

Background and Planning Evaluation

Background and Site Context

The approximately 0.11 hectare site is located in the community of Spruce Cliff at the northwest corner of Spruce Drive SW and 8 Avenue SW. The site is approximately 30 metres wide by 36 metres deep and contains two single detached dwellings with detached garages. Access to the site is currently available from 8 Avenue SW and Spruce Drive SW. It should be noted that there is no lane access at the rear of the site due to elevation changes.

The subject site is mostly surrounded by low-to-medium density residential districts developed with a mix of single detached dwellings, rowhouses and multi-residential buildings (i.e. apartment buildings). Directly to the north of the site is a recently developed four-unit rowhouse building designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The site is near a number of major amenities including Westbrook Mall and the Westbrook LRT Station to the south, the Shaganappi Golf Course to the east, and Spruce Cliff Park and the Wildflower Arts Centre to the north.

Community Peak Population Table

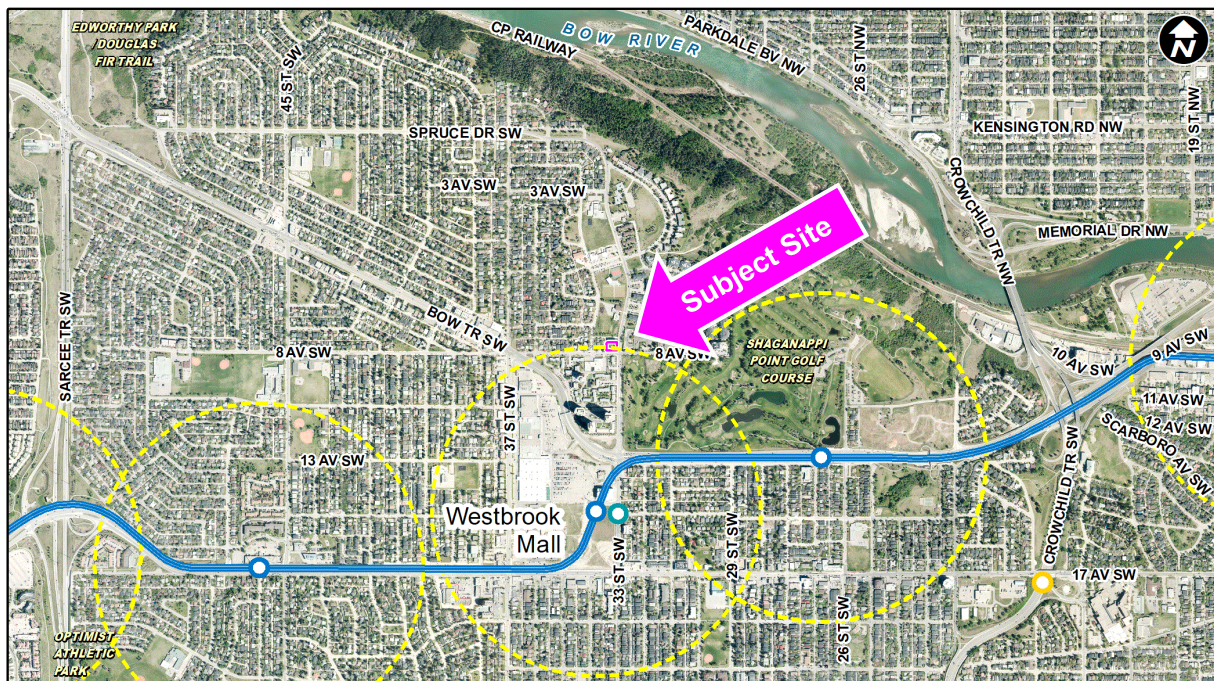
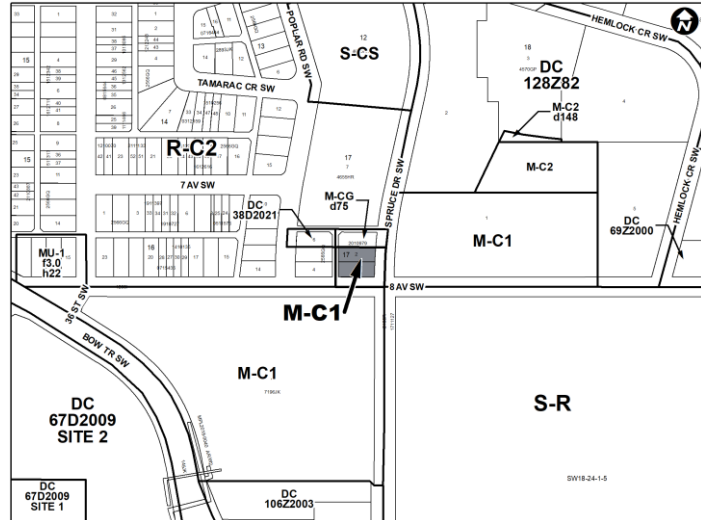
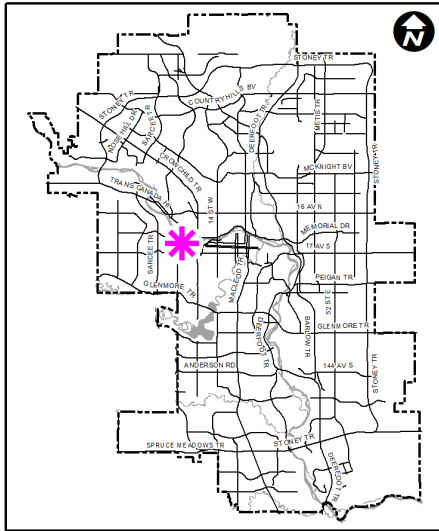
As identified below, the community of Spruce Cliff reached its peak population in 2018.

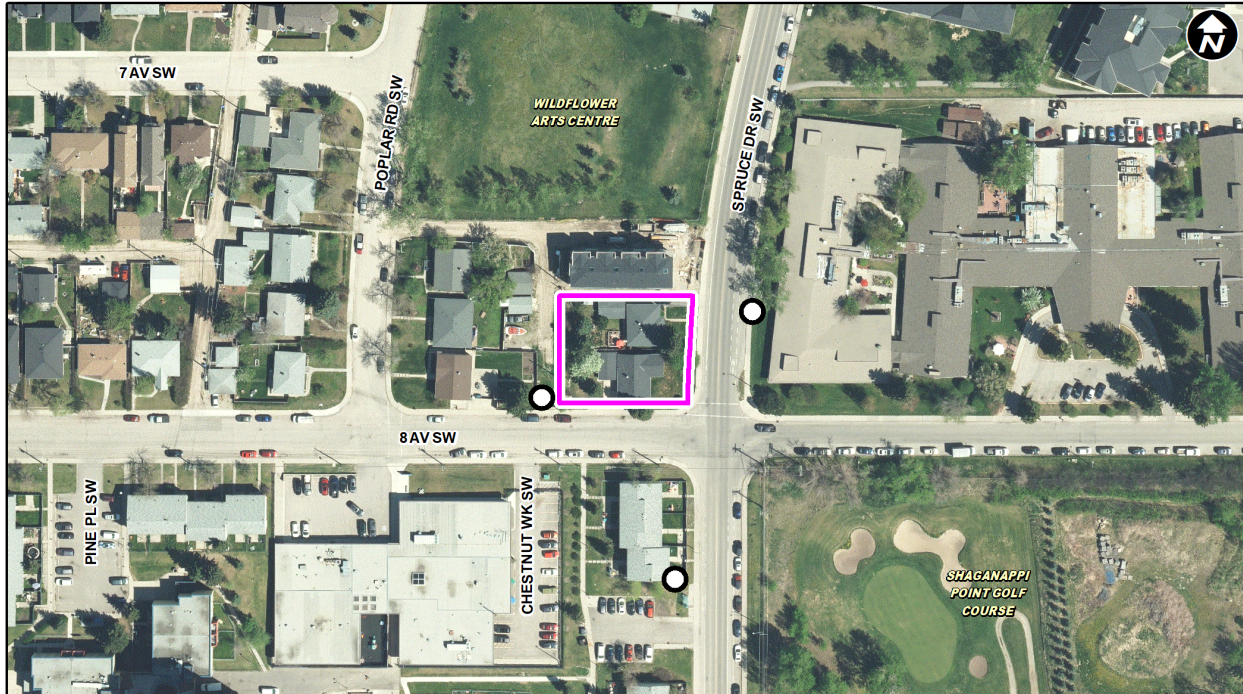
Spruce Cliff	
Peak Population Year	2018
Peak Population	4,749
2019 Current Population	4,673
Difference in Population (Number)	-76
Difference in Population (Percent)	-1.60%

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 existing R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the developed area. The maximum height is 10 metres and the maximum number of residential units is two dwellings.

The proposed M-C1 District is intended for multi-residential development in a variety of forms of low height and medium density and is intended to be in close proximity to low density development. The maximum height is 14 metres and the maximum density is 148 units per hectare which would equate to 16 units on the subject site.

Development and Site Design

If this application is approved by Council, the rules of the proposed M-C1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

Additional items that will be considered through the development permit process include, but are not limited to:

- vehicle access location and parking; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Spruce Drive SW and 8 Avenue SW. The subject site is well-served by cycling infrastructure with existing on-street bicycle lanes on Spruce Drive SW, providing a key connection to the Bow River Pathway system.

The area is well served by Calgary Transit. The subject site is less than 600 metres away from the Westbrook LRT Station (7-minute walk). A Route 93 transit stop is also located on Spruce Drive SW within approximately 50 metres walking distance of the site.

Parking is currently not permitted along Spruce Drive SW adjacent to the parcel due to the existing bicycle lane. Parking along 8 Avenue SW is currently unrestricted adjacent to the parcel. Parking is restricted (2-hour parking only, Monday to Saturday) on 8 Avenue SW west of the site. The parcel is located within Residential Parking Permit (RPP) Zone SPR.

Vehicular access to the subject site will be finalized during the development permit stage; it will not be permitted from Spruce Drive SW.

Environmental Site Considerations

There are no known outstanding environmental concerns associated with the site.

Utilities and Servicing

Water and Sanitary mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

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, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed – Residential - Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the M-C1 District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

There is no local area policy for the subject site.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan; however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The proposed land use amendment meets the following Location Criteria for Multi-Residential Infill development. The subject site is located:

- on a corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned primary transit stop (approximately 500 metres from Westbrook LRT Station);
- on a collector or higher standard roadway on at least one frontage (Spruce Drive SW);
- adjacent to existing or planned non-residential development or multi-unit development (multi-residential development is located directly across 8 Street SW);
- along or in close proximity to an existing or planned corridor (Spruce Drive SW to the east); and
- along or in close proximity to an existing or planned corridor or activity centre (directly to the south of Spruce Cliff Park and the Wildflower Arts Centre, and the Westbrook Mall, which is designated as a 'Community Activity Centre' within the MDP).

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site's size, scale and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.

Westbrook Communities Local Area Planning Project

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