

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Monday, June 10, 2019 4:11 PM
To: Public Submissions; City Clerk
Subject: FW: Comments on Land Use redesignation application - File: LOC2018-0269 - 1 Spruce Bank Cr. S.W>
Attachments: Feedback_Redesignation(2019).docx
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Public Submissions,

Please see the below information for a land use redesignation.

Thank you in advance

Jodie Stevens
Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
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One City, One Voice



ISC: Protected

From: Janet Lenore Ronsky [mailto:jlronsky@ucalgary.ca]
Sent: Monday, June 10, 2019 1:55 PM
To: City Clerk
Subject: [EXT] Comments on Land Use redesignation application - File: LOC2018-0269 - 1 Spruce Bank Cr. S.W>

Dear City Clerk:

Please find attached our comments regarding the land use redesignation application for 1 Spruce Bank Cr. S.W. The file is LOC2018-0269. We are residents of 12 Spruce Bank Cr. S. W., living in close proximity to the proposed property and will be effected by the result of this application decision.

Unfortunately we were not able to meet the online submission timing, as the internet and phone service provided by Telus has been down on our street since this past Thursday and it has been difficult to send this note electronically. In talking with Adam S. he indicated that we should send this information to you directly to be included in the file.

As per the attached note, we are very much opposed to the request by the applicant to redesignate this land. We have been proud owners of a single detached home on this RC1 zoned street since 1988. We take great exception to several of the comments provided in the application submitted to the City Planning Committee. The applicants have made several references to the fact that they plan to live in the proposed dwelling(s) with their parents. We are aware that the requested redesignation does not require the applicant to live or even keep owning the proposed property. The applicant has not been a good neighbor to date. The property (house and land) has been left to run down and deteriorate to the point that the house is currently uninhabitable. Further, several 311 calls have been made by numerous individuals in the vicinity to have the noxious weeds and very tall grass dealt with. The applicant even used the property as a dumping ground for dirt from other development projects. These actions all indicate basic disrespect and a track record of being an extremely poor neighbor. Thus, we find these comments of the applicant, and those relating to getting to know neighbours etc. very irrelevant and misleading.

Several references are also made to the RC2 district. Overtime the community has become more predominantly RC2. However, in fact that is what makes this particular piece of land, and the street that it is located on very unique. Of the entire community, there remain only 26 properties with RC1 zoning. The property is not currently located on a "RC2 district" but rather on a RC1 district/street. We have purposely remained in the neighbourhood on this street because of this fact. Changing the zoning will permanently alter the unique environment that has been created and fostered since the houses were originally built in the 1950s. How does making profit for one individual stack up against taking away the daily enjoyment and wellbeing of numerous other individuals/residents in their long time homes?

We hope that you will consider these comments in your deliberations.

Many thanks,
Janet and Daryl Ronsky
12 Spruce Bank Cr. S.W.

City of Calgary Planning and Development

Re: Redesignation request: LOC2018-0269 for #1 Spruce Bank Cr. existing RC1 to RC2

We are writing to express our strongest opposition to the redesignation application LOC2018-0269 for #1 Spruce Bank Cr. As longtime residents of Spruce Bank Cr. S.W. since 1988, we are proud to live and continue to remain in this location due to the unique nature of this Crescent, as well as Spruce Cliff Community. Like many of our neighbours, we have invested heavily in our buildings and properties to continue to support and maintain the unique character of this neighbourhood.

Our opinion on this matter is informed by a thorough review of documents provided on the City of Calgary website, including: Calgary Municipal Development Plan, Land Use Redesignation, and Land Use Bylaw 1P2007. Additionally, information was accessed on Spruce Cliff Community statistics – 2014 (Spruce Cliff Community Association website).

A stated goal of the Development plan is to “create range of housing opportunities and choices”. We note that the location under review is within an “Established Area” that “comprises residential communities that were planned and developed between the 1950s and 1990s”. As indicated in Section 2 – City Wide Policies (Calgary Municipal Development Plan) future growth should aim to reinforce “the character, quality and stability of neighbourhoods”. Further, the document indicates “Intensification should be accommodated within existing communities in a sensitive manner”. Also, it is stated that redevelopment should be done while “recognizing and building upon existing neighbourhood character, heritage and cultural identity”.

Overall, Spruce Cliff Community is performing well in excess of the Calgary average in terms of creating a range of housing opportunities, diversity and choices. Based on data from 2014 (Calgary Civic Census), only 14% of occupied dwellings were single family dwelling, substantially lower than the Calgary average of 58%. The percentage of residents living in single family dwellings (16%) was also considerably lower than the Calgary average (67%). Additionally, the community is providing substantial rental opportunities, as the number of occupied dwellings that were occupied by the owner (41%) was lower than the Calgary average (69%). Although our community is an “Established Area” it is important to note that between 2009-2014 the community grew at a higher rate (28%) than the Calgary average (12%). While no recent statistics for the community are available, there has been a steady conversion of single family dwellings into multi-family spaces in the past 5 years.

Clearly, there are a range of housing opportunities, diversity and choices in the Spruce Cliff Community. However, the single family dwelling (R-C1) is significantly underrepresented. Currently, there are only 26 lots designated as R-C1 remaining within the entire community. These are all located within the immediate vicinity of the lot under review. In this vicinity, the lot size relative to the dwelling size typically provides a parcel coverage considerably lower than the maximum allowable of 45%. Additionally, as these parcels are laneless, the minimum building set back from the front property line is in excess of 3.0m. The character of the lots and homes on these lots is also unique within the Spruce Cliff Community and certainly adds to the diversity and value of the community. Approving the applied for R-C2 designation would allow buildings and lots that would not be in character with the current nature of this street.

This is the second application for modification to this existing lot that we are aware of. Previously, a request was submitted (prior owner) to split the existing lot. Residents within the immediate vicinity strongly opposed this request. Separating the lot into two smaller lots, or adding a multi-family dwelling or in-fill would sharply contrast the nature and character of the remaining dwelling/lots on this crescent (including parcel coverage, parking, setbacks, etc). The city council at that time had the wisdom and insight to decline the request. The sentiment regarding redesignation has not changed with respect to the current application. In fact, the need to maintain the unique character of this very small number of remaining R-C1 dwellings within Spruce Cliff Community is even stronger today.

A goal of the Calgary Municipal Planning Document is to “not compromise the quality of life for current and future Calgarians”. Changing the zoning of this lot will in fact do exactly this. Redesignating the lot to R-C2 will drastically change the nature and character of the street. Further, with a R-C2 precedent set, the status of the remaining R-C1 dwellings will be jeopardized. This situation could eliminate the potential for current and future Calgarians who would like to locate in the Spruce Cliff community to have the opportunity for living in a single family dwelling. It is assumed that the City of Calgary envisions the full range of “diverse options”, which importantly need to include R-C1 dwellings, as an integral component of a diverse and vibrant community. Approving this application would certainly put this full range of “diverse options” at risk.

In summary, we strongly support the goal of creating a diverse range of housing opportunities within our community. We strongly oppose the current redesignation application. We request that the City consider the stated goals of accommodating intensification in a sensitive manner, as well as reinforcing, recognizing and building upon existing character by maintaining the very small number of R-C1 designated lots within our community.

Respectfully submitted,

N. Daryl Ronsky, P.Eng.

Janet L. Ronsky, PhD., P.Eng., FCAE