

Background and Planning Evaluation

Background and Site Context

A concurrent Development Permit (DP2020-2096) for four-unit rowhouse building has been submitted by John Trinh and Associates on 2020 April 03 and is ready for decision pending Council's decision on this land use amendment. See Attachment 5 for additional information related to the development permit application.

A pre-application enquiry was submitted by Horizon Land Surveys in December 2019. Administration indicated general support for a redesignation to the Residential – Grade-Oriented Infill (R-CG) District, a DC Direct Control based on the R-CG District or the M-CG District with concurrent development permit that aligned with the purpose statement and spirit and intent of the R-CG District. This would allow for:

- grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; and
- development in a built form (height, scale, setbacks, mass) that is compatible with adjacent and surrounding low density residential development.

The initial application submitted by applicant, on 2019 December 27, proposed to change the designation of the subject site from R-C2 District to M-CGd75 District in order to facilitate a four-unit multi-residential development. The applicant was also considering an attached garage (drive-under unit) concept, which Administration considered to not be compatible with the adjacent low density development. In order to support the proposed M-CGd75 land use, Administration advised the applicant to undertake applicant-led outreach and the submission of a concurrent R-CG style development permit (with no attached garages), or amend the subject application to propose a redesignation to a DC District (based on the R-CG District).

Administration recommended a DC District (with a base district of R-CG) as it would not only facilitate grade oriented development, which would integrate appropriately within the existing low density neighbourhood, but also provide an activated edge to the adjacent open space and additional active surveillance by having dwelling units facing a lane (not permitted within the standard R-CG District).

The initial concurrent development permit was submitted in response to the first Detailed Team Review (DTR) comments for this land use application. Although Administration's DTR comments required a concurrent R-CG style development permit, the applicant proposed a full three-storey multi-residential development in a townhouse form with attached (drive under) garages and units facing the flanking lane and open space. The proposal did not align with the height, scale, setbacks and massing of the R-CG District. Administration then indicated to the applicants that neither the land use application nor the development application would be supported. The applicants took the advisements from Administration and revised the land use application to a DC District based on the R-CG District, and amended the DP plans to be in alignment with the proposed DC District, in order to facilitate a four unit rowhouse development facing a lane and adjacent open space.

This 0.05 hectare parcel is located in the community of Spruce Cliff, bounded by lanes on the north and east, and fronts onto Poplar Road SW to the west. It should be noted that the lane

entrance to the east of the site (off of Spruce Drive SW) is closed to vehicular access and lane access to the south of the site (off of 8 Avenue SW) is closed to both pedestrian and vehicular access.

The site immediately to the south of the subject site is developed with a one storey, single detached home. The site across the lane to the north is developed with a community recreation facility and open space, currently operated by The City of Calgary’s Wildflower Arts Centre. In greater context, the site is east of the intersection of Bow Trail SW and 8 Avenue SW, and is located within close proximity to several community open spaces, Shaganappi Golf Course, and Westbrook Mall. The general area, designated as R-C2 District, is low density residential development consisting of a mix of singles and semi-detached homes. However, to the east of the site is a parcel that fronts onto a collector road (Spruce Drive SW) and is designated as M-CGd75 District, which was approved by Council on 2018 May 07 (Bylaw 154D2018) and is developed with a four-unit multi-residential development (DP2019-2151).

The site has approximate dimensions of 37 metres by 15 metres, has direct lane access and is close to commercial uses along Bow Trail SW to the west and the Westbrook Mall to the south. As mentioned, the site is directly adjacent to the Wildflower Arts Centre and there is nearby transit availability, which lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

Community Peak Population Table

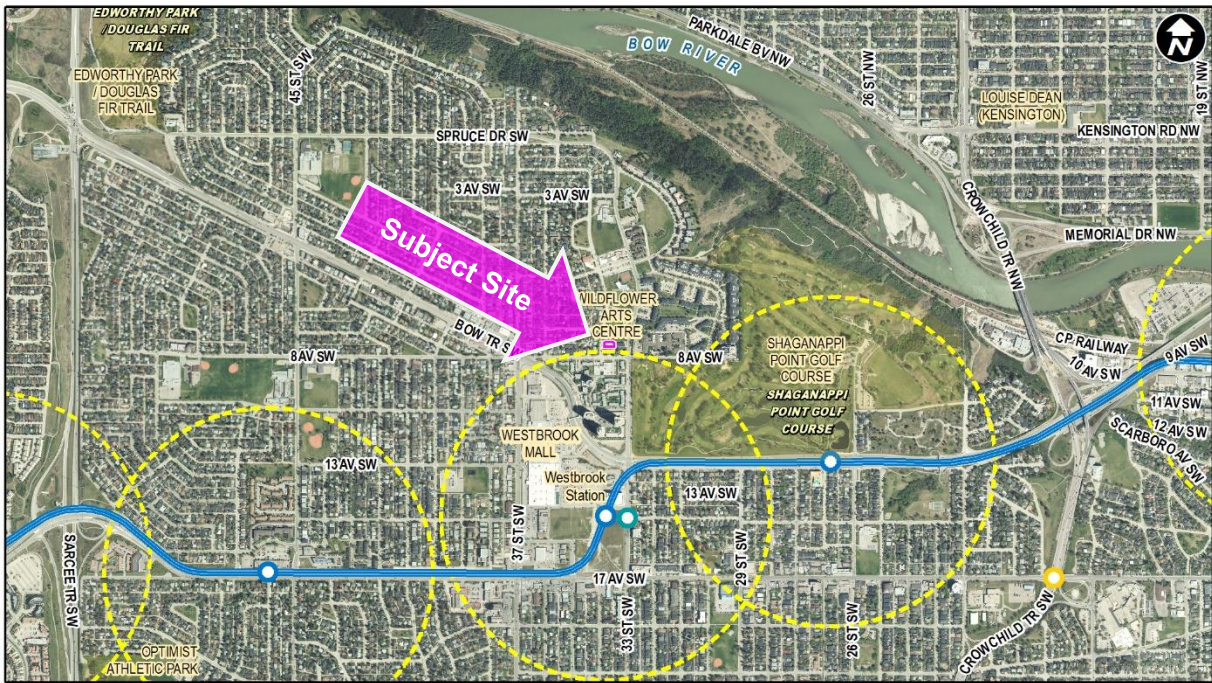
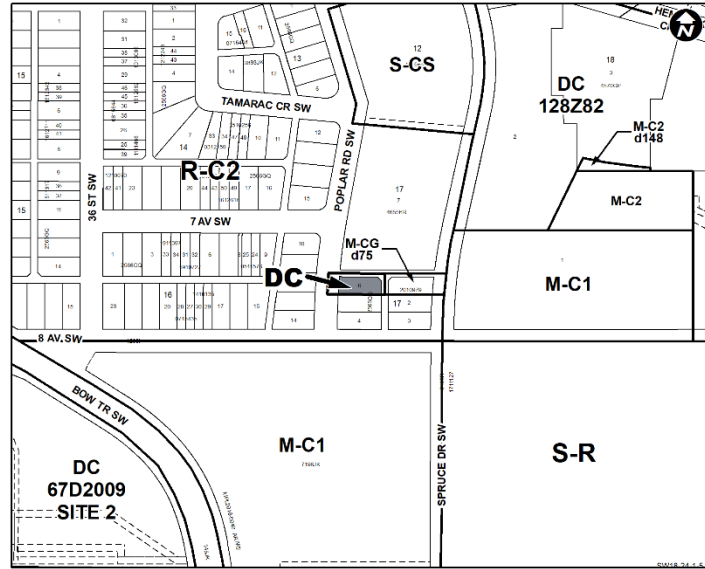
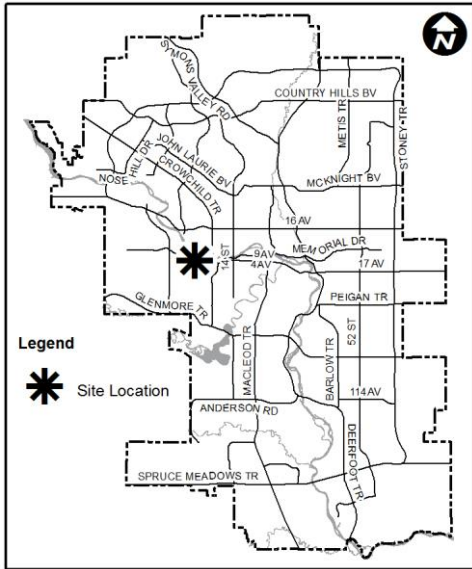
As identified below, the community of Spruce Cliff has seen a slight decline since its population peak in 2018.

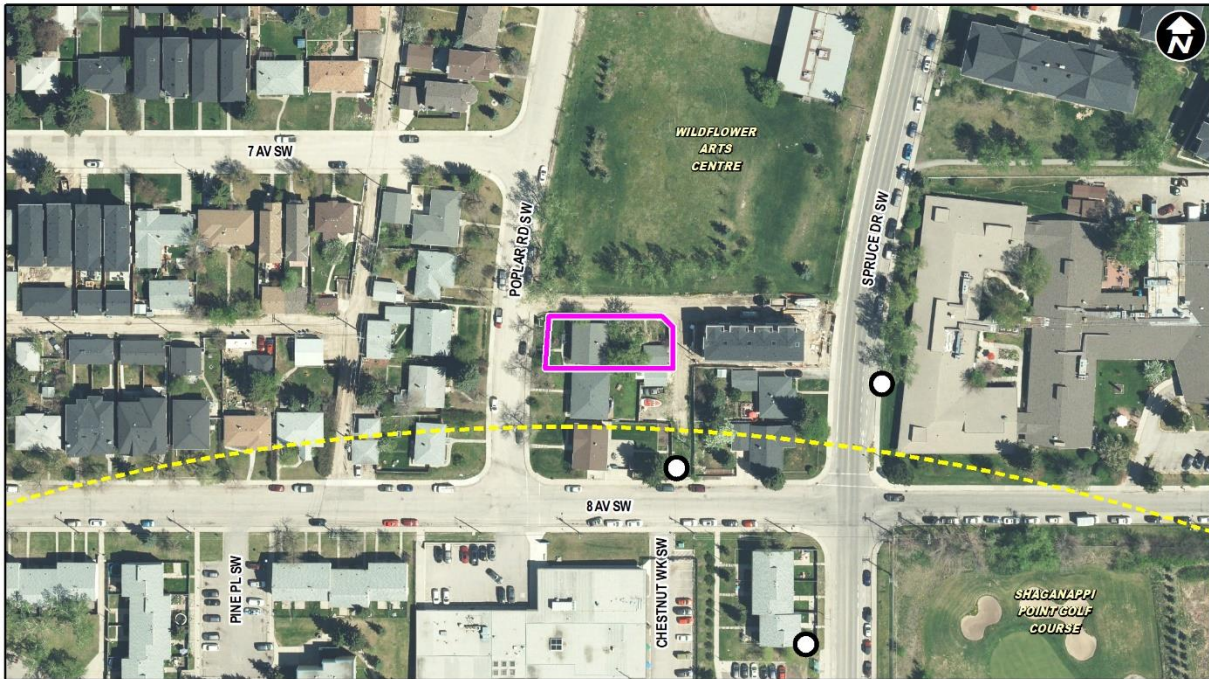
Spruce Cliff	
Peak Population Year	2018
Peak Population	4,789
2019 Current Population	4,673
Difference in Population (Number)	-76
Difference in Population (Percent)	-1.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed DC District based on the R-CG District proposes site-specific rules to allow units in a rowhouse development to face the flanking lane, while maintaining the R-CG District rules which facilitate modest and sensitive building scale. **The proposed district would include R-CG District development rules such as 11 metres maximum height and a maximum density of 75 units per hectare (which would enable a maximum of four dwelling units on the subject site).** However, a lane facing rowhouse development is not allowed within the use definition rules for 'Rowhouse Building', which is why the DC is required (because the use definition rules cannot be relaxed). As such, the DC District created a discretionary 'Rowhouse' use which allows for one façade of each dwelling unit to face a public street or lane.

The proposed DC Districts includes a rule (Section 17) that allows the Development Authority to relax Sections 7 through 16 of the DC. Section 5 incorporates the rules of the base district in Bylaw 1P2007 where the DC Direct Control District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. Sections 7 through 16 include provisions for building setbacks and building height. The intent is to allow the

Development Authority to consider minor relaxations for unique building design, architectural elements that may inconsequentially project into required setback area(s) or extend being the building height envelope but does not materially have an adverse impact.

Development and Site Design

The proposed DC District, which incorporates the development rules of the R-CG District, provides guidance within the development permit review process for site development, appropriate uses, building massing, height, landscaping and parking. Given the specific context of this site (oriented towards a lane), the following additional items were considered through the development permit process, including:

- an engaging built interface along both Poplar Road SW and the lane frontages;
- access for the principal dwellings meets grade-oriented design definitions; and
- shadowing, overlooking, and privacy concerns to adjacent property to the south.

Transportation

The subject site is approximately 175 metres (2-minute walk) away from a southbound Route 93 Coach Hill / Westbrook bus stop, which provides service to the Westbrook LRT Station (a Primary Transit stop). The Westbrook LRT Station is approximately 730 metres (9-minute walk) away from the subject parcel), which provides service to the downtown core, and other LRT routes.

The subject site is approximately 50 metres (1-minute walk) away from the end of the block, has lane access, and does not have any curb cuts to close. The subject site is within Residential Parking zone “SPR”. There is currently a 2-hour parking restriction on Poplar Road SW and 8 Avenue SW from Monday to Saturday. Vehicular site access will be from the lane at the time of redevelopment. Parking has been reviewed and provided during the DP review and is in alignment with the proposed DC District.

Environmental Site Considerations

No environmental concerns were identified. No Environmental Site Assessment was required.

Utilities and Servicing

Water and sanitary deep utilities are available to the site. Storm sewers not available to service the subject site. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan (DSSP) stage(s). If an extension of public storm is required, this shall be designed and constructed at the developer’s expense, to the satisfaction of Water Resources.

Legislation and Policy

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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board’s [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy amendment builds on

the principles of the IGP 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 - Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed DC District is based on the low-density R-CG District.

Climate Resilience Strategy (2018)

The applicant has committed to providing electric vehicle charging stations for all four of the parking stalls, as well as solar panels, on the garage. These measures supports Program 3: Renewable and Low-carbon Energy Systems, and Program 4: Electric and Low-emissions Vehicles of the [Climate Resilience Strategy](#), Climate Mitigation Action Plan.

Westbrook Communities Local Area Planning Project

Administration is currently working on the [Westbrook Communities Local Area Plan](#) (LAP) which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.