

Report Correction on page 6 of Attachment 1 for Item 8.1.12

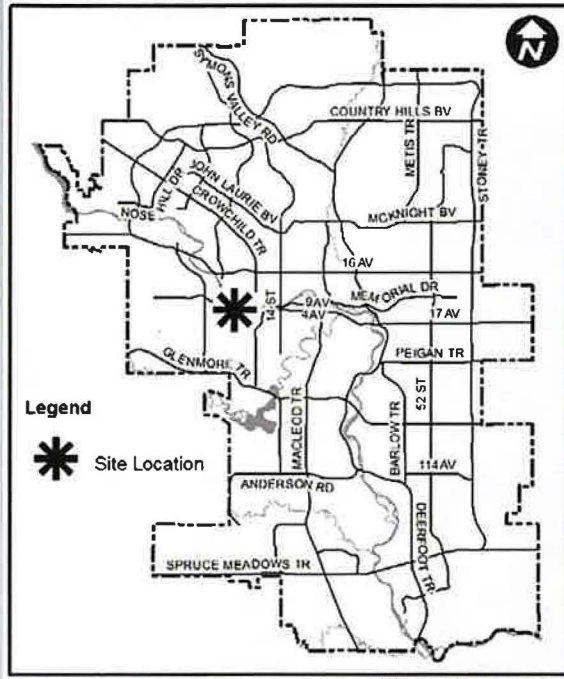
Westbrook Communities Local Area Planning Project

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

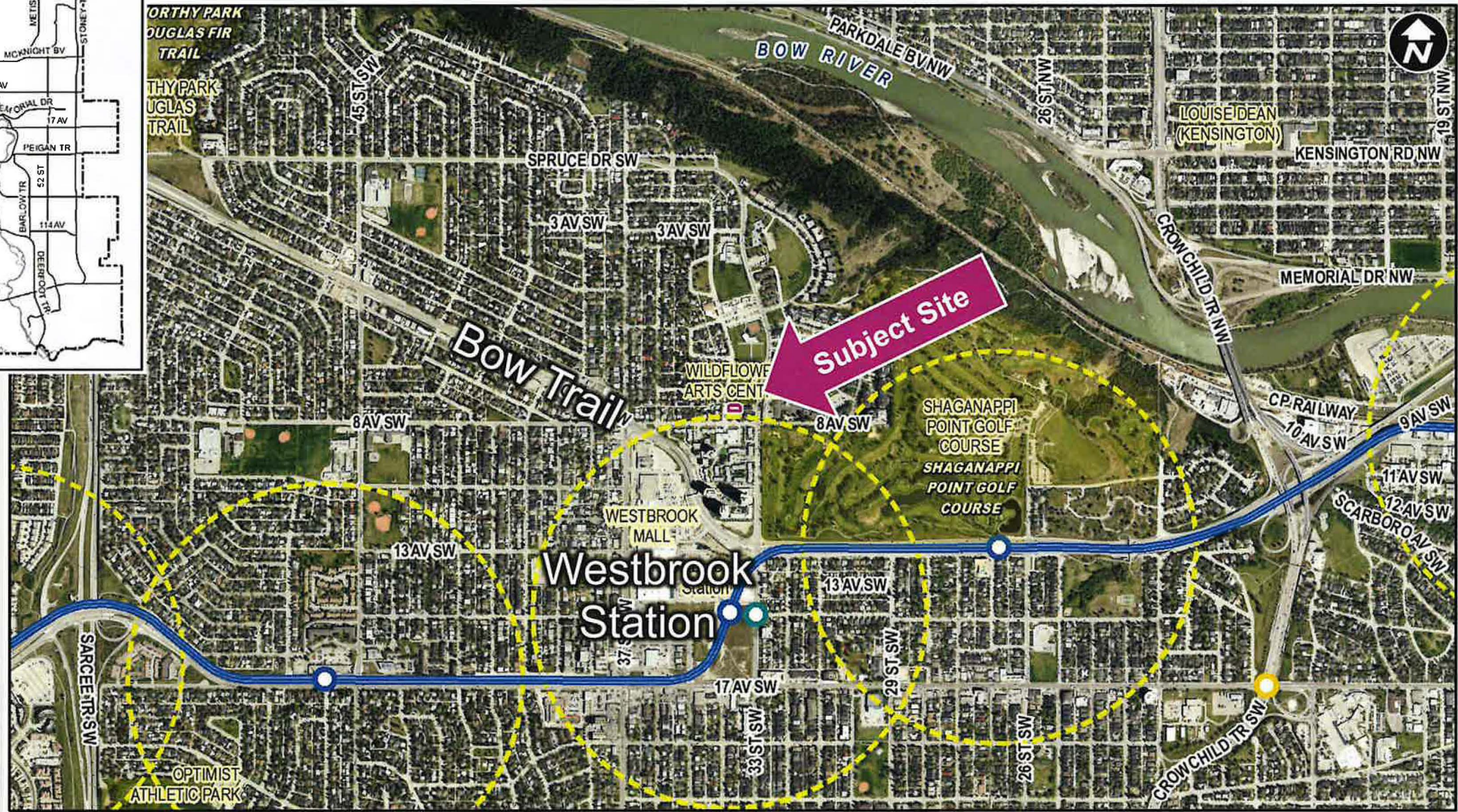
CITY OF CALGARY
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IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.12 CP2021-0091
Distribution
CITY CLERK'S DEPARTMENT



LOC202019-0199 / CPC2021-0091
Road Closure and Land Use Amendment
April 12, 2021



Legend
 * Site Location



LEGEND
 600m buffer from LRT station
LRT Stations
 Blue Downtown
 Red
 Green (Future)
LRT Line
 Blue
 Blue/Red
 Red
Max BRT Stops
 Orange
 Purple
 Teal
 Yellow

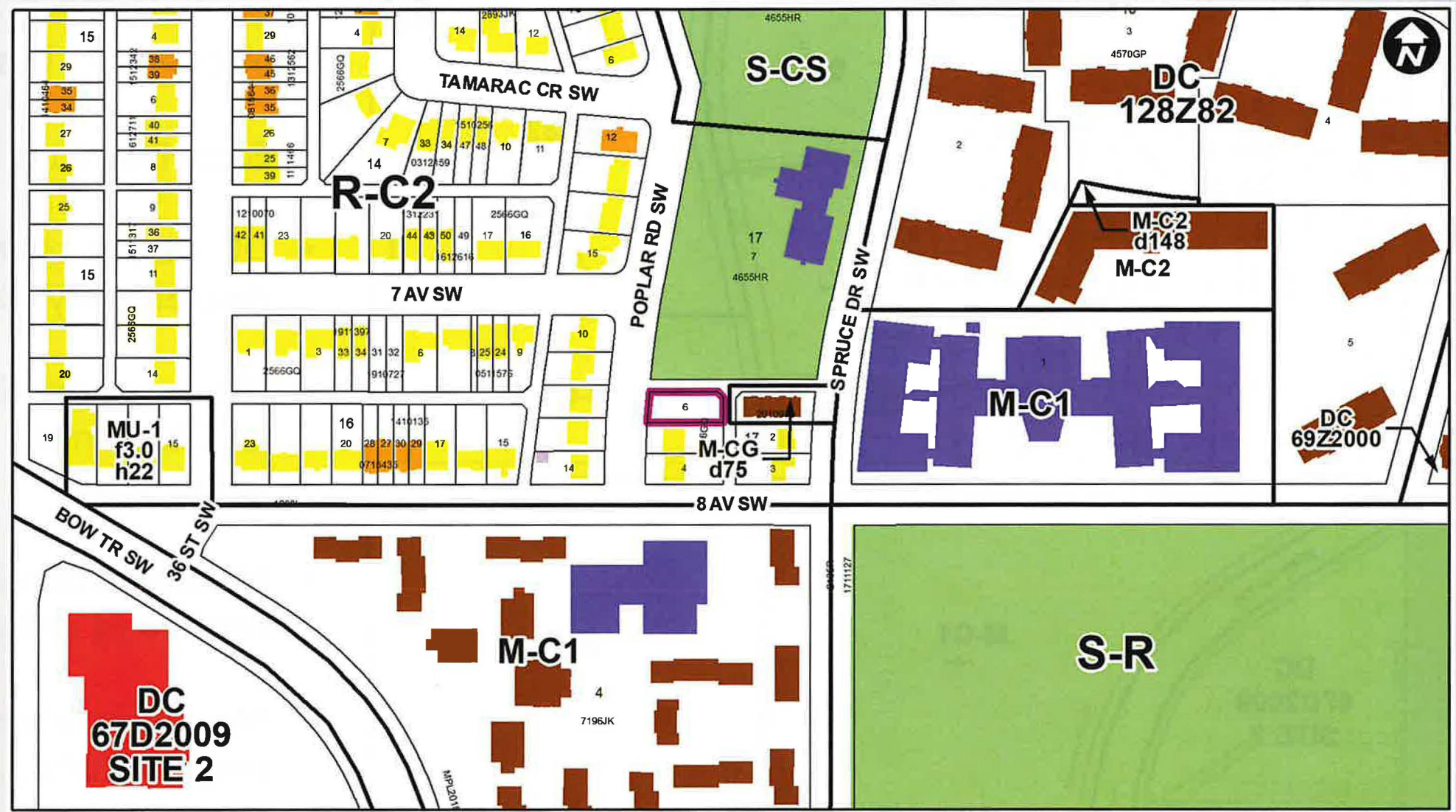


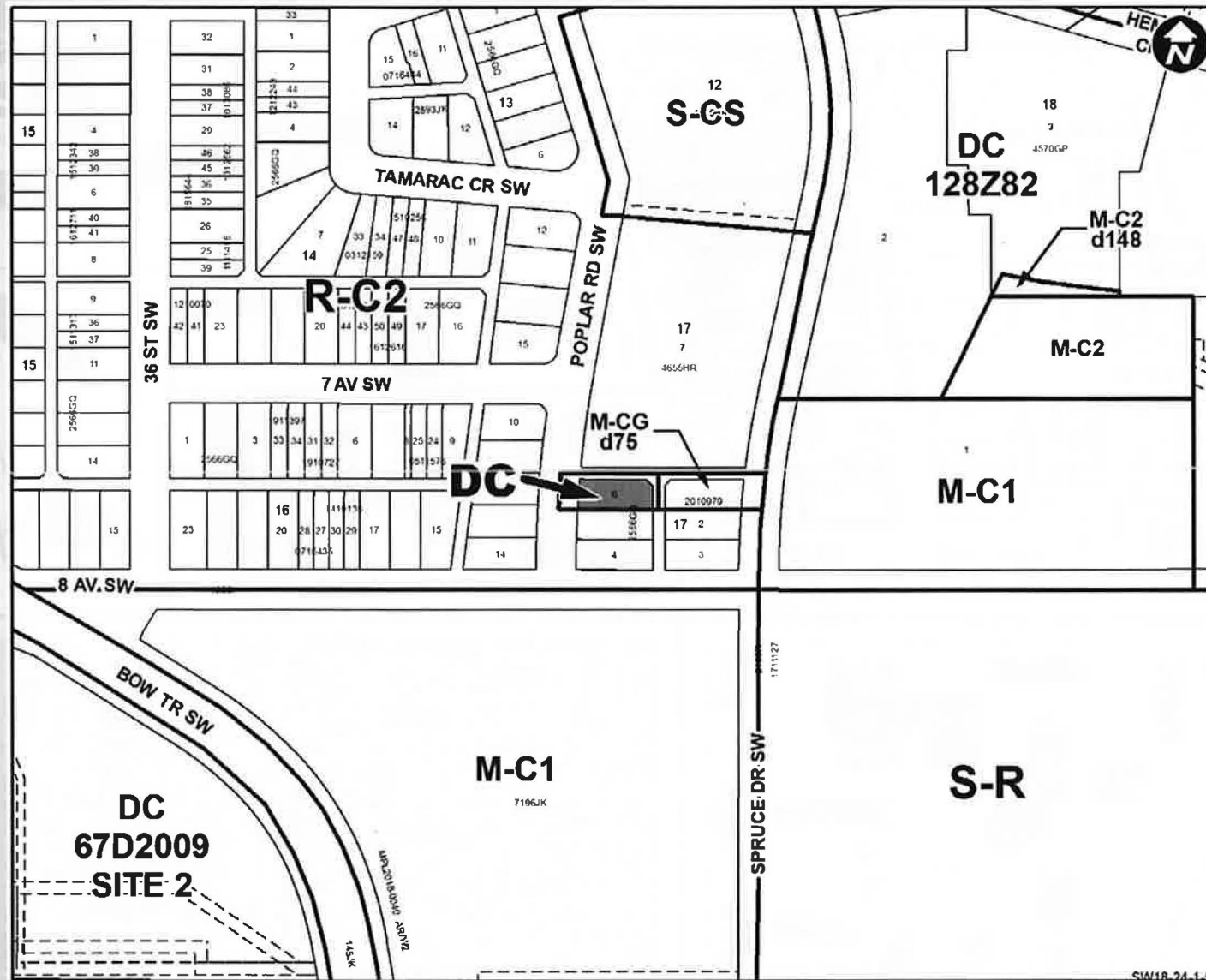
LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow
- Bus Stop

Parcel Size:
0.05 ha
37m x 15m

- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed DC District:

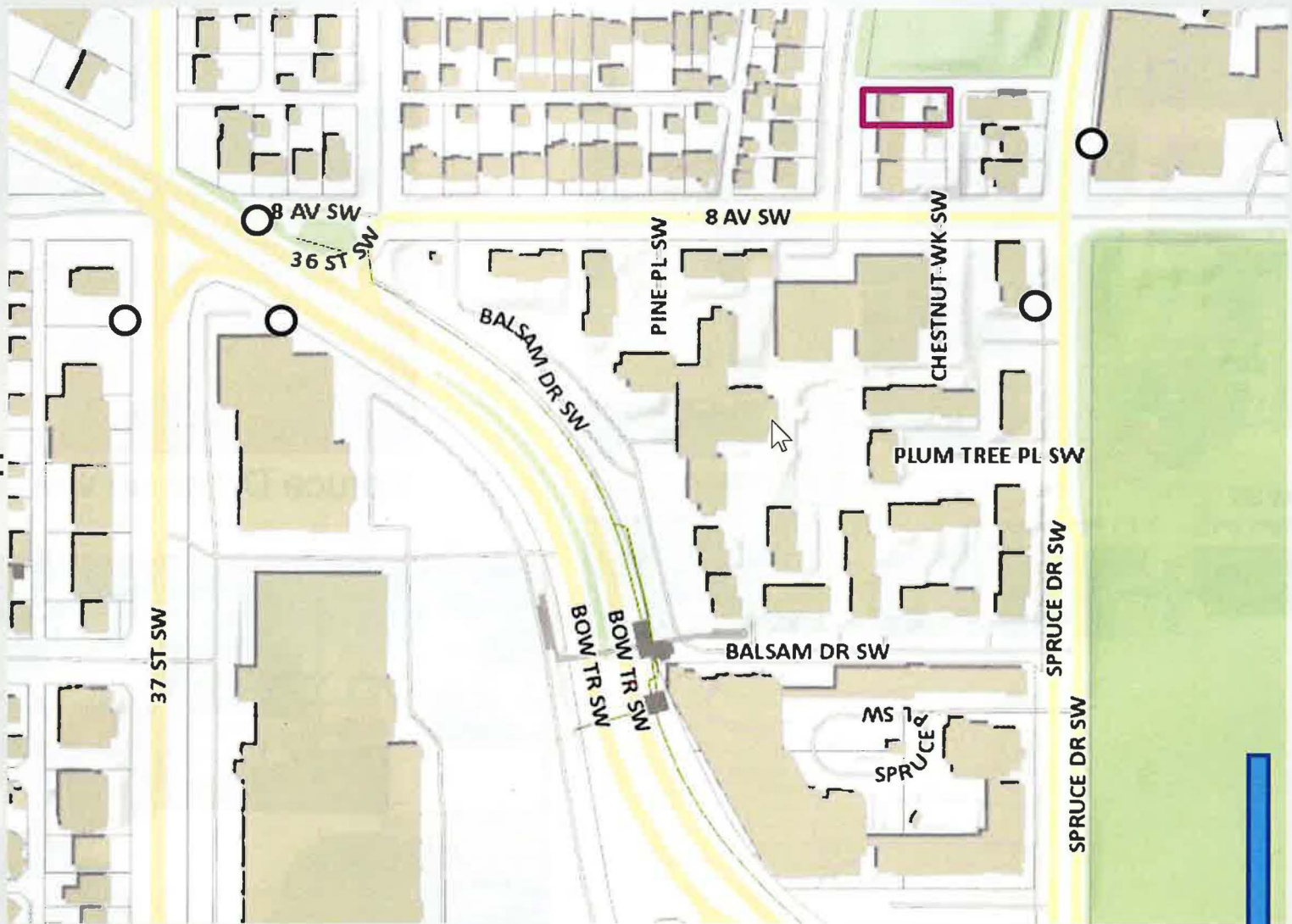
- Base District of R-CG
- DC District contains a discretionary 'Rowhouse' use
- Allows for one façade of each dwelling unit to face a public street or lane
- Maximum density of 75 units per hectare (4 units)
- Maximum height 11 metres (approximately 2 storeys)

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 38D2021** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 712 Poplar RD 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).

Supplementary Slides



8 AV north of Bow TR:
290m / 4min (Rt 111)

37 ST south of Bow
TR:
450m / 6min (Rt 9)

Bow TR east of 37 ST:
450m / 6min (Rt 9)

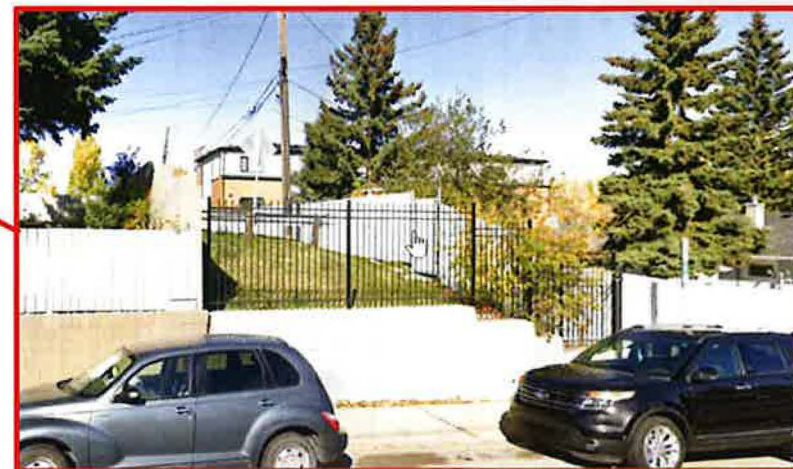
Spruce DR north of 8
AV:
180m / 2min (Rt 93)

Spruce DR south of 8
AV:
190m / 2min (Rt 93)

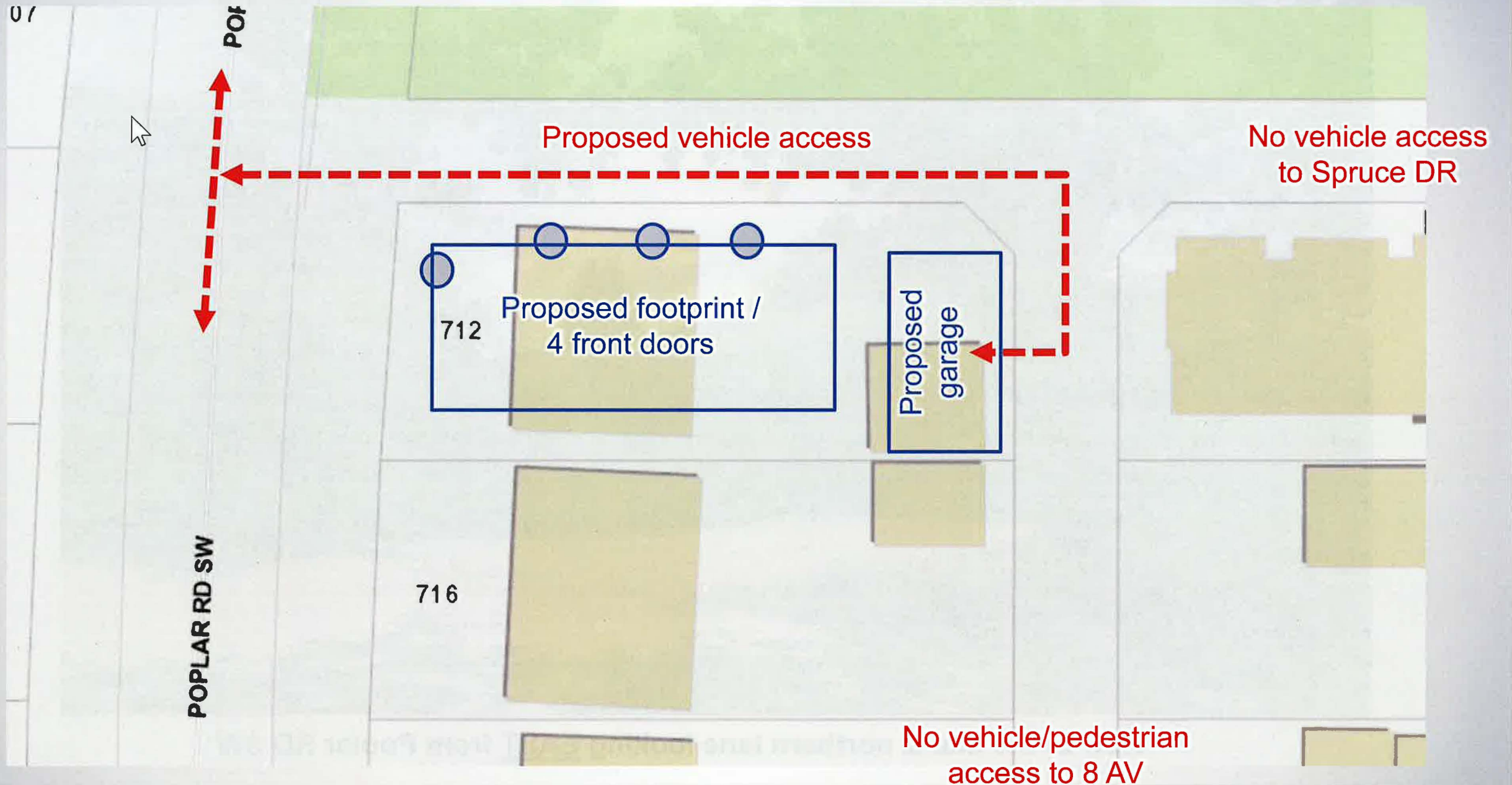
Westbrock LRT:
750m (9 min)



