

**POLICY AMENDMENT AND LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
11 AVENUE SW EAST OF 77 STREET SW
BYLAWS 23P2018 AND 103D2018**

MAP 22W

EXECUTIVE SUMMARY

The proposal is for a land use amendment to develop an acreage property in the community of West Springs. The application contemplates a future 30 lot subdivision of single detached dwellings and a Municipal Reserve dedication, accommodated through the R-1s and S-SPR land use districts. The proposed increase in density requires an amendment to the West Springs Area Structure Plan.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 January 25

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 23P2018 and 103D2018; and

1. **ADOPT** the proposed amendments to the West Springs Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 23P2018.
3. **ADOPT** the proposed redesignation of 1.93 hectares ± (4.77 acres ±) located at 7750 - 11 Avenue SW (Plan 4587S, Block 9) from DC Direct Control District to Residential – One Dwelling (R-1s) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 103D2018.

REASON(S) FOR RECOMMENDATION:

The proposed land use and policy amendments allow for a development that through its built form and density, complements the existing context of the area.

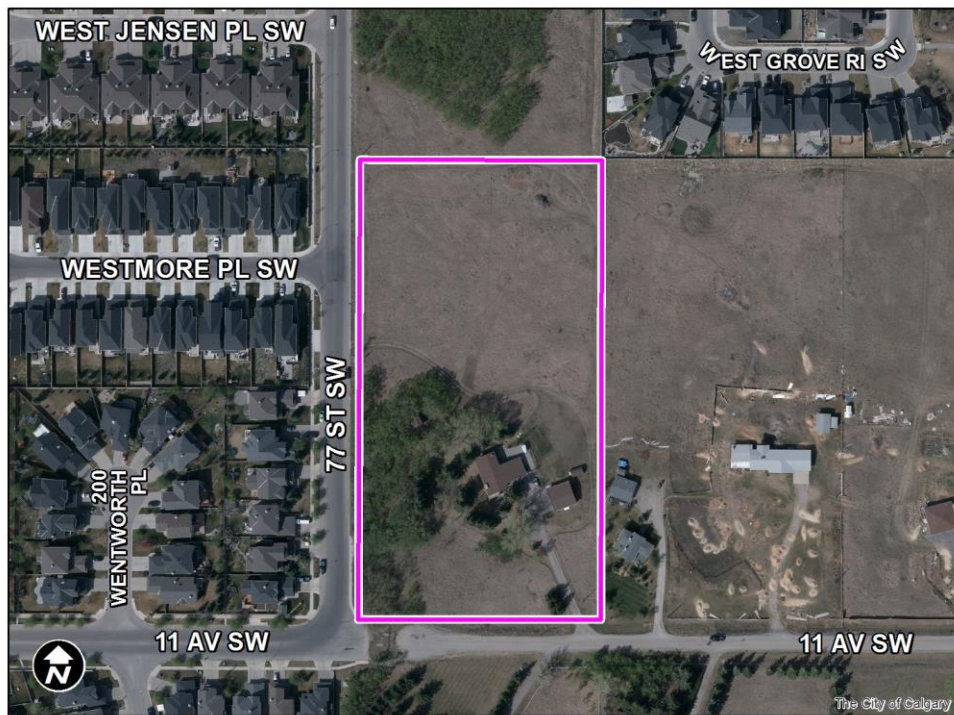
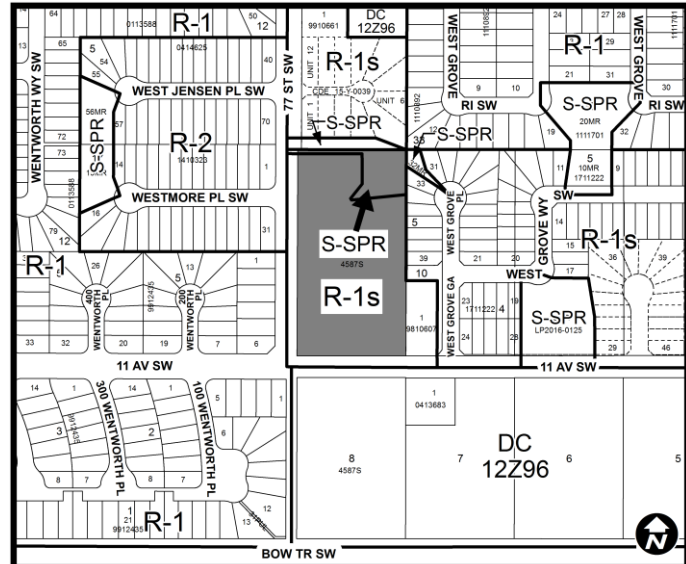
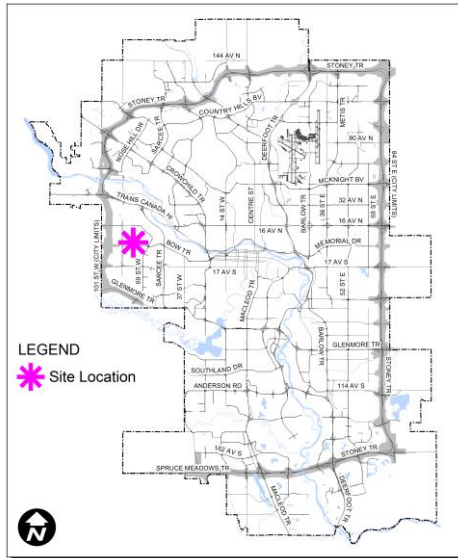
ATTACHMENTS

1. Proposed Bylaw 23P2018
2. Proposed Bylaw 103D2018
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the West Springs Area Structure Plan (APPENDIX II).

Moved by: L. Juan

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.93 hectares \pm (4.77 acres \pm) located at 7750 - 11 Avenue SW (Plan 4587S, Block 9) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: L. Juan

Carried: 8 – 0

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Applicant:

WSP Canada

Landowner:

Richard Press
Jennifer Press

PLANNING EVALUATION

SITE CONTEXT

The site is in the south-east corner of West Springs and is approximately 2 hectares in area. It currently contains a single residence. While this site has remained as a residential acreage, the surrounding sites to the east and west have been developed in alignment with the densities of the existing Area Structure Plan. The current land use designation and West Springs Area Structure Plan (ASP) policy do not allow for development beyond 7.4 to 12.4 units per hectare (3-5 units per acre).

The application seeks approval to develop the site at a density of 15.5 units per hectare (6.3 units per acre). The applicant is proposing approximately 30 single detached residential units for the 2 hectare parcel, therefore requiring both a Land Use Amendment and an amendment to the West Springs Area Structure Plan to enable this slight density increase.

West Springs	
Peak Population Year	2017
Peak Population	10,031
2017 Current Population	10,031
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The existing Direct Control land use district is essentially a holding district that only allows for limited development. To accommodate the proposed density, a Land Use Amendment to the Residential – One Dwelling (R-1s) District is required. To allow for the dedication of municipal reserve, a portion of the site will also be redesignated to Special Purpose – School, Park and Community Reserve (S-SPR) District. Together the two new land use designations will provide for a planned subdivision that aligns with the adjacent development.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

West Springs Area Structure Plan (ASP)

An amendment to the West Springs Area Structure Plan (ASP) is required to accommodate the proposed development. Currently the ASP assigns a land use category of "Standard Density Infill" to this parcel. This allows a maximum density of 7.4 to 12.4 units per hectare (3 to 5 units per acre). With the proposed 30 units, the gross developable density of the application is 15.5 units per hectare (6.29 units per acre). A change to the land use map in the ASP to the "Urban Development" category (5-7 units per acre/12.4-17.3 units per hectare) is therefore necessary. No other ASP policies require amendment.

Please note that there are two maps attached for the proposed ASP amendment (APPENDICES II and III). An unrelated major amendment to the West Springs Area Structure Plan (M-2017-023) is scheduled to proceed to Council Public Hearing on 2018 February 20, in advance of this item's appearance at Council. Should Council approve the major amendment, the ASP map in APPENDIX III is applicable. Should Council not approve the major amendment, or in any situation where the subject application (LOC2017-0213) precedes the major amendment to Council, then the ASP map in APPENDIX II is applicable.

TRANSPORTATION NETWORKS

The development will be served by a single through road that connects 77 Street SW with 11 Avenue SW. No Transportation Impact Assessment was required for the proposed level of density.

UTILITIES & SERVICING

The developer will be responsible for providing all deep services through the tentative plan. These services are available from 77 Street SW or 11 Avenue SW.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was submitted with the application. No significant issues were identified.

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GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

At the time of CPC report submission, no comments from the West Springs/Cougar Ridge Community Association had been received.

Citizen Comments

Five letters were received from adjacent residents. Concerns centred on the impacts of increased traffic, potential for speeding on new streets, and the proposed road configuration of the new development impacting adjacent sites with street lights. As the expected increase in traffic for this development is small, Administration did not believe that any changes to the application were warranted.

Public Meetings

In October 2017, information was provided at engagement sessions that presented multiple applications ongoing in the community. Comments specific to this application expressed similar concerns as those from individual resident letters and were reviewed and assessed in the same manner.

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APPENDIX I

APPLICANT'S SUBMISSION

This application relates to a 1.93 ha (4.77 acre) parcel of land in the community of West Springs (the "Site"). The development proposal is to enable a 30-lot detached residential development, including road widening and a full dedication of Municipal Reserve land. Currently designated Direct Control Bylaw 12Z96 for rural residential uses, a land use amendment to the Residential - One Dwelling District (R-1s) is sought for the Site.

Community character is mostly established, and the proposed development will be in keeping. The Site is the final piece to be developed in a row of similarly sized properties situated north of 11 Avenue SW. Except for land south of 11 Avenue SW, planning approvals and/or development of adjacent properties has been completed. In accordance with the West Springs ASP, development in the vicinity of the Site is predominantly detached residential development pursuant to the R-1 or R-2 Districts and similar in character to the proposed development.

The Site is identified as "Standard Density Infill Land Use Policy Area" in the West Springs ASP. This area allows for traditional suburban residential densities, with a density range of 7.4 – 12.4 units per gross developable acre ("GDA"). The development proposal is for a higher density of 15.5 units per GDA. This density provides a balanced approach between maintaining the community's establishing character with a similar housing typology, and those policies of the MDP seeking higher densities. An amendment to the West Springs ASP is required to accommodate the additional density.

A dedication of Municipal Reserve to 10% of the developable land area is proposed. The park will provide a local amenity space, as well as create a needed multi-use trail connection between two Municipal Reserve parcels on adjacent properties. There are no wetlands on the property, or environmentally significant areas.

The developer has met or been in contact with the owners of contiguous properties to the north and east of the Site, as well as the West Springs Cougar Ridge Community Association and Coach Ridge Community Association. Through these contacts no objections to the development proposal have been identified at the time of this report.

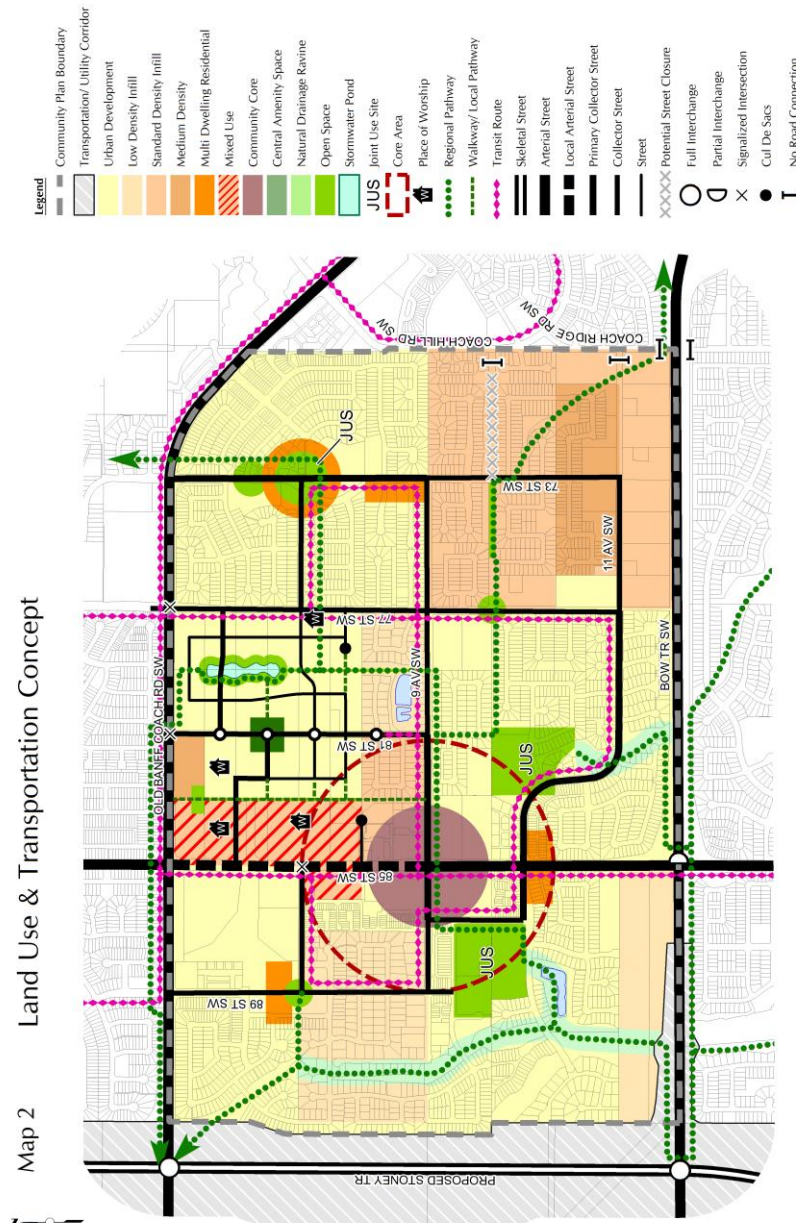
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APPENDIX II

**PROPOSED POLICY AMENDMENT TO THE WEST SPRINGS
 AREA STRUCTURE PLAN**

- (a) Delete the existing Map 2 entitled “Land Use & Transportation Concept” and replace with the revised Map 2 entitled “Land Use & Transportation Concept as follows:



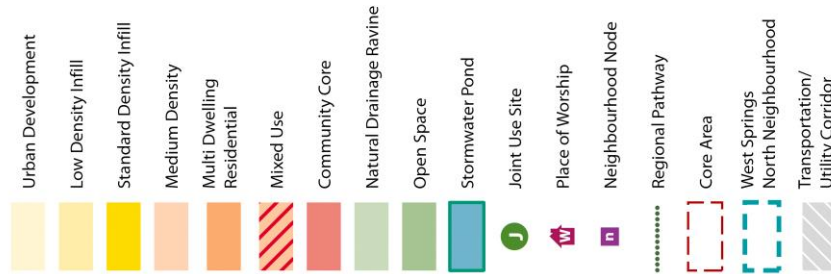
This map is conceptual only. No measurements of distances or areas should be taken from this map.

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APPENDIX III

If Bylaw 15P2018 is passed at Council on 2018 February 20 the map this map will become the new West Springs Area Structure Plan Land Use Map, replacing the one in APPENDIX II.



Map 2: Land Use Concept

