

# Community Association Response

**Kwan, Johnson**

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**From:** SBHCA President <president@springbankhill.org>  
**Sent:** Thursday, January 14, 2021 9:43 AM  
**To:** Kwan, Johnson; CPAG Circ  
**Cc:** Marshall Naruzny; Casuga Alex; David Jupp  
**Subject:** [EXT] LOC2020-0188 - Comments from Springbank Hill Community Association

Hi Johnson,

The planning committee for the Springbank Hill Community Association reviewed this application and I am presenting our comments below.

While the proposed density for this application technically meets the requirements of the ASP, we ask the City to consider the context and character of the immediate surrounding area. Specifically these new subdivided lots appear to be smaller than the adjacent lots to the east and north. The targets for higher densities also usually consider the amounts provided for roads, green space reserves and setbacks in larger subdivisions. This application does not appear to address any of these. We are also interested in seeing more details about the applicant's plans for site grading. The slope on this land appears to be quite steep in some areas. We would suggest that the gradation be shown on the application drawings and, if warranted, setbacks and/or limits on retaining wall heights on the North end be established.

With the above noted comments we would also ask the applicant to consider possibly reducing the number of lots from 7 to 6, as this would result in a more contextually consistent design for the area. We look forward to seeing a response to our comments.

Warm Regards,

*Elio Cozzi*

**President, Springbank Hill Community Association**

website: [springbankhill.org](http://springbankhill.org)