



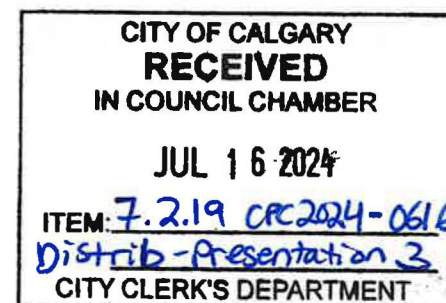
# LOC2023-0212

Springbank Hill Community is unable to support this Application

**1 : Density**

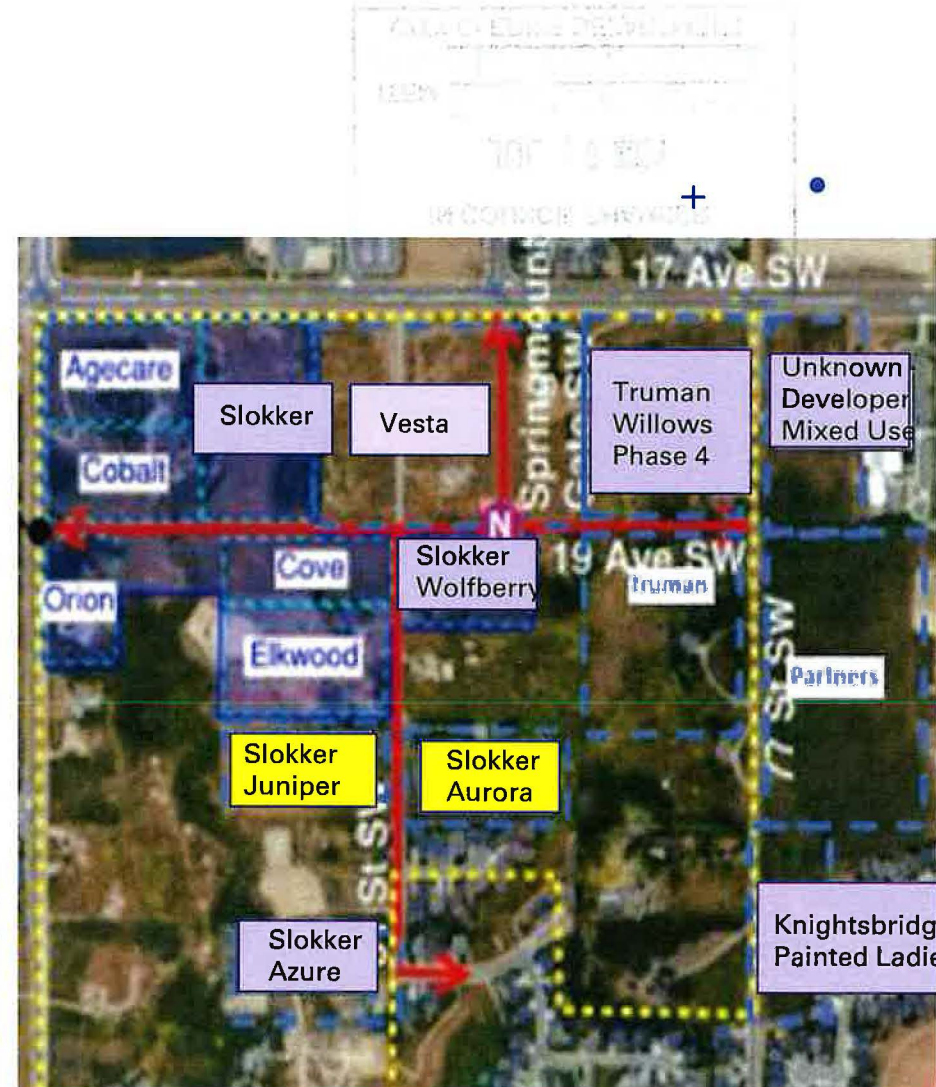
**2 : 81<sup>st</sup> Street concerns**

**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
<b>GROSS DEVELOPABLE</b>	6.652	19.619				
 S-UN Special Purpose - Urban Nature District	0.256	0.633				
<b>NET DEVELOPABLE</b>	3.596	8.888	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			
<b>TOTAL</b>	3.896	8.888	100.00	52.6	21.3	189

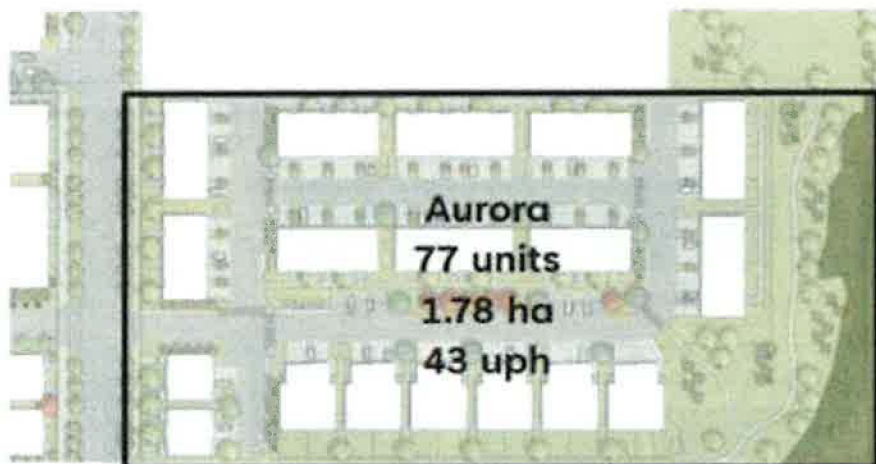
- Applicant shows densities averaged across parcels which is misleading

# 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- 81<sup>ST</sup>

## ISL Springbank Hill TIA August 2018

Provided comprehensive analysis for

77<sup>th</sup> 80<sup>th</sup> 81<sup>th</sup> 85<sup>th</sup> 17<sup>th</sup> 19<sup>th</sup>

## ISL Cobalt TIA Dec 2022

Provided update for 77<sup>th</sup> 80<sup>th</sup> 81<sup>th</sup> 85<sup>th</sup> 17<sup>th</sup> 19<sup>th</sup>

## Bunt Willows Phase 4 March 27, 2024

Provided update for 77<sup>th</sup> 80<sup>th</sup> and 19<sup>th</sup> ave

No review of 81<sup>st</sup> 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 81<sup>st</sup> 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 81<sup>st</sup> - 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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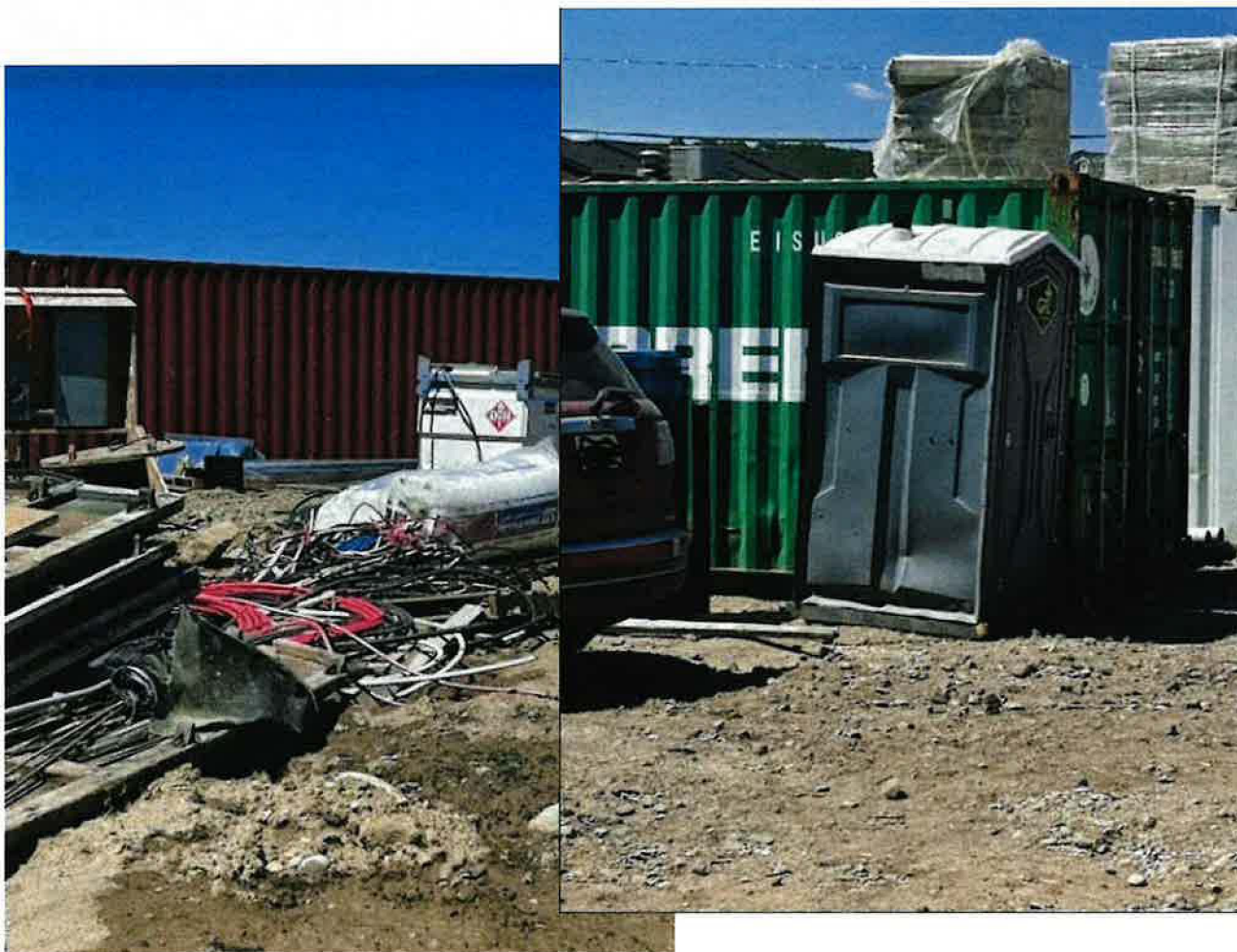


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