

Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-1114) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.37 hectares \pm (0.92 acres \pm) located at 3404 Bow Trail SW (Plan 1710230, Block 3, Lot 27) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use - General (MU-1f2.0h30) District.

HIGHLIGHTS

- The application seeks to redesignate the subject site to allow for a street-oriented multi-residential, mixed-use development up to 30 metres in height (approximately 9 storeys).
- The proposal allows for an appropriate increase in height and development intensity within a Transit Oriented Development (TOD) location and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal could accommodate more residential units (specifically affordable housing) and commercial uses in a walkable and mixed-use area. The proposal may help to maximize public infrastructure investments while providing greater diversity in housing.
- Why does this matter? Providing increased density and affordable housing units in proximity to the primary transit network (West LRT) promotes more efficient use of existing services and infrastructure.
- A development permit has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land amendment was submitted by MTA Urban Design Architecture Interior Design Inc on 2021 April 29 on behalf of the landowners, Closer to Home Community Services Society. The subject site is in the southwest community of Spruce Cliff located between Bow Trail SW to the west and Spruce Drive SW to the east. This wedge-shaped parcel previously under City ownership, was deemed surplus upon the completion of the West LRT Project and remained vacant for over 10 years and was only recently purchased by Closer to Home Community Services Society.

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The Applicant Submission (Attachment 2) indicates the owners are seeking to redesignate this site to accommodate a mixed-use development that includes affordable housing and service organization spaces. A development permit (DP2021-3051) for a six-storey mixed-use development with 18 affordable housing units has been submitted and is currently under review by Administration (Attachment 5). The pre-application inquiry was reviewed by the Urban Design Review Panel (Attachment 6).

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 community association was appropriate.

As provided in the Applicant Outreach Summary (Attachment 3), there has been extensive engagement with residents and the Spruce Cliff Community Association which included the following activities:

- A website that provided project information and solicited public feedback;
- Information cards sent to 2,100 residents surrounding the site including the Westgate Condominium Towers to the north;
- Email correspondence sent to the Westgate Condominium residents by the Condo Board, on behalf of the applicant;
- Various virtual open houses which included a presentation and question and answer sessions;
- Meeting with stakeholders and community groups from 2021 February to April; and
- An online meeting with residents of the Westgate Condominium Towers on 2021 May 31 where City staff were in attendance.

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 23 letters in opposition to the application from the public. Reasons for the opposition are summarized below:

- the location is not appropriate for a high-density development;
- concern with adding more density within the neighbourhood;
- concern with proposed height;
- concern the existing character of the community will not be maintained;

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- traffic safety concerns;
- parking concerns;
- increase in traffic and noise pollution;
- shadow and privacy impacts;
- abundance of affordable housing units within the neighbourhood;
- existing zoning should be maintained – site should only be for commercial development;
- informed that site was to be a City greenspace; and
- lack of consultation from the applicants.

The Spruce Cliff Community Association provided a letter on 2021 May 25 (Attachment 4) expressing support of the subject application. The comments focus on:

- supporting the application as the applicant has made genuine efforts in engagement and to receive comments from the community;
- the level of engagement conducted by the applicant has not been seen in quite some time; and
- merits of the project stand on their own and the site is within proximity to the LRT activity zone.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The parking requirements, final building design and interface, and site access are currently being reviewed by Administration within the development permit.

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 meets the vision of the MDP intended to accommodate housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the development permit submission which will align with The City's [Climate Resilience Strategy](#) (storm water retention tank, energy efficient building design, and the use of durable materials that will extend the service life of the building).

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Economic

The ability to develop a mid-rise mixed-use development may enhance the viability of the local area and provide greater housing choice. It may also allow for a more efficient use of land and existing services by leveraging existing transit infrastructure in the area.

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. Community Association Response
5. Development Permit (DP2021-3051) Summary
6. Urban Design Review Panel Comments (PE2021-00320)

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |