

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the community of Spruce Cliff and is situated between Bow Trail SW to the west and Spruce Drive SW to the east. The subject site is approximately 0.37 hectares (0.92 acres) and is currently vacant. The site was previously developed with a commercial plaza and a city road right-of way (11 Avenue SW). The parcel, including the commercial plaza, was purchased by The City as part of the West LRT project and was subsequently demolished. Upon the completion of the West LRT project, the subject parcel was deemed surplus and no longer needed, remaining vacant for more than ten years.

The City applied for a road closure and land use application (approved by Council on 2016 September 12) that closed 11 Avenue SW due to the widening of Bow Trail SW and interchange upgrades. The road right-of-way no longer functioned as a thoroughfare as southbound traffic from Spruce Drive SW would connect directly to Bow Trail SW. The closed road was also redesignated to the Commercial – Neighbourhood 2 (C-N2) District in order to be consolidated with the lands to the south to facilitate a future development.

The applicant recently acquired the parcel. Their vision for the subject site seeks to accommodate mixed-use commercial and residential development that includes affordable housing units.

The subject site is currently surrounded by a mix of medium to high density residential and commercial land use districts developed with high rise residential towers and commercial buildings. Notably, the site is directly east of Westbrook Mall comprising of numerous consumer and professional services, including a grocery store. Westbrook LRT Station is directly to the south and Shaganappi Point Golf Course is directly to the east. A large multi-residential development (Westgate Condominium) exists directly north of the subject site, comprising of 586 residential units in three high-rise apartment buildings and eleven townhouse units.

The applicants have submitted a development permit (DP2021-3051), for a six-storey mixed-use building, which is currently under review. The site would include 18 affordable housing units managed by the Closer to Home charity, which is funded by the Government of Alberta (Ministry of Children's Services), Community and Social Services, The City of Calgary, the Calgary Homeless Foundation, and the United Way. The future development would also include space for Indigenous people to engage in healing circles and ceremonies and have access to Elders and Knowledge Keepers.

Community Peak Population Table

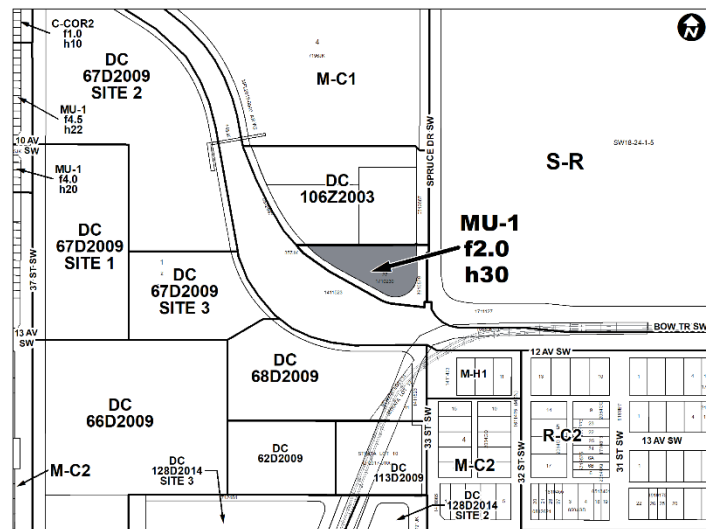
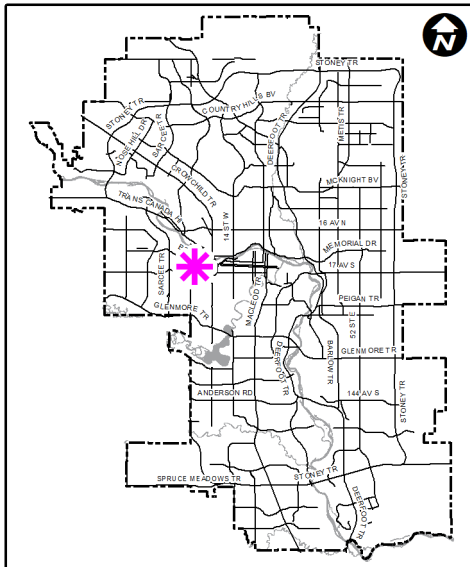
As identified in Figure 1, the community of Spruce Cliff reached its peak population in 2018.

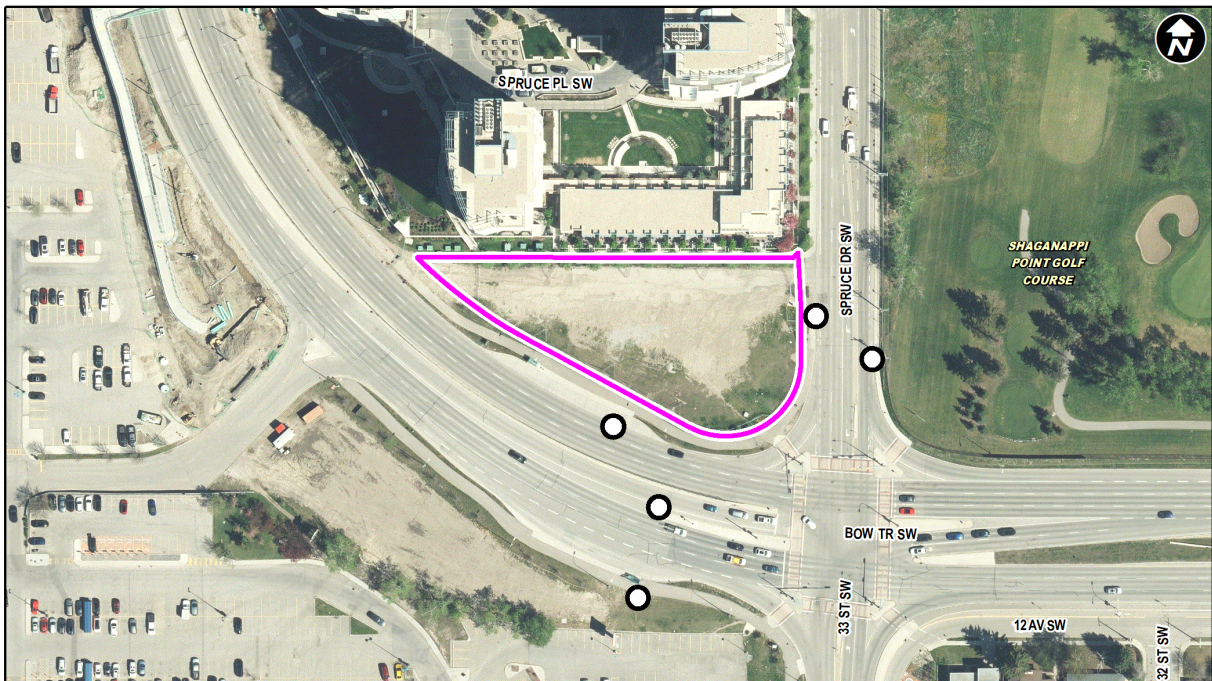
Spruce Cliff	
Peak Population Year	2018
Peak Population	4,749
2019 Current Population	4,673
Difference in Population (Number)	-76
Difference in Population (Percent)	-1.60%

Source: The City of Calgary 2019 Civic Census

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

Location Maps





Previous Council Direction
None.

Planning Evaluation

Land Use

The subject site is currently designated as the C-N2 District, which is intended to accommodate small scale commercial developments with opportunities for residential uses to occur on upper floors. The maximum building height is 10 metres and the maximum floor area ratio (FAR) is 1.0.

The proposed MU-1f2.0h30 District is characterized by buildings having street-oriented design and accommodating a mix of residential and commercial uses. The proposed District includes a maximum height of 30 metres and a maximum FAR of 2.0.

Development and Site Design

If this application is approved by Council, the rules of the proposed MU-1f2.0h30 District would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. The design focuses on creating a unique mixed-use building design which may provide public amenity spaces at the corner of Bow Trail SW and Spruce Drive SW, and extend along Spruce Drive SW. The proposal may also include a large art installation along the façade of the building (facing Bow Trail SW).

Prior to the land use and development permit application submission, the applicant submitted a pre-application for Administration's preliminary review. Further, as per the recommendation from the City's Urban Design Group, the applicant presented the proposed development to the Urban Design Review Panel on 2021 March 31. The Panel endorsed the proposal indicating that the proposed building has been thoughtfully designed while visually enhancing the site and surrounding area.

Transportation

The immediate area around the subject site is well served by Calgary Transit with the Westbrook LRT Station (Primary Transit) located approximately 150 metres (three-minute walk) from the site. This Station provides service westbound to the 69 Street LRT Station, and eastbound to the Downtown core with access to other stations and other routes. The Westbrook LRT Station also includes a MAX Teal transit stop, which provides service south to Douglas Glen. There is also a westbound transit stop located adjacent to the site on Bow Trail SW that includes Route 9 Dalhousie Station/Chinook Station and Route 111 Old Banff Coach Road SW.

Pedestrian access to the site is available from Bow Trail SW, from an existing pathway along the subject site connecting to sidewalks along Spruce Drive. The site is also located in close proximity to bicycle infrastructure that includes a bike lane on Spruce Drive SW, connecting to a lane on 12 Avenue SW to the southwest. The 12 Avenue SW bike lane connects to bicycle infrastructure including the pathway system along the Bow River, connecting cyclists to the Downtown Core to the east, and communities such as Bowness and Valley Ridge to the west.

Vehicular access to the site is provided from Spruce Drive SW from a proposed right-in only access located on Bow Trail SW. Parking is not permitted along Bow Trail SW or Spruce Drive SW adjacent to the site. A Transportation Impact Assessment (TIA) was submitted in support of this application. The TIA indicated that the existing infrastructure surrounding the site would accommodate anticipated traffic volumes associated with the development.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, storm sewer mains, and sanitary deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time.

The development servicing requirements will be determined at the Development Permit Development Site Servicing Plan (DSSP) stage.

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 builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Community Activity Centre area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote intensification that includes a broad range of ground-oriented and medium to high-density apartment housing, and a mix of housing tenure and affordability levels to accommodate a diverse range of populations.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies are being explored through the associated development permit which include, but are not limited to, developing an energy efficient and durable building materials, and storm water retention tank.

Transit Oriented Development Policy Guidelines (2005)

The subject site is located within 600 metres of an existing LRT station, which is when the [Transit Oriented Development \(TOD\) Policy Guidelines](#) are consulted for various applications including land use and development permit applications. The proposed MU-1 District is in alignment with the TOD policies of ensuring transit-supportive land uses, increasing density around transit stations, and planning in context with the local communities. Residential development (particularly affordable housing), is highly desirable within walking distance to the primary transit network as such areas are in closer proximity to employment, consumer services and major transit hubs.

Westbrook Local Area Planning Project

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