

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Spruce Cliff, north of 8 Avenue SW and west of Poplar Road SW. The site is currently developed with a single storey dwelling with a rear detached garage, accessed from the rear lane. The Westbrook Light Rail Transit (LRT) Station is located roughly 500 metres (ten-minute walk) south of the subject site across Bow Trail SW.

Surrounding development is characterized by various low scale residential developments to the north, east, and west, designated Residential – Contextual One / Two Dwelling (R-C2) District. Development south of the subject site is characterized by various medium to high scale multi-residential developments, designated Multi-Residential – Contextual Low Profile (M-C1) District and Direct Control 106Z2003 District. Westbrook Mall is located roughly 500 metres (ten-minute walk) southwest of the subject site, designated Direct Control 66D2009 and 67D2009 District.

Community Peak Population Table

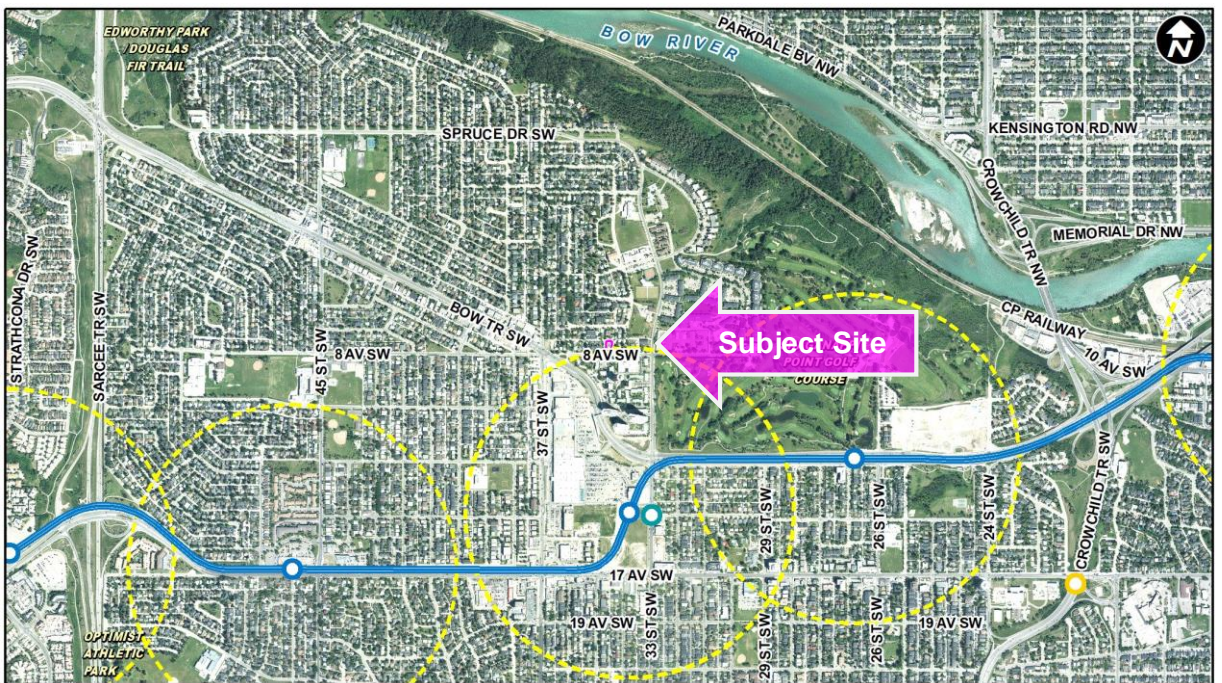
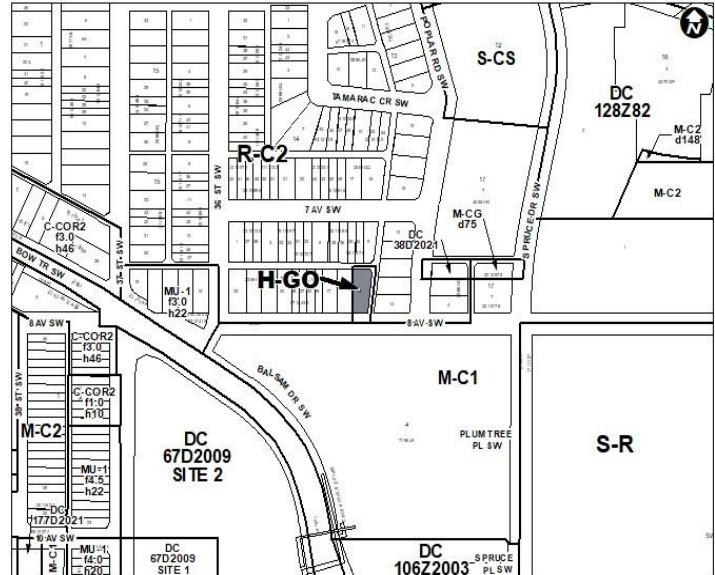
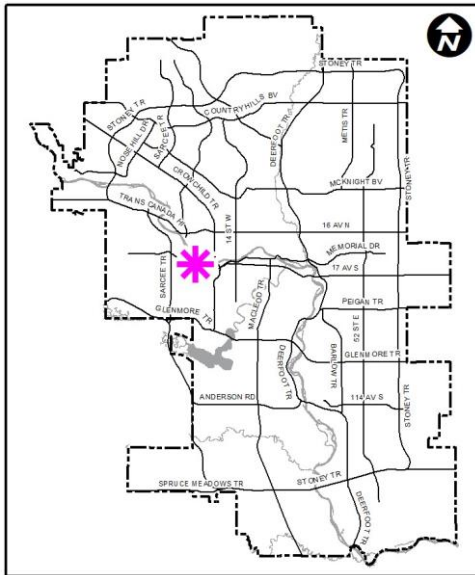
As identified below, the community of Spruce Cliff reached its peak population in 2018, and the population has decreased since then.

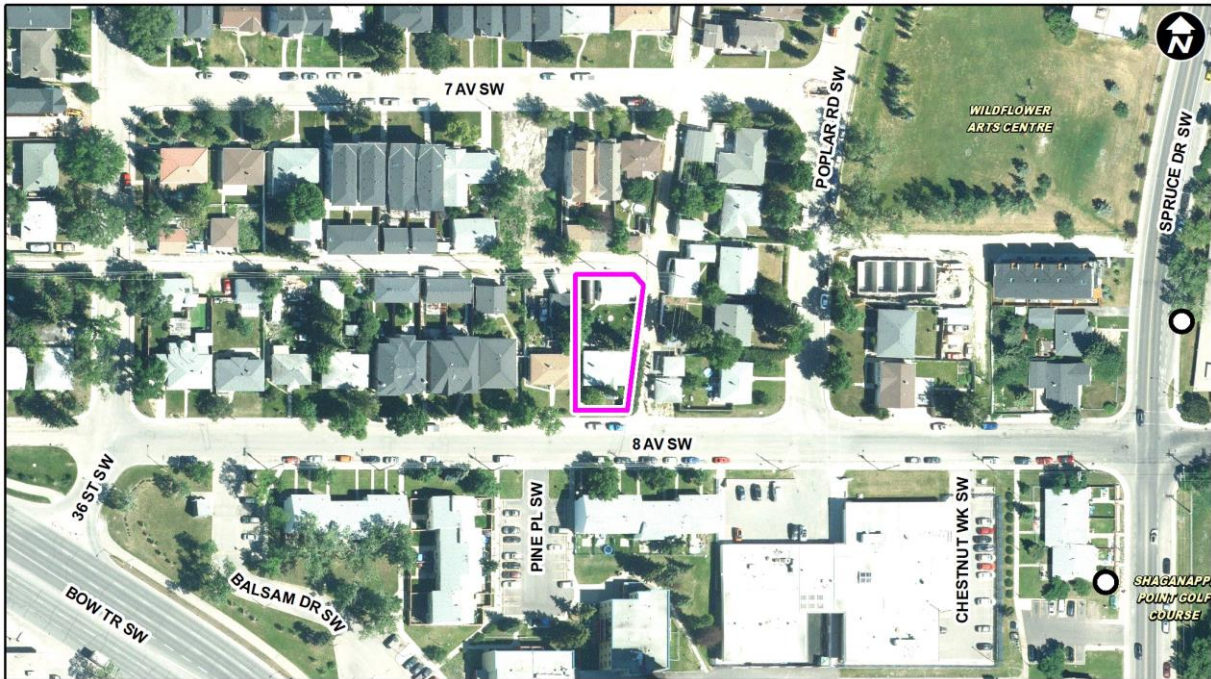
Spruce Cliff	
Peak Population Year	2018
Peak Population	4,749
2019 Current Population	4,673
Difference in Population (Number)	-76
Difference in Population (Percent)	-1.60%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that are contextually appropriate in low-density areas. The H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings, in a form and scale that is consistent with low-density residential development. The H-GO District also provides rules to:

- provide a minimum building separation of 6.5 metres between a residential building at the front and a residential building to the rear of the parcel to provide a usable courtyard;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

Development and Site Design

The rules of the proposed H-GO District would provide guidance for future development of the site including the number of units, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is via the sidewalk on 8 Avenue SW. The site is well served by Calgary Transit. Blue Line LRT service is available at Westbrook Station 500 metres (10-minute walk) to the south. Route 9 (Dalhousie Station/Chinook Station) on Bow Trail is 200 metres (four-minute walk) west of the site and Route 93 (Coach Hill/Westbrook Station) on Spruce Drive is 150 metres (three-minute walk) east of the site. The site is 150 metres west of the designated on-street bikeway on Spruce Drive and 200 metres east of the pathway on Bow Trail. 8 Avenue SW is a collector street. On-street parking is presently restricted along the segment of 8 Avenue fronting the site (CPA Zone SPR - 2-hour parking).

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary (deep) utilities exist adjacent to the site (within public road rights-of-way). There are no storm sewer connections available, meaning that future development will be required to either extend the main connection at the developer's expense, or detain stormwater on site. Any additional servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed 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 is located in the Developed Residential – Established area in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed H-GO District complies with relevant MDP policies.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) (Guidelines) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land

uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan (Statutory - 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a ‘Low’ building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. The proposed H-GO District is in alignment with the LAP, as the H-GO District would fulfill many relevant objectives of the plan, with respect to design, street interface, transition to adjacent dwellings and building height.