

Rowe, Timothy S.

From: Eladia Dumaliang <eladiad@telus.net>
Sent: Sunday, April 29, 2018 5:17 PM
To: Public Submissions
Subject: [EXT] Regarding Land use designation adjacent to 3355 Spruce Dr SW

29 April 2018

To Whom It May Concern:

We are not in favor of the land use because this is not a park as far as we know this is a Calgary School Board Property and the building of four units is too high plus parking will be a chaos, garbage bins will be all over Spruce Dr considering it is already a busy road. Thank You.

Respectfully,
Owners of 3347 Spruce Dr SW
Romeo Dumaliang/ Eladia Dumaliang

Sent from [Mail](#) for Windows 10



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April 29, 2018

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta
T2P 2M5

To redesignate the land located at 3355 – Spruce Drive SW - ByLaw 154D2108

We have lived in this district for many years and have seen many changes to the area. We feel that this is one change we definitely feel that the district does not need. There are many condominiums and apartment buildings in the area, including the Shaganappi Village immediately south of 8th Avenue. In the past few years there have been many infill houses which could eventually double the density of the district and now feel that the addition of four units on one small lot is two too many (400%).

We object to the redesignation of the above property for the following reasons:

PROPOSED LAND USE DISTRICT

It is more than a modest increase in density. Now there is a request to change to a designation of M-CGd75 which allows the building of four units on one lot, plus possibly raising the height designation which will add more shading to adjacent properties.

PARKING AND ACCESS

As there is a bicycle lane on Spruce Drive, there is no parking allowed on the west side of the street and there is a bus stop on the east side. Street parking is therefore non-existent in this area for anyone residing on Spruce Drive.

Access to the lane to this property is from Poplar Road only. (Please note – the map provided shows an open lane to/from 8th Ave. This is incorrect, as what is shown was **never** open)

The request for the locked closure at the entrance to the lane from Spruce Drive was due to many vehicles using this lane as a shortcut to Spruce Drive causing much dust down the alley and the possibility of any children playing in the lane being hurt. Children would climb up to the lane at 8th Ave. to get to the playground north of the lane. (As the City has now erected a permanent retaining wall at 8th Ave. no children can enter or exit the lane there. This has now eliminated that problem).

The properties on Spruce Drive have front drive garages or access to a driveway off 8th Avenue, so there has never been a problem with snow conditions in the winter. There are times the lane is inaccessible to the two properties facing Poplar Road but could possibly present a problem to this Spruce Drive property.

GARBAGE CARTS.

Another item of interest is the required three garbage carts per unit. Just where would these carts be located? All carts in this area are required to be picked up in front of our properties due to the slope of the lane.

GREEN SPACE

The Wildflower Centre occupies what was once the separate elementary school building (we understand that the separate school board still owns the property). Our community centre has been replaced by a new building which is shared by our community centre and a lawn bowling club, and a basketball court, removing most of the green space allocated as community land. The Quest School is located where the Spruce Cliff elementary school was and is still school property.

Where once we had a large green space we find the density is being increased and the green space is growing smaller. We do not consider that an advantage. The residents of the neighbourhood need green space and four units on one lot leave little green space for landscaping for trees and shrubs.

Sincerely,

Stan J. Clayton

Agnes M. Clayton

712 Poplar Road S.W., Calgary, AB

T3C 2Z7

Phone: 403-249-4691

I live in the Spruce Cliff neighbourhood at 716 POPLAR RD SW and am a neighbour of 3355 Spruce Drive SW.

I am writing to support the application to redesignate the site from R-C2 to M-CG.

I believe that the application does make sense from a planning perspective. There are many amenities nearby including Westbrook Mall which provides for all daily needs, the Westbrook LRT Station and outdoor space. This redesignation will allow for sensitive densification within the community.

I understand that the density modifier will limit development of the site to 4 units which provides assurance that the site will not be overdeveloped.

I will continue to be involved in the planning process and look forward to providing input at the Development Permit stage as well.

Thank you.

John Andrada
(Name)


(Signature)

I live in the Spruce Cliff neighbourhood at 720 POPLAR RD^{SW} and am a neighbour of 3355 Spruce Drive SW.

I am writing to support the application to redesignate the site from R-C2 to M-CG.

I believe that the application does make sense from a planning perspective. There are many amenities nearby including Westbrook Mall which provides for all daily needs, the Westbrook LRT Station and outdoor space. This redesignation will allow for sensitive densification within the community.

I understand that the density modifier will limit development of the site to 4 units which provides assurance that the site will not be overdeveloped.

I will continue to be involved in the planning process and look forward to providing input at the Development Permit stage as well.

Thank you.

John HONTZIAS
(Name)

John Hontzias
(Signature)

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Re Spruce Cliff
BYLAW154D2018

To Whom it May Concern,

As the owner and resident of the property 3351 Spruce Drive SW I wish to offer the following comments regarding the proposed redevelopment of the property adjacent to my home (3355 Spruce Drive SW).

I am not adversed to redevelopment in my community. I realize that change is inevitable in all inner city communities. My main desire is that any such redevelopment be of quality, be harmonious to the ambience of the neighbourhood and be respectful of the realities and issues that will impact my property and the residents of Spruce Cliff.

Specifically, I wish to bring to your attention to the following, when considering the land use of 3355 Spruce Drive SW and the possibility of approving a four unit development on a single lot.

1. The neighbours are concerned about the traffic and congestion that will occur in the lanes both adjacent and behind the property.
2. Should the property be re designated what considerations and requirements will be made to

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accommodate the twelve City of Calgary (recycling, garbage and compost) bins?

3. Parking for visitors will be a major challenge due to the bicycle lane on west side of Spruce Drive.
4. Mass and height of any new development on the site must be carefully considered for issues of shading and aesthetics within the context of the existing community.
5. Through the process there has been some confusion about the ownership of the land directly north of 3355 Spruce Drive. Early presentations inferred that the property is a city park. The most recent information from the Spruce Cliff Community Association is that the property is still owned by the Calgary Catholic School District and the Wildflower Centre is a tenant.
6. Should the re designation be approved and redevelopment occurs, what types of protection and considerations do the neighbours have living in close proximity to a major construction site?

Final Comments...

The City block which includes 3355 Spruce Drive and five other lots (two to the south and three to the west) has the

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potential to be a welcoming entry into the Spruce Cliff Community. It deserves sensitive and thoughtful consideration!

Thank you for providing me the opportunity to offer personal feedback and insights from a residents perspective.

John Drysdale
3351 Spruce Drive SW
Calgary AB T3C 3A3