

Applicant Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

This application proposes the redesignation of the subject property from R-C2 to M-CG to accommodate 4 residential units. There is currently a single detached dwelling on the property.

SITE CONTEXT

The site is located in the community of Spruce Cliff. It is located at Spruce Drive SW and 8 Avenue SW.

There are a mix of land uses in the area including low density residential (R-C2), multi-residential (M-C1 and M-C2) and the Special Purpose District of S-CS. Wildflower Art Centre is located north of the subject site and Cedars Villa Extencicare is located across Spruce Drive to the east of the subject site.

The site is in close proximity to a Community Activity Centre (Westbrook Mall) and is within 550m of the Primary Transit Network (Westbrook LRT Station).

PROPOSED LAND USE DISTRICT

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. The proposal seeks four residential units on the subject property. Due to its location it is not possible to provide a rowhouse building under the R-CG designation and as such an M-CG designation is proposed. Density and height modifiers are proposed to be utilized to ensure that future redevelopment of the site is within the surrounding context.

PARKING AND ACCESS

The subject site is located on a lane. There is an existing front driveway and single attached garage.

Transit access to the site is excellent. Route 93 is available directly on Spruce Drive SW with quick access to Westbrook Mall and the Westbrook LRT Station.

The Westbrook LRT Station is located approximately 550m away from the subject site, a direct 8 minute walk, within the City's 600m Transit Oriented Development radius.

RELEVANT POLICIES

Municipal Development Plan

The subject site is included in the Developed - Established Area of the Municipal Development Plan (MDP). The Established areas are "primarily residential communities containing a mix of low- and medium-density housing with support retail in close proximity.

This proposal is in line with the policies outlined in the Established Areas of the MDP including:

3.5.5 (a) Encourage modest redevelopment of Established Areas.

3.5.5 (c) New Developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base of Primary Transit Network.

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The proposed redesignation would allow for sensitive densification in an established area, within 600m of the Primary Transit Network (Westbrook LRT). Daily needs can be met with the shops and services available at Westbrook Mall which is identified in the MDP as a Community Activity Centre.

Four units are proposed to be developed on the site. To ensure that surrounding built form is being respected, a density and height modifier is proposed to be added to the M-CG designation. This fits well with the policies in place which emphasize that modest redevelopment and densification should be encouraged where appropriate. It is our intention to submit a Development Permit application for the proposed development while the land use redesignation is under review.

Location Criteria for Multi-Residential Infill

On a corner parcel - No. However, there is a closed lane to the north of the subject site. The property shares only one property line with an adjacent neighbour.

Within 400m of a transit stop - Yes. The closest bus stop is located directly on Spruce Drive across the street from the subject site.

Within 600m of an existing or planned primary transit stop - Yes. The Westbrook LRT station is approximately 550m from the subject property.

On a collector or higher standard roadway on at least one frontage - Yes. Spruce Drive is shown as a collector on the Calgary Transportation Plan.

Adjacent to existing or planned non-residential development or multi-unit development. Yes. There is multi-residential to the east of the subject property designated M-C1 and M-C2.

Adjacent to or across from an existing or planned open space, park or community amenity - Yes. There is an open space to the north of the subject property. Wildflower Art Centre is also present on the parcel directly north.

Along or in close proximity to an existing or planned corridor or activity centre - Yes. Westbrook Mall, a Community Activity Centre, is located within 550m of the subject property.

Direct lane access - Yes. There is a lane present, accessed at the rear of the property.

CONCLUSION

We believe the application should be supported for the following reasons:

The proposed redesignation offers sensitive densification in the community of Spruce Cliff within close proximity of the Primary Transit Network.

The proposed district of M-CG offers modest densification in an established area as intended in the MDP.

There are a mix of residential districts in the area currently including R-C2, M-C1 and M-C2.

The development of 4 residential units is proposed. Density and height modifiers are proposed to be included to further ensure that redevelopment is sensitive to surrounding context.

The site is within 550m of the Primary Transit Network (Westbrook LRT) within the City's TOD Area.

The site is within 550m of a Community Activity Centre (Westbrook Mall) where all daily needs can be met.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected