

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0703

Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)

EXECUTIVE SUMMARY

This application was submitted by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio. The application proposes the framework for future subdivision and development of approximately 3.01 hectares (7.44 acres) of land in West Springs. The application provides for:

- an anticipated 64 dwelling units (R-G);
- 0.301 hectares (0.743 acres) of Municipal Reserve intended for a park site (S-SPR); and
- the location of future local roadways, utilities and services.

The proposed land uses and road network align with previously approved outline plans in the area, as well as with the amended *West Springs Area Structure Plan*. The proposed outline plan and the associated land use application (CPC2019-0702) on today's agenda serve to implement the policies of the *Municipal Development Plan* by presenting a more efficient infrastructure and land use pattern for future subdivision.

An amendment to the *West Springs Area Structure Plan* is required to allow for an increase in density from the currently allowed threshold.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 7233, 7373, and 7385 - 11 Avenue SW (Plan 0611171, Block 4, Lot 1; Plan 4587S, Blocks 3 and 4) to subdivide 3.01 hectares ± (7.44 acres ±), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

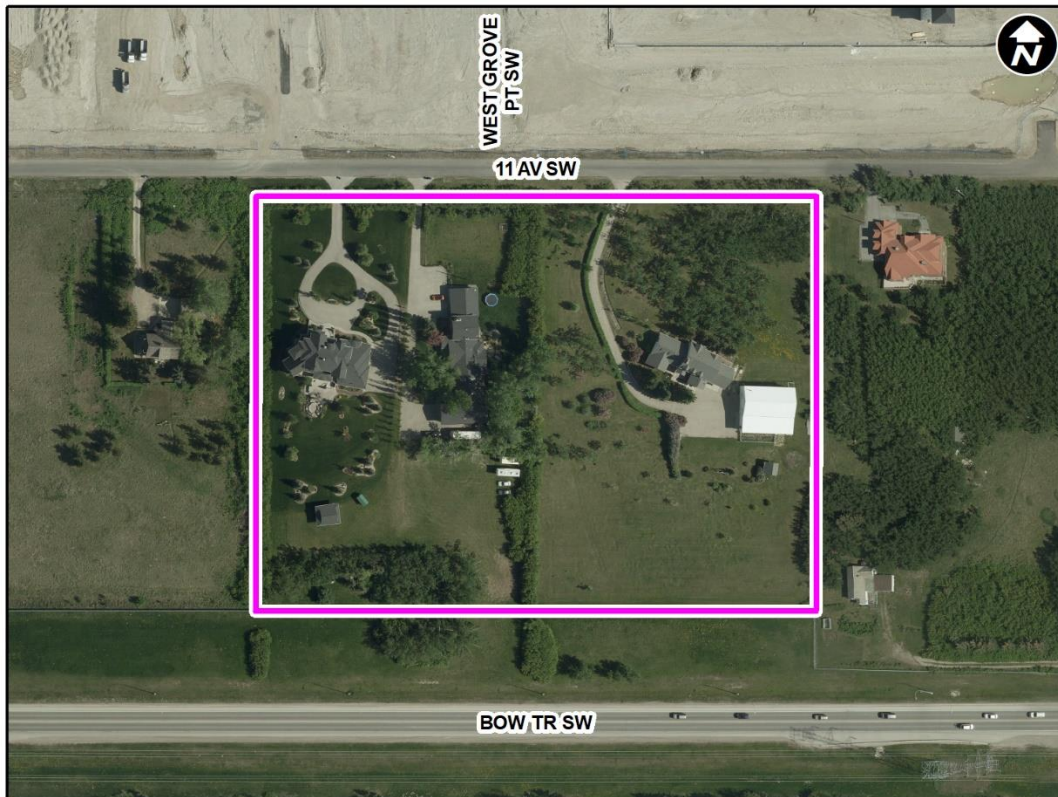
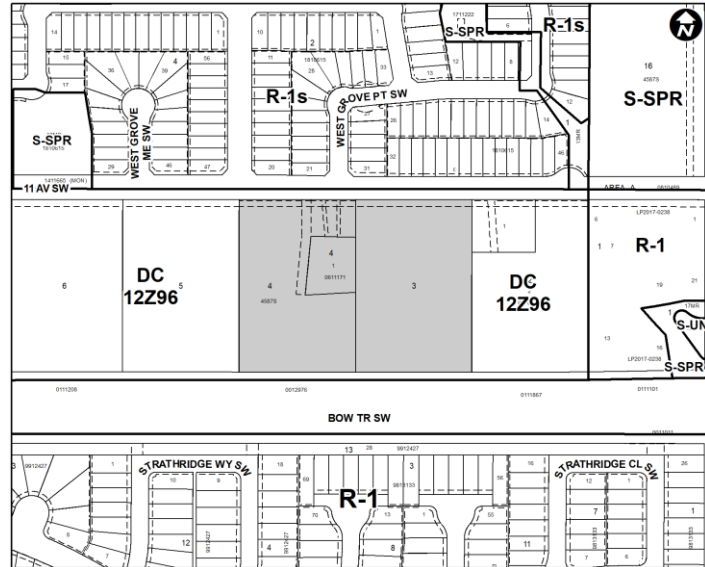
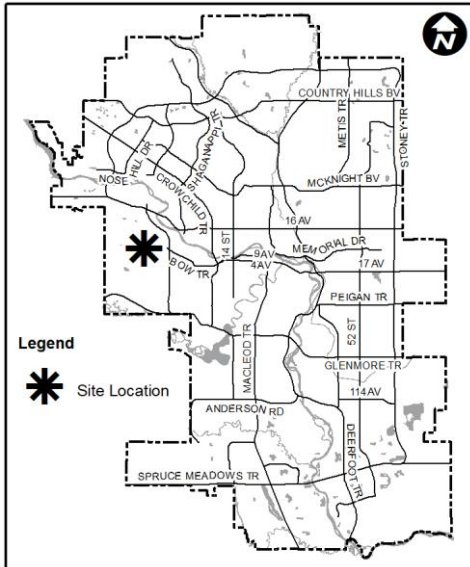
None.

BACKGROUND

This application was submitted by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio (Attachment 2). The lands on the north side of 11 Avenue SW were developed by the same owner under a previous outline plan and land use amendment (LOC2014-0137) approved in December of 2015.

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Location Maps



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Site Context

The subject site, 7233, 7373 and 7385 – 11 Avenue SW, is composed of three acreage parcels in the community of West Springs. The total area is approximately 3.01 hectares (7.44 acres). The site is relatively flat, though there does exist a low point at the northeast corner. Several aspen stands mark the site, though none of these are identified as environmentally significant. Former acreage sites across 11 Avenue SW are currently being redeveloped into single detached dwellings. Adjacent sites to the east and west remain as acreages.

Figure 1 provides population statistics for the community of West Springs.

Figure 1: Community Peak Population

West Springs	
Peak Population Year	2018
Peak Population	10,495
2018 Current Population	10,495
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

The community continues to grow as vacant or undeveloped lands continue to be brought into development. Additional demographic and socio-economic information may be obtained online through the [West Springs](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan (Attachment 3), along with the associated land use amendment application (CPC2019-0702), will facilitate the continued development of a residential neighbourhood as envisioned by the policies of the *Municipal Development Plan* and the *West Springs Area Structure Plan*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The proposed subdivision is approximately 3.01 hectares (7.44 acres) in size, and consists of low density residential uses in a laneless configuration, with a local park space. The road network is based on a single east-west road through the southern portion of the site. This road is accessed from the local collector (11 Avenue SW) by a pair of north-south roads. The pattern can be easily repeated with adjacent future applications to ensure a highly connective network.

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Open space is provided with a single park in the northwest portion of the site 0.301 hectares (0.743 acres) in size and provides the 10 percent Municipal Reserve (MR) dedication requirement. The park will contain a natural playground, picnic area, informal open active play spaces and a looped pathway system.

