

Community Association Response

Re LOC 2019 -0199 712 Poplar Rd SW

2020 11 12

Re Request for updated comment on the Revised submission to DC RCG

We wish to express our thanks to the city planning team and the applicant for the work done over the life of this file to modify the submission to address community concerns identified on the original application. A planned RCG form but with a land use of MCG to accommodate a relaxation so units could face the lane.

What we saw/heard was more MCG than RCG; so, appreciated the greater certainty the DC RCG will actually achieve the intent of RCG on a site; that is being presented as if it is a corner lot. (shared lane with current user- green space, not city owned and zoned RC2)

If it can not be RC2 a hoped-for design outcome:

- Where the community will have a high-quality example of RCG built with this project; as it will be the first (built not just zoned) for the RCG land use in the community.
- That at least one unit will face Poplar Road with a "front elevation design" with a sidewalk parallel landscaping treatment that does not impede "eyes on the street." Poplar Rd is an important walking route for the community; in particular children to and from the daycare & social housing site south of 8th Avenue, to the playground and sports court areas to the north of this lot.
- That with the detached garages of the RCG form, the massing will be reduced and more contextual to the adjacent single-story properties along Poplar Rd; and that the height will be restricted to the RCG envelope of a maximum 11M with step backs at any 3rd level (often expressed as 2.5 stories).
- As new services will be being brought to the site; that the site will be graded to the sidewalk /lane level for the 11M measurements to reduce overlooking / shadowing and lessen transition impacts of this built form compounded by the grade changes between Spruce Dr and Poplar Rd.

Thank you for allowing the opportunity to comment on the project.

Lois Sime
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