

Community Association Response

2024 May 1



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Calgary, AB, T3H 3X2
Email: info@springbankhill.org

May 1, 2024

TO: The City of Calgary, Community Planning, Planning and Development
Attn: Carolina Yepes-Castano and Kieran Slattery

RE: LOC2023-0212 DP2023-05199 DP2024-01993 Juniper – Aurora Taylor Lands

Carolina and Kieran, thank you for this opportunity to review and comment on LOC2023-0212 DP2023-05199 DP2024-01993.

After careful review, in its present form the SBCHA is unable to support this application. We have had the opportunity to review the updated LOC2023-0212 as well as DP2024-01993 and unfortunately do not see any of the concerns previously raised by ourselves and adjacent residents addressed.

We would hope to continue our engagement with Planning, the applicant, architect, and developer on meaningful dialog, to work towards a development that would allow the developer a profitable development while providing spaces to allow our community to grow, diversify and thrive.

We trust the City will be supportive of the community, and the vision established in the Springbank Hill ASP.

1 : MR

In the initial Land Use – the location of the MR on the sloped undevelopable areas, with an experiential pathway close to the existing regional pathway caused us concern. After reviewing with the City Parks department, we understood that Parks did not support this vision, and a different concept was to be proposed.

Unfortunately, upon review the updated concept is to remove the experiential pathway and propose a 1.2-meter chain link fence around the MR on DP2024-01993.

As noted in our initial response, and during our conversations with Parks, we again see limited valuable green space in our community, being designated on land too sloped to be developed, tucked away in corners, and fenced off to make it inaccessible to the greater community.

2 : Densities

Without a revised DP2023-05199 it is difficult to get an accurate view of the actual densities proposed, but the following is based on LOC2023-0212 and DP2024-01993

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The following calculations are based on the zones created in the Springbank Hill ASP

Low Density Contextual area

0.524 ha – 16 units 30.53 uph vs 12 – 20 uph from the SBH ASP

Low Density Area

0.993 ha – 61 units 61.43 uph vs 20-37 uph from the SBH ASP

As previously stated, several reasons have been provided for requesting increased densities. We are unsure of the validity and rationale of the requests:

Missing Middle

The land use application suggested that there is a “missing middle”. We are unsure where the applicant is suggesting it is missing from. The Springbank Hill Community in general or specifically within the 190-acre study area of the Springbank Hill ASP. The “medium density” zones are specifically set out in the ASP 190-acre study area. They are located directly to the north and to the east of the two parcels identified by the applicant. Several of these developments are currently being built by the same developer, so an understanding of the ASP and the different zones would have been well known prior to purchase of the parcels.

Similarity to LOC2018-0144 HBA Wildflower

As noted in the applicants open house presentation Wildflower, used a conservation easement mechanism allowing land that would be designated as ER and MR to be incorporated into the density calculations.

The applicant could also choose not to subdivide and utilize a similar calculation methodology but have chosen not to and instead are requesting a land use amendment.

If we were to review the Wildflower density calculations without the benefit of the conservation easement mechanisms – removing ER / MR from the equation.

Wildflower 1.93 ha - 0.5ha (MR / ER) = 1.5ha with 68 units = 45.33 uph

Further granularity could be applied:

Wildflower 1.93ha - 0.5ha (MR/ER) = 1.5ha

8 units in 0.29 low density contextual along 81st Street 27.59uph

60 units in 1.21 remaining area = 49.59uph

The request for the DP2024-01993 goes beyond these densities.

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Housing Shortage

While we understand that there is a housing shortage in Calgary, the primary purpose of the Springbank Hill ASP, was to dramatically increase the density and build form variety in the community in a cohesive fashion. Our concern is the increases requested on this and other developments by this developer will cause strain on the infrastructure affecting existing and new developments. In addition, the advertised starting price for these units at \$600,000.00 is unrealistic for some people attempting to enter the housing market as a first-time buyer.

3 : Traffic and Safety of 81st Street

While recently meeting with the city mobility department, we are still concerned about the traffic analysis, specifically around 81st Street.

In the recently completed Bunt TIA, several developments that have been recently submitted along 19th Ave North, as well as 77th Street have been updated and included in the analysis.

Unfortunately, this isn't the case for this and additional developments by this applicant.

In

Willows Phase 4 Access Review Version 2 Prepared for Truman Development Corporation

Date March 27, 2024, Project Number 02-23-0208 City File Number DP2023-08057

The following is noted:

5.1.4 Spence Lands (Wolfberry)

A land use redesignation proposed increased density at 2026 81 Street SW (LOC202-0215). In discussions with ISL, it was identified that higher density on the parcel was accounted for in the *Cobalt TIA* through the overall updated density assumptions for the 'Slokker' parcels. Therefore, no adjustment was required.

As well in correspondence, the applicant of DP2023-08057 states:

- **Slokker/Wolfberry (Spence):**

Bunt confirmed with ISL that their TIA assumptions remain valid even with variations in density between individual parcels. The ISL TIA provides a combined density for that area (Agecare, Indigo, Orion, Cove, Elkwood, Wolfberry). There is near net-zero impact overall from recent changes, as more density is proposed within Wolfberry and less is proposed elsewhere within this area. As a result, ISL advised that their TIA accounts for the increased density within Wolfberry.

- **Dev A, Dev B, Dev C, & Cowan:**

- ISL's TIA densities were applied to Bunt's TIA memo. Bunt found that variations in densities within these parcels do not impact volumes on 77 Street SW adjacent to the site.

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From our review of the Cobalt TIA Slokker Homes Final Report December 2022, we are unable to identify the proposed changes to LOC2020-0215, or the requested increased densities for LOC2023-0212 DP2023-05199 DP2024-01993.

We also note that any of the submitted changes by the developer have all requested increased density, with no applications proposing less density within the 190-acre study area. While our overall conversation with Bunt was around 77th Street, our concern in this application is specifically 81st Street.

An additional concern is the buildout of 81st street. As noted in the Springbank Hill ASP, and the ISL TIA, 81st is identified as a collector. LOC2023-0212 shows only a buildout of a modified collector, as well there is no visibility on how this development will interact with 81st Street to the North and South, and the impact to traffic this may cause.

We request an analysis of 81st Street with proposed developments along 81st Street, as well as reasonable accommodation for the one remaining property along 81st not currently being redeveloped.

Thank you for this opportunity to provide comments for LOC2023-0212 DP2024-01993 DP2023-05199 Juniper - Aurora Taylor Lands. As per the above noted issues, we are unable to support the application at the present time.

Sincere regards,

Springbank Hill Community Association

A handwritten signature in blue ink that reads "Stephen Carter-Edwards". The signature is written in a cursive, flowing style.

Per: Stephen Carter-Edwards, Director Planning and Development

CC: Councillor Richard Pootmans

CA Ward 6

Executive, SBHCA

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