

Background and Planning Evaluation

Background and Site Context

The subject site is located within the southwest community of Spruce Cliff on a mid-block parcel bordered by Poplar Road SW to the west and Spruce Drive SW to the east. The site is approximately 103 metres wide by 46 metres deep, amounting to a total area of 0.47 hectares and consists of a single parcel developed as an at grade surface parking lot comprising 112 vehicle parking stalls. The parcel is owned by the City of Calgary. Vehicular access to the site is provided from four access points, two from each respective street bordering the parcel.

Development to the west consists of low-density residential typologies (single detached and semi-detached dwellings) including a place of worship. A commercial strip mall and auto service borders the site to the north, beyond which lies a school and its associated open space. To the south, the area is further characterized by greenspace comprising of Spruce Cliff Park, basketball courts, a bowling green and supporting facilities. The Residential – Contextual One / Two Dwelling (R-C2) District, the defining land use to the east, extends west across the subject parcel, intersecting the above noted land uses. Multi-residential development, in the form of apartment and rowhouse buildings, are located to the east of the site, with parks and open space interspersed throughout.

Community Peak Population Table

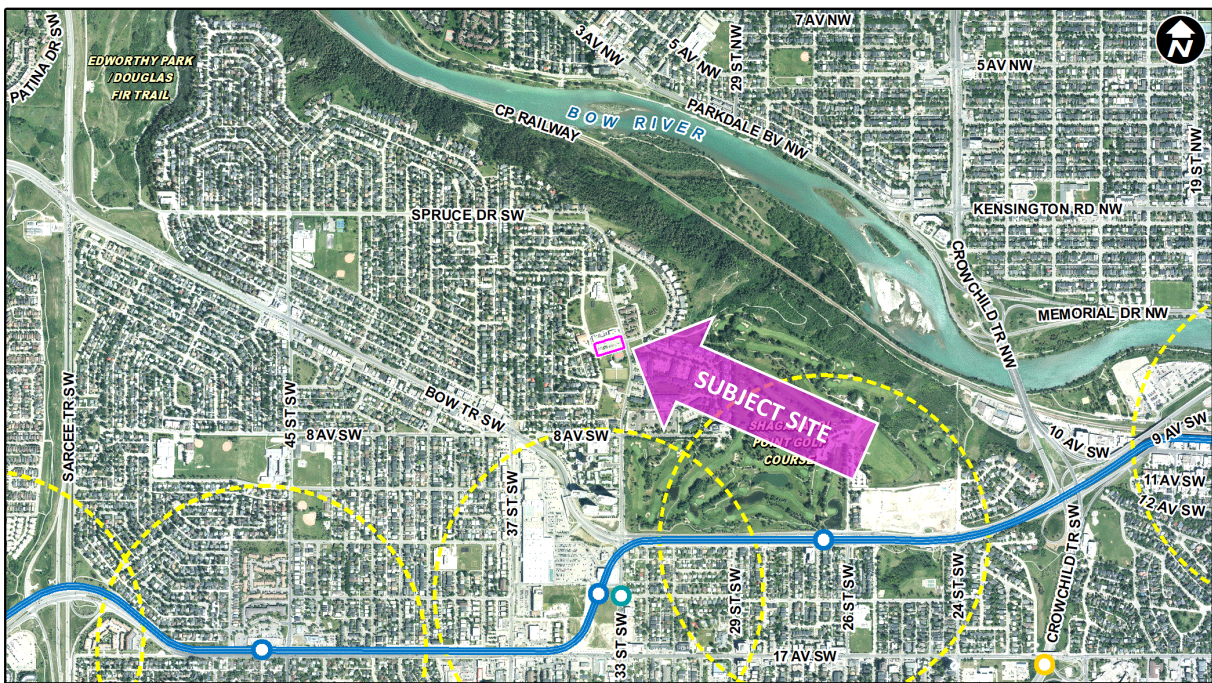
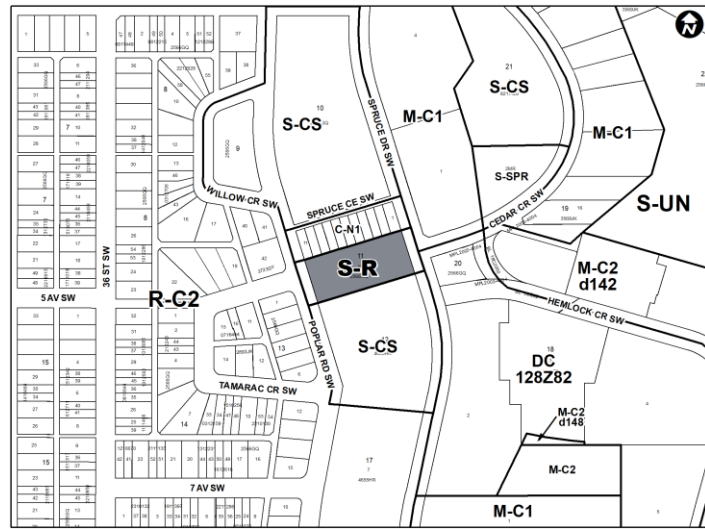
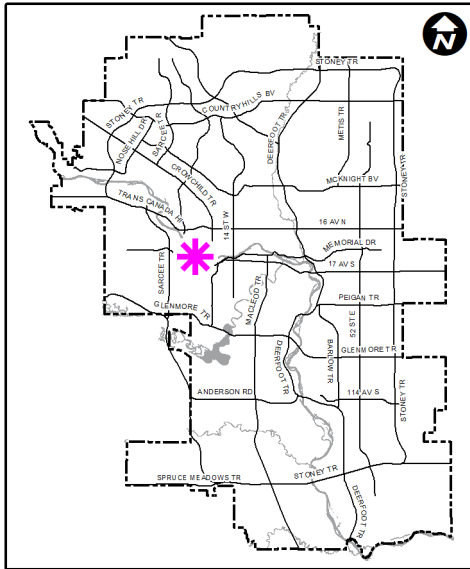
As identified below, the community of Spruce Cliff reached its peak population in 2018.

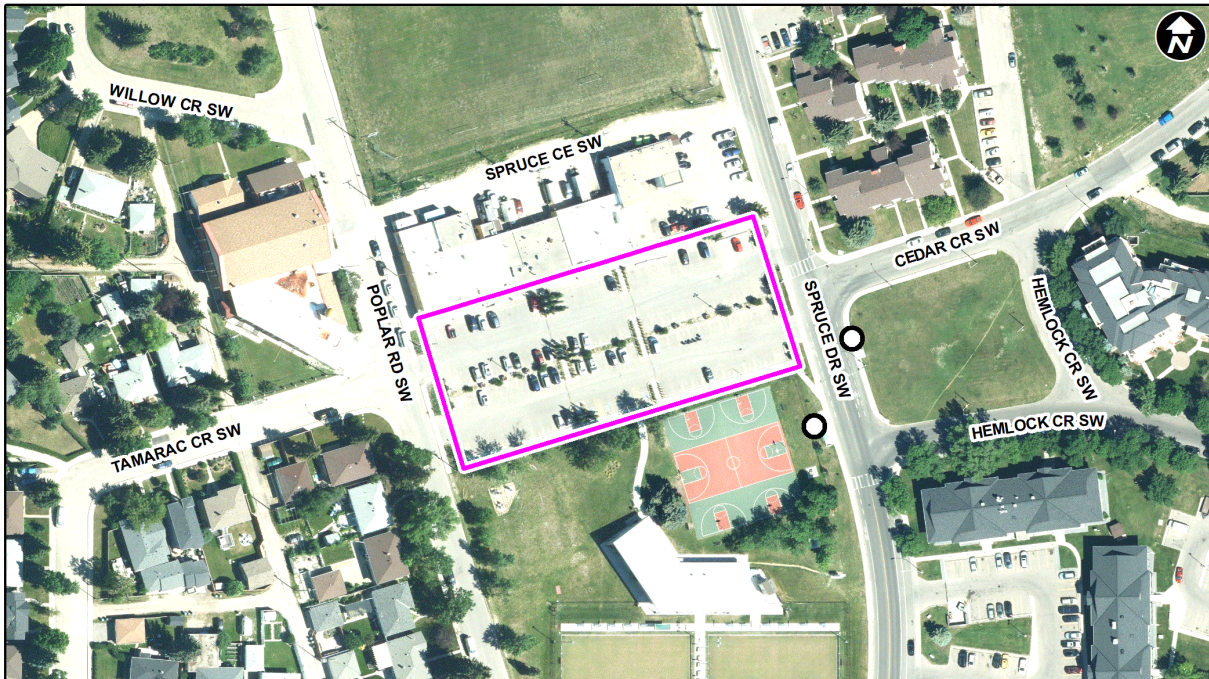
Spruce Cliff	
Peak Population Year	2018
Peak Population	4,749
2019 Current Population	4,673
Difference in Population (Number)	-76
Difference in Population (Percent)	-1.6%

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 Residential – Contextual One / Two Dwelling (R-C2) District accommodates contextually sensitive redevelopment in the form of duplex, semi-detached and single detached dwellings. This district allows for a maximum of two dwellings and a maximum building height of 10 metres.

The proposed Special Purpose – Recreation (S-R) District allows for a range of indoor and outdoor recreation uses and provides for complementary uses located within buildings by said uses and is applied to parcels of various sizes with a range of use intensities. 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 and the established community functions.

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.

The land use amendment would see the removal of the R-C2 District from this parcel, which has been considered to be an anomaly, baring little relation to surrounding uses. Lastly, the

proposed district lists Outdoor Cafe as a discretionary use, meeting the applicant's overall intention of facilitating an outdoor patio.

Development and Site Design

If approved by Council, the rules of the proposed S-R District would provide guidance for the future redevelopment of the site including appropriate uses, building design, mix and size of uses and site layout details such as parking, landscaping and site access. Other key factors that are being considered during review of the development permit application include, but are not limited to, the following:

- protection of public trees and green infrastructure;
- maintaining free flowing pedestrian access; and
- minimising the loss of vehicle parking stalls in accommodating the proposed Outdoor Cafe.

Transportation

The site fronts onto both Poplar Road SW and Spruce Drive SW, both of which are classified as local roads. Pedestrian connectivity in the neighborhood is provided through sidewalks on each street frontage, and an east-west connection is provided along the northern site boundary, serving the adjacent retail uses. Parking is available within the subject parcel owing the nature of existing use.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the subject location. Servicing requirements will be determined at the time of development.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site falls within the 'Residential – Established Area' as identified on Map 1: Urban Structure, and is identified as 'Open Space and Naturally Vegetated Lands' on Map 4: Open Space and Naturally Vegetated Lands of the [Municipal Development Plan](#) (MDP). Policy for these areas encourages modest redevelopment of Established Areas, with a focus on Redevelopment opportunities to the Neighbourhood Activity Centres.

Calgary Climate Strategy (2022)

The application does not include any specific actions that address the objectives of the [Calgary Climate strategy – Pathways to 2050](#).

Westbrook Communities Local Area Plan (Statutory – 2023)

The subject site falls within the ‘Parks and Open Space’ Urban Form typology as identified on Map 3 of the [Westbrook Communities Local Area Plan \(LAP\)](#). The redesignation of the site from R-C2 to S-R would align with the LAP in that it would allow for a range of uses that support the primary function of the site, such as: schools and community associations; educational, athletic, cultural, creative and social programming; commercial services or pop-up and temporary uses that complement the primary function of the site, where possible; and, public education programming and interpretive information about local natural history and ecosystems. Further, the intended outdoor cafe use would align with the above as it relates to the adjacent commercial services, with the established ancillary parking area continuing to serve the needs of community association and wider community at large. One of the core values of the LAP is to invest in parks, open spaces, recreational, cultural, art and community spaces and services to serve a diversity of activities for all ages, abilities and seasons – the proposed S-R District would align with this core value