

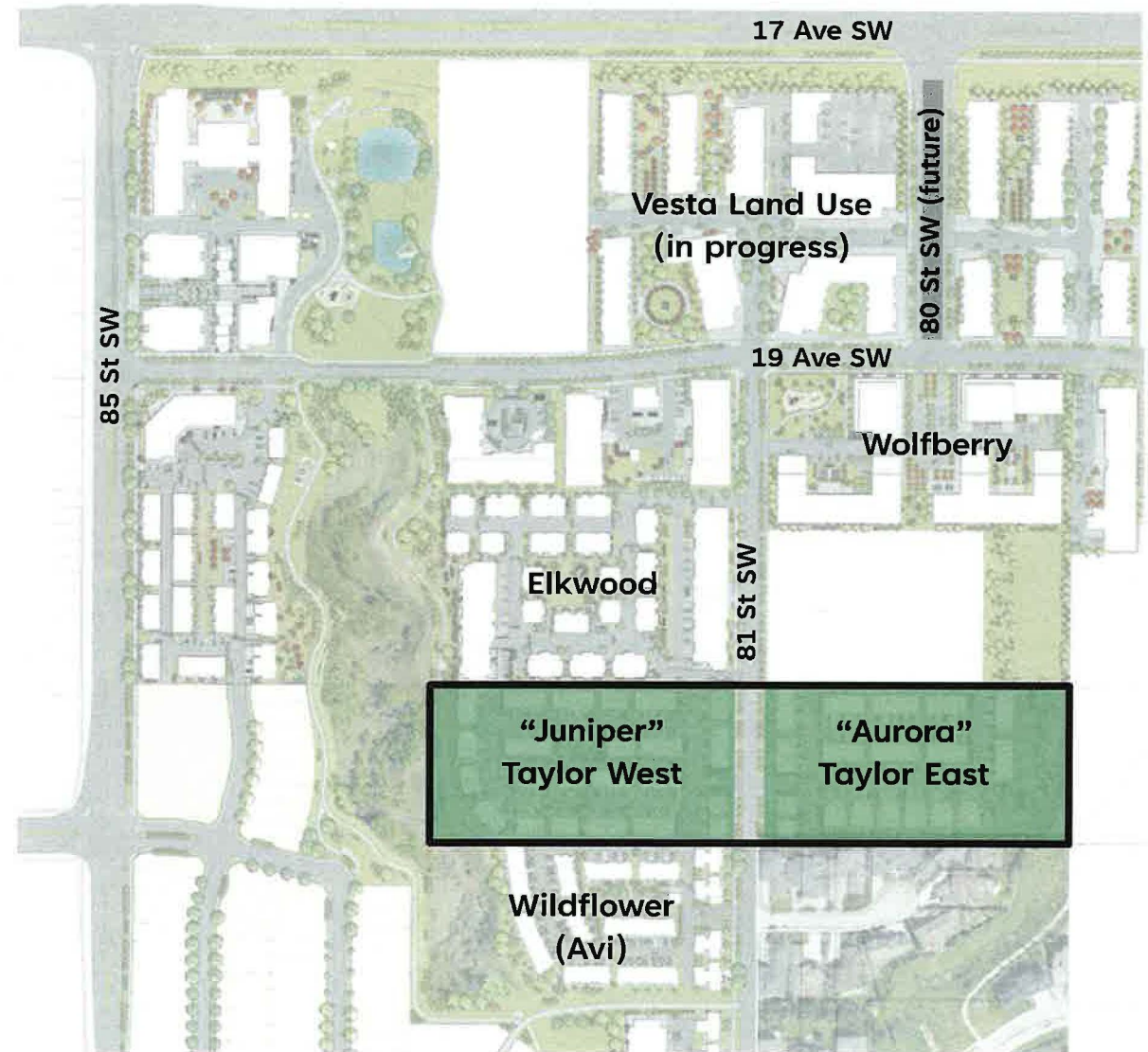


2230 & 2231 81 STREET SW

LAND USE | OUTLINE PLAN | POLICY AMENDMENT

Site Context

- Two properties on 81 St SW:
- **Juniper** is west of 81 St; **Aurora** is east of 81 St
- Area is experiencing growth and transition to a vibrant, dense and walkable neighbourhood
- Dense mixed-use and multi-residential development to the north along 19 Ave
- 3 storey townhouse development to the north (Elkwood) and south (Wildflower)
- Ravine open space to the west, wetland to the east



Development Vision

Modern European-styled 2 and 3 bedroom townhomes and duplexes. Townhouse buildings contain between 4 and 7 townhomes each. Duplex dwellings are located along 81 Street.

Each residence features an attached garage plus exterior and visitor parking spaces.

Each home has access to an internal connected walkway network which links to a central amenity space and grassy mews. Public open space on the west and east connects to the ravine pathway network.



Conceptual Renderings Only

Outline Plan

- Condominium townhouses with semi-detached providing a buffer to adjacent suburban residential
- Comparable in built form, density and layout to the approved Avi Wildflower site to the south
- 10% of the site provided as Municipal Reserve (MR) for public recreation space, completing the pathway connection from Elkwood on the west.
- A proposed walkway easement on the south of the site provides connection between the sites, linking the ravine pathway on the west to the regional pathway system to the east.
- Environmental Reserve (ER) provided on the southwest corner of Juniper (ravine) and east edge of Aurora (wetland and buffer).



Land Use

Existing

Direct Control 12Z96

Established in 1996 to allow for country residential subdivision at low densities in Springbank Hill.

Proposed

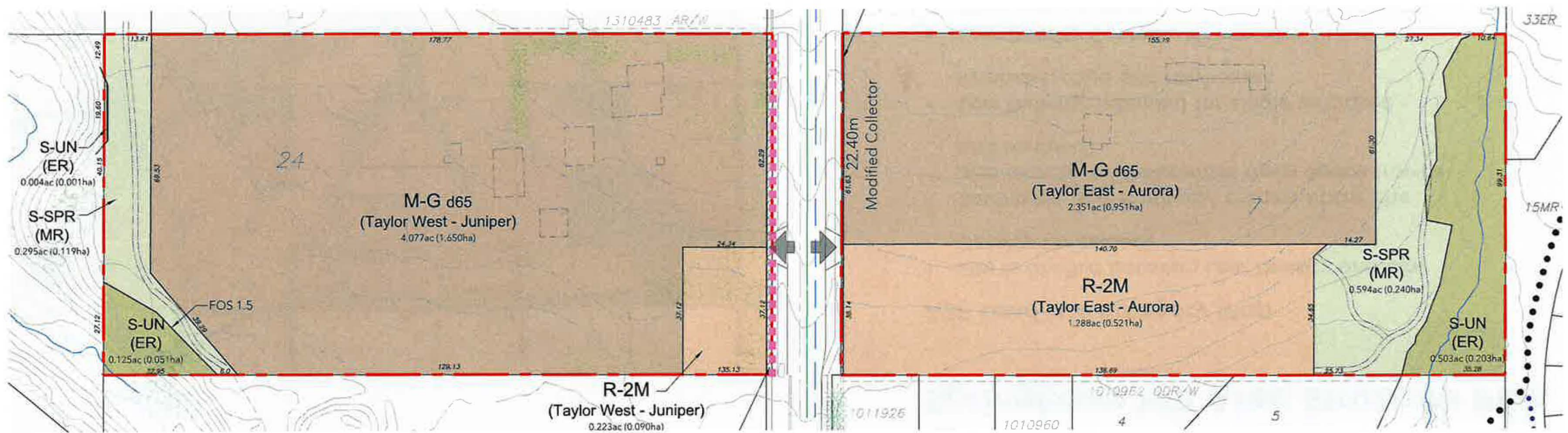
Residential Low Density Multiple Dwelling (R-2M)

Multi-Residential - At Grade (M-G) density modifier 65 units / hectare

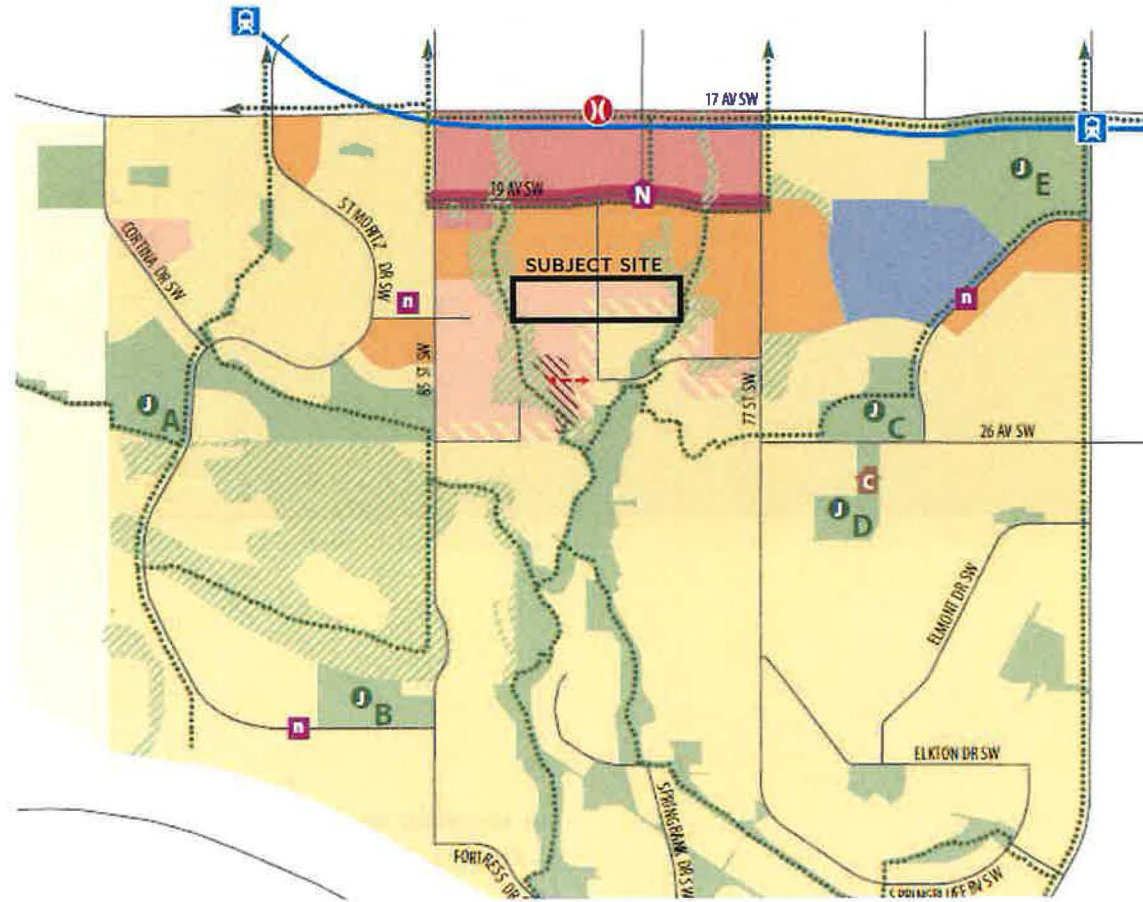
Residential uses allow for multi-unit strata development at low heights and densities, with towns in M-G and semi-detached within R-2M.

S-SPR (MR) for Municipal Reserve open space.

S-UN (ER) for Environmental Reserve open space.



Springbank Hill Area Structure Plan



ASP Land Use Category Map

- Site is divided between **Low Density** and **Low Density Contextual**
- Southwest and southeast corners of the site also include **Environmental Open Space** (ravine and wetland)
- **Low Density:** intended for single detached, semi-detached and rowhouses
- **Low Density Contextual:** intended to provide a transition between Low Density and Standard Suburban areas

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 IN COUNCIL CHAMBER

JUL 16 2024
 ITEM: *7.2.19 CPC2024-0616*
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

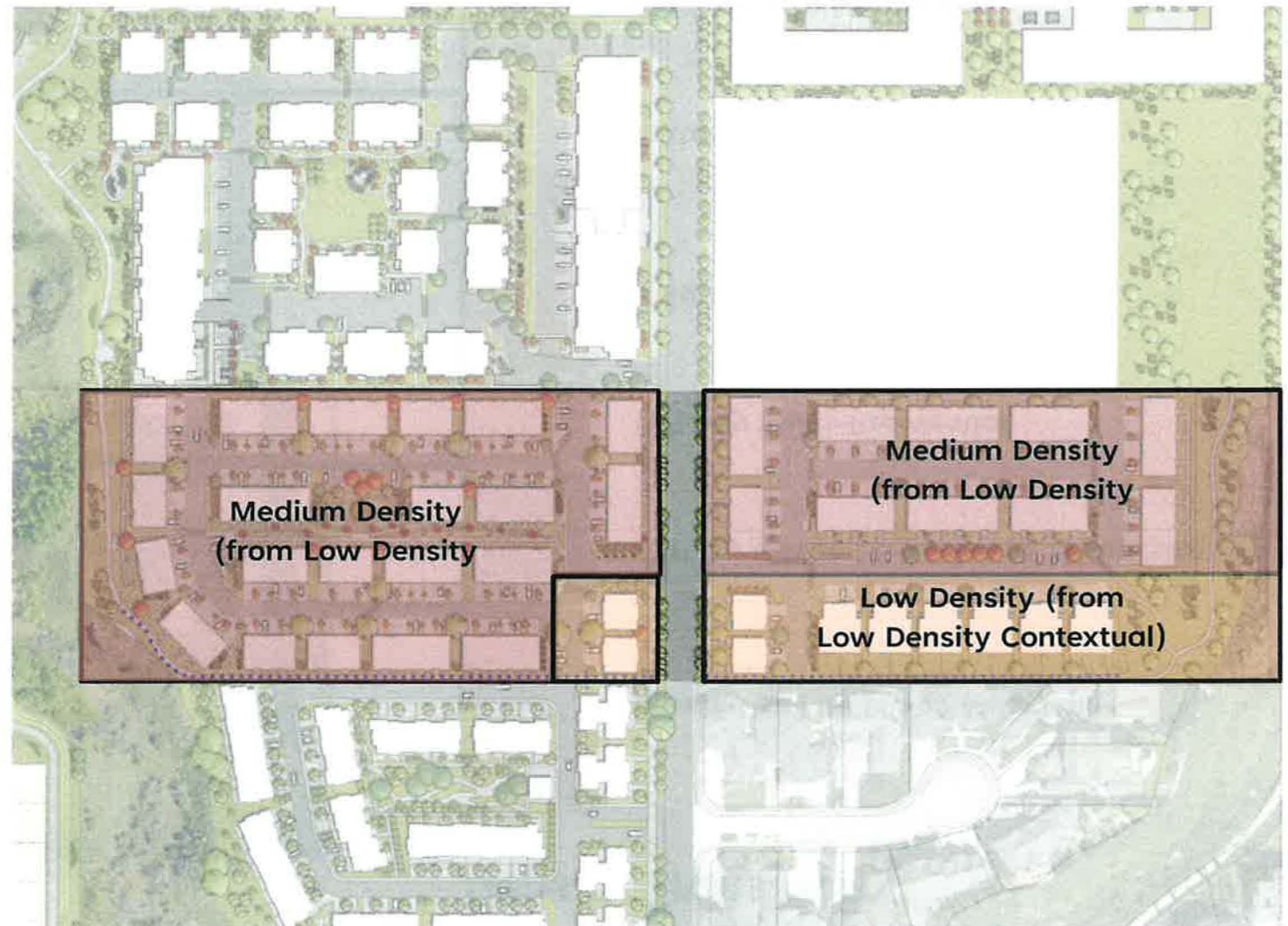
ASP Amendment (Juniper + Aurora)

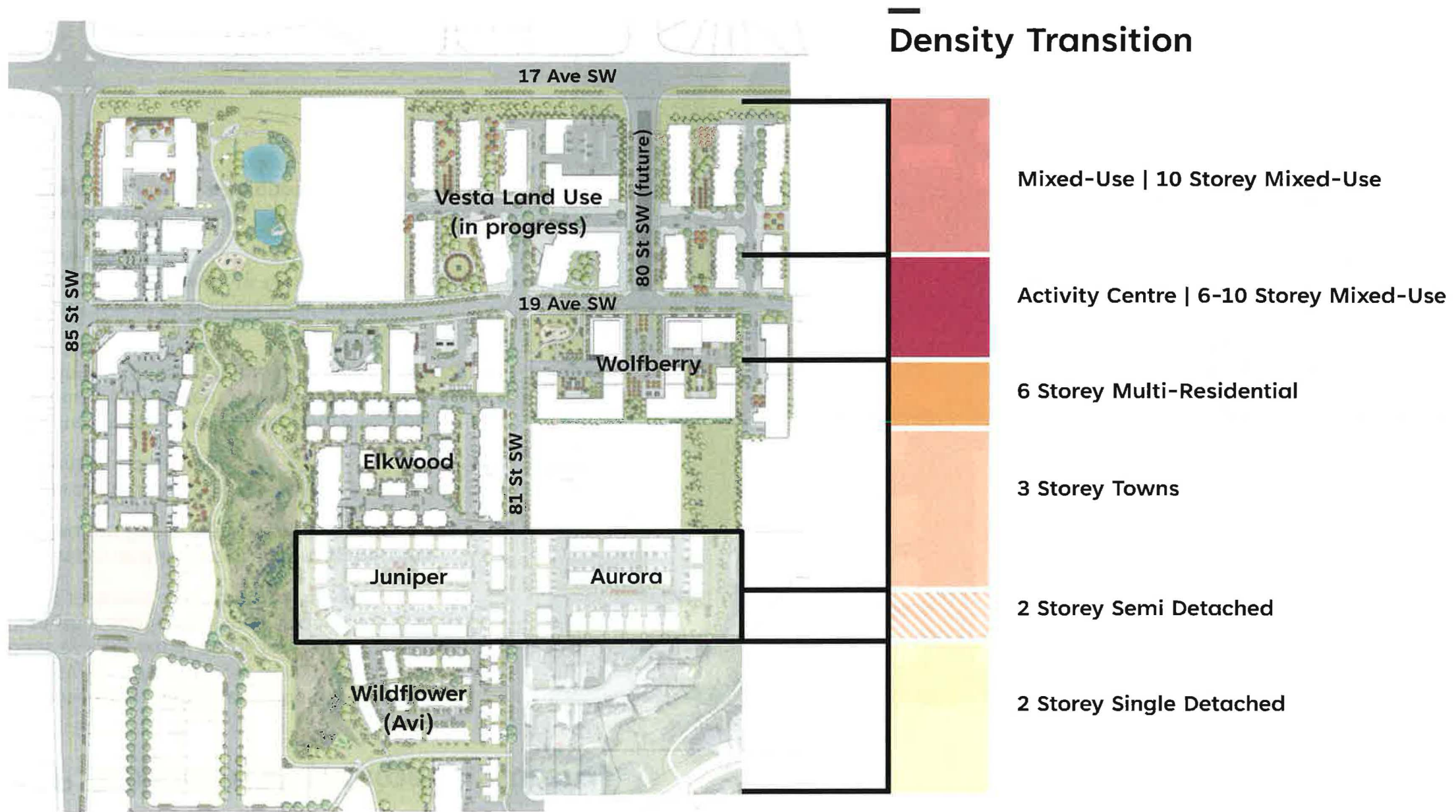
Because the proposal exceeds the maximum density for both the Low Density and Low Density Contextual areas in the Area Structure Plan, this application must amend the ASP to apply different categories to this site

- Juniper and N half of Aurora to become Medium Density (from Low Density)
- Aurora to become Low Density (from Low Density Contextual)

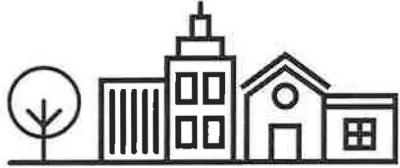
This step is necessary to support the Land Use and Development Permit applications. Certainty of housing forms and density will be provided through:

- Land Use, which limits height to 13 metres and density to 65 units per hectare (townhouses)
- Development Permit, which demonstrates the exact design of proposed development



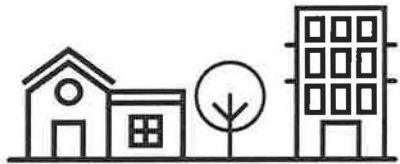


Application Summary



Offers New Housing and Amenities

Diversifies the residential offerings in this growing neighbourhood, near future amenities and mixed-use. Also provides public and private open space amenities.



Addresses 'Missing Middle' Housing

Townhouses provide a transition between Elkwood condos to the north and Wildflower to the south. Duplex product further transitions to single detached homes to the southeast.



Follows intent of the ASP

Despite the required ASP amendment, the proposed housing forms of townhouse and duplex respect the intent of the existing ASP land use categories.



Appropriate land use district

Allows for the proposed housing types and gives flexibility to work with grade, while also limiting density and building massing.

Engagement Strategy

Tactics



PUBLIC INFO SESSION

CA PRESENTATION

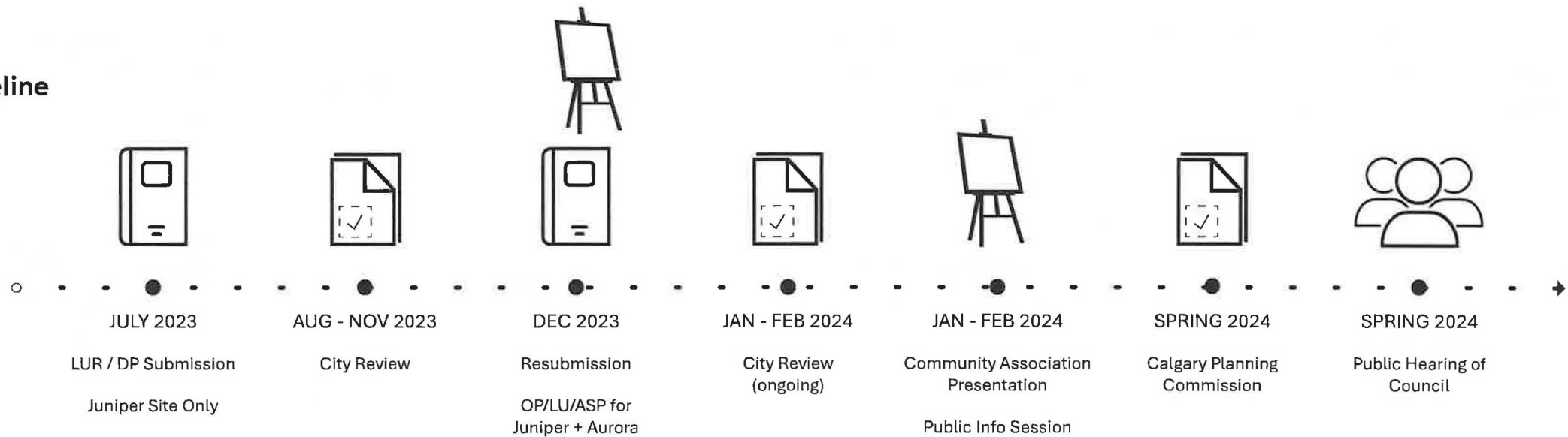


POSTCARD NOTICE



NOTICE SIGN ON SITE

Timeline



Questions?

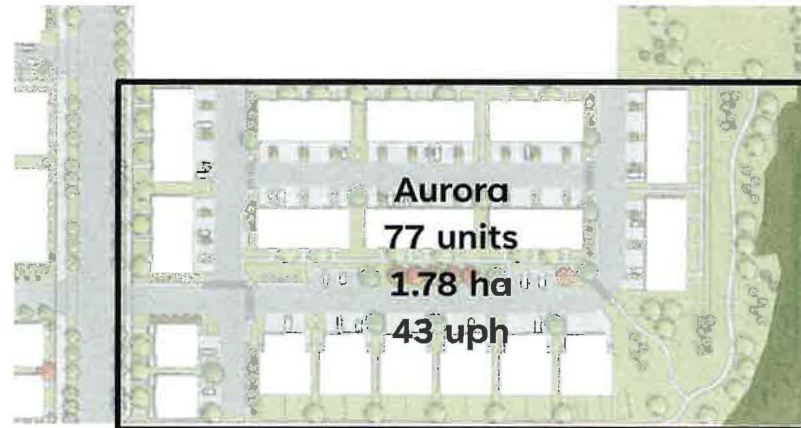
Density Comparison

The proposed development is very similar in scale, density and overall design to the approved Avi - Wildflower site to the south.

Aurora and Wildflower are the same size and include a similar number, style and arrangement of housing types.

Because Wildflower did not subdivide its environmental area, its density appears to be lower.

Density is calculated differently for our site because it provides public open space and environmental reserve. This is why Slokker's density appears higher despite a similar housing form.



*Slokker Conceptual Rendering



*Avi Conceptual Rendering

Development Stats (Juniper + Aurora)

Overall Site Stats

- 189 units proposed - 169 towns, 20 duplex
- Juniper - 108 towns, 4 duplex
- Aurora - 61 towns, 16 duplex
- Overall Density: 51.9 units / hectare

ASP Density Review

Low Density Area (Townhouses)

- Proposed: 55 units / hectare
- ASP maximum: 37 units / hectare

Low Density Contextual Area (Duplexes)

- Proposed: 29 units / hectare
- ASP maximum: 20 units / hectare

Parking

- Required: 1.4 stalls / unit
- Proposed: 2+ stalls / unit

