

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0094

**Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW,
LOC2018-0269**

EXECUTIVE SUMMARY

This application was submitted by Seven Designs on 2018 December 19 on behalf of the landowner Brian Killick. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached dwellings and duplex dwellings in addition to single detached dwellings;
- a maximum building height of 10 metres (no change from R-C1 District);
- a maximum of one main residential building per parcel (no change from R-C1 District); and
- the uses listed in the R-C2 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by Bylaw, the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1 Spruce Bank Crescent SW (Plan 4626GQ, Block 1, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three reading to the proposed Bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 MAY 02:

That Council hold a Public Hearing, and:

1. **ADOPT**, by Bylaw, the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1 Spruce Bank Crescent SW (Plan 4626GQ, Block 1, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three reading to **Proposed Bylaw 128D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

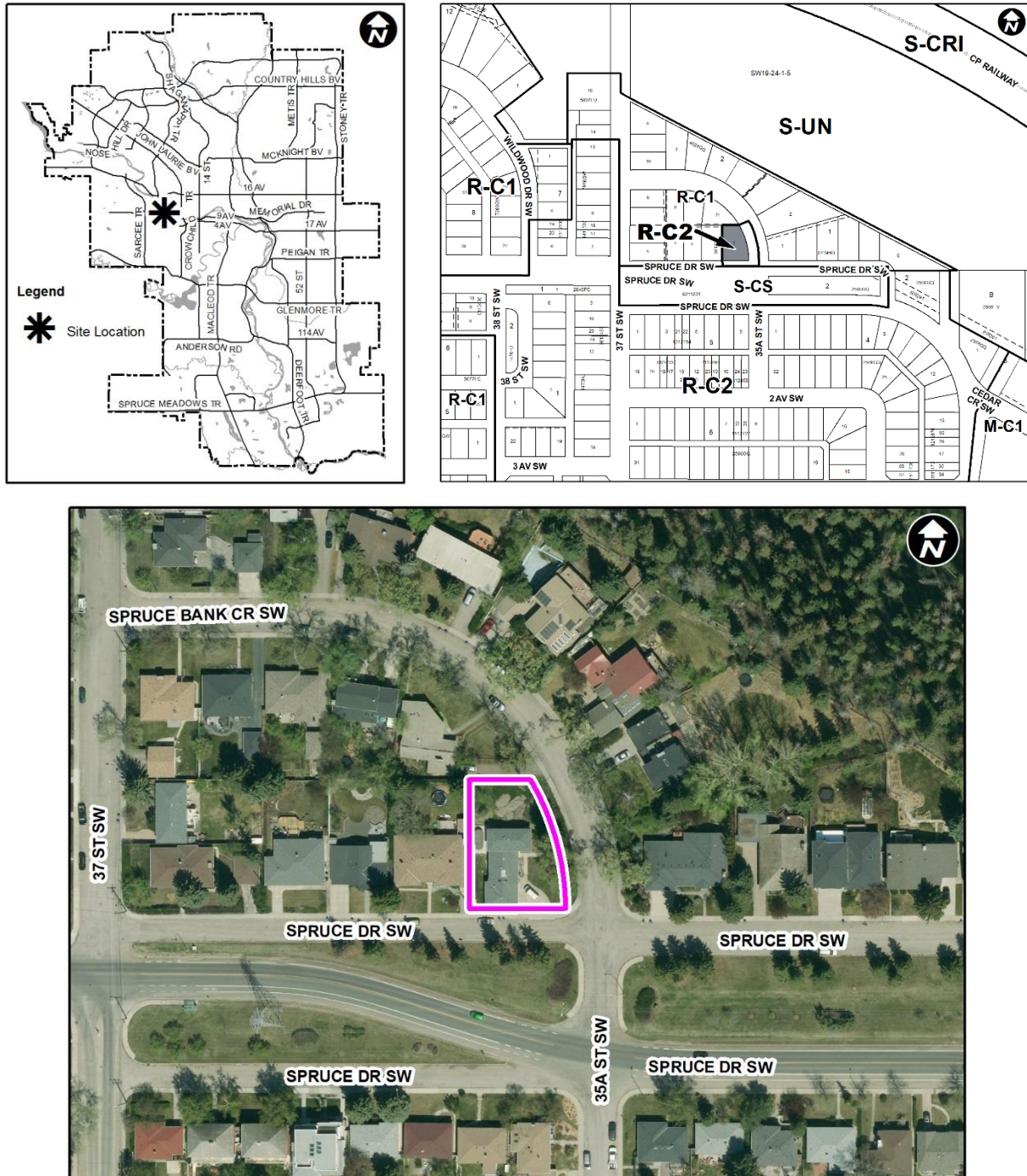
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BACKGROUND

Location Maps



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SITE CONTEXT

The subject site is approximately 0.09 hectares in size and is located in the community of Spruce Cliff on the northwest corner of Spruce Bank Crescent SW and Spruce Drive SW. The property is currently developed with a one-storey single detached dwelling with an attached garage. Surrounding development in the area is characterized by single detached and semi-detached homes. The predominant land use in the immediate area is Residential – Contextual One Dwelling (R-C1) District. However, to the south and west, Residential – Contextual One / Two Dwelling (R-C2) District exists.

As identified in Figure 1, the community of Spruce Cliff has seen a slight population decline since its peak in 2015.

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.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached homes. The current R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Single detached homes may include a secondary suite.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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Development and Site Design

Building design, number of units and site layout details such as parking, landscaping and site access will be evaluated at development permit stage.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from Spruce Bank Crescent SW and Spruce Drive SW. The area is served by Calgary Transit bus service with stops located approximately 75 metres walking distance to the Route 93 bus, with service to the 45 Street SW and Westbrook LRT stations. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

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 landowners and the application was advertised online.

Administration received a neutral response to the application from the Spruce Cliff Community Association (Attachment 2).

Administration received ten letters in opposition to the application. Reasons stated for opposition are summarized below:

- decrease in neighbouring property value;
- change the community character;
- loss of R-C1 designated parcels in community; and
- increased traffic.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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

Strategic Alignment

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* (SSRP). While the SSRP makes no specific reference to the site, the proposal meets the policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

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

The proposal is in keeping with relevant *Municipal Development Plan* policies as the rules of the R-C2 District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

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

Social, Environmental, Economic (External)

The recommended land use allows for a slightly wider range of housing types than the existing R-C1 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Financial Capacity

Current and Future Operating Budget

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

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 R-C2 District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 128D2019**
4. **Public Submissions**
5. **CPC Commissioner Comments**