

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07

ISC: UNRESTRICTED
CPC2018-0283
Page 1 of 8

**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW
(LOC2017-0398), Bylaw 154D2018**

EXECUTIVE SUMMARY

The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for:

- a multi-residential building (e.g. townhouse, apartment building);
- a maximum of four dwelling units, based on density of 75 units per hectare (an increase from the current maximum of two dwelling units);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres); and
- the uses listed in the proposed M-CG designation.

The proposed M-CGd75 District is a residential designation intended to accommodate grade-oriented multi-residential development of low height and low density in close proximity or directly adjacent to low-density residential developments. The development scheme for this parcel under the proposed district would result in a multi-residential development that would provide some or all units with direct access to grade in a variety of built forms that is sensitive to the existing low-density residential development.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommends that Council hold a Public Hearing; and

- 1) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3355 – Spruce Drive SW (Plan 2566GQ, Block 17, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District; and
- 2) Give three readings to the proposed bylaw.

Moved by: M. Foht
Opposed: A. Palmiere

Carried: 6 – 1

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 154D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3355 – Spruce Drive SW (Plan 2566GQ, Block 17, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 154D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Site Context

The subject parcel is bounded by lanes to the north and west and fronts onto Spruce Drive SW. Surrounding development consists of low-density residential in the form of single detached dwellings, high-density multi-residential in the form of low- and mid-rise apartments and public services in the form of residential care and school. The subject parcel is approximately 100 metres and 230 metres south of the Wildflower Arts Centre and Spruce Cliff Community Association building respectively. Calgary Quest School and Calgary Society for Persons with Disabilities are approximately 450 metres north from the subject parcel along Spruce Drive SW.

The parcel is also within walking distance to several open spaces in the community. Open spaces are generally located north from the subject parcel with the Wildflower Arts Centre open space being the closest across the lane and Calgary Quest School open space being the furthest at approximately 450 metres away. Other open spaces within 450 metres radius from the subject parcel include Poplar Park, and Cedar Crescent Park. Although, the Shaganappi Golf Course is in close proximity to the parcel, the access is through 26 Street SW, approximately 1 kilometre away.

In addition, Primary Transit Network, Westbrook Station, and Community Activity Centre, Westbrook Mall, are approximately 550 metres south from the subject parcel.

The site is 0.06 hectares (0.14 acres) with approximate dimensions of 15 metres by 38 metres. The site is currently developed with a single detached dwelling with a front attached garage that is accessed from Spruce Drive SW.

As identified in *Figure 1*, the community of Spruce Cliff reached its peak population in 2015 with 4,677 residents. The current population for the community is 4,562, a decline of 115 residents from peak population.

Figure 1: Community Peak Population

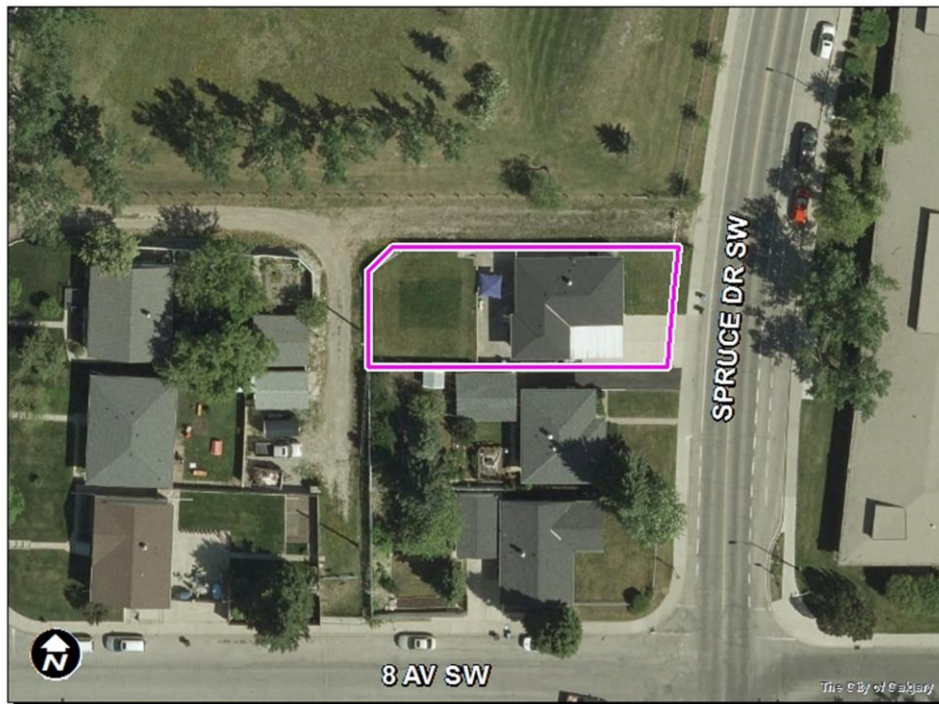
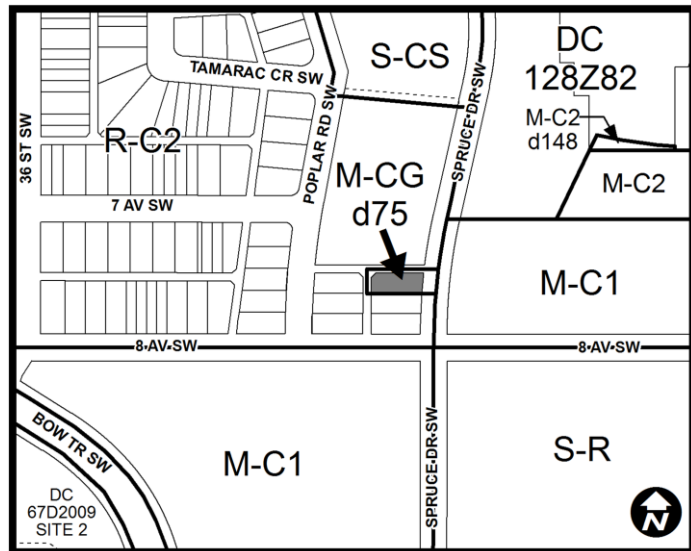
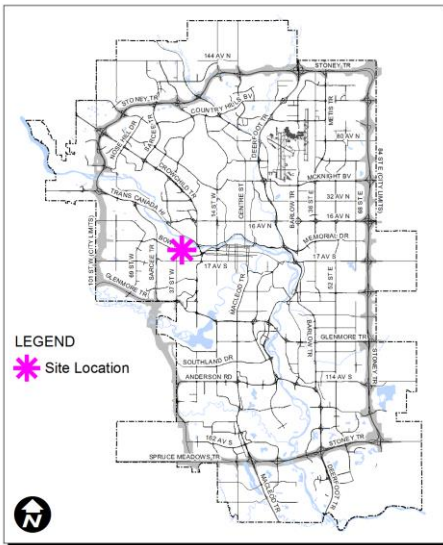
Spruce Cliff	
Peak Population Year	2015
Peak Population	4,677
2017 Current Population	4,562
Difference in Population (Number)	- 115
Difference in Population (Percent)	-2.5%

Source: The City of Calgary 2017 Civic Census.

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

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest density increase and allows for development that will be compatible with the low-density residential character of the existing neighbourhood. This proposal is in conformance with applicable higher-level policies as discussed in the Strategic Alignment section of this report.

Land Use

The subject property is currently designated Residential – Contextual One/Two Dwelling (R-C2) District which is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is a multi-residential designation that is primarily for low-height and low-density grade-oriented multi-residential developments where the façade of some or all dwelling units face a public street. The proposed M-CG District allows for a maximum building height of 12 metres and proposes a density modifier of 75 units per hectare, which would allow for up to a maximum of four dwelling units on this parcel. The intent of the density modifier is to reflect the applicant's intention to develop a four-unit development and to encourage a form that is compatible with the adjacent low-density residential development.

Infrastructure

Transportation Networks

The subject parcel is located approximately 90 metres from the Route 93 southbound bus stop that provides service to Westbrook Station approximately 550 metres south from the subject site. Westbrook Station offers Blue Line service to the downtown core and other destinations along the LRT lines.

The lane north of the subject site that connects to Spruce Drive SW has been closed and gated due to the curbside bicycle lane. Vehicular access to the parcel is available from the rear lane from Poplar Road SW.

Utilities and Servicing

Water connection and sanitary are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Spruce Cliff Community Association was circulated on this application. The Association responded with a letter of opposition for the redesignation on 2018 January 22. (Attachment 2). Administration also received one letter of support and two letters of opposition to the application. Reason stated for support are summarized as follows:

- appropriate location for redevelopment for higher density
- lane north of the parcel should be included in the redesignation

Reasons stated for opposition from the community association and citizens are summarized as follows:

- the non-residential uses available in the proposed M-CG district are not suited to the location;
- additional waste and recycling bins being in the front of the development;
- the potential for offsite impacts from parking and shadow concerns; and
- insufficient green spaces in the community with new community building removing some green spaces;
- lack of public realm upgrades (i.e. sidewalks) in the community.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposed redesignation to be appropriate. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas and encourages broader range of housing types.

As part of this review, Administration considered alternative land use districts including the Residential – Grade-Oriented (R-CG) District. However, based on the development requirements such as setbacks and built-form for the R-CG District, the proposed M-CGd75 District is more appropriate for the subject parcel. Although the proposed M-CGd75 District allows for several non-residential uses, all non-residential uses that are not already available in the current R-C2 District are discretionary with some uses having specific development requirements. A development permit is required for all discretionary uses including the intended four-unit multi-residential development. The design compatibility of discretionary uses with respect to the surrounding neighbourhood will be reviewed at the permit stage.

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Engagement

Prior to the formal land use application to The City, the applicant engaged the Spruce Cliff Community Association and adjacent neighbours on this land use redesignation application. The applicant advised that they would pursue further engagement with the community association and surrounding neighbors on the application as it progresses to the Development Permit stage.

No public meetings were held by the applicant or Administration in association with this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment of established communities that is similar in scale and built form to existing development, including a mix of housing. The MDP also calls for a modest intensification of the established areas, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-CGd75 District provide for development form that is sensitive to existing residential development in terms of height, built form and density.

Local Area Plan

There is no local area plan for the Spruce Cliff community.

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

The *Location Criteria for Multi-Residential Infill* is a tool for review of redesignation applications in the developed areas. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context. The proposed land use aligns with the majority of the criteria. The site faces a collector road with lane access and it is across a lane from an open space. The parcel is approximately 90 metres from a transit stop and within 600 metres from Westbrook Station.

**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW
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Location Criteria for Multi-Residential infill	Assessment
On a corner parcel	No: Parcel is bounded by lanes to the north and west.
Within 400 metres of a transit stop	Yes: Parcel is within 90 metres of the Route 93 bus stop
Within 600 metres of a transit stop on the Primary Transit Network	Yes: Parcel is approximately 550 metres from the Westbrook LRT station
On a collector or higher standard roadway on at least one frontage	Yes: Parcel faces a collector road (Spruce Drive SW)
Adjacent to existing or planned non-residential development or multi-unit development	Yes: Parcel is across the street (Spruce Drive SW) from a residential care development and across the lane from Wildflower Art Centre
Adjacent to or across from an existing or planned open space, park or community amenity	Yes: Parcel is across the lane from an open space and it is approximately 230 metres from the Spruce Cliff Community Association building
Along or in close proximity to an existing or planned corridor or activity centre	No: Parcel is approximately 450 metres from the Westbrook Mall (Community Activity Centre)
Served by direct lane access	Yes: Parcel has direct lane access

Social, Environmental, Economic (External)

The proposed M-CGd75 District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change will diversify the range of housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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Page 8 of 8

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Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-CGd75 District is intended to accommodate grade-oriented multi-residential development of low height and low density in close proximity or directly adjacent to low-density residential development. The proposal represents a modest density increase of established parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. Combined with being near to the Primary Transit Network, Westbrook Station, the proposal is considered appropriate.

ATTACHMENT(S)

1. Applicant's Submission
2. Spruce Cliff Community Association Comments
3. Proposed Bylaw 154D2018
4. Public Submissions