresses,
LOC2024-0283**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 3.98 hectares \pm (9.83 acres \pm) located at 740, 760 and 780 – 81 Street SW and 741 and 761 – 78 Street SW (Plan 4740AK, Blocks 55 to 58; Plan 2412294, Block 50, Lot 2) from Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – Active Frontage (MU-2f4.0h30) District, Mixed Use – Active Frontage (MU-2f5.0h30) District and Mixed Use – General (MU-1f4.0h30) District to Mixed Use – Active Frontage (MU-2f6.0h63) District, Mixed Use – Active Frontage (MU-2f5.0h63) District, Mixed Use – Active Frontage (MU-2f4.0h30) District, Mixed Use – General (MU-1f5.0h42) District, Mixed Use – General (MU-1f4.0h42) District, Mixed Use – General (MU-1f4.0h30) District and Mixed Use – General (MU-1f4.0h26) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council:

1. Give three readings to **Proposed Bylaw 54P2025** for the amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 115D2025** for the redesignation of 3.98 hectares \pm (9.83 acres \pm) located at 740, 760 and 780 – 81 Street SW and 741 and 761 – 78 Street SW (Plan 4740AK, Blocks 55 to 58; Plan 2412294, Block 50, Lot 2) from Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – Active Frontage (MU-2f4.0h30) District, Mixed Use – Active Frontage (MU-2f5.0h30) District and Mixed Use – General (MU-1f4.0h30) District to Mixed Use – Active Frontage (MU-2f6.0h63) District, Mixed Use – Active Frontage (MU-2f5.0h63) District, Mixed Use – Active Frontage (MU-2f4.0h30) District, Mixed Use – General (MU-1f5.0h42) District, Mixed Use – General (MU-1f4.0h42) District, Mixed Use – General (MU-1f4.0h30) District and Mixed Use – General (MU-1f4.0h26) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 June 5:

“The following documents were distributed with respect to Report CPC2025-0454:

- Revised Attachment 4;”

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HIGHLIGHTS

- This application seeks to enable comprehensive mixed-use commercial, recreational and multi-residential development in the 'West Springs North Neighbourhood' in the *West Springs Area Structure Plan* (ASP), otherwise known as 'West District'.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Calgary Transportation Plan* (CTP).
- Amendments are required to the *West Springs ASP* to establish a Housing Diversity Special Policy Area to require a minimum percentage of required non-market or residential care units.
- What does this mean to Calgarians? Approval of this application may increase housing choice and diversity adjacent to a new public park and a future transit centre and contribute to the further activation and build-out of Broadcast Avenue SW and the greater West District development.
- Why does this matter? The proposal would enable additional market and non-market housing options, commercial and retail opportunities and a community recreation facility.
- A development permit (DP2024-08451) for a mixed-use development (comprising three buildings and a total of 382 dwelling units) in the first phase of the Housing Diversity Special Policy Area has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of West Springs was submitted by CivicWorks on behalf of the landowners, Truman Park Ltd., on 2024 November 23. The subject site is composed of three blocks located at the centre of what is known as 'West District'. The site is situated between 78 Street SW and 81 Street SW and between 7A Avenue SW and 8 Avenue SW, totaling approximately 3.98 hectares (9.83 acres) in size.

The Mixed Use – General (MU-1) Districts and Mixed Use – Active Frontage (MU-2) Districts remain the same and enable mixed-use development with pedestrian-oriented retail spaces and a large community recreation facility. The primary changes include establishing a Housing Diversity Special Policy Area in the ASP to require a minimum percentage of non-market housing. The proposed land use districts increase the maximum floor area ratio (FAR) from between 4.0 and 5.0 FAR to between 4.0 and 6.0 FAR, and increase the maximum height from between 26 metres and 30 metres to between 26 metres and 63 metres.

As indicated in the Applicant Submission (Attachment 3), the proposal supports a revised development vision at the heart of the community to support the delivery of more community amenities supported by additional residential units through a comprehensive approach designed to be compatible with surrounding land uses. A development permit (DP2024-08451) for two six-storey and one 18-storey mixed-use buildings totalling 382 units was submitted on 2024 December 04 and is currently under review.

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 policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate.

In response, the applicant met twice with representatives of the West Springs/Cougar Ridge Community Association, West Grove Rise Home Owners Association, Westpark Residents Association, West Grove Estates Home Owners Association, Wentworth Residents Association, Calgary Catholic School Board, Calgary Board of Education and the Calgary French & International School. The applicant also met with Ward 6 and Ward 1 offices. In addition, approximately 1,500 postcards were delivered twice to neighbours in the surrounding area, custom signage was installed throughout the site and a dedicated project webpage was created. The applicant hosted two online information sessions for the general public to learn more about the proposed land use application and application revisions and to provide feedback or ask questions of the applicant. A building containing a temporary sales centre and information hub has been located on-site to keep neighbours informed of this application and the overall larger development. As a result of feedback, the applicant reduced the overall building height within the Land Use Application from a maximum height of 90 metres to 63 metres. The Applicant Outreach Summary can be found in Attachment 4.

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 1,358 responses in opposition to the proposed development from the public, eight responses in support and four responses that are neither in support nor opposition. A summary of comments received can be found in the City-Led Outreach section of Attachment 1.

West Springs Cougar Ridge Community Association (CA) provided two letters. The most recent letter can be found in Attachment 5. The identified areas of concern are primarily related to parking, traffic impacts, emergency services and existing infrastructure.

Administration considered the relevant planning issues specific to the application and has worked with the applicant to address concerns raised by residents and the CA. A summary of the changes include a decrease in building scale and density, and improving the transition to adjacent properties. A more detailed summary of changes to the application since its first submission is summarized in Attachment 1.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of West Springs, including a future framework for mixed-use development and a community recreation facility. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing additional amenities such as a recreation facility for the community and greater area.

Environmental

The applicant has indicated that they plan to pursue measures as part of future development permit applications which could align with the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The intensification of development and realization of transit-supportive development on this site could help reduce greenhouse gas emissions compared to low-density development and reduce dependence on driving.

Economic

The ability to develop a variety of housing types through minimum requirements for non-market or residential care units, as well as new commercial uses, would contribute to Calgary's overall economic health by providing housing for residents and employment opportunities within West Springs.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 54P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 115D2025**
7. **CPC Member Comments**
8. **Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform