

Land Use Amendment in Spruce Cliff (Ward 6) at 604 Poplar Road SW, LOC2023-0008

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.47 hectares \pm (1.61 acres \pm) located at 604 Poplar Road SW (Plan 2566GQ, Block 11, Lot 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Special Purpose – Recreation (S-R) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the City of Calgary owned subject site to allow for the use of Outdoor Cafe, currently not a listed use in the current land use district, and to facilitate a stock district better aligned with the surrounding context and established land uses.
- The proposal allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would safeguard the site for future recreational and other complementary uses that better serve the needs of a growing community.
- Why does this matter? The proposed Special Purpose – Recreation (S-R) District may facilitate development that better serves the recreational needs of the community, including indoor and outdoor recreational uses.
- A concurrent development permit for a proposed outdoor cafe (associated with an adjacent drinking establishment on a neighbouring parcel) has been submitted and is ready for decision pending Council's decision on this land use amendment.
- There is no previous council direction regarding this proposal.

DISCUSSION

This application, located in the southwest community of Spruce Cliff, was submitted by CTZN Architecture on behalf of the owner of JJ's Neighbourhood Pub, an adjacent drinking establishment to the subject site, on 2023 January 12, with the authorization of the City of Calgary's Real Estate and Development Services representing the City as landowner (Attachment 2). A concurrent development permit (DP2023-01288) for an outdoor cafe was submitted on 2023 March 01 by CTZN Architecture on behalf of JJ's Neighbourhood Pub and Administration is ready to approve the development permit pending Council's decision on this redesignation application.

The subject site at 604 Poplar Road SW amounts to 0.47 hectares and comprises an existing surface parking area owned by the City of Calgary. Through leasing and sub-leasing arrangements, the lot serves the parking needs of a number of surrounding facilities, businesses and organizations through a Licence of Occupation managed by the City of Calgary's Real Estate & Development Services. With its principal use as a surface parking lot, the site performs an ancillary function to the adjacent community association building, and is

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also leased by the City of Calgary to the Calgary Lawn Bowling Club and the Bow Cliff Seniors, both of which are established to the south of the site and occupy the same building as the community association. In addition, a sub-leasing arrangement exists between the aforementioned and Katz Management (property managers of Spruce Cliff Shopping Centre, which borders the site to the north) and the Hellenic Society of Calgary, located to the west across Poplar Road SW. The site does not operate as a typical commuter/paid parking lot. The site is accessed from, and bordered by, both Poplar Road SW to the west and Spruce Drive SW to the east.

A range of land use districts were considered by Administration, such as a Direct Control (DC) District, MU-1, M-C1 and M-C2. Following review, the proposed S-R district is considered to be the most appropriate land use for this site for the following reasons:

- The proposed district lists Outdoor Cafe as a discretionary use, meeting the applicant's overall intention of facilitating an outdoor patio;
- The land use amendment would see the removal of the R-C2 District from this parcel, which is considered to be an anomaly, bearing little relation to surrounding uses and at odds with the wider land use strategy for Spruce Cliff;
- As set out in the purpose statement, the overarching intent of the S-R District is to accommodate a range of indoor and outdoor recreational uses and complementary uses. On that basis, the S-R District would, in land use terms, better relate to and support the adjacent Special Purpose – Community Service (S-CS) District to the south.
- The proposed district is in alignment with the aims of the *Westbrook Communities Local Area Plan* (LAP), which designates this parcel as Parks and Open Space as per Map 3: Urban Form. Land use policy for such areas is supportive of a range of uses that support the primary function of the site and may accommodate commercial services or pop-up and temporary uses. On that basis, the proposed district would better align with the LAP's open space strategy and safeguard the site for appropriate future recreational and supportive uses, providing open space for the community over the long term.

A development permit was submitted for the construction of an outdoor cafe structure in the form of a timber patio. The patio would be located at the northern extent of the parcel, adjacent to JJ's Neighbourhood Pub. The proposed patio would occupy four vehicle parking stalls and measure 7.8 metres in width by 12.3 metres in length, surrounded on its periphery by a 1.1 metre high (from deck level) prefabricated aluminium picket railing, with an opening provided at the northwest corner facilitating access for staff and patrons. A summary of this development permit has been provided (Attachment 3).

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant-initiated outreach with neighbouring community members and stakeholders through a number of selected strategies including initiating discussions with all of the aforementioned lease and sub-leaseholders, presentations to interested parties and members of the community both prior to the submission of the application and in the early stages of the application process. As part of the application submission package, the applicant provided letters of support from all four previously noted lease and sub-lease holders. Further details, including a summary of the feedback received, can be found within the Applicant Submission (Attachment 2) and the Applicant Outreach Summary Update (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 25 letters of support from the public, including one letter of support from the Bow Cliff Seniors containing forty-four signatures. No letters received expressed concern with the proposal. The letters of support noted the following:

- the area is in need for more dining options for families;
- an outdoor patio will bring vibrancy to the neighbourhood;
- ample parking will remain following development; and
- positive local economic impact and support for a local and established business.

The Spruce Cliff Community Association (SCCA) was circulated for comment and provided a letter of support on 2023 February 27 (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it seeks to facilitate a stock district better aligned with the surrounding context and established land uses and is in keeping with the policies of the MDP and the LAP.

Following Calgary Planning Commission, notification for a 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 proposed land use amendment would allow a better aligned land use strategy within the community and would safeguard the site for appropriate and compatible future recreational and other complementary uses.

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Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

This proposed land use would, in part, support the growth and adaptation of a small business serving local community needs.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit Summary
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform