

Community Association Response

2024 January 17

Carolina,

Thanks for the opportunity to provide our comments on this subject application. We have received enquiries and concerns from many of our residents in the vicinity of this proposed development and we wish to submit our comments which reflect the view of the Planning Committee of the Springbank Hill Community Association and our residents.

We understand that the applicant has filed an application for a land use change at 3371 77th street Street, to allow for the development of a basement secondary suite at this location. We are not opposed to this proposed use however we wish to identify several concerns for your consideration.

- While we are not opposed to this proposed use we are seeking assurances from the applicant that any additional vehicles introduced due to the new suite will use the site driveway and that on-street parking be kept to a minimum.
- We also request that the city implement parking restrictions on Spring Valley Way from 77th Street to Spring Valley Mews SW, to allow for unobstructed access to the Canada Post Super Mailbox adjacent to this property, and avoid any safety issues when turning right from southbound 77th Street to westbound Spring Valley Way SW. The community association planning committee members are available to work with the city to find the appropriate solution, which may include no parking overnight as well as time restrictions so that the area next to the Canada Post Super Mailbox remain unobstructed.
- We also wish to express concern that the proposed land use change to R-1s zoning may allow for additional future site developments other than the identified basement secondary suite. Our questions are based on communication with the homeowner about other potential future development ideas they have for this site. We therefore request that the city advise us whether the proposed zoning change results in the ability to implement new uses not allowed under the current zoning, other than the basement secondary suite. Our preference is that the proposed land use amendment will be granted solely for the purpose of the addition of the proposed basement secondary suite. We will also ask that the city notes a request from the community association that the city communicate with us at the development permit stage to advise of any proposed exterior building modifications other than a separate entrance to the secondary suite. We would appreciate the opportunity to provide additional comments at that time if needed.
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Sincerely,

Elio Cozzi
President, Springbank Hill Community Association
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