

Spruce Cliff Community Association Comments – 2020 February 21

LOC 2019-0199 Spruce Cliff Community - 712 Poplar Rd SW - RC2 to MCGd75

Thank you for the invitation / opportunity to comment on this proposed land use change. Feb 3, 2020

Applicants submission and city document circulation:

We believe there are factual errors in the applicant's submission. Beyond being a waste of city resources to have each unit fact check documents in circulation it is important for the integrity of the decisions taken; that they be based on best efforts to be accurate. We all make mistakes, perhaps an opportunity for continuous improvement of a city receiving applications to confirm applicants' content pre circulation?

Comment on the applicant's submission as discussed with the file manager on our receipt of the package. Applicants submission (*in italic*)

"We ask the city to support our application based on the reasons listed above. In addition, it also meets most of the criteria for Multi-Residential Infill including:

- *Within 400 meters of a transit Stop about 65 meters away from Southbound 93 bus stop) This we believe this should read 190 meters. (google maps walking)*
- *Within 600 meters of a transit stop on the Primary Transit Network (550 meters from Westbrook LRT station) This we believe should read 650 meters. (google maps walking)*
- *Close to an existing open space or park community amenity*
- *Adjacent to existing or planned non-residential development or multi unit development. (MCG development on the immediate east of the site, residential care on the east side of Spruce drive and Wildflower Art Centre on the immediate north of the site)*

Perhaps more significant than the distance errors:

- As with the development application to the east referenced in the applicant's submission, this application is again presenting the current USER, not the zoned land USE of the property to the north as park / green space. This land is NOT city owned; the Wildflower Art Centre is a tenant – the lands are zoned RC2. The proposed development is a mid block site on a zoned RC2 street.

We continue to hope the city will acquire these adjacent lands to secure the park space use to match the needs of our growing population. This intent was part of the cities Spruce Cliff Planning Statement of 2012, park to population ratio for a healthy community study. Our population has grown 68% since 2006 and doubled since that 2012 study; which concluded that even with the inclusion of the Catholic School board lands as permanent park space, the community would just meet a desired healthy community park space ratio with that smaller population. Until the city acquires the lands referenced, in our opinion, it should not be claimed in the positive considerations to justify yet more community density.

- *Direct lane access*
- *On a collector or higher standard roadway on at least one frontage (Poplar Rd)*
 - Poplar Road is not a collector or higher standard road – those designations in the community are assigned to Spruce Drive, 8th Ave SW and 37th St SW – for an approximately 1 square kilometre community; with bad pedestrian stats, that is more than plenty and some of us feel we could do with less.

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- The lane to the north of the applicant's parcel has an elevation change, in the range of -1 meter to the existing contours of this site. The lane is significantly sloped in a short distance toward Spruce Drive and is closed to thru traffic on the east end. This closure was due to a past history of this lane being using as a street extension to 7th Avenue; without the "street" improvements to support that use, and the safety issues of vehicle/ pedestrian conflict with this community walking (dogs) loop use, as the dogs are not allowed on the Catholic School lands.
- Due to the elevation changes between Poplar Rd and Spruce Drive along this east/west lane – waste and recycling for this site are collected from Poplar Rd and not the lane. The north/south lane to the rear of the parcel dead ends with a high retaining wall at 8th Ave SW.
- There are parking permit restrictions on Poplar Rd along this block to manage spill parking from the West LRT and the expanded Alberta Health Services site at the old Shaganappi Library building located at the intersection of Poplar & 8th.

Spruce Cliff was at peak population in 2018, with the absorption of 68% growth since 2006 and has a built apartment form percentage of 73% of total housing stock. We are concerned that the MCG land use could generate an apartment 4-unit box vs the row house form of RCG.

A growing community concern with the zoning upgrade request – from RC2 to MCG – is the MCG allowance of **some or all** units with direct access to grade and an apartment form. With each zoning bump the community moves away from the presence of a meaningful representation of each type of housing mix in the community. This is the second time we have seen; what we believe should be an RCG site moved to MCG because of a restriction within the definitions of RCG to have all units face a street. - perhaps it is time to revise that RCG criteria.

There is a transition to density height increases from single level dwellings that can be very jarring; as we are seeing with the applicants referenced development under construction to the east of this application.

12 Meter height with an MCG land use; that is built without the expected "obscured glass" on windows in the overlooking elevation eviscerates any privacy to the adjacent parcel. This does not meet contextual expectations.

With this application on Poplar Road for 12 M height combined with the elevation changes from Spruce Drive > the 12 M vs 11M of RCG will be more negatively impactful to Poplar Rd.

As we have had no contact with the applicant and this application is not identified to be the same developer as the adjacent parcel to the east, we have no understanding of the built form being considered.

We hope council can support an outcome for community support of RCG with an 11 M maximum height, in a non apartment form. We also feel with redevelopment there is an opportunity to fix the lot typography / drainage by recontouring the site to the sidewalk and north lane levels as part of this redevelopment.

Thank you for the opportunity to contribute comment
Lois Sime
Spruce Cliff CA