

**Smith, Theresa L.**

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**From:** Lois Sime [lsime@telus.net]  
**Sent:** Tuesday, August 30, 2016 9:35 AM  
**To:** City Clerk  
**Cc:** Caralyn Macdonald  
**Subject:** Public Hearing 2016 Sept 12 CPC2016 202 LOC2015 0145 11th Ave SW closure  
**Attachments:** Public Hearing 2016 Sept 12 CPC2016-202 LOC 2015 0145 Spruce Cliff.pdf; Public Hearing 2016 Sept 12 CPC 2016-202 Spruce Cliff Attachment 1.pdf

On behalf of the Spruce Cliff Community Association we submit the attached two files for inclusion in the pre meeting circulation package if received prior to Sept 1, 2016 10 AM.

Thank you for your assistance  
If there are any problems with the file attachments or other questions please advise.

Lois Sime  
Spruce Cliff CA  
403-240-0002

cc Spruce Cliff CA president – Caralyn Macdonald

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**2016 AUG 30 AM 10: 59**

**THE CITY OF CALGARY  
CITY CLERK'S**

**Public Hearing 2016 Sept 12 CPC 2016 – 202 LOC 2015 0145 -11<sup>th</sup> Ave SW closure.**

**Spruce Cliff CA** submitted comment to the file manager in late 2015 on the circulated material for this file (attachment 1). We discussed some of the impacts to the pedestrian realm and concerns of public vs private access to routes as we foresaw them. We do support the LOC application and look forward to seeing something other than dirt on this important community gateway corner.

Since the file closing date (Nov 2015) we have been living with the temporary closure of 11<sup>th</sup> Avenue and have realized that there is an impact to curb parking in the community. We are also anticipating more parking pressures when the Regional Alberta Health Centre occupies the old library site at the west corner of 8<sup>th</sup> Avenue.

We offer the following observations and hope that if council approves the application that the curb parking in the area in and around Spruce Drive and 8<sup>th</sup> Avenue could be reviewed, and the relocation of the bus stop from the NE corner of Spruce Drive & 8th to the SE corner could be accommodated.

We are aware that the preferred location for the bus stop is on the north side, however given that nothing else in this area is typical, we ask you to please give our request serious consideration.

Not typical –

- On street bike lanes,
- Above ground utility lines that prohibit street crowding tree planting along the sidewalk,
- An LRT station Activity Zone curb on a golf course that generates little street activity,
- Three Towers without any curb parking along all four exterior block elevations.

Thank you for the opportunity to comment.

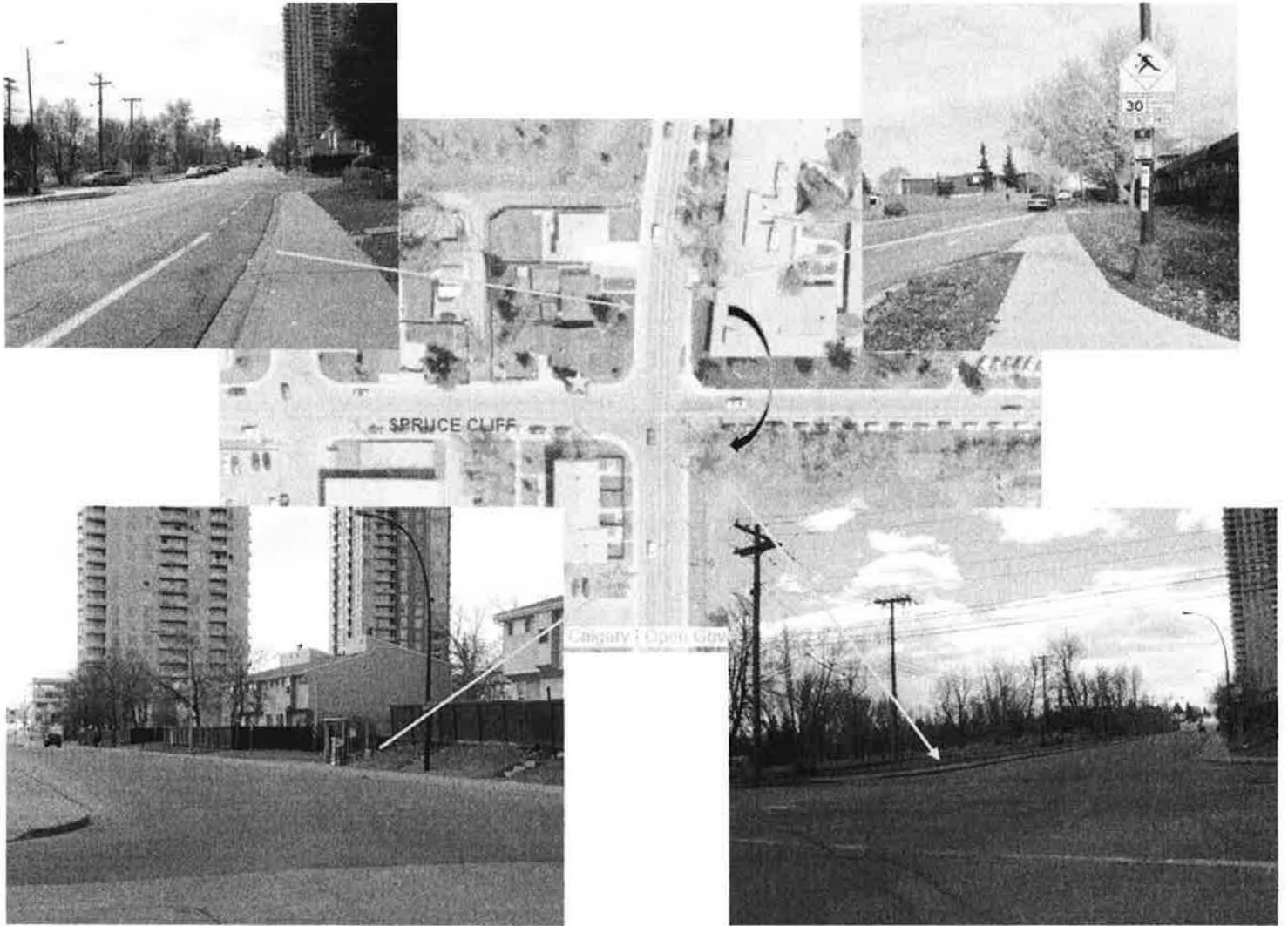
Lois Sime 2016 August 30  
Spruce Cliff CA (board reviewed 2016 August 29)

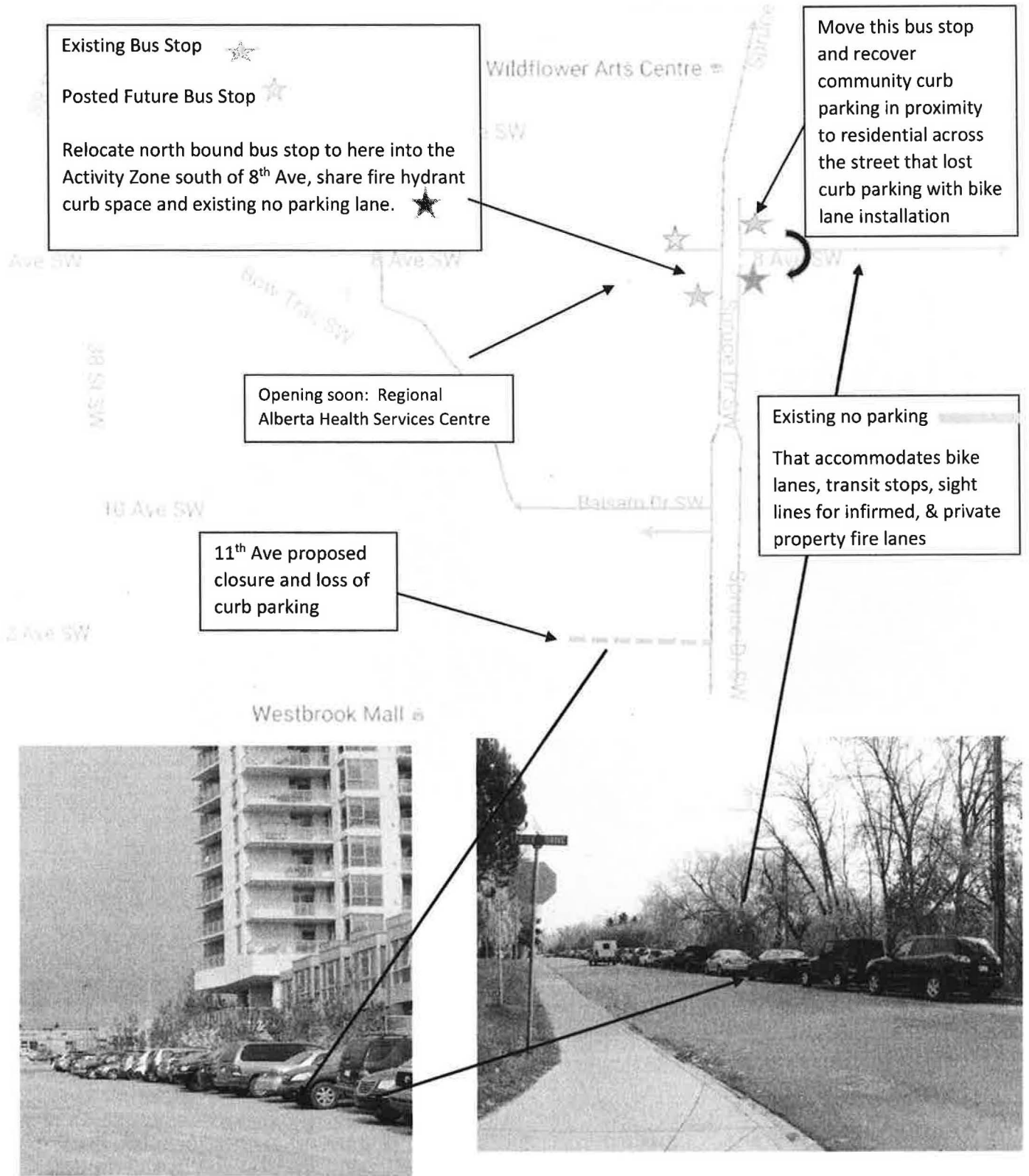
**Attachment 1 PDF file**  
LOC 2015 0145 CA submission 2015 Nov 8

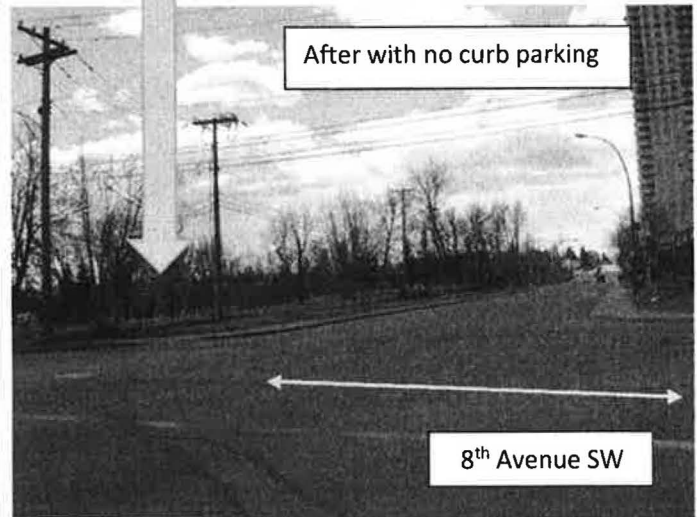
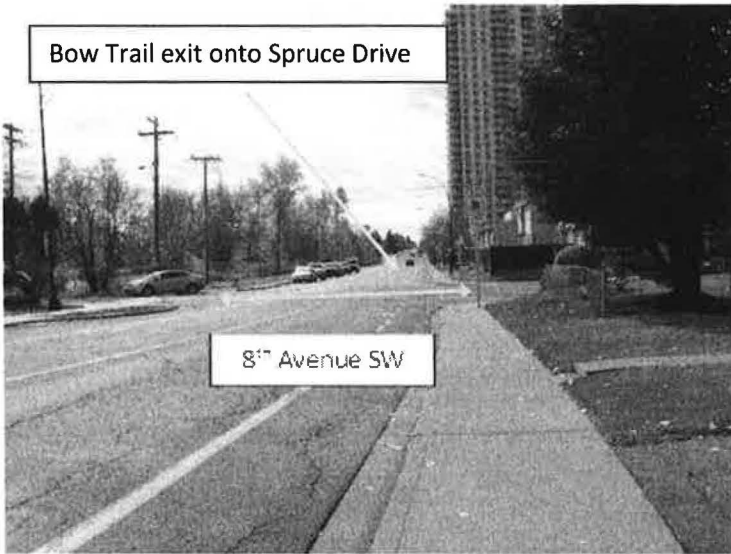
**Curb parking at 11<sup>th</sup> Avenue before the temporary closure:**



The intersection of Spruce Drive & 8th Avenue SW







**Unintended Consequences:**

The street crowding element of curb parking along Spruce Drive just south of 8<sup>th</sup> Ave (although abused by LRT spill over) did function to crowd the street in the community gateway off of Bow Trail. An area where drivers are adjusting to a speed limit change into the residential area, and some not very successfully.

The community in looking for a fix worked with Urban Forrest, but were unable to plant trees along the sidewalk because of the overhead utility corridor.

This block south of 8<sup>th</sup> Ave is however in the Westbrook LRT station overlay deemed an Activity Zone. **So we need some activity here.**

The golf course does not present any options, but the one thing that might help would be to move the bus stop to share the fire hydrant spot and the now no parking lane.

Moving the bus stop would also give the community back three curb parking spots in an area that is the new home for those displaced with the 11<sup>th</sup> Avenue closure (that was temporarily closed since late 2015).

LOC 2015-0145 Comment Due to the City Nov 9<sup>th</sup> 2015

2015 Nov 8

Re: Land /roadway 11<sup>th</sup> Ave SW, east of Spruce Drive to Bow Trail - proposed change to CN2 for potential merger with the remaining 2 parcels south of 11<sup>th</sup> & north of Bow Trail. We offer the following community context for your consideration:

The property line at the north end of the parcel is believed to be on the south side of the sidewalk. This makes the existing sidewalk **private** – it is not continuous from Spruce Dr. to Bow Trail and could be restricted in the future from public access.



From Bow Trail looking east at 11<sup>th</sup> Ave.

From Spruce Dr. looking west

The current public east/west area traffic (all modes) between Spruce Drive and Bow Trail are 8<sup>th</sup> Ave. and 11<sup>th</sup> Ave. (temp closure in 2014) to manage illegal parking.

The current intermediary, Balsam Rd is a private road with no access to/ from Bow Trail. It has an easement (to the location of the stand pipes) only part of the way along the north face of the towers.



Illegal parking prior to temp closure of 11<sup>th</sup> Ave



Balsam Dr. (private land) accessed from Spruce Dr. – part of the Shaganappi Village lands

Curb parking may be an issue especially for the at grade work – live units along 11<sup>th</sup> and Spruce Dr.

Future redevelopment of the Calgary Housing Site in the block north of 11<sup>th</sup>, which as noted by some council members in the press, may have tipped to the “redevelop” stage from the current band-aid approach to maintenance. There is no guarantee that the current private road and on site pathways will be retained in the future iterations of the site. As we have experienced with other changes over time at this site, public thru access could change/be eliminated.



Shaganappi Villages face to the community in our activity zone along Spruce Drive – the walking route to the LRT, and the home of the east side access to the pedestrian overpass across Bow Trail on route to the shopping district. There is no opportunity for “eyes on the street” with the current fence configuration.

Given the above, our recommendation is that a dedicated sidewalk within a public easement of the 11<sup>th</sup> Ave land be retained on the north side of the parcel. This easement/walkway could also service emergency services (fire) to the stand pipes on the west end of the existing towers and also service access to the many utility boxes.

