



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Sam
Last name (required)	Sidhu
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020 0070 - Land Use change - 8thAve @ 36th Street SW
Date of meeting	Dec 14, 2020

I am writing to you in opposition to the proposed land use amendment LOC2020-0070.

The proposed land use amendment in my mind is going to very detrimental to not only my lot (711 36th Street SW) but I believe it will have a negative impact on the whole community.

Background:

Spruce Cliff is primarily a residential community, that lies between Bow Trail SW and the Bow River Escarpment immediately west of the Shaganappi Golf Course in south west Calgary. The subject site 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 (Appendix A1). The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

Westbrook Communities Local Growth Planning Project: <https://engage.calgary.ca/westbrook>

Currently there are no ARPs that relate to the Spruce Cliff Community. However, the Westbrook Communities Local Growth Planning project (ongoing) includes the community of Spruce Cliff and builds on the vision, goals and policies outlined in Calgary's Municipal Development Plan (MDP) and the proposed Guidebook for Great Communities.

Comments - please refrain from providing personal information in

ISC:

1/2

Unrestricted

Nov 30, 2020

9:57:37 AM



Public Submission

City Clerk's Office

this field (maximum 2500 characters)

The key planning documents relating to Spruce Cliff are the Land Use Bylaw and the Municipal Development Plan (MDP).

Municipal Development Plan:

- The MDP indicates that the majority of Spruce Cliff is considered part of the Established Area (Appendix A2). This area considered modest intensification in the form of townhomes, semi-detached, single detached and secondary suites on an infill basis.
- The area south of 8 Avenue SW is part of a Community Activity Centre. This is defined in the MDP as "areas of moderate, job and population growth convenient to one or more communities and supported by Primary Transit Network" (Appendix A2). As a result, density should strategically be focused within the Community Activity Centre and not within the Established Area of the MDP.

Height and Density + Transition:

The height, massing, and density of the proposed application does not conform with the neighbourhood's MDP and ARP policies nor its land use designation (R-C2). The height and massing of the resulting development are not appropriate or compatible with the surrounding context. With respect to the height of 26m (an increase from the current maximum of 10m) - it is not appropriate given the built form context, the height of ex

From: [Sam Sidhu](#)
To: [Public Submissions](#)
Subject: [EXT] LC2020-0070
Date: Monday, November 30, 2020 10:12:42 AM

Hello,

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The proposed application represents a significant density and height increase and does not restrict development to a form and massing that would be compatible with the low-density residential character of the existing neighbourhood. This land use amendment application shows no consideration towards the pedestrian scale or human scale, the shadow impact on the adjacent residential areas and there is no appropriate transition between the scale of the existing and the proposed development area.

The proposed FAR of 4.0 would create inappropriate transitions to neighbouring existing residences. The MDP requires there to be a transition from higher scale to lower scale residential buildings on adjacent parcels through building location, building massing and landscaping. However, this is not reflected in the proposed application. In fact, the land use district selected by the applicant is wholly inappropriate given the following policies outlined in the MDP. A more appropriate land use redesignation needs to be selected that more closely aligns with the policies below ie M-CG or R-CG which facilitates townhomes.

MDP 2.3.2 Respecting and enhancing neighbourhood character –

- **Ensure an appropriate transition of development intensity, uses, and built form between low-density residential areas and more intensive multi-residential or commercial areas.**

MDP 2.4.2. Built Form –

“A tall building is generally defined as a building whose height is greater than the width of the right-of way of the street that it fronts”.

- **Tall buildings are appropriate in the Centre City, Major Activity Centres or community Activity Centres and Urban Main Streets where deemed appropriate through Local Area Plan.**
- **Plans and designs for tall buildings should ensure that they are designed with pedestrian scale, considerate on the shadow impact on the adjacent residential areas, integrated with adjacent areas by stepping down to lower scale buildings and neighbourhoods**

MDP 2.4.2. Developed Residential Areas –

- **Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.**

Land Use Bylaw MU-1

- **be characterized by buildings typically between four and six storeys in height and generally not exceeding ten storeys;**
- **achieve transition to lower scale residential buildings on adjacent parcels through building location, buildings massing and landscaping.**

The surrounding land use districts around the proposed application are M-C1 and R-C2 (Appendix A3). M-C1 is primarily designated to accommodate multi-residential development of low height and medium density of up to a **maximum of 148 units per hectare and a maximum building height of up to 14 metres.**

The Main Street on 37 Street S.W. ends at Bow Trail and doesn't extend to the subject parcel. It is within the Main Street area where policy encourages the use of the MU-1 General Mixed-Use District (Appendix A4).

Previous and current Land Use Redesignation applications along 8 Ave SW have approved lower building heights at 12m (an increase from the current maximum of 10.0 metres).

- LOC2019-0199 – 712 Poplar Road SW

RC-2 to M-CG – Multi-residential development to accommodate a maximum of 4 grade-oriented dwelling units – base density of 75 units per Hecate and maximum building height of 12 metres.

- LOC2017-0398 – 3355 Spruce Drive SW

RC-2 to M-CG – Maximum building height of 12 metres and a density modifier of 75 units per Hectare

The proposed application is generally inconsistent with the MDP and previous application of the land use bylaw within the community.

Traffic:

Based on the City of Calgary Traffic Assessment, the traffic volume generated is anticipated to be slow, and moderate. Given the proposed development, the site related traffic interactions with the surrounding street network of 8Ave SW, Bow Trail, 36 St SW, and 37 St SW are expected to have a significant increase in traffic volume. This would create increased congestion considering commercial uses at-grade and would disrupt the existing character of the neighbourhood, especially during peak hours. (Bow trail is classified as an arterial road).

Source: <https://maps.calgary.ca/TrafficInformation/>

Engagement:

To date there has been no open house and no website with more information about this application.

Conclusion:

The proposal does not respect the existing surrounding physical character of the neighbourhood. Based on the foregoing, the proposed development should have an appropriate and compatible built form relationship with adjacent properties (scale) which cannot be accommodated within the MU-1 land use district at the proposed heights and FAR. As currently proposed there are unacceptable impacts in terms of lack of policy alignment with the MDP, shadowing, and massing.

Please keep me informed regarding any changes to the application

Thanks,

Sam and Seerat Sidhu

711 36th Street SW

4039757267

Appendix

A1: Spruce Cliff Dwelling Profile

A2: MDP Urban Structure

A3: Land Use Districts – Spruce Cliff

A4: Main Street – 37 Street S.W.

From: ackerthc@gmail.com
To: [Public Submissions](#)
Subject: 3704 8 AV SW - LOC2020-0070 - Comment from Development Map - Thu 12/3/2020 9:07:1 AM
Date: Thursday, December 3, 2020 9:07:03 AM

Application: LOC2020-0070

Submitted by: Holly Ackert

Contact Information

Address: 422 37th Street SW

Phone:

Email: ackerthc@gmail.com

Feedback:

Hello,

My name is Holly Ackert and am a resident of the Spruce Cliff neighbourhood. I am writing with regards to the proposed land use redesignation LOC2020-0070 . I am incredibly disappointed and concerned with this proposal for a number of reasons:

1. The intersection of 37th and Bow is notoriously dangerous due to the angle of the roads, and increasing the volume of traffic that will be turning into/out of the neighbourhood will only cause more unnecessary accidents and potential fatalities.
2. Similar to the above point, the area of land that is to be occupied by the 6 story structure is not conducive to the amount of traffic it will draw. The residential access roads were not meant to handle this significant increase in volume. In the immediate area, there are many young families with small children who will not be exposed to an increase risk of accidents due to the amount of traffic.
3. The structure will shadow cast on neighbouring properties, which significantly impacts their property value (I know this is out of scope but it is a consideration) and general aesthetic of the neighbourhood. Spruce Cliff is a small, quiet neighbourhood and this structure 'fit' within this area.
4. With a 6 story building, the surrounding area now faces privacy concerns that have never been an issue in the past. Individuals in the proposed building will now be able to see into neighbouring home's yards and houses. This is not appropriate.
5. With the amount of people in the proposed building, the area can also expect the number of visitors to increase which increases the volume of cars on the streets and limits the amount of parking for residents, and also poses new security concerns for the area.

For those reasons, I am strongly opposed to the land use redesignation of the building and want to see this request denied. I understand and appreciate that the current structures are in need of repair/change, but that is a reflection of the owner's ability to maintain the properties, and not the need to impose a 6 story residential/commercial building. If you require any clarification on my email, please do not hesitate to reach out.

Thank you,

Holly

From: liz.wong9@gmail.com
To: [Public Submissions](#)
Subject: 3704 8 AV SW - LOC2020-0070 - Comment from Development Map - Fri 12/4/2020 12:36:53 PM
Date: Friday, December 4, 2020 12:36:55 PM
Attachments: [LOC 2020-0070 Wong.docx](#)

Application: LOC2020-0070

Submitted by: Elizabeth Wong

Contact Information

Address: 639 36 Street SW

Phone: 5879999343

Email: liz.wong9@gmail.com

Feedback:

Hi - myself and all my neighbours submitted comments on the original application. I would like to have it noted it's entirely possible that people consider their original comments to be relevant for this new application. The difference between an 8 story and a 6 story building is completely irrelevant. The space is not appropriate for either and it will be an incredibly dangerous addition to that intersection and have a vastly negative impact on a neighbourhood that already feels like a freeway on a regular basis (no turning light from 37th street going South onto bow trail (eastbound) means everyone from the neighbourhood cuts through 36th street to get to Spruce Drive. This will make it infinitely worse. My original comments are attached.

June 10, 2020

To whom it may concern:

We are writing to express our deep concern in regards to the proposed land use change at Bow Trail between 36th and 37th street. Reference number LOC2020-0070.

There are a number of reasons a development of this magnitude is not a fit for this neighbourhood and we have outlined them below:

1. Immediately behind the proposed build is a quiet residential area that already does not have the proper infrastructure to safely support the existing population. People from within the Spruce Cliff and Wildwood community use 36th Street as an exit to both Bow Trail East and West and often go significantly faster than 50km / hour when in reality, it should be a 30 km zone or have speed bumps installed. This request has been logged to the city on a number of occasions. This development will only increase the traffic in an area that is not designed to withhold it.
2. If you spend a few minutes in the area, you will quickly see that street parking is nearly non-existent as most residents use the street as their permanent parking. Where would you suggest two floors of transient use and four to six floors of residential use are going to park? Is sufficient parking going to be developed underground to hold enough resident and visitor parking to not have random people attempting to park throughout our neighbourhood?
3. In the letter (which, I will note, we did not receive. This absolutely impacts us at only half a block away) it was stated there is an alley that could easily be extended to 37th Street. This is absolutely not true. There would be significant safety concerns associated with high traffic movement from that alley exit onto 37th Street – the vast majority turning left to get on to 37th and then quickly on to Bow Trail. There is not enough real estate there to facilitate a left turn safely without impacting cars turning off Bow Trail or going North on 37th St. This is asking for accidents. There's a reason the alley isn't accessible now, and this is without a significant density increase. The alternative is to leave it closed which then forces vehicles down 8th avenue to get to Bow Tr West. This passes right in front of a daycare and residential area and again, sees too much traffic already.

We are not opposed to the development of this area. We don't disagree that it would be nice to see that spot have a face lift and contribute to the community. We do not believe that this requires re-zoning. There is absolutely no way that this small area closely attached to a quiet community can handle a six-eight story development. Something lovely can be created there with the zoning remaining as is.

Regards,

Liz & Ryan Wong
639 36 Street SW
587-999-9343

From: Leanne Tucker LNTUCKER@SHAW.CA
Subject: Resident Comment - LOC2020-0070
Date: December 2, 2020
To: PublicSubmissions@Calgary.ca
Cc: president@sprucecliff.org; evan.woolley@Calgary.ca

Re LOC2020 - 0070 (sites 3704, 3708, 3712, 3716 -8th Ave SW)

Dear City Council,

I am writing regarding the planned Land Use Amendment of the 4 properties adjacent to my residence at 3540 8 Ave SW. I am adamantly OPPOSED to the application to rezone this parcel of land from R-C2 to MU – 1f3.0h22.

Placing a 6 storey building at this location is absolutely inappropriate. This community does not support that kind of infrastructure being built. We are a community of family housing and having a 22m - 6 storey building (2 storey commercial and 4 storeys of residential above) does not fit with this neighborhood. I have several concerns regarding this proposal.

The increased traffic would NOT be welcome to this area. The corner of 36th street and 8th Avenue is already an area with a high accident history. Living right on the corner I witness near accidents daily. Many drivers do not obey the stop sign, not realizing there is an access route coming off Bow Trail. Bow Trail and 37th street SW is also a high volume/high accident intersection. Traffic often backs up and having an entrance into the alley to access a commercial and residential building would create even more safety and congestion issues. The back-lane was specifically closed years ago for safety reasons.

It was recently brought to my attention by a neighbor that over 600 vehicles drive Northbound and Southbound daily on 36th street SW (This road is not classed as a major thoroughfare.)

Parking is of major concern to me. Where on earth would all of these people park? There is no way you could accommodate enough parking for 2 floors of commercial space (employees and customers) and enough parking for residents with 1-2 Vehicles. This overflow would spill out into areas that are already becoming more congested with bungalows being replaced by infills.

The shadow cast from such a large building would be enormous. My yard would never see afternoon sun. We moved into this area 29 years ago for the curb appeal, the family bungalow look and the ability to have a beautiful sunny back yard. This project would be detrimental to everything I just stated. I don't wish to live in a shadowed fishbowl. A massive building has no place in this neighborhood. It was stated that this proposal would line up with the building on 33rd and 17th Avenue. There is nothing similar about these two areas. Comparing a 3 story complex along a commercial zone to a 6 story complex in a residential neighborhood is ridiculous. Property values would go down tremendously with a monstrosity built right beside it.

I see no need to have a commercial/residential building built right on this corner when the mall across the street is begging for tenants and there is an existing strip mall just West along Bow Trail. A large open area sits idle for use on the corner of Spruce Drive and Bow Trail that would be better suited to a project of this magnitude.

I feel rezoning could increase crime in our area. Having two lower levels of commercial that would be closed throughout the night may lead to increased crime. Four storeys of residential above would increase the amount of activity and noise at all hours. In addition, there would be no site line for residents to see what is happening at street level.

Sadly, a new business owner was stabbed and killed at the strip mall beside the Royal Bank earlier this year by someone breaking into an adjoining business. Commercial activity is not warranted in this location. I also feel adding commercial to this building would take away income from the small strip mall at Spruce Center.

A building of this magnitude would be an extensive undertaking. No doubt it would require a lane of West bound Bow Trail traffic to be closed off to accommodate the construction for months. Is the city willing to accept the backlash from commuters stuck in bumper to bumper traffic heading home from work? Bow Trail is a main thoroughfare that, in the past few years, was widened to 3 lanes to accommodate the vast amount of traffic. This project would have not only a massive negative impact on the Spruce Cliff Community, it would have a substantial impact on traffic in and around surrounding communities and commuters heading West.

This application for rezoning has caused quite an angry response amongst Spruce Cliff residents. The vast majority are completely opposed to this proposal. Following my letter of opposition, will be a petition to City Council signed by over 100 residents of Spruce Cliff Community opposing the proposed application to amend the Land Use Designation. My Mother (Carolyn Tucker) and myself have personally gone door to door throughout the community. All houses approached immediately signed the petition, except one individual did not want to sign until they had done further research. The Spruce Cliff Community is not opposed to some sort of development in the form of a row of infills, row of townhouses or a 2-3 storey condo complex, but as you will see from the petition we are completely opposed to a commercial/residential building in our community.

In closing, I hope the concerns and wishes of the neighborhood are heard and the Land Use Amendment from RC-2 to MU is denied. Anything more than a 3 storey residential building would not fit or be welcome into the neighborhood.

Sincerely

Leanne Tucker

Leanne Tucker
3540 8 Ave SW Calgary, AB

From: [Raines Family](#)
To: [Public Submissions](#)
Subject: [EXT] Reference Number LOC2020-0070
Date: Friday, December 4, 2020 3:41:56 PM

To Whom it may concern:

Please pull my original letter concerning this proposed development. My concerns still apply. The change in height will not change any of our concerns significantly.

The concerns regarding traffic congestion and flow and parking from a mixed use building all still apply.

Thank you for considering our views

April and Robert Raines



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Leanne
Last name (required)	Tucker
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0070
Date of meeting	Dec 14, 2020

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find attached a 16 page petition signed by Spruce Cliff Residents in opposition to the proposed zoning change from R-C2 to MU-1 f3.0h22 at the location of (3704,3708,3712,3716 - 8 Avenue SW) LOC2020-0070. Spruce Cliff residents DO NOT WANT a 6 storey building with commercial and residential at this location. Many have or will be following up with letters of opposition in addition to signing this petition. Please note that with a quick deadline these signatures are from residents in the close proximity to the proposed re zoning site, all that answered the door immediately signed the petition and were adamantly opposed & if City Council requires more signatures I would be more than happy to oblige. A 2-3 storey residential complex would be better suited to this site.

ISC:

1/1

Unrestricted

Dec 6, 2020

10:19:49 AM

Please note:

An opinion poll with individuals' names and their location was provided with this submission, with respect to Report CPC2020-0907, Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070.

As no Freedom of Information and Protection of Privacy Act statement to collect personal information with the intent of reproducing it in an Agenda was included, the opinion poll will not be made part of the public Agenda, but the list of names and locations will be provided to Council by a confidential attachment (Attachment 7), not to be released pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.



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First name (required)	Wayne
Last name (required)	Calder
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Land Use Designation LOC2020-0070
Date of meeting	Dec 14, 2020

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a nearby resident of the proposed Land Use Redesignation LOC2020-0070, I would like to express my concern that both the size of this proposed development and the introduction of commercial use cannot be accommodated safely at this location. While I agree that the right development of this unique parcel of land has the potential to enhance the neighbourhood of Spruce Cliff, it is my belief that a smaller residential building of 3 stories would accomplish this goal and be contextually appropriate with other developments along Bow Trail or 17th Ave SW.

I am already very worried about the safety of this intersection, and do not feel that the current configuration is able to handle traffic safely during busy periods. Adding additional traffic flow to this intersection would add to the risk that already exists. Let me address the different routes that concern me the most, and also highlight that I have two young children that use this intersection regularly, one of whom is now using it daily to walk to Vincent Massey Jr. High School. The safety of this intersection could not be more important to me and my family.

Entering Northbound from 37th Street: It is not uncommon for traffic Northbound on 37th Street turning West onto Bow Trail to back up considerably since there is only 1 left turn lane. As a result I often see drivers drive straight through to 37th to either pull into the parking lot at the RBC and pull around, or U-turn at 5th Ave and 37th Street. For residents who are trying to go North either into Wildwood or Spruce Cliff this is



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already an unsafe situation. To combine that with more traffic heading North to the proposed development would introduce serious problems.

Entering Eastbound from Bow Trail: This is a difficult intersection to cross at times because there is a lot of Westbound traffic on Bow Trail, and no advance green. I have often seen drivers turn suddenly to take advantage of a break in traffic, and have not noticed pedestrians that are crossing 37th and have nearly run into them. Again, more traffic to a commercial location would pose an additional challenge.

Exiting to Eastbound Bow Trail: There would be very little room to turn left onto 37th from the proposed location, assuming that the back alley would be opened up and this would be where traffic would exit from. Traffic already backs up on 37th Street Southbound to turn onto Bow Trail Eastbound, so this would be a difficult egress and with additional traffic heading North into



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Grace
Last name (required)	Jefferies
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0070
Date of meeting	Dec 7, 2020

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I wish to submit my disagreement with the proposed re zoning of a parcel of land on the west corner of 8th Ave and 36th St SW. I live in this neighbourhood and find that due to increased infills the traffic in the neighbourhood is already increasing at an alarming rate. The corner where this development is proposed is already extremely busy and we have seen several fatalities here over the past years. If a retail business is added this increases the traffic exponentially. We already have plenty of retail in the area. The noise from the traffic on Bow Trail already creates quite a din and this would add yet more noise. Finally, with retail comes crime and we don't want it to be brought closer to the neighbourhood.

From: Carolyn Tucker tuckerocr@shaw.ca

Subject: Resident Comment - LOC2020-0070

Date December 6, 2020

To: PublicSubmissions@Calgary.ca

Re; LOC2020-0070 (SITES 3704,3708,3712,3716 - 8 Ave SW)

Dear City Council,

I am writing to STRONGLY OPPOSE the application for re zoning the parcel of land located adjacent to my corner bungalow from RC2 to MU-1f3.0h22. I have signed a petition to oppose the request but wish to follow up with a letter to you to ensure that my voice is heard.

I have resided in my current dwelling located at 3540 8 Ave SW for 29 years and in the community for 32 years. This is a significant land use change proposal which will affect the entire community.

I have numerous concerns about this proposal. The need for commercial exposure at this location is unwarranted. Many commercial buildings are already in existence; Westbrook Mall, strip malls on both north and south sides of Bow Trail to the west of 37th Street SW and we have the Spruce Centre strip mall.

All of these commercial operations are well within walking distance and I feel that there is no need for any further businesses in the area. We need to support our local businesses and keep our community vibrant and alive, not bring in more competition.

I am extremely concerned about the parking for this project. We implemented 2 hour parking, as a few years ago our streets were so congested with traffic. Our streets were used as a parking lot for transit users heading into the downtown core. Once approved this lessened the traffic congestion somewhat. We are now faced with a proposal which will compound traffic volume, causing traffic tie ups in the area surrounding the proposed site. Not to mention the laneways surrounding the site will inevitably be used as alternate access/exit routes to and from the site. I have just learned that over 600 vehicles daily use 36th Street. This street is not classed as a major thoroughfare.

We are a diverse community which includes many seniors and families with children. Our safety should be of paramount concern and the changes proposed would put us at risk. The intersection of 37th St and Bow Trail is, and has always been, a concern for residents. There is only one left turn lane which causes huge back ups south of the intersection and, as an option, many vehicles drive straight through the intersection and do a U turn at 5th Avenue in order to now proceed south on 37 Street and make a right-hand turn onto westbound Bow Trail. This situation alone causes concern for both drivers and pedestrians as is, and with the addition of higher volumes of traffic, and the enter/exit of the proposed building, will be totally unacceptable. Many children from our community use Bow Trail/37th Street crossing to get to school (Vincent Massey/St. Michael) and we all use it to get to and from Westbrook Mall and the surrounding businesses south of Bow Trail. There is also a locally run daycare that take preschool age children for their exercise around this area of the neighbourhood. The impact of increased traffic density and roadside parking would make the area unsafe for pedestrians in my opinion. There is a stop sign at the intersection of 8th Ave and 36th St but very rarely is it obeyed, and I have witnessed many close calls involving both vehicles and pedestrians.

The proposed building of 2 levels of commercial/retail space and 4 storeys of residential space is aesthetically out of line for this location and would not blend into our community which is comprised of bungalows and 2 storey infills, except for an area at Hemlock Crescent, which is designated to buildings of this nature, and 3 high rise buildings located at Bow Trail and Spruce Drive.

If this project goes ahead, the shadow cast from this 22 metre tall building would have a huge impact on the adjacent homes. My back yard would be shadowed and will get no afternoon sun. I chose my home for the curb appeal, location to Westbrook Mall and a beautiful sunny back yard to enjoy upon my retirement. I will be living in what can only be described as a fishbowl. I will have no privacy at all. It is my understanding that consideration should be given to the impact the building height will have on locations off site.

The comparison provided to us, and the proposed usage of the building, is inaccurate. It is stated that the building located at the corner of 17th Ave and 33rd Street is comparable. I fail to see how a comparison can be made between a 3 level building which does not shade neighbouring residences to the proposed 6 level building adjacent to my property. I do agree that residential development is required at the site, as the present condition of the dwellings is not pleasing, however I am opposed to the rezoning and height of the proposal.

The parking issues, increased traffic volume and density, severe overshadowing of my home, increased noise levels and the risk of unoccupied retail space are of utmost concern, along with the safety of myself and my neighbours. This, along with the negative impact on my property value makes this proposal unacceptable and I am STRONGLY opposing the application for Land Use Amendment.

As residents of the community we cannot quietly stand by and allow our neighbourhood to be compromised with the addition off a disproportionate building.

I am also questioning the traffic flow survey which I assume has been completed. Will the residents be allowed to view this?

It is my understanding that this parcel is not part of the proposed up-zone for the area as the parcel of land is on 8th Avenue and the boundary is SOUTH of 8th Avenue. It is also outside of the "existing mapped LRT Activity zone".

In summary my concerns are:

- Height/size - not cohesive with the neighbourhood.
- Increased noise
- Increased traffic/parking.
- Rezoning to Commercial MU-1 is not warranted at this location.
- My property will be greatly devalued should this project be approved.

In closing, I hope my concerns and that of the community are heard and are addressed, and that the application for Land Use Amendment from RC-2 to MU-1 is denied.

I feel that a maximum 3 storey residential building would be acceptable and would blend with the community as it would match the scale of existing buildings along the main street edge.

Sincerely,

Carolyn Tucker

3540 8 Ave SW Calgary AB T3C 0E9

From: [Sean Follensbee](#)
To: [Public Submissions](#)
Subject: [EXT] Dwelling Change - LOC2020-0070
Date: Sunday, December 6, 2020 11:09:40 AM

To whom it may concern,

I'm writing you in concern of the proposed zoning change on the corner of 36th street and 8th ave (LOC2020-0070). I'm assuming it's all part of the area development plan and the city's apparent drive to build high density housing close to LRTs and major bus routes but at what cost to the neighbourhood. There are houses directly behind this zone change that will be impacted by the shade generated by a 6 story building. When these owners bought their land and home they probably were not aware that one day the city would potentially rezone the neighbouring properties destroying their ability to maintain their current gardens while driving their resale value down. I would also like to address the increased traffic flow. Many houses (especially in the city housing along 8th ave) close to this rezone have small children so increasing the traffic is only going to increase the odds of someone getting hurt. In addition to the children that live in the neighbouring housing, there is also a Child Development Center on 8th ave and a school for disabled kids on Spruce Dr who all go for daily walks throughout the neighbourhood and enjoy the safety of the current setup of Spruce Cliff. I even sat on the corner of the rezone and watched the preschoolers walk by twice and at least 2 classes from the disabled school walk by as well. This is not just my opinion but a real safety concern. I'm all for projects that provide jobs and increase living capacity but not at the expense of the safety or lively hood of community members. Thanks for considering not to move forward with this proposal.

Regards,
Sean Follensbee (428 36 St SW)

Sent from my iPho

From: [Wayne & Rhonda Calder](#)
To: [Public Submissions](#)
Subject: [EXT] LOC2020-0070
Date: Sunday, December 6, 2020 11:18:01 AM

Wayne Calder
3540 7 Ave SW
Calgary, AB
T3C 0C8

December 6, 2020

Dear Council Members,

As a nearby resident of the proposed Land Use Redesignation LOC2020-0070, I would like to express my concern that both the size of this proposed development and the introduction of commercial use cannot be accommodated safely at this location. While I agree that the right development of this unique parcel of land has the potential to enhance the neighbourhood of Spruce Cliff, it is my belief that a smaller residential building of 3 stories would accomplish this goal and be contextually appropriate with other developments along Bow Trail or 17th Ave SW.

I am already very worried about the safety of this intersection, and do not feel that the current configuration is able to handle traffic safely during busy periods. Adding additional traffic flow to this intersection would add to the risk that already exists. Let me address the different routes that concern me the most, and also highlight that I have two young children that use this intersection regularly, one of whom is now using it daily to walk to Vincent Massey Jr. High School. The safety of this intersection could not be more important to me and my family.

- **Entering Northbound from 37th Street:** It is not uncommon for traffic Northbound on 37th Street turning West onto Bow Trail to back up considerably since there is only 1 left turn lane. As a result I often see drivers drive straight through to 37th to either pull into the parking lot at the RBC and pull around, or U-turn at 5th Ave and 37th Street. For residents who are trying to go North either into Wildwood or Spruce Cliff this is already an unsafe situation. To combine that with more traffic heading North to the proposed development would introduce serious problems.
- **Entering Eastbound from Bow Trail:** This is a difficult intersection to cross at times because there is a lot of Westbound traffic on Bow Trail, and no advance green. I have often seen drivers turn suddenly to take advantage of a break in traffic, and have not noticed pedestrians that are crossing 37th and have nearly run into them. Again, more traffic to a commercial location would pose an additional challenge.
- **Exiting to Eastbound Bow Trail:** There would be very little room to turn left onto 37th from the proposed location, assuming that the back alley would be opened up and this would be where traffic would exit from. Traffic already backs

up on 37th Street Southbound to turn onto Bow Trail Eastbound, so this would be a difficult egress and with additional traffic heading North into this location via 37th Street this will be an even more serious challenge. Something significant would need to be done here to reconfigure traffic flows. Alternatively, the neighbourhood would see a lot more traffic along 8th Ave and 7th Ave as drivers head to 33rd Street to more safely navigate a left turn to Bow Trail Eastbound. That is also a concern since traffic along both of these avenues and 36th Street can be very fast at times.

I am also concerned about the very narrow sidewalk between this site and Bow Trail. Unlike the Corus Entertainment building that the applicant notes that is at 33rd Street and 17th Ave where Sauce is located which has a very wide sidewalk that is capable of handling a large volume of foot traffic, the sidewalk at the proposed development site is very narrow with no barrier between that and the busy 3-lane traffic on Bow Trail. Any development of this magnitude which increases residential and commercial volume would need to consider the added foot traffic in addition to the existing residents who use this sidewalk to catch a bus or walk to Westbook Mall.

Parking is also a significant concern. Unless there were underground parking sufficient for the proposed tenants allowing for some to have two vehicles and guest parking, employees and customer parking, then vehicles would spill out into the neighbourhood. This neighbourhood is already very dense, and continually densifying in that single family homes are being replaced by duplex infills or townhouse style developments on a regular basis. Therefore, the proposed site should ideally contain its own parking needs, and I do not see how that could possibly be done on this small parcel of land. One suggestion to alleviate this concern would be to block the 36th Street exit from Bow trail into the community but continue to allow Westbound traffic from Bow Trail to access this parcel of land directly. If that could be considered, my concern about parking would be greatly reduced.