Spruce Drive: no vehicle access



8 Avenue: no vehicle / pedestrian access





View of the site & northern lane looking EAST from Poplar RD SW



View from the site looking SOUTH on Poplar RD SW



View from the site looking NORTH on Poplar RD SW



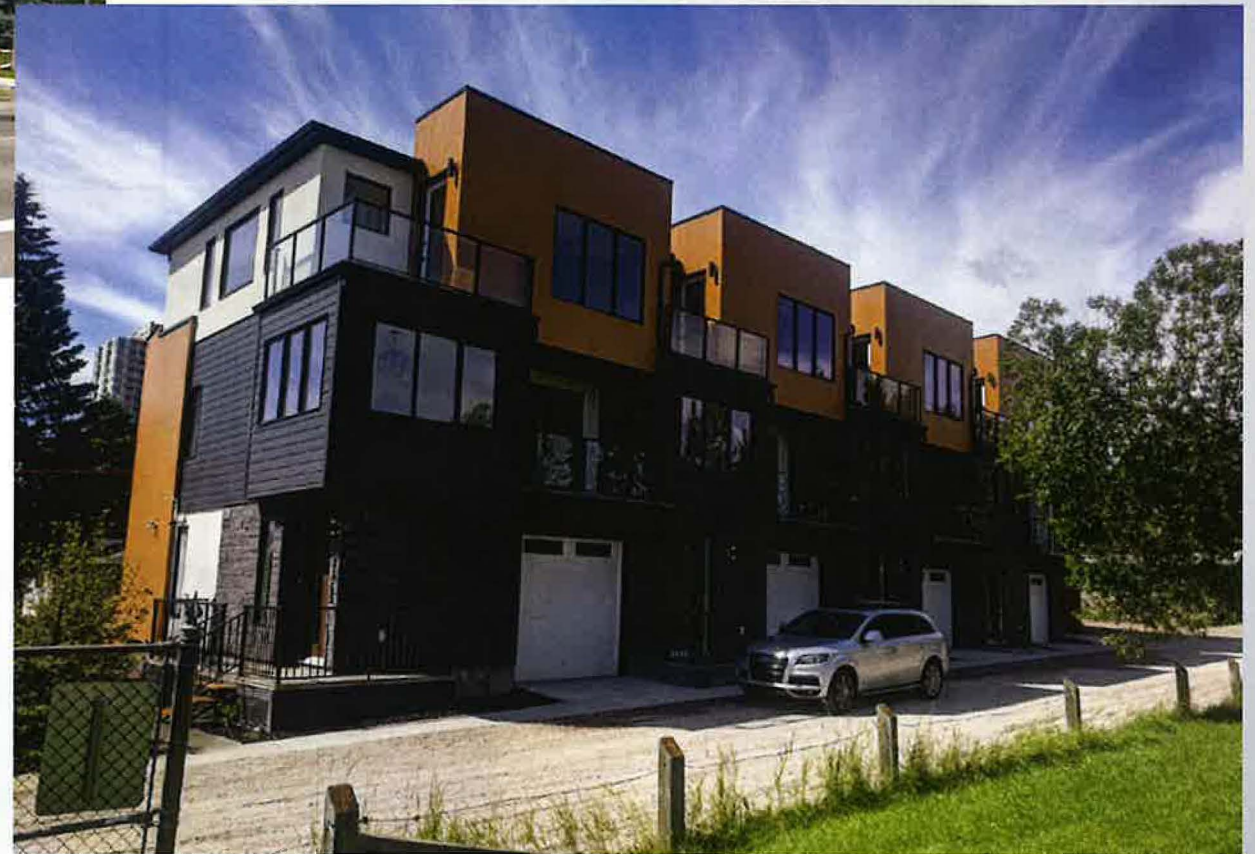
View of the site looking WEST from the lane

View of the site & neighbouring M-CG development looking WEST from Spruce Drive / lane





View of neighbouring M-CG development looking **NORTHWEST** from Spruce Drive



View of neighbouring M-CG development looking **SOUTHWEST** from the lane



View from the lane
(to the north)



View from Poplar Rd



View from the lane
(to the north)

