

Land Use Amendment in Spruce Cliff (Ward 8) at 712 Poplar Road SW, LOC2019-0199

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three reading to the bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 712 Poplar Road SW (Plan 2566GQ, Block 17, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a rowhouse that may face a lane or a public street, with guidelines (Attachment 4).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 FEBRUARY 18:

That Council hold a Public Hearing; and

Give three reading to **Proposed Bylaw 38D2021** for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 712 Poplar Road SW (Plan 2566GQ, Block 17, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a rowhouse that may face a lane or a public street, with guidelines (Attachment 4).

HIGHLIGHTS

- This application seeks to redesignate the subject property to a DC District in order to facilitate a four-unit rowhouse development where dwelling units would be allowed to face the adjacent lane.
- The application represents an appropriate density increase of the site and allows for development that will be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to existing transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed DC District, based on the Residential – Grade-Oriented Infill (R-CG) District, allows for greater choice of housing types in established areas that are close to amenities and services.
- A concurrent development permit for a rowhouse building has been submitted and is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowners, Royal Model Homes Ltd, on 2019 December 27.

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The Applicant Submission (Attachment 2) indicates that the owner is seeking to redevelop this property by increasing the allowable density from two to four units. The parcel, which slopes upwards from Poplar Road SW to the rear lane, is currently developed with a single detached dwelling and detached garage with access from the rear lane.

The applicant's initial submission proposed a redesignation of the site from R-C2 District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for a four-unit multi-residential development with entrances oriented towards the lane. Upon review of the initial submission, Administration indicated to the applicant that it would not support the proposal as there were concerns that a future medium-density built form would not integrate appropriately within the existing context of the low density neighbourhood. The applicant was advised to submit a development permit for review and amend the land use application to a DC District based on the R-CG District to facilitate a rowhouse development that faces a lane, and initiate applicant-led outreach.

The proposed DC District accommodates an innovative site orientation for a rowhouse development with the following planning outcomes:

- site orientation which takes advantage of the unique context of a parcel that is adjacent to a lane and a public open space;
- a lane condition, treated in a similar manner to a rowhouse street frontage, with residential units overlooking and activating the edge of the open space to the north;
- the lane façade will provide the opportunity for casual surveillance by the residents to view both the lane and the open space across the lane (to the north); and
- the west façade will have a residential unit which provides an engaging front façade to Poplar Road SW.

Please refer to Attachment 4 for the proposed DC District.

A detailed planning evaluation of the application, including locations maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Spruce Cliff Community Association was appropriate. The applicant undertook community outreach on 2020 February 21 and 2020 March 11, which included contacting the Spruce Cliff Community Association members and Ward Councillor to discuss the application, and holding an open house to provide information with residents. The Applicant's Outreach Summary (Attachment 3) provides an overview of the feedback received.

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City-Led Outreach

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

Administration received 15 letters in opposition to the initial application (R-C2 District to M-CGd75 District). Reasons stated for opposition are summarized below:

- Height, scale, setbacks and massing;
- Increase in traffic, noise and parking issues;
- Reduced privacy and usability of amenity space on neighbouring property;
- Increased shadowing on adjacent properties;
- Increase in height and lot coverage; and
- Apartments do not fit in with the existing character of the area and surrounding single and semi-detached homes. Rowhousing would be more appropriate.

The Spruce Cliff Community Association provided a letter of objection to the initial application as it did not consider a medium density district (and the potential for a future multi-residential development) to be contextually sensitive to the existing low density development and indicated their preference for a proposed redesignation to the R-CG District. On 2020 November 12, the Spruce Cliff Community Association submitted comments on the revised application (Attachment 5) which states that while they neither support nor object to the application as amended, they do appreciate that the application has been revised to a DC District based on the R-CG District.

The applicant has indicated that as part of their ongoing community outreach, they have reached out to adjacent residents on the proposed revisions.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the revised proposal to be appropriate. Administration's review of the submitted development permit will ensure that the development has the appropriate height, scale, setbacks and massing.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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 recommended land use allows for a wider range of housing types beyond what is allowed through the existing R-C2 District, and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics

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Environmental

The applicant stated on their Climate Resilience Inventory Form that they will provide four electric car charging stations and solar panels on the garage. These measures support Programs 3 and 4 of the [Climate Resilience Strategy](#), Climate Mitigation Action Plan.

Economic

The ability to develop up to four rowhouse units with the option to include the additional uses of secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 38D2021**
5. Community Association Response
6. Development Permit (DP2020-2096) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform