

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of West Springs and is comprised 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 site is currently occupied by an existing farm storage building and Truman's West District and Discovery Centre, which will be demolished and relocated, respectively.

Surrounding development is characterized by a mix of commercial and residential developments including low to mid-rise, mixed-use commercial and multi-residential to the east, west and south. A 3.4 hectare (8.4 acre) park to the south and east, known as Radio Park, is currently under construction. To the north is an undeveloped site designated for office use and a single country residential estate. Surrounding buildings immediately adjacent to the site range in scale from four to nine storeys in height.

The area is served by Calgary Transit via Route 98 (Cougar Ridge), with a stop 400 metres (a seven-minute walk) away on 85 Street SW. A transit centre with future primary transit service is planned along Broadcast Avenue SW, adjacent to the site. Vehicular access will be provided from several surrounding streets, including Old Banff Coach Road SW, an arterial roadway. The site is situated within 1 kilometre of Stoney Trail, a skeletal roadway that provides fast and convenient access to the greater Calgary area.

Community Peak Population Table

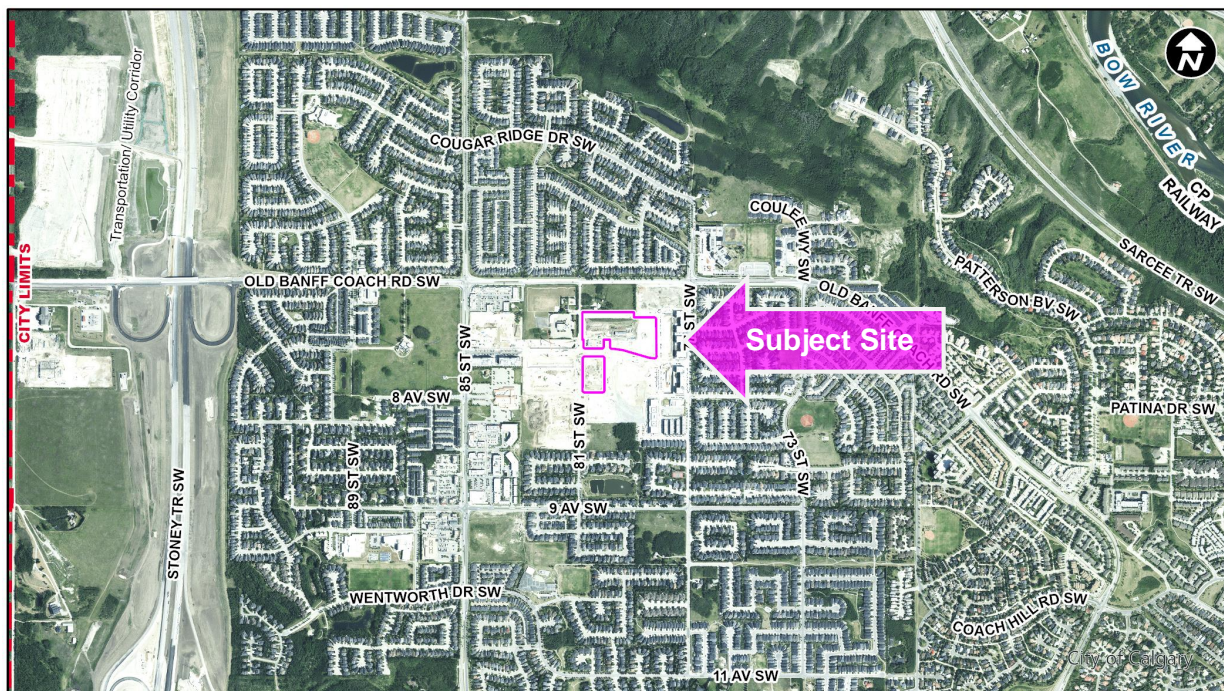
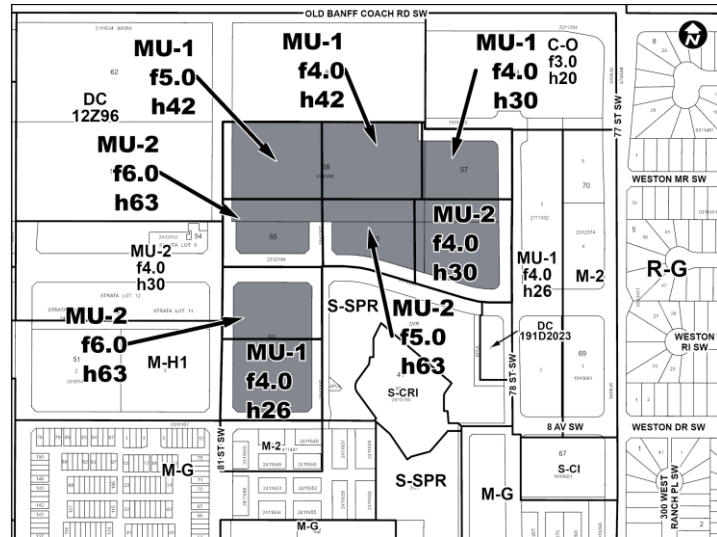
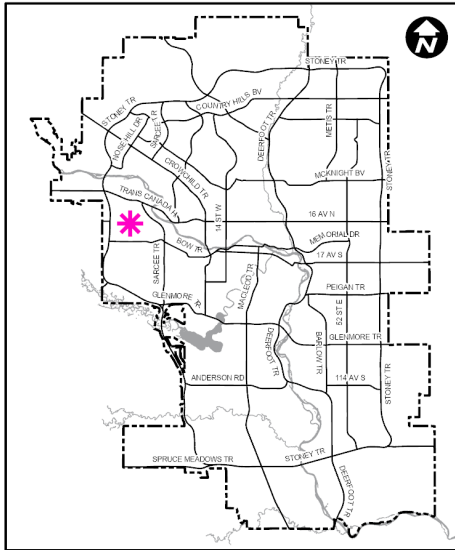
As identified below, the community of West Springs reached its peak population in 2019

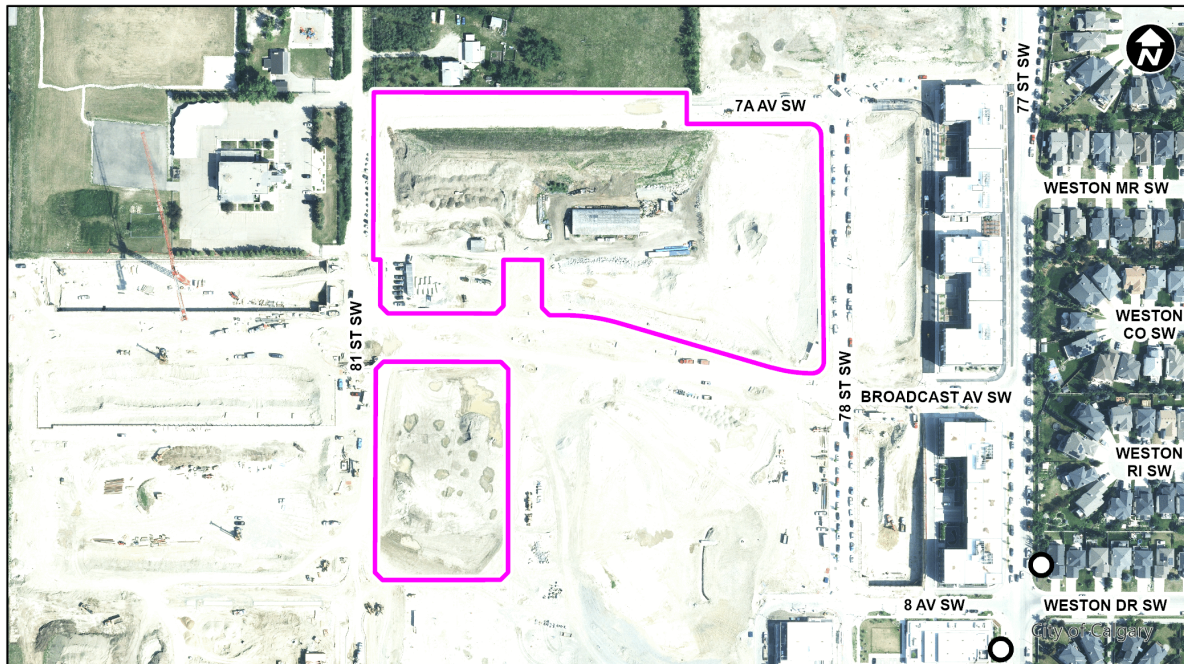
West Springs	
Peak Population Year	2019
Peak Population	10,758
2021 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: 2019 Census of Canada

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 eight sites are comprised of the Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – Active Frontage (MU-2f4.0h30, MU-2f5.0h30) District and Mixed Use – General (MU-1f4.0h30) District. The MU-1 and MU-2 Districts accommodate mixed-use, multi-residential, commercial and recreational buildings. The site located furthest south in the proposal is proposed to be designated to the M-H1 District which accommodates tall, multi-residential developments located at community and transit nodes with a limited range of support commercial uses. The MU-2 District, which is intended to support active uses and requires at-grade non-residential uses to promote activity at street level, is located along Broadcast Avenue SW, a central spine in the community. The existing land use districts allow for a maximum floor area ratio (FAR) of 4.0 to 5.0 and a maximum building height of between 26 metres to 30 metres (approximately six to nine storeys).

The proposed MU-1 and MU-2 Districts remain the same, with the M-H1 parcel transitioning to the MU-1 District to enable comprehensive development on that block. The proposal would allow for a maximum FAR range of 4.0 to 6.0 and a maximum building height of between 26 metres to 63 metres. The proposed maximum building height range would allow for buildings approximately six to 18 storeys in scale.

The subject site is part of the applicant's West District development, which received approval as part of two separate outline plans (LOC2014-0008 and LOC2017-0058). West District is actively building out as a compact, high-intensity, transit-supportive, mixed-use node. The sites within

this proposal are bisected by Broadcast Avenue SW which functions as a pedestrian-oriented commercial street running east-west through the centre of the West District development.

The proposed MU-1 and MU-2 Districts support the applicant's overall vision for West District by enabling a pedestrian-oriented commercial street along Broadcast Avenue SW in addition to accommodating a moderate level of additional residential density, including non-market housing, and a future community recreation facility across from Radio Park.

Proposed West Springs ASP Amendments

The [West Springs Area Structure Plan](#) (ASP) identifies the site as within the 'North Neighbourhood' area, envisioned as a high-intensity, mixed-use, transit-supportive community focused on providing local amenities and employment in a new community context. Built form and density transitions are sensitive to the adjacent areas in the community. The ASP envisions a central mixed-use neighbourhood main street that provides a vibrant public realm that supports an active and safe street throughout the day. A range of housing types, from single detached to multi-residential dwellings, provides housing choices for a variety of residents. Higher densities and a central transit-supportive centre support an efficient and convenient transit system that ties into the regional network. A walkable grid network provides added connectivity throughout the community and to adjacent neighbourhoods.

The proposed land use redesignation and policy amendment are aligned with the West Springs North Neighbourhood Vision and Core Ideas, as outlined in Section 4.4 of the West Springs ASP. A higher building height is proposed at the centre of the North Neighbourhood, closest to amenities, including a multi-modal commercial corridor, a large public park and a future transit station. The proposed land use redesignation includes height modifiers and building height rules to maintain transitions between higher building forms and the surrounding low to mid-scale buildings. The rules within the proposed MU-1 and MU-2 Districts are aligned with the ASP and support the overall Neighbourhood Vision identified for the North Neighbourhood for a vibrant and connected community.

The land use concept map, density concept map and building heights map in the North Neighbourhood currently allow for mixed-use and multi-residential developments with a maximum height of 16 to 30 metres and a maximum FAR between 4.0 to 5.0. Amendments to the land use concept, density concept, and building heights maps of the ASP are required to facilitate the new heights and densities proposed by this application.

Land Use Concept Map and Housing Diversity Special Policy Area

The proposed amendment to Map 3: West Springs North Neighbourhood Land Use Concept introduces a new Housing Diversity Special Policy Area to the subject site which is intended to enable a range of housing unit types by encouraging an average minimum of 10% of all units to be non-market housing. The Housing Diversity Special Policy Area is also intended to support the provision of diverse unit types within large comprehensively developed sites and encourage at-grade activation by allowing the Approving Authority to consider relaxations to building form regulations to support these outcomes. A small southern portion of the block directly west of Radio Park is proposed to be redesignated from the Neighbourhood – Mid-Rise category to the Community – Centre category to allow for additional building scale along Broadcast Avenue SW.

Density Concept Map

Map 4: West Springs Neighbourhood Density Concept in the ASP is proposed to be amended to reflect the proposed application. Changes to Map 4 would include increasing the maximum floor area ratio to between 4.0 FAR to 6.0 FAR. The greatest FAR is proposed at the centre of West District, directly adjacent to Broadcast Avenue SW. Maximum floor area ratios remain unchanged along the outer edges of the site at 4.0 FAR.

Building Height Map

Map 5: West Springs North Neighbourhood Building Heights in the ASP is proposed to be amended to reflect the proposed application. Proposed changes to Map 5 include maximum building heights between 26 metres to 63 metres, or approximately six storeys to 18 storeys. The greatest building heights, 63 metres and 42 metres, or 18 storeys and 12 storeys respectively, are concentrated at the centre of West District. Building heights are tiered down to six-storeys along the outer edges adjacent to existing and approved four to six storey multi-residential developments.

Development and Site Design

The rules of the proposed MU-1 and MU-2 Districts provide guidance for the development of the site, including appropriate uses, building height, massing, landscaping and parking. The applicant's conceptual design proposes the development of nine buildings within the application area. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging, active frontage along Broadcast Avenue SW;
- mitigating showing, overlooking and privacy concerns to the parcels north of the site;
- mitigating shadowing concerns on Radio Park;
- ensuring a mix of uses within a development; and
- enhancing the interface of the proposed community recreation facility on Broadcast Avenue SW.

A development permit (DP2024-08451) has been submitted and is under review. This development permit includes one mixed-use building ranging in scale from nine to 18 storeys with retail located at-grade and 240 residential units above. Two six-storey mixed-use buildings with retail at grade and 142 residential units above are proposed for the balance of the site. All three buildings include a total of 506 underground parking stalls for residential and commercial uses, which are accessed via private internal laneways. Retail units are included in two of the three buildings and will contribute to an active commercial streetscape along Broadcast Avenue SW and adjacent to Radio Park.

Urban Design Review Panel

The Urban Design Review Panel (UDRP) reviewed the initial pre-application proposal on 2024 September 04 and the development permit submission on 2025 March 19. The UDRP reviewed the application at both stages and framed their commentary around the following key considerations and suggestions:

- general support for both the initially proposed greater intensity and density on the site, and the revised development vision with lower intensity and density, which demonstrates a balance between pedestrians and vehicles;
- support for the inclusion of a community recreation amenity and looks forward to reviewing details through a future development permit;

- acknowledgement that buildings are situated appropriately to address shadowing concerns;
- acknowledgement that there are no transportation or utility constraints associated with the development; and
- suggestion that future explorations include greater bike storage where possible, enhanced pedestrian crossings of 80 Street SW, attention to interior facades and wrapping commercial into the interior courtyards where possible and shifting parkade access to the lane on 81 Street SW for the southernmost block.

Overall, the panel was supportive of the proposed development at this site and commended the applicants for the vision of how to incorporate increased density and intensity into a master-planned community. These considerations will be reviewed at the development permit phase.

Density and Intensity

The proposed MU-1 and MU-2 Districts do not have density modifiers that will limit the maximum number of units on the site; however the applicant anticipates only 1,300 units at full build-out with the proposed height and floor area maximums. Based on having 1,300 units at full build-out, the intensity of the North Neighbourhood, will be approximately 153 people and jobs per gross developable hectare with existing development and current development proposals. The ASP identifies an approximate intensity of 204 people and jobs per gross developable hectare for the North Neighbourhood and no maximum density.

Transportation

Pedestrian access to each site in the comprehensive subject area is available from the existing partial sidewalks along Broadcast Avenue SW, 78 Street SW, 80 Street SW and 81 Street SW. Through subsequent development permits, all adjacent sidewalks will be developed.

A shared pathway for cyclists and pedestrians is located on both sides of the Broadcast Avenue SW right-of-way, which runs east-west through the centre of the site and provides a connection to the broader primary cycling network. Through subsequent development permits, additional off-street bike routes will be provided along Broadcast Avenue SW, 78 Street SW, 80 Street SW and 81 Street SW.

The area is served by Calgary Transit with a bus stop located approximately 400 metres (a seven-minute walk) away on 85 Street SW for Route 98 (Cougar Ridge) that provides service to and from the 69th Street Light Rail Transit (LRT) Station for the communities of Aspen Woods, West Springs and Cougar Ridge. Through subsequent development permits, a new transit centre will be constructed adjacent to the site along Broadcast Avenue SW, and a future transit route will be implemented along Broadcast Avenue SW.

Direct vehicular access to the proposed development will be available from 78 Street SW, 80 Street SW, 81 Street SW, 7A Avenue SW, 8 Avenue SW and Broadcast Avenue SW. There is currently no Residential Parking Permit (RPP) zone in the area.

Transportation Impact Assessment

An update to the 2017 Transportation Impact Assessment (TIA) as part of the original West District 2018 Outline Plan (LOC2017-0058) was completed during the review of this application. The TIA update is based on 2024 traffic data, which accounts for recent traffic pattern changes associated with the opening of Stoney Trail SW and traffic generated by occupied buildings within West District.

The TIA confirmed no changes to the ultimate roadway or intersection designs near the West District plan area are required to accommodate the plan revisions. Upgrades to Old Banff Coach Road SW (85 Street SW to 77 Street SW) will remain a requirement as the roadway is currently built to an interim cross-section. Similarly, upgrades to 81 Street SW and the addition of a traffic signal at Old Banff Coach Road and 81 Street SW will remain a requirement.

The updated TIA also confirmed that no changes are required to the planned active transportation network. As identified in the original 2017 TIA, transit enhancements and primary transit level transit frequency will be required to support the ultimate development vision. Calgary Transit is reviewing short-term improvements including re-routing of local bus routes to align with the new transit centre within West District and improved frequency.

Overall, the study found sufficient capacity in the transportation network to accommodate a complete build out of West District, subject to the identified road network improvements being in place.

Environmental Site Considerations

A Phase I Environmental Site Assessment was provided by the applicant and reviewed for this land use amendment. There were no significant environmental concerns noted in the report and further action is not required at this time.

Utilities and Servicing

Sanitary servicing

Sanitary servicing is available. An updated Sanitary Servicing Study was submitted and approved. The study has found that sufficient capacity remains within the existing sanitary sewer system to support the proposed West District development, provided that the 77 Street SW and 81 Street SW systems are treated as surcharged systems. No downstream upgrades are required. Any additional servicing details will be determined through the development permit process.

Water Servicing

Water servicing is available and water network plan has been approved. Extension and installation of the water network to service the subject land is at expense of the developer.

Storm servicing

Storm servicing is available and extension to service the subject land is at expense of the developer.

Waste and Recycling

Waste and recycling will be reviewed with each development permit application and suitable storage and collection will be required for each building or phase of development.

City-Led Outreach Summary

Administration received 1,358 letters of opposition, four letters of neutrality, and eight letters of support from the public. The letters of opposition included the following areas of concern:

- pedestrian and traffic circulation being impacted;
- traffic congestion;
- not enough parking that results in parking overflow into surrounding neighbourhoods;

- general concerns about the proposed density and built form not respecting the community's existing built form context;
- shadowing impacts due to the proposed maximum building heights;
- capacity of local schools and sanitary servicing;
- general concerns related to the limited community consultation prior to submission of the formal application; and
- lack of a document that provides a master planning framework for the site.

The letters of support included the following areas of strength:

- increased density will support amenities; and
- increased density will help maintain infrastructure

The West Springs/Cougar Ridge Community Association provided an updated letter with the following concerns:

- parking, including commercial, residential and overflow;
- emergency services, infrastructure and school capacity; and
- meeting the housing needs of the community through more diverse housing choices.

Summary of Changes Made to the Application Since Submission

Administration worked with the applicant to address concerns raised by residents, the West Springs/Cougar Ridge Community Association and comments from Administration that were identified during the review process. The initial submission proposed the use of a Direct Control (DC) District based on the MU-1 and MU-2 Districts. The maximum heights were proposed to vary from 26 metres to 90 metres, approximately six storeys to 30 storeys and the proposal anticipated a total of 2,200 units on the site at full build out.

In response to this community feedback about the density and building form and alignment with the existing ASP, the Applicant submitted revisions to the application, including using the MU-1 and MU-2 Districts rather than a DC District. The application also lowered maximum building heights to 63 metres (18 storeys) for the three tallest buildings at the centre of the site and lowered the surrounding buildings to six, nine, and 12 storeys along the site edges to create a more sensitive transition with adjacent low to mid-rise buildings. Following these changes, the application was recirculated and readvertised. The Applicant hosted an online information session for the public, met with local community groups and the representative ward office.

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 subject site is located within the 'Developing Residential: Planned Greenfield with Area Structure Plan (ASP)' area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). MDP policy for this area defers to existing ASP policy, where future amendments to the ASP would be required to align with the policies of the MDP. This application is located in proximity to the Primary Transit Network, with a transit centre. This transit centre is proposed to be located within the subject parcels.

The proposal is aligned with the policies of the MDP in supporting the development of a high-intensity, mixed-use and transit-supportive community in this ASP area.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed approximately 10 percent of the stalls will be EV ready in the current development permit, with parking stalls that have a conduit, wiring and breaker installed.

Furthermore, the applicant has advised that they may consider the following design elements at future development permit stages: a backup power source, reductions to embodied carbon and waste, high efficiency mechanical equipment and a high-performance building envelope, solar readiness and the use of low carbon technologies.

West Springs Area Structure Plan (Statutory – 2012)

The subject site is located within the North Neighbourhood (Map 2) of the [West Springs Area Structure Plan](#) (ASP). Within the West Springs North Neighbourhood Land Use Concept (Map 3), the subject site is identified as Neighbourhood – Mid-Rise and Community - Centre. The applicable policies for this area accommodate a mix of uses including residential, office and retail uses.

The proposed MU-1 and MU-2 Districts are in accordance with the general ASP policies as they aim to facilitate the establishment of mixed-use, multi-residential development. This application can be supported, with amendments, as it aligns with the ASP policies as follows:

- it aligns with the vision for an active frontage spine along Broadcast Ave SW;
- proposed heights/densities transition sensitively to the adjacent residential areas and open space;
- it supports flexibility in the building form, height and location of uses; and
- it supports the intensity targets for the community.

Although the proposed land use amendment does generally align with the overall intent of the ASP, the adjustment in maximum building height and floor area requires a policy amendment to accommodate the proposed land use districts.

In addition, this application will include a Housing Diversity Special Policy Area that encourages 10 percent non-market housing which may help address the current housing crisis and increase housing diversity in the community.