

Community Association Response

LOC2023 - 0008 3397 Spruce Dr SW to 604 Poplar Rd SW

2023 Feb 27th

The Spruce Cliff Community Association supports the change of land use at 3397 Spruce Drive / 604 Poplar Road SW from RC2 to S-R Special Purpose Recreational.

The parcel with adjacency: *(For clarity as the map label on the site & posting had an error)*

- on the south to the public park space- basketball courts and public open park corner & under licence - the joint use building and the bowling green fields,
- on the north by the walkway connecting Poplar Road and Spruce Drive SW – the only connected east-west walkway between 3rd Ave and 8th Ave SW (there are no Streets).

The parcel of this application is tied by licence and park use to the adjacent south parcel zoned S- CS Community Service District. This zoning change does not reduce park space access for a community that is short of accessible park space, as a measurement for a healthy community; an important factor for a growing population with apartment form units being 70% of the current built form mix.

This change supports the aspirational density proposed in the Westbrook LAP to increase density on the adjacent lands west of this parcel on Poplar Rd to H-GO (4 stories), and the lands east along Spruce Drive to multi (6 stories) because this parcel's use presented conditions for overlooking park / open space. This land use zoning change supports park use. (At the time of writing the WB LAP has been given 1st reading by City Council)

On behalf of the Spruce Cliff CA Board.

Lois Sime
President

Google Map

