

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1260

Land Use Amendment in Spruce Cliff (Ward 8) at 3802 – 4 Avenue SW, LOC2019-0097

EXECUTIVE SUMMARY

This land use amendment application was submitted by Lighthouse Studios on 2019 June 20 on behalf of the landowner Betty Dang. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 1 dwelling units); and
- the uses listed in the R-CG designation.

This proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP). No development permit has been submitted.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 3802 – 4 Avenue SW (Plan 2877HL, Block 2, Lot 9) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

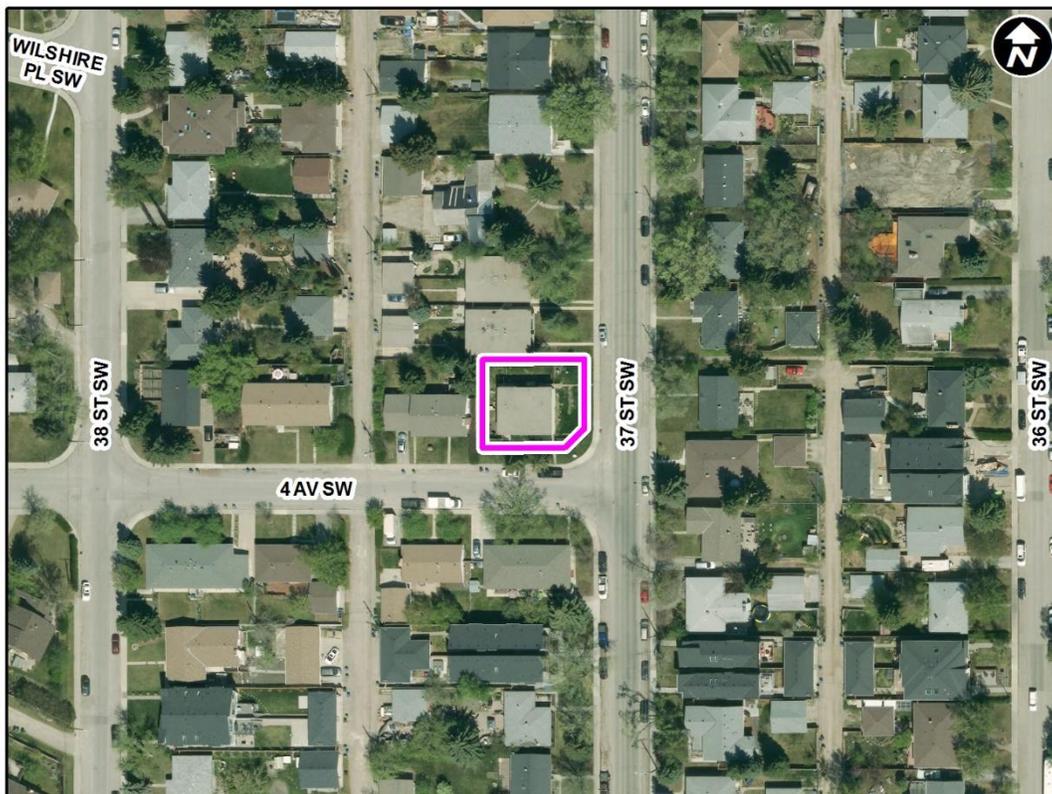
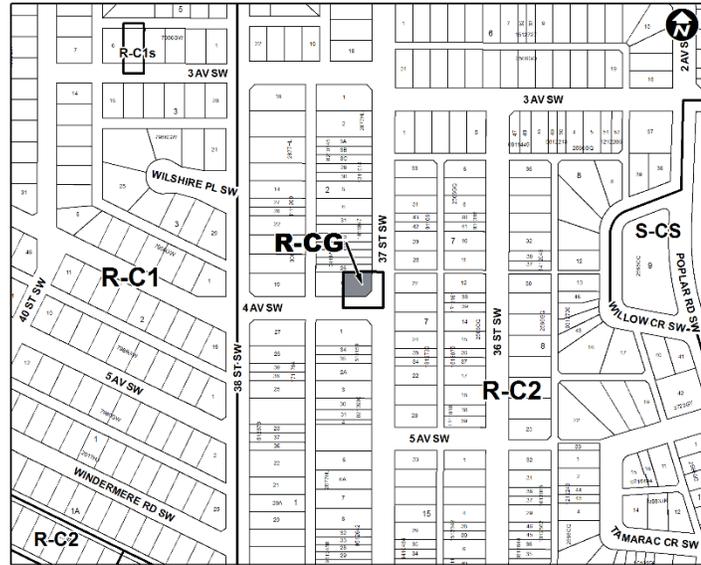
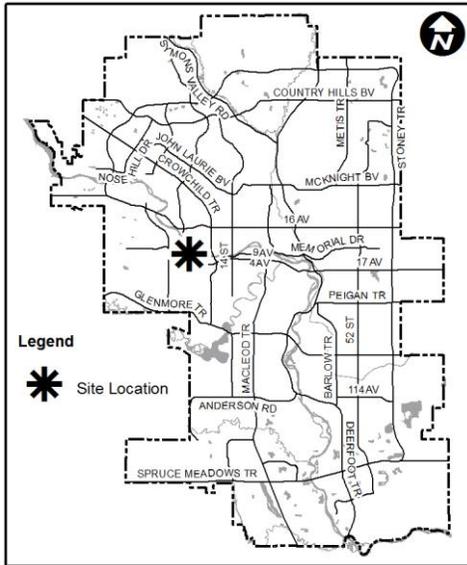
None.

BACKGROUND

This land use amendment application was submitted by Lighthouse Studios on 2019 June 20 on behalf of the landowner Betty Dang. No development permit has been submitted. As per the Applicant's Submission (Attachment 1), the landowner intends to construct a four-unit residential development.

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Location Maps



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Site Context

The site is located at the corner of 4 Avenue SW and 37 Street SW in the community of Spruce Cliff, and currently contains a semi-detached dwelling with no off-street parking. Single and semi-detached dwellings dominate the streetscape in all directions as the surrounding lands are all designated Residential – Contextual One / Two Dwelling (R-C2) District. The site is approximately 0.05 hectares in size and has no rear lane.

As identified in Figure 1, Spruce Cliff's population reached its peak in 2018.

Figure 1: Community Peak Population

Spruce Cliff	
Peak Population Year	2018
Peak Population	4749
2018 Current Population	4749
Difference in Population (Number)	0
Difference in Population (Percent)	0

Additional demographic and socio-economic information may be obtained online through the [Spruce Cliff](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is for single detached homes and related accessory uses (home occupations, garages, etc.). The district allows for a maximum building height of 10 metres.

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The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from 4 Avenue SW or 37 Street SW, as this site is laneless. The area is served by Calgary Transit bus service with a Route 93 stop located approximately 385 metres walking distance on 37 Street SW, providing service to the Westbrook LRT Station.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Storm connections are not currently available. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

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

The application was circulated to the Spruce Cliff Community Association. Their written response is included as Attachment 2. The community association did not indicate support or non-support, but their comments focussed on the potential impacts on the pedestrian realm that would arise out of the laneless nature of the site.

Administration shares those concerns and will investigate and mitigate them at the development permit stage. This will include the possibility of narrowing and arranging driveways to minimize the amount of impacted sidewalk and seeking opportunities for increased plantings.

All other public engagement was applicant-led. Face-to-face conversations took place with individual residents directly adjacent to the proposal. The applicant also canvassed neighbouring residents within a 90 metre radius, dropping brochures and invitations to an open

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house held on 2019 September 11. Attendance at the open house was about ten people, with general support for the land use change, but concerns expressed about driveway widths and the building design on the 37 Street SW frontage.

Four letters of objection were received by Administration from individual residents. The objections centred on the potential impacts of more units on the availability of on-street parking, increased traffic and the impact of additional driveways on the street frontages. Again, parking issues will be considered at the development permit stage.

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 and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds 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 subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan for the subject site.

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Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing RC-2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. An environmental site assessment was not required for this application

Financial Capacity

Current and Future Operating Budget

There are no known impacts to current or future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does 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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter