

SpringBank Hill Community Association LOC2023-0212 Presentation

Deja vu. That strange feeling we sometimes get that we've lived through something before, that what is happening now has already happened.

Agenda

Design Land Use

Mobility






Municipal Reserve

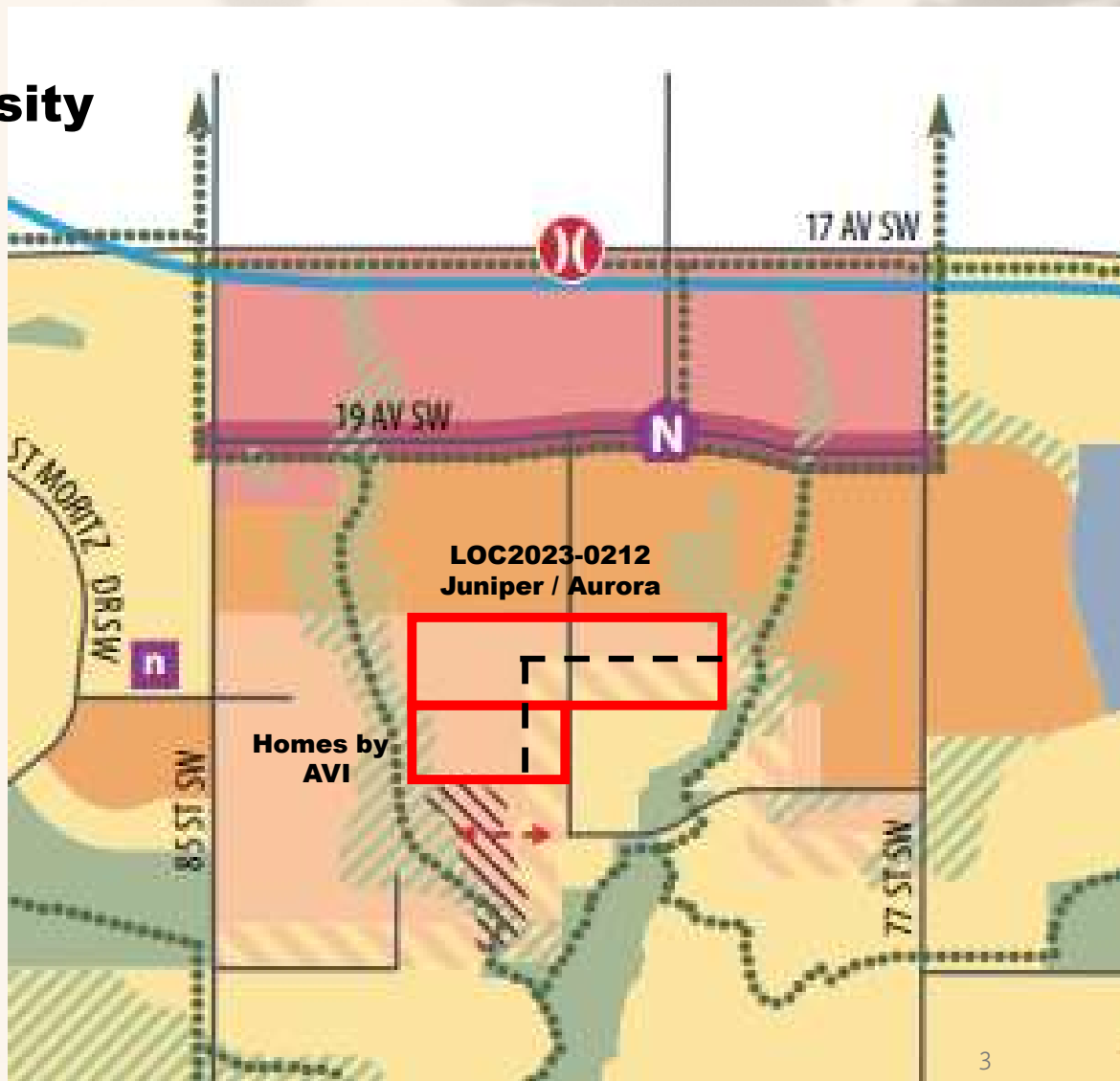
Request

Design Land-Use

Community is not against density

- SpringBank Hill ASP completed in 2017
Increased density dramatically
Introduced multiple new build-forms
- ASP was to allow for integration with existing homes, and provide a comprehensive framework

	Standard Suburban	
	Low Density Contextual	12 – 20 uph
	Low Density	20 – 37 uph
	Medium Density	38-148 uph
	Mixed-Use	



Design Land Use

Community is not against density

Applicant Comments

- **Our design is the same as Homes by Avi**
- **We've spent so much money on the deep services and storm pond to the benefit of the community**
- **We want to work with the community**

Design Land Use

Community is not against density

“Our design is the same as Homes by Avi”

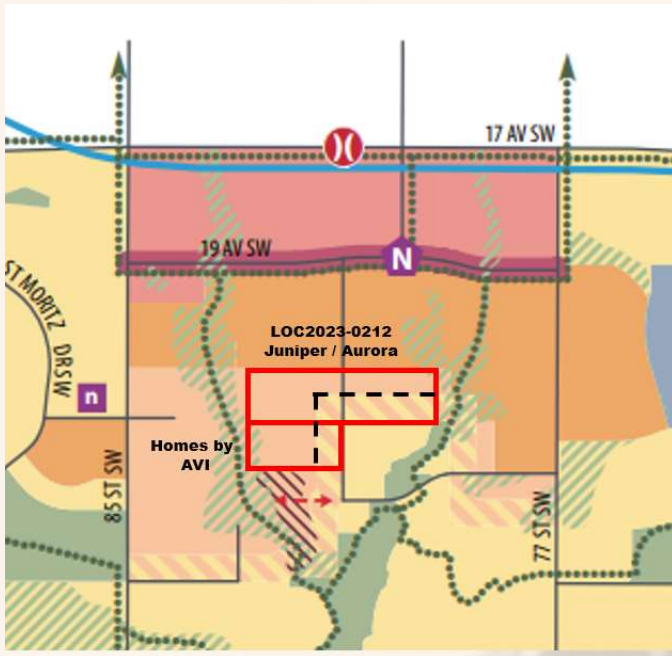
- Same building blocks – Duplexes and Townhomes
- When density increases, with minimal spacing the developments are not the same
- 70 % increase over ASP
- 28 % increase over HBA

**Different versions of DPs keep increasing density
avg now 58 uph**



Design Land Use

Community is not against density



Duplexes 12-20uph
Townhomes 20-37uph



Duplexes 27uph
Townhomes 50uph
33% increase over ASP



Aurora Duplexes 31uph
Townhomes 61uph



Juniper Duplexes 44uph
Townhomes 66uph

LOC 2023-0212 - 70 % increase over ASP
- 28 % increase over HBA

Design Land Use

Community is not against density

“We’ve spent so much money on the deep services and storm pond to the benefit of the community”

Deep Services, 19th Ave, 81 St, Storm Pond

Was done in coordination with

Ronmor
Truman
Shane
Avi

And others

This applicant is the only one that continually asks for ASP amendments and/or increase in density 6 and counting



Design Land Use

Community is not against density

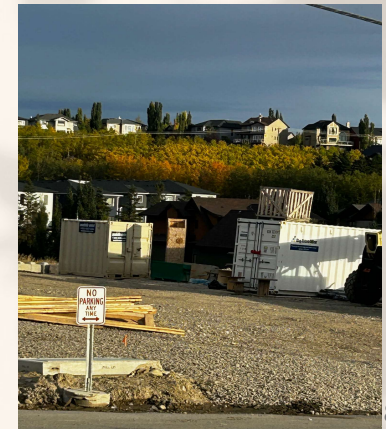
“We want to work with the community”

Our ask has not changed – stay within the densities of Homes by Avi

- **Densities have only increased since initial plans**

Taylor Lands being used as construction site for Elkwood without permits

- **The applicant suggests that this is to the benefit of the community**
- **Stop work order issued, but being appealed to pause stop work order**
- **Numerous calls to 311 for dust, road conditions all along 81st caused by construction vehicles**



Agenda

Design Land Use

Mobility

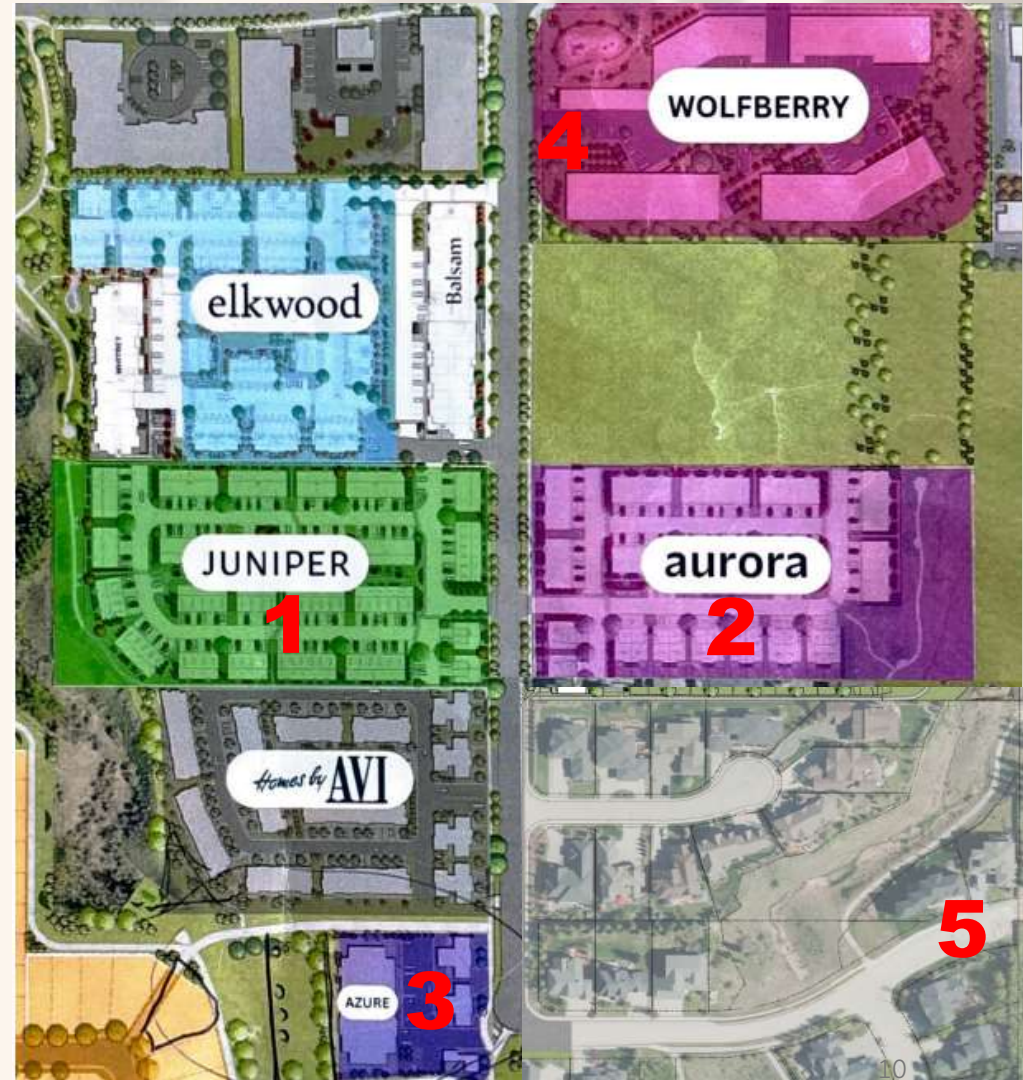
Municipal Reserve

Request

Mobility

Requested updated Comprehensive TIA that takes into account :

- 1 : LOC2023-0212 Juniper increased density**
- 2 : LOC2023-0212 Aurora increased density**
- 3 : LOC2024-0153 Azure decreased density**
- 4 : Wolfberry – Bunt Memo May 2024 increased density – but no review of access off 81st**
- 5 : Spring Willow Dr SW road not complete to 77th street due to land acquisition**



Mobility

Last Comprehensive TIA that reviews 81st street

Changes noted in previous slide not part of any comprehensive TIA

ISL 2022 Cobalt TIA



Mobility

Spring Willow Dr – “Emergency Entrance / Exit Only”



Agenda

Design Land Use

Mobility

Municipal Reserve

Request

Municipal Reserve

- Sloped Land
- Minimal accessibility to community
- Chain Link Fence to protect destroyed ER



Agenda

Design Land Use

Mobility

Municipal Reserve

Request

Request

- Refuse application
 - While we have met multiple times with the applicant since the previous refusal, they are unwilling to modify their plans even slightly
 - Updated comprehensive TIA taking into account changes since 2022