This park space is located so it may be mirrored to the west when and if this parcel redevelops.

Land Use

Concurrent with this outline plan is a land use amendment application that proposes two new land uses: Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The R-G District (2.05 hectares) is intended to accommodate a wide variety of low density housing forms, from single-detached dwellings to rowhouses and cottage housing clusters. The proposed district is in general alignment with the character of the area, as the lands to the north have developed as low density single detached dwellings under the Residential – One Dwelling (R-1s) District. By allowing alternate building forms with slightly higher densities, R-G grants the opportunity for more variation and slightly higher density, without compromising the low density character of the area.

The S-SPR District is intended for the Municipal Reserve parcel at the northwest corner of the site, and will allow for the intended park use of that site.

Density

The application proposes 64 dwelling units over the plan area, which equates to a density of 21.3 units per hectare (8.6 units per acre). This exceeds the maximum density allowed under the current *West Springs Area Structure Plan*, which allows maximum densities of 7.4 to 12.4 units per hectare (3 to 5 units per acre).

While exceeding the plan requirements, this level of density does align with the ongoing evolution of the area. Development of the sites to the north was accompanied by a reclassification of the lands to the ASP's Medium Density category, which requires a density of 19.8 to 24.7 units per hectare (8 to 10 units per acre). This level of density corresponds with the current minimum densities expected in greenfield areas, and can be achieved without compromising the overall character of the neighbourhood. Considering also that the density of the neighbourhood at large is comparatively quite low, an amendment to Medium Density is appropriate and can be accomplished through a minor map amendment to the ASP accompanying the land use amendment (CPC2019-0702).

Environmental

A Phase 1 Environmental Site Assessment was submitted, however no significant environmental issues were identified.

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Transportation

The lands will be accessed from the local collector, 11 Avenue SW, which was constructed with the approval of the lands north of that street.

The proposed road network within the subdivision can be replicated as the adjacent parcels are redeveloped and integrated into this plan. To allow turnaround movements in the interim, one of the lots will have an easement placed upon it which will prevent development and allow it to act as a hammerhead turnaround.

The evolving grid network will allow easy connectivity for all active modes.

No Transportation Impact Assessment was required.

A Traffic Noise Analysis Report for the development adjacent to Bow Trail SW will be required at the tentative plan stage.

Utilities and Servicing

All services are available from 11 Avenue SW.

A Sanitary Servicing Study was required, and confirmed that the site could be serviced without additional upgrades.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Five letters from adjacent neighbours were received, objecting to increased density in the area.

The West Springs Cougar Ridge Community Association was circulated the application, but no comments were received by the time of report production.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is identified as Residential – Developing – Future Greenfield on Map 1 of the *Municipal Development Plan* (MDP). Section 3.6 of the MDP directs that the applicable Area Structure Plan provides detailed guidance for the review of planning applications.

West Springs Area Structure Plan (Statutory – 2012)

As described previously, the proposed density exceeds the limits laid out by the existing *West Springs Area Structure Plan*. Reclassification of the site from the Standard Density to the Medium Density category to accommodate the proposal is appropriate, and is accomplished through the accompanying (via application CPC2019-0702) minor amendment to the ASP.

Social, Environmental, Economic (External)

The proposed outline plan enables the continued evolution of the community of West Springs in the form of a potential wide range of low density uses. The development of these lands will enable a more efficient use of land and infrastructure, will support surrounding uses and amenities while introducing the location for additional amenities for the area.

Financial Capacity

Current and Future Operating Budget

As development proceeds in this area, the local infrastructure is assumed by The City, and as additional services come online, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are being incorporated into the One Calgary 2019 - 2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks and waste and recycling.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* and the *West Springs Area Structure Plan* through the efficient utilization of land and infrastructure.

The proposal allows for the continued evolution of a low density residential neighbourhood by introducing the possibility of varied low density residential housing forms that will match well with the existing context.

The Conditions of Approval (Attachment 1) effectively implements the technical aspects of the area's future development.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet