



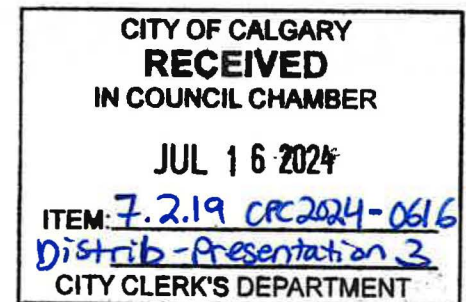
LOC2023-0212

Springbank Hill Community is unable to support this Application

1 : Density

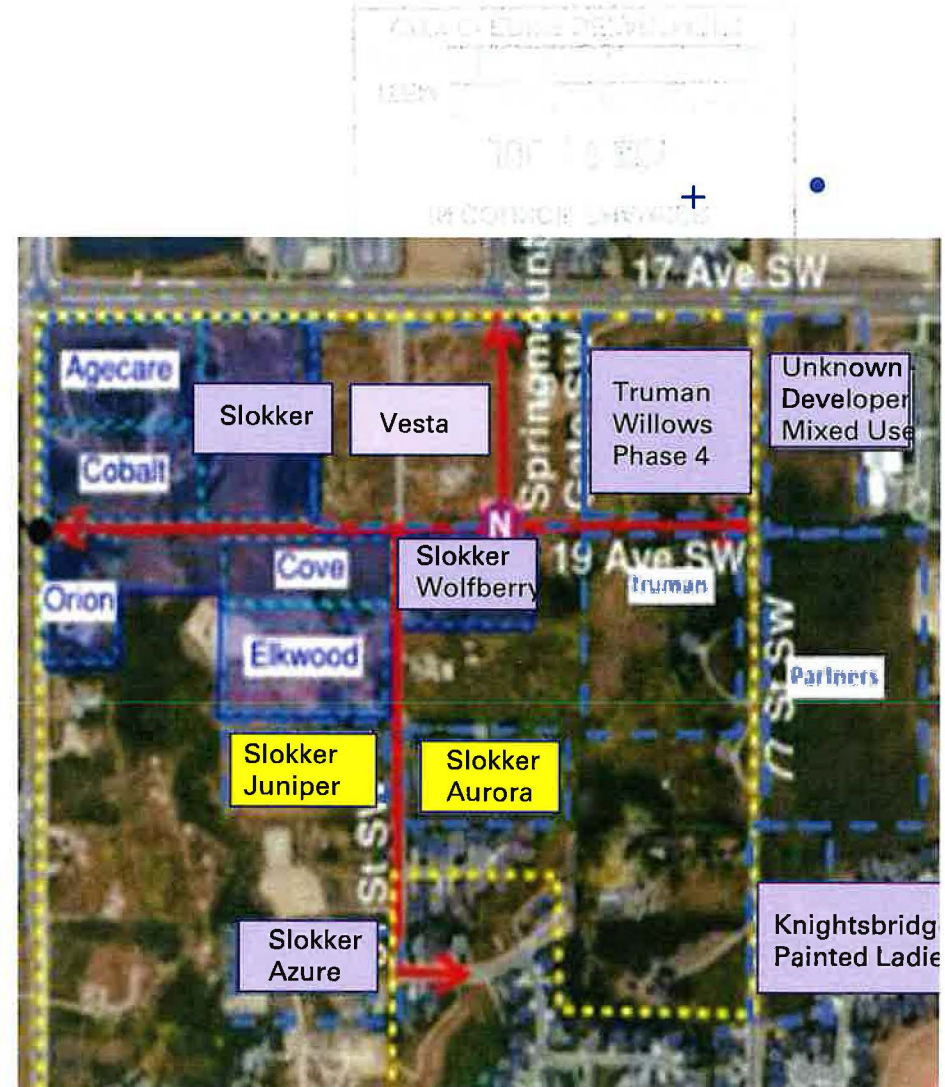
2 : 81st Street concerns

3 : Transparency of Applicant



LOC2023-0212

- SpringBank Hill ASP Approved 2017
June 13 – Bylaw28P2017
- 190 Acre area was reviewed specifically to :
 - Dramatically increase density in the community to MDP standards
 - Introduce diverse buildforms in a cohesive manner with fragmented ownership in an attempt to create a comprehensive development framework



LOC2023-0212- DENSITY

- ASP introduced several density zones, but the 3 related to LOC2023-0212 are :
 - Low Density Contextual -12- 20uph
 - Low Density 20-37 uph
 - Medium Density 38-148uph

LOC2023-0212 requests modification to the ASP map

In this version of the Land Use the request specifically is






- Change Low Density Contextual to Low Density
37uph - 85% increase
- Change Low Density to Medium Density
*The developer promises to cap it at 65uph (d65)
65uph – 76% increase

WHAT IS THE JUSTIFICATION ?

LOC2023-0212



OUTLINE PLAN STATISTICS

	ha.	ac.	%	ANTICIPATED MAX. DENSITY		
				UPM.	UPA.	Units
GROSS DEVELOPABLE	6.652	19.619				
 S-UN Special Purpose - Urban Nature District	0.256	0.633				
NET DEVELOPABLE	3.596	8.886	100.0			
 R-2M Residential - Low Density Multiple Dwelling District	0.811	1.511	17.00	32.8	13.2	20
 M-G d65 Multi-Residential - At Grade Housing District	2.602	6.429	72.34	64.9	26.3	169
 S-SPR Special Purpose - School, Park and Community Reserve District	0.359	0.889	10.00			
 Road Widening	0.023	0.057	0.64			
TOTAL	3.696	8.886	100.00	52.6	21.3	189

- Applicant shows densities averaged across parcels which is misleading

LOC2023-0212

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- Applicant shows calculations as averaged across the M-G/R-2M zones which is misleading

LOC2023-0212 – DP2024-01993 - AURORA



- 61 units in .951ha 64uph
- 16 units in .521ha 31uph
- **In the DP applicant shows as averaged across the zones which is misleading**

LOC2023-0212 – DP2023-05199 JUNIPER+

- 108 units in 1.65ha 66uph
- 4 units in .09ha 44uph
- **Both are above the density provided in LOC2023-0212**
- **A new LOC2023-0212 should be required**
- **M-G is 78% increase over ASP**
- **R-2M is 120% increase over ASP**
- **In the DP applicant shows as averaged across the zones which is misleading**



LOC2023-0212- 81ST

ISL Springbank Hill TIA August 2018

Provided comprehensive analysis for

77th 80th 81th 85th 17th 19th

ISL Cobalt TIA Dec 2022

Provided update for 77th 80th 81th 85th 17th 19th

Bunt Willows Phase 4 March 27, 2024

Provided update for 77th 80th and 19th ave

No review of 81st and Slokker's requested increase

Bunt Traffic Memo - May 22, 2022

Spence (Wolfberry) not enough change to require TIA

100% increase in residential units over previous TIA

Doesn't mention additional access onto 81st street



HORIZON	USE	SIZE
ORIGINAL TIA	Townhomes	42 Units
	Multi-family	215 units
	Retail	32,300 square feet
PROPOSED DENSITY	Multi-family	544 Units (189 in 10-storey, 355 in 6-storey)
	Retail	26,000 square feet

NO Review for dramatic increase requested in LOC2023-0212

NO Review for planned increase in Azure

Still one last parcel on 81st - what density will be requested there ?

LOC2023-0212 TRANSPARENCY

DP2023-05976 - Temporary Use: Excavation stripping & grading

Under Review

LOC2023-0212 – Public Hearing

DP2023-05199 – Juniper – in circulation

DP2024-01993 – Aurora – in circulation

LOC2023-0212

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LOC2023-0212

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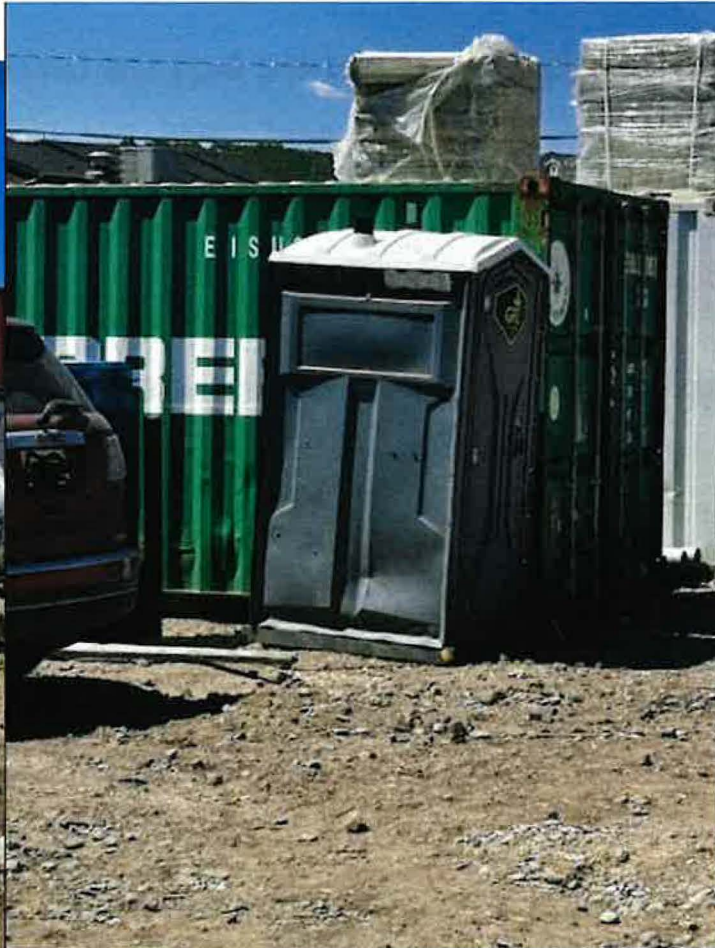


LOC2023-0212

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LOC2023-0212 TRANSPARENCY

Stripping and Grading

Services

Currently being used for

- **Parking**
- **Haul Trucks**
- **Constuction Storage, Construction Staging, Construction Waste, Construction Offices**
- **Generator**

ER to the East has been damaged

In discussion with Administration all the above has taken place without the proper permitting

LOC2023-0212

⁺
The Springbank Hill Community cannot support LOC2023-0212

Over 55 Letters to the city requesting the application not move forward

1 : Density

- No valid justification provided for the increased density – ASP dramatically increased the density in this area
- We still do not know what density the applicant is planning to build every version increases the density for the application

2 : 81st Street concerns

- Increased density of this application and other applications from this developer along 81st street have not been reviewed in a TIA.

3 : Transparency of Applicant

We ask that council vote to NOT approve this application until such time the community's concerns can be addressed