

## Community Association Letter

LOC 2018 0269 # 1 Spruce Bank Cr.  
Application RC1 to RC2

Spruce Cliff CA comment due 2019 Jan 19

We offer the following comment & community context information related to this application:  
Spruce Cliff does not have a statutory planning document other than the MDP, yet in spite of that have managed growth from 2006 to 2018 with increases of 68% in population and 74% in units.  
In 2018 we are at peak population 4749 in 2434 units

The density – intensity achievements being a meaningful comparative measurement only if looked at in related to – Gross Residential Area Spruce Cliff = 72.2 ha unit density 33.7

The community also currently has several larger land parcels held by different levels of government that are underdeveloped even to the current zoning and as these evolve, they will have a significant impact on the density & intensity measures.



**The City of Calgary Community Profiles**  
Part A – Demographics

**Spruce Cliff** Spruce Cliff = ■ Calgary = ■

**2014 Calgary Civic Census Dwellings (continued)**

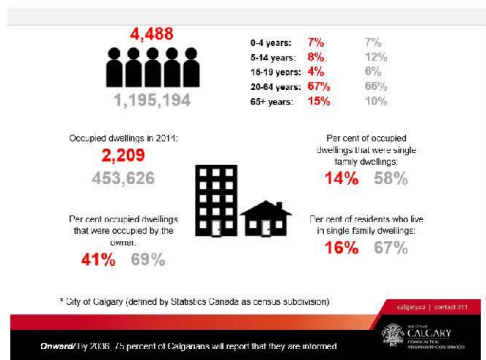
Occupied dwellings by selected structure type:

	Spruce Cliff		Calgary	
	Number	Per cent	Number	Per cent
Total occupied dwellings	2,209	100%	453,626	100%
Single-family	305	14%	264,035	58%
Apartment	109	5%	30,359	7%
Condominium	1,800	81%	158,232	35%
Row house	126	6%	47,813	11%
Converted structure	68	3%	13,187	3%

Source: Calgary Civic Census 2014

Community profile from 2014 data

\*single family 14% many on RC2 lots  
\* Current zoning - 26 parcels zoned RC1 on north end of the community on sites without lane access - map attached.



\*Housing mix related to the MDP performance measure of a diversified housing form in every community

[http://www.calgary.ca/CSPS/CNS/Documents/community\\_social\\_statistics/spruce\\_cliff.pdf](http://www.calgary.ca/CSPS/CNS/Documents/community_social_statistics/spruce_cliff.pdf) (2014)

We are interested to hear the discussion this application present: at what point is the RC1 land use inventory reduced to a level to not meaningfully reflect the MDP goal of a diversified mix of land uses in each community.

The CA has received mixed feedback from this site posting: Some hoping for the retention of the 26 (no lane) parcels currently zoned RC1 within the available community mix. Others supporting the RC2 zoning of this site, hoping to motivate this land owner to do something with a property that has had many Community Standard Bylaw infractions over years.

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Balancing that desire, the planning group has advised us; that the city, once granting a land use, cannot impose a time line for site action; that granting the zoning change to RC2 would provide no timely guarantees for redevelopment of this parcel.

The applicants circulated information has a significant amount of irrelevant information for a LOC, related to who possibly might occupy the site, prior discussions about land uses not related to any formal application, references to sketches of \*style\* yet not attached in the circulated materials for this non-concurrent application. We hope this was not done with an intention to confuse. The notes also indicate; that through this limited engagement process, the applicant has discovered children live in this area, encouraging us to think; that with this knowledge better care will be taken of this often unoccupied & unfenced property, even if this land use change is not granted.

In the event that this change of zoning is approved and may then be processed as DP Contextual – where there are no further opportunities for the public to comment beyond this LOC:

We offer this comment that would hopefully be attached to the file–

the duplex or split lot single units on an RC2 corner parcel should address both streets by having one unit facing Spruce Drive and one facing the crescent. As there is no back lane for this parcel; that any curb cut widths, for pedestrian safety, be kept to a minimum.

Thank you for the opportunity to contribute to the discussion.

Spruce Cliff CA  
Lois Sime

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### Spruce Cliff: Community Planning Statement

