

Land Use Amendment in Spruce Cliff (Ward 6) at 3508 – 8 Avenue SW, LOC2023-0147

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3508 – 8 Avenue SW (Plan 2566GQ, Block 16, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 253D2023** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3508 – 8 Avenue SW (Plan 2566GQ, Block 16, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of attached, stacked or clustered housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for a 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 Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Spruce Cliff, was submitted by Savelica Design on behalf of the landowner Derek Parker on 2023 May 29. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a courtyard-oriented, stacked townhouse development in the future. The approximately 0.07 hectare (0.17 acre) site is located mid-block and is currently occupied by a single storey dwelling with a rear detached garage.

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

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ENGAGEMENT AND COMMUNICATION

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

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 delivered 50 letters to surrounding properties, met with the Spruce Cliff Community Association (CA), and discussed the project with the Ward 6 Councillors office. The Applicant Outreach Summary can be found in Attachment 3.

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 one letter of opposition from the public. The letter of opposition cited concerns with safety, parking congestion, reduced property values, increased noise and dust, and loss of privacy.

The Spruce Cliff Community Association (CA) provided a letter (Attachment 4) indicating the proposed H-GO District aligns with the LAP. The CA, however, would prefer a concurrent development permit submission be made.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to overlooking, design, and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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

This land use amendment would create an opportunity to provide a variety of housing types which could cater to different age groups, lifestyles and demographics which may further contribute to an inclusive community.

Environmental

This application does not include actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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Economic

This land use amendment may allow for an efficient use of land, existing infrastructure and local services and may provide more housing choice in the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with the proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter
- 5. Proposed Bylaw 253D2023**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform