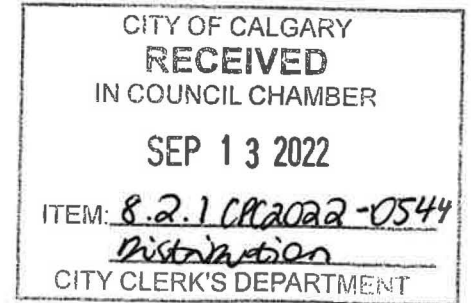


**ASPEN WOODS**  
**File LOC2021-0143**  
**Bylaw 116D2022**  
at 7111 – 14<sup>th</sup> Avenue SW



**Nearby Neighbour's feedback**

Neil & Shabnam Vora  
Parmeet Mangat  
Kelly & Rod Hume

on behalf of

**THE RESIDENTS OF ASPEN ESTATES IN ASPEN WOODS,**  
as represented by  
**2 Condominium + 8 HOA Boards of Directors**  
covering 273 Homes

# Key Concerns

1. Lack of meaningful engagement
2. 'Out of Context' development proposal
3. Commercial viability questions
4. Traffic, pedestrian and parking safety
5. No 'Comprehensive Plan' submitted

# 1. Lack of meaningful engagement

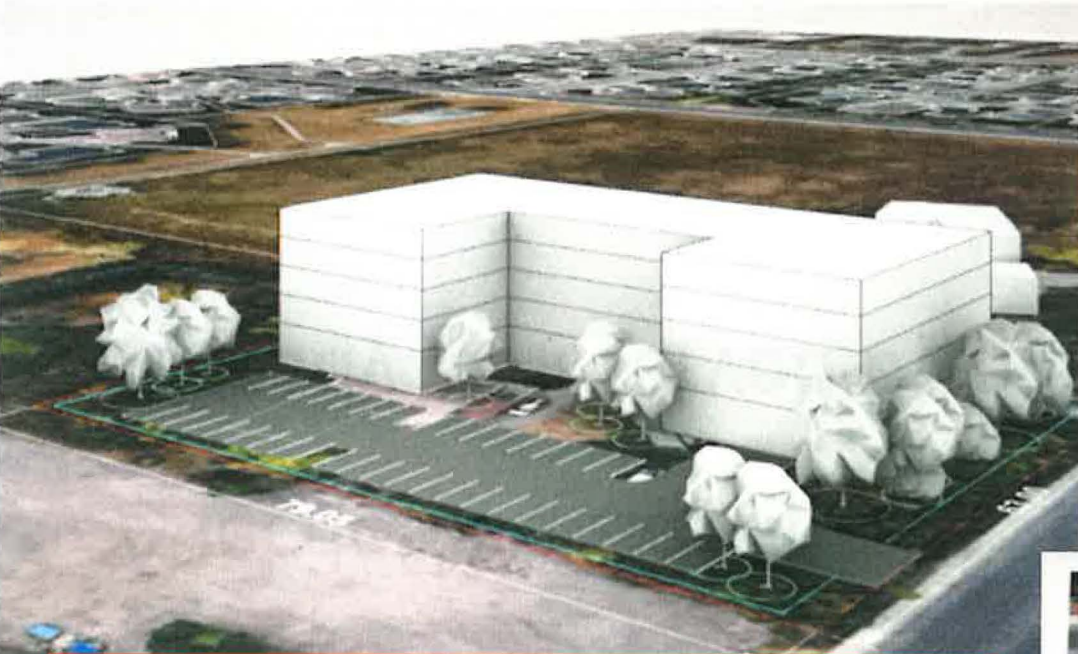
- 3 community outreach sessions held
- Lack of clarity, transparency and information
- Shifting proposal details and question responses
- 1 hr. time limit constrained feedback/questions
- Generated frustration amongst neighbours

## 2. 'Out of Context' development

- 5 storey (16m height) building size is too large
- Does not fit with existing Aspen character
- 3.0 FAR yields too much coverage on 1.2 acres
- Size limits tree retention, landscape & pathways
- Ground floor Retail/Commercial not needed

# 2. 'Out of Context' development

From O2 Design  
[www.engage14ave.com](http://www.engage14ave.com)  
website



Sept 13, 2022

Aspen Woods LOC2021-0143

### 3. Commercial viability questions

- No Business Plan presented
- Area well serviced for Seniors 'assisted living'
- Anecdotal observations vs. Resident's direct survey
- Already well served by nearby Retail/Commercial

## 4. Traffic, pedestrian & parking safety

- Traffic study generates more questions
- 14th Ave at 69th St uncontrolled intersection at capacity during peak times
- Pedestrian traffic concerns with two pre-school daycares across the street
- Inconsistent with previous roadway layout design
- Additional traffic/safety/parking concerns with Retail

## 5. No 'Comprehensive Plan' submitted

- Critically needed given 3 adjacent acreages
- “Piecemeal development is not wanted”
- ASP is foundation for residential development
- Critical for integration with existing neighbourhood
- Ensures continued greenspace, pathway and walkable neighbourhood development



# We are not against reasonable intensification in Aspen Woods

- In keeping with our neighbourhood and ASP
- Not all single family homes in the area today
- New proposals upcoming for improved density

Single Family Homes



Semi-Detached / Villa



Multi-family Townhomes



# Recommendation

- Decline this Proposed Land Use Change
- Request Applicant redesign the development
- Focus on an integrated Comprehensive Plan
- Gain Community agreement
- Suggest a concurrent Development Permit

# THANK YOU

Neil & Shabnam Vora  
Parmeet Manget  
Kelly & Rod Hume

on behalf of

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