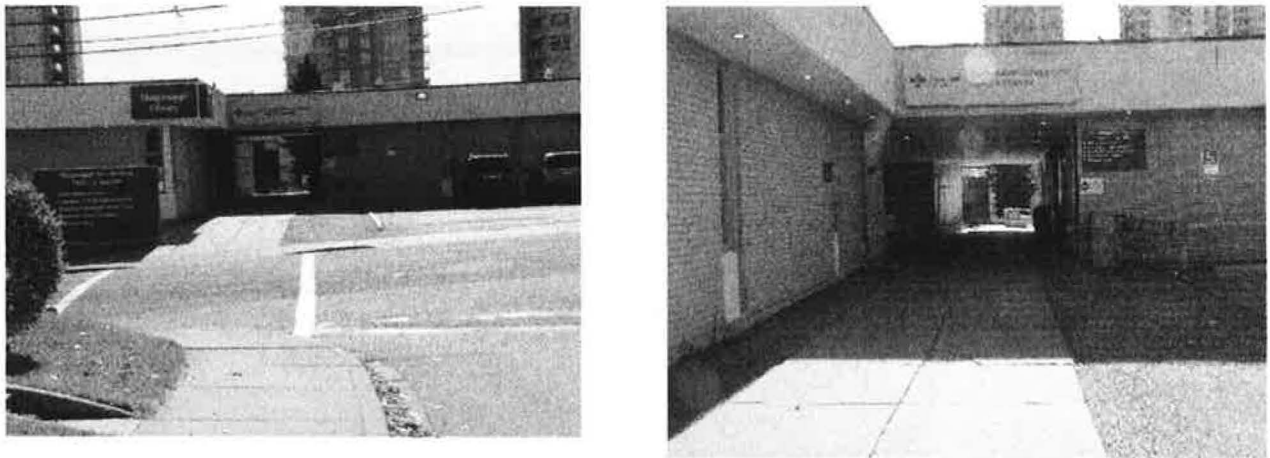


Also, please consider that the city retains ownership of a portion of the west end lands at 11<sup>th</sup>. This suggestion is driven by a 2015 service request involving the existing pedestrian overpass just to the north (east side access currently on private land).

Our “paint please” service request got a response of “beyond paint” and is on a replacement list.



The access to the current overpass from the community seems to have become more restrictive over time, i.e. grills at the current Shag Library block access to the pathway when the library is closed.



The above components support a relocation of the new overpass to a more publicly accessible spot. Is that 11<sup>th</sup> Ave or is that 36/8<sup>th</sup> Ave.? We suggest that before the city divests the land at the west end of 11<sup>th</sup>, the location decision be confirmed.

Through discussion of this file with city staff, we have been advised, that the access to the collective three parcel site will be from Spruce Drive only; that no access will be accommodated from Bow Trail.

Due to the proximity of the site to Bow Trail intersection, access will be pushed as far as possible to the north (i.e. current access point of 11<sup>th</sup> from Spruce Drive). This means a right in, right out access if traveling south, and no legal (vehicle & cycle) access if traveling north.

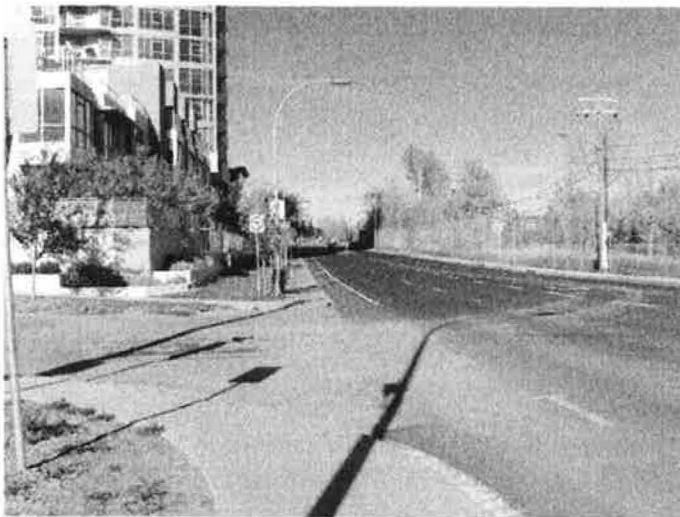


This (these) parcel(s) have significant vehicle access issues and a restriction of permitted uses, and discretionary use is perhaps warranted to reflect this constraint. E.g. Auto services, Drive Through, Gas Bar, Car Wash.....others?



Looking south to Bow Trail – Community gateway - 11<sup>th</sup> Ave ( current break in sidewalk) and probable new merged site access within feet of the west exit to Bow Trail.

Given the history of the unsuccessful compliance of the no left turn access, and no left turn exit (as the dirt tracks show) from and to Spruce Drive from 11<sup>th</sup> Ave., it will be mandatory from a community safety perspective that the painted line median be converted to a raised median treatment in this community gateway section of the block.



**Attachment 1** to Spruce Cliff Public Hearing submission **CPC 2016 202- LOC 2015 0145**

The community has been unsuccessful in seeking traffic calming, street crowding tree planting on the east side of Spruce Drive due to chain link fence location and above grade utilities. It is hoped that a new median will be landscaped with trees (and please, no more chain link fencing) to help with the messaging that drivers are leaving a higher speed artery of Bow Trail, and are now in a residential community with on-street bike lanes.

Thank you for the opportunity to contribute to the discussion.

On behalf of the Spruce Cliff CA (Reviewed Nov 4, 2015).

Lois Sime, Director

Distribution

Circulation Control [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

File Manager Bonnie Tremblay [bonnie.tremblay@calgary.ca](mailto:bonnie.tremblay@calgary.ca)

Applicant City of Calgary OOLS [david.purceli-chung@calgary.ca](mailto:david.purceli-chung@calgary.ca)

Ward 8 Councillor [evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca) [ward08@calgary.ca](mailto:ward08@calgary.ca)

Smith, Theresa L.

**From:** Paul Mazumdar [pmpgroup@gmail.com]  
**Sent:** Wednesday, August 31, 2016 4:50 PM  
**To:** City Clerk  
**Subject:** Bylaw 203 D2016 for 3412 Bow Trail SW (Scheduled for Public Hearing on 12 September 2016)  
**Attachments:** City Council 2016 3412 Bow Trail SW.pdf

Hello:

I am attaching my submission expressing planning concerns on the captioned Bylaw.

Please include it in the Report to Council and also advise me if there is anything further that I should be aware of under the protocol to be granted permission to speak at the stated Public Hearing.

~  
paul

[PMPGroup@gmail.com](mailto:PMPGroup@gmail.com)

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THE CITY OF CALGARY  
CITY CLERK'S

**Your Worship Mayor Naheed Nenshi and  
Members of the City Council**

Re: Proposed Re-designation of residual R.O.W to C-N2  
Municipal address: 3412 Bow Trail SW  
Bylaw 203-D2016/12C

Kindly consider the following planning concerns in  
considering the captioned Bylaw.

The subject parcel is a residual parcel of Right of Way  
leftover after the construction of Bow Trail and 33  
Street/Spruce Drive traffic interchange improvements  
were completed recently. It is a common occurrence  
that in road improvements actual land requirements are  
not fully known until final constructions are in place. To  
refer this residual parcel as '*Undesignated Road Right of  
Way-ROW*' is misleading and should be corrected as  
such.

Subject parcel has severe constraints in terms of proper  
and adequate vehicular access in that the only possible  
access and egress is from Spruce Drive. The situation is  
further complicated by the existence of the median that  
separates the north and southbound lanes. Any traffic  
from Bow Trail will have to make an awkward U-turn  
from the road that has a very short holding length. This  
will result in unsafe turns and traffic congestions at a  
very major intersection. From a planning perspective,  
no reasonable solutions are possible for commercial

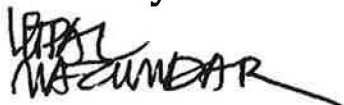
development of the subject land unless direct access was granted from Bow Trail. That option is unlikely to be approved under the Calgary Roads standards.

City of Calgary has a reputation for its high standard of urban spaces. Approving a commercial land use of this site is likely take away the opportunity to designate this land for public open space amenity with outdoor seating, landscaping and children's activity area in conjunction with the recently opened Nicholls Family Library located above the Westbrook Station building.

I respectfully submit that the proposed Bylaw is quashed and the Administration be directed to engage the Parks Department to come up with a plan that is appropriate for this unique parcel of land at this location.

I'll be available during the public hearing and ready to present and speak about my planning rational if opportunity presents.

Sincerely

A handwritten signature in black ink that reads "PAUL MAZUMDAR". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Paul Mazumdar

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Paul Mazumdar Planning Group  
Calgary AB