

Community Association Response

December 8, 2021

LOC 2021-0182 3351 /3347 Spruce Dr SW RC2 to MC1 Spruce Cliff

Thank you for the opportunity to contribute comment on this application.

This application is adjacent to the recently rezoned RC2 to MCGd75 4 units, 3 story complex immediately to the north; that has one unit's entry facing Spruce Drive.

The proposed MC1 with a 14M height is compatible to that newly established street block rhythm and the discussed townhouse form with individual unit doors facing Spruce Drive is directional to a design outcome for community safety with "eyes on the sidewalk".

This site is located between Spruce Dr & Poplar Rd. There is a notable elevation change between those two streets over a short distance. This elevation change lessens the impact of the additional 4M height to Poplar Road R2 (10M) residences.

Given the elevation of the rear lane adjacent to this site, the consolidation of vehicle access to one curb cut off of 8th Ave is an improvement for the busy cycle / pedestrian route along Spruce Drive. The vehicle storage being accessed internal to the site is a favoured solution to the alternative of a street facing row of garage doors.

The communities-built form ratio is over 70% apartments, the town house model discussed for this site will offer a housing choice in the community.

The intersection of Spruce Drive and 8th Ave SW is asymmetrical on the east side with a curb extension only on the north side. There are near misses observed often at this intersection. With this added density on the north west corner is it time for a four way stop here, and / or a marked crosswalk and curb extension on the south east corner of 8th?

Spruce Cliff CA
Lois Sime