Additionally, I do not see how this proposal at 7 to 8 stories in any way reflects the building at 33 St. and 17 Ave SW which is mentioned in the application and which is only 3 levels. That comparison is neither apt, nor correct. The proposed size of the development is far too tall to be considered immediately next to single family residential buildings. It would completely compromise the privacy of those home owners and leave them shaded a considerable portion of the day. While my own property only a block away would not be compromised to the same degree, the proposed size is completely disproportionate to other neighbouring properties, and would be a serious concern to the composition of the neighbourhood. I would not be in favour of any building which was more than 3 or 4 stories tall in this location.

Lastly, I am concerned that with our current economic climate in Calgary that Commercial real-estate vacancy is already very high, and replacing residential zoned property with commercial property is both not needed, and poses a risk to the neighbourhood if this space were to be vacant or filled with low-grade retail. The nature of the tenants in a commercial development such as this have a way of shaping the neighbourhood, and there is simply no guarantee that this development

will attract desirable businesses, especially in this economic climate. Consider other nearby retail locations, and I ask why we would think that this location would attract different tenants than the Cash Money store across the street or the cannabis and liquor stores and sex shops to the West along Bow trail. In fact, the vacant lease next to the Spirit Leaf cannabis store has sat vacant since the owner was killed in March while he watched over his store that night after it had been broken into. While a different type of commercial tenant might be attracted to this location, that seems highly unlikely and a residential development would be more appropriate for this location.

With those concerns, I would like to reiterate that I am not at all opposed to development of this location. Its current condition is an eyesore, and has not been kept up at all. However, it is also important that the right type of development be endorsed for this location. I feel that a more appropriate development for this parcel of land would be a 3 story apartment building or town-house building. As a 7-year resident of Spruce Cliff and someone who plans to continue to raise children in this neighbourhood, I feel that this would be more in keeping with my family's need for safety and the future prosperity of our neighbourhood.

Regards,
Wayne Calder
wacalder@telus.net



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Denny
Last name (required)	Wong
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Oppose the zone re-designation proposal on these lots.
Date of meeting	Dec 14, 2020
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please refer to my comments in the attached Word document. Thanks

To whom it may concern

I'm filing a written representation to object the Land Use Amendment (File# LOC2020-0070 - 3704, 3708, 3712,3716 8-AVE SW).

I live in a single family house in Spruce Cliff. I object the application to re-designate this property to MU-1.

I strongly against the idea of building multi-unit buildings, either commercial or resident building on these lots.

Spruce Cliff is a very small and quiet community with lots of trees. All the properties are single family homes with plenty of green space. It will ruin the single family architecture in this neighborhood.

36 St is a small and narrow street (ie. right-in and right-out). When cars turn from Bow Tr to 36 St SW, immediately there is an intersection. This existing curved intersection is already dangerous to pedestrians and cars coming from 8 Ave. It will be a disaster if a multi-level building is built near that intersection.

Also the intersection on Bow Tr and 37 St SW is already one of the deadly intersection in the area. In the past, pedestrians got hit by cars (death and seriously injured) due to the weird angle at the intersection. If they build a

multi-level building at that location, it will create even more cars rushing through that intersection, and more pedestrian will be injured or killed by cars.

It will create parking issues when multi-unit buildings are built on these lots. Also changing the maximum height from 2-storey to multi-level will make the surrounding bungalow houses look very odd.

It will make the area look weird when all of the sudden a many units cramped together when the rest of the properties are spacious.

There are some new developments in Spruce Cliff. But they are all high-end single houses or semi-detach infills. If these lots are re-designated to MU-1, it will lower the value of the houses in our area.

There is an area called Hemlock Crescent (east of Spruce Dr) in Spruce Cliff. This area is designated for multi-unit properties. If they want to build any multi-unit buildings, they should be built in the east of Spruce Dr. It is absolutely unsuitable to have MU-1 around 37th and 36th Street.

Attached are some pictures taken in Spruce Cliff. You will agree that having multi-unit buildings in this beautiful area just does not make any sense.

We definitely hope the City of Calgary can reject this proposal.

Thank you for your attention.

I can be reached at [403-680-8135](tel:403-680-8135) or dennywong01@gmail.com

Denny Wong



Lots of trees and green

space



High-end single detach

home



High-end single detach home



Another high-end single detach home