

**Road Closure and Land Use Amendment at 716 – 37 Street SW in Spruce Cliff
 (Ward 6), LOC2021-0135**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.06 acres \pm) of road (Plan 2210415, Area 'A'), adjacent to 3704, 3708 and 3712 – 8 Avenue SW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 716 - 37 Street SW and the closed road located adjacent to 3704, 3708 and 3712 – 8 Avenue SW (Plan 2566GQ, Block 15, Lot 19; Plan 2210415, Area 'A') Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Mixed Use – General (MU-1f3.0h22) District.

HIGHLIGHTS

- This application proposes to close a portion of road right-of-way (adjacent to 3704, 3708 and 3712 - 8 Avenue SW) which will also be redesignated along with 716 - 37 Street SW to the Mixed Use – General (MU-1f3.0h22) in to facilitate consolidation for a future development.
- The proposal allows for an appropriate increase in height and development intensity adjacent to a Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More residential, commercial and mixed uses in a walkable and mixed-use area adjacent to a Main Street which maximizes investments and provides diversity of housing.
- Why does this matter? Providing a modest increase in density in an existing developed community promotes more efficient use of existing services and infrastructure.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This road closure and land use amendment application was submitted on 2021 August 31 by SOCIIS Design on behalf of the landowner, The City of Calgary. As indicated in the Applicant Submission (Attachment 3), the road closure and land use amendment would facilitate consolidation with the adjacent properties at 3704, 3708 and 3712 - 8 Avenue SW, which are designated with the same land use district. The City will be maintaining ownership of a portion of 716 - 37 Street SW for future public realm and road widening improvements.

No development permit application has been submitted at this time.

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

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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 (CA). According to the applicant there has been extensive engagement with affected stakeholders (see Attachment 4), which included the following activities:

- an information package on the proposal was circulated to 60 neighbourhood homes;
- door knocking on 60 neighbourhood homes – provided information on upcoming online meetings;
- online meetings (using the Zoom platform) were held to answer any questions from the adjacent residents on the evenings of 2021 November 10 and 17 and on the mornings of 2021 November 11 and 19 at 11:00 am. The information for the online meetings was also shared with the CA and Ward Councillor; and
- contact with the Ward Councillor and the CA on the application.

City-Led Outreach

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

Administration received 12 letters in opposition to the application from the public. Reasons for the opposition are summarized below:

- adjacent intersection (37 Street SW and Bow Trail SW) is dangerous and an increase in density will have a further negative impact;
- the City should conduct a thorough road traffic and pedestrian survey before any approval;
- will negatively impact on-street parking;
- increase in local traffic;
- will make the neighbourhood increasingly unsafe for pedestrians;
- no direct access to the site;
- understanding that the property adjacent to 37 Street SW was allocated for public realm improvements (pedestrian and bicycle corridor) and now these improvements will not occur; and
- concerns with the proposed height and density – does not fit within the existing neighbourhood.

Administration received one letter in support of the application, which stated that the proposal is a perfect fit for the neighbourhood and will offer more diverse housing near public transit. The Spruce Cliff CA responded on 2021 November 01 (Attachment 5) and indicated their opposition to the proposal. Reasons for their opposition are summarized below:

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- would like to ensure there is guaranteed public access through the site before any approval;
- proposal will potentially create more impediments to pedestrian mobility;
- concerned the proposal will negatively impact Main Street project work adjacent to the site;
- no concept plan was shared; and
- the applicant has not indicated any timeline for when development will occur (following the consolidation of the subject lands with the adjacent properties).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Administration met with the Community Association representative on 2021 November 21 to discuss their concerns pertaining to the application and committed public access through the site would be identified at the development permit stage. Further, the proposal does not impact any planned public realm improvements planned for adjacent to the site.

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 which is to provide development that accommodates the housing needs of different age groups, lifestyles and demographics.

Environmental

This land use application submission does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a mid-rise multi-residential development will enhance the viability of the local neighbourhood. It will also allow for a more efficient use of land and existing services and leverage existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

**Planning & Development Report to
Calgary Planning Commission
2022 April 21**

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ATTACHMENTS

1. Background and Planning Evaluation
2. Road Closure Conditions
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Submission
6. Registered Road Closure Plan

Department Circulation

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