

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Spruce Cliff and contains a vacant parcel at the northeast corner of Bow Trail SW and 37 Street SW, and an undesignated road right-of-way located along 8 Avenue SW (south 3704, 3708 and 3712 – 8 Avenue SW). The road closure area is approximately 0.02 hectares in size and the vacant parcel is approximately 0.07 hectares in size and is relatively flat with no distinct change in grade.

The subject site is mostly surrounded by Residential – Contextual One / Two Dwelling (R-C2) District developed with single and semi-detached dwellings. However, directly adjacent to the site is a Mixed Use – General (MU-1f3.0h22) District which was recently approved by Council on 2020 December 14 (LOC2020-0070), and to the south and west of the site are Commercial – Corridor 2 (C-COR2) designated parcels developed with small to mid-scale commercial development.

As shown in Figure 1, the City and the adjacent property owner have arrived at a proposed land exchange. The adjacent property owner has indicated interest in purchasing properties owned by The City (716 – 37 Street SW and the adjacent road right-of-way to 3704, 3708, 3712 – 8 Avenue SW). The City would maintain ownership of a portion of 716 – 37 Street SW and a portion of the developer owned lands (3716 and 3712 – 8 Avenue SW) for the future road widening/public realm improvements of Bow Trail SW and 37 Street SW.

Figure 1



No development permit application has been submitted for the parcels associated with this land use amendment application.

Community Peak Population Table

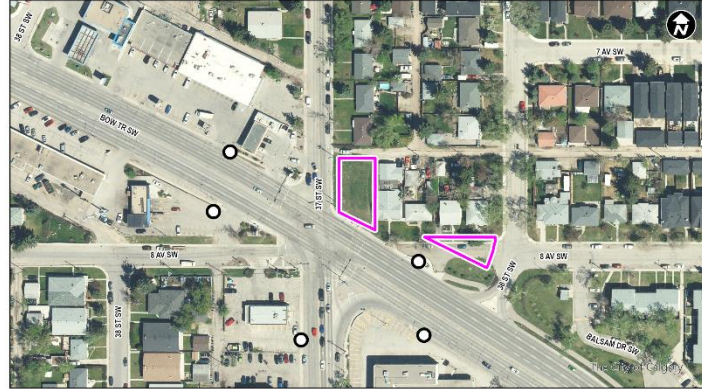
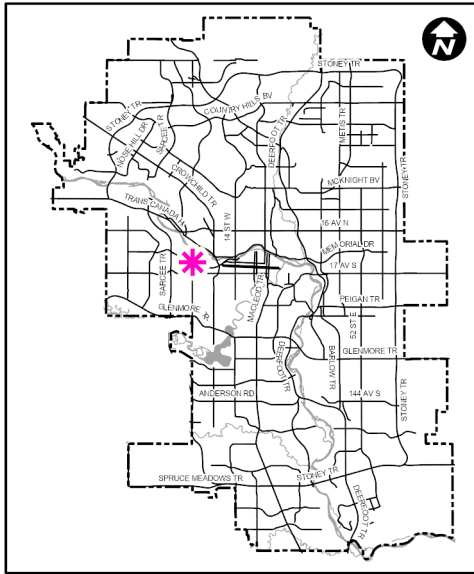
As identified below, the community of Spruce Cliff reached its peak population in 2018.

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*

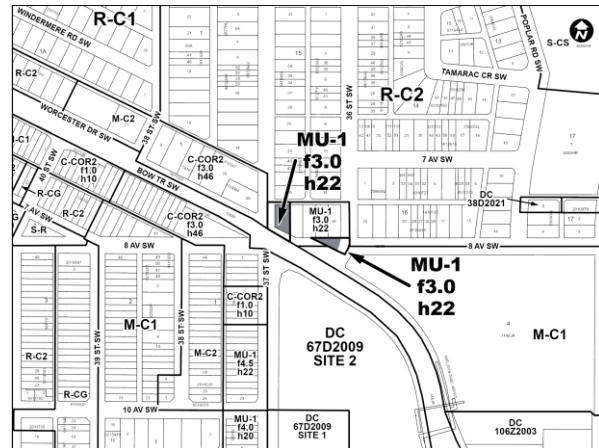
Additional demographic and socio-economic information may be obtained online through the [Spruce Cliff Community Profile](#).

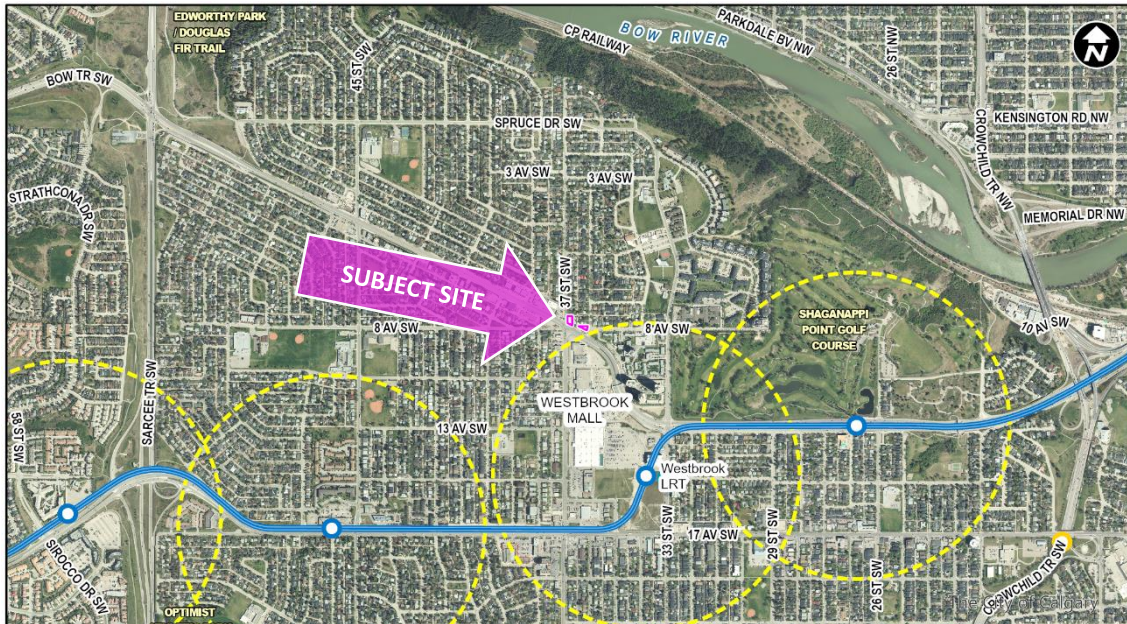
Location Maps



Road Closure Map

Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes to close approximately 0.02 hectare of road right-of-way south of 3704, 3708 and 3712 – 8 Avenue SW and redesignate the land to MU-1f3.0h22. The adjacent landowners intend to purchase the land and consolidate it with the properties directly to the north in order to facilitate a multi-residential development. The Conditions of Approval for the road closure can be found in Attachment 2.

Land Use

The vacant parcel (adjacent to 37 Street SW) is currently designated as R-C2, which 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 MU-1 District will have a maximum height of 22.0 metres and a maximum floor area of 3.0, which is the same designation as the properties directly adjacent to the site. The MU-1 District is considered to be compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping.

Development and Site Design

If this application is approved by Council, the rules of the proposed MU-1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 37 Street SW;
- mitigating shadowing, overlooking, and privacy concerns; and
- ensuring there that public access is maintained for neighbouring residents.

Transportation

Pedestrian access to the subject lands is available from existing sidewalks along 37 Street SW, 36 Street SW and Bow Trail SW. Vehicular access to the subject lands is to be provided from the rear lane, accessed from 5 Avenue SW and 36 Street SW. At the time of redevelopment, the closed portion of 8 Avenue SW included with this application is intended to be incorporated into the adjacent development, with future vehicle access coming from the rear lane rather than 8 Avenue SW. With the closure of 8 Avenue SW, the sidewalk along 36 Street SW will be extended to connect with existing walkways on Bow Trail SW.

Currently, the site is serviced by Calgary Transit Route 111 with a transit stop on Bow Trail SW, adjacent to the site providing service to West Springs and to the Westbrook LRT Station. Additionally, there is a Route transit stop located on the south side of Bow Trail SW approximately 120 metres (two-minute walk) from the site, providing service to Dalhousie LRT Station and Chinook LRT Station. The site is also located approximately 750 metres (six-minute walk) from the Westbrook LRT Station located along 33 Street SW to the southeast. Parking is not permitted along 37 Street SW, adjacent to the subject site, however it is permitted along 36 Street SW to the east.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Sanitary and water mains are available to service the subject site. Site servicing details, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application. Existing utilities within the proposed road closure zone will be protected with a utility right of way or relocated to the satisfaction of the utility owners.

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 means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote intensification that is compatible with the existing character of the neighbourhood. As such, the proposed M-U1 District, which provides for a modest increase in density in a form that is sensitive to existing residential development (in terms of height, scale, and massing) is considered to be in alignment with the applicable policies.

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.

Westbrook Communities Local Area Planning Project

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