

ASPEN WOODS

File LOC2023-0003

Bylaw 120D2023 & Bylaw 42P2023

at 7111 – 14th Avenue SW

Nearby Neighbour's feedback

Community Panel

Kelly Hume

John Festival

Chris Hodgson

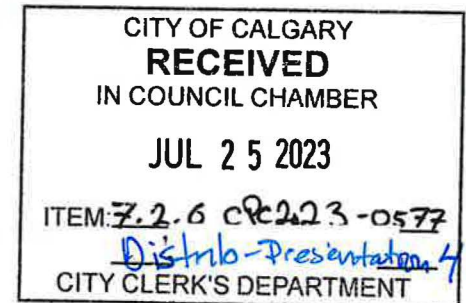
on behalf of

THE RESIDENTS IN ASPEN WOODS,

as represented by

2 Condominium + 8 HOA Boards of Directors

covering 295 Homes



Recap – last proposal: defeated Sept 2022

- Very frustrated nearby neighbours
- Lack of proposal clarity / Not “sensitive intensification”
- 5 Key Concerns from the Community
- Revised proposal is still not acceptable
 - only one issue has been addressed

KEY CONCERNS – Sept 2022

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

Key Concerns

1. Reduced Community engagement
2. 'Out of Context' development proposal
3. Unacceptable level of Density on a small lot
4. Lack of appropriate Interface to surroundings
5. Traffic, pedestrian and parking safety issues

1. Reduced Community engagement

- Well below standards set by other Consultants
- Only 1 Open House held – no follow up sessions
- Details shown “Subject to change” and “Illustration purposes only”
- Feedback collected via ‘yellow *Post-It*’ notes
- Generated more frustration amongst attendees and nearby neighbours, not less

2. 'Out of Context' development

- 4 storey (14m) building size is still too large
- Will not interface with existing Aspen character
- Excessive site coverage on 0.5 hectare
- Building size limits tree retention, landscape & Municipal Reserve pathways

3. Unacceptable level of Density

- Inconsistent with other nearby developments
 - ✓ Valmont at Aspen Stone is 72 uph [238 apts]
 - ✓ Aspen Hills Green is 48 uph [50 townhouse]
 - ✓ West 17 Lofts is 29 uph [44 townhouse]

This proposal is 148 units per hectare [73 apts]

4. Lack of interface to surroundings

- 33 single family homes on south property line
- Final built-form will impact the area greatly
- “Piecemeal development is not wanted”
- ASP is foundation for residential development
- Ensures continued greenspace, pathway and walkable neighbourhood development

5. Traffic, pedestrian & parking safety

- Traffic study not updated
- 14th Ave at 69th St uncontrolled intersection at capacity during peak times
- Pedestrian traffic concerns with a Montessori pre-school directly across the street
- Additional traffic / safety / parking concerns

We are not against reasonable intensification in Aspen Woods

Last September, you asked us

- “What higher density is acceptable ?”
- “What kind of development would you like ?”

NOTE: The Applicant never asked us this

HERE IS THE COMMUNITY’S ANSWER

Neighbour's Alternate Proposal – site plan



14 Avenue SW

Neighbour's Alternate Proposal – site plan



14 Avenue SW



Neighbour's Alternate Proposal – site plan



Recommendation

- Decline this Proposed Land Use Change
- Request Applicant to properly engage their nearby neighbours
- Develop a reasonable increase in density that interfaces well with nearby housing
- Gain Community agreement

THANK YOU

Nearby Neighbour's feedback

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