

**Land Use Amendment in Spruce Cliff (Ward 6) at 3347 and 3351 Spruce Drive SW,
LOC2021-0182**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.28 acres \pm) at 3347 and 3351 Spruce Drive SW (Plan 2566GQ, Block 17, Lots 2 and 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 MARCH 24:

That Council give three readings to **Proposed Bylaw 70D2022** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) at 3347 and 3351 Spruce Drive SW (Plan 2566GQ, Block 17, Lots 2 and 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to facilitate a four-storey multi-residential development.
- The proposal would allow for an appropriate increase in height and development intensity and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More residential diversity in a walkable mixed-use area, in close proximity to the Westbrook LRT Station (8-minute walk).
- Why does this matter? Providing a modest increase in density in an existing developed community would promote 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 application, located in the southwest community of Spruce Cliff, was submitted by MCI Group on behalf the landowners, Eladia and Romeo Dumaliang and Ahmad Ali Rafi Ahmad, on 2021 November 03. No development permit has been submitted at this time, however the applicant has indicated the intent to develop a 12-unit townhouse development as per the Applicant Submission (Attachment 2).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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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. According to the applicant, the following activities were undertaken:

- informal discussions with the Spruce Cliff Community Association members and Planning Committee representatives;
- PowerPoint presentation at an official meeting with the Spruce Cliff Board of Directors on 2021 October 13; and
- discussed the proposed land use change with many of the immediate residents to the site and the Ward Councillor.

The Applicant Outreach Summary can be found in Attachment 3.

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 four letters of opposition from the public. The letters of opposition included the following areas of concern:

- subject area already has enough residential density;
- negative impacts on traffic, on-street parking and road safety;
- proposed height does not match adjacent development to the north; and
- shadow and privacy impacts.

The Spruce Cliff Community Association responded on 2021 December 08, which did not indicate their support or opposition to the proposal but did state that the proposal is compatible with the adjacent development (Attachment 4).

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.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment applications 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 proposed land use meets the vision of MDP which is to provide development which accommodates the housing needs of different age groups, lifestyles and demographics.

Planning & Development Report to
 Calgary Planning Commission
 2022 March 24

ISC: UNRESTRICTED
 CPC2022-0276
 Page 3 of 3

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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 low-rise multi-residential development may support the viability of the local neighbourhood. It would also allow for a more efficient use of land and existing services and leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 70D2022**
- 6. CPC Commissioner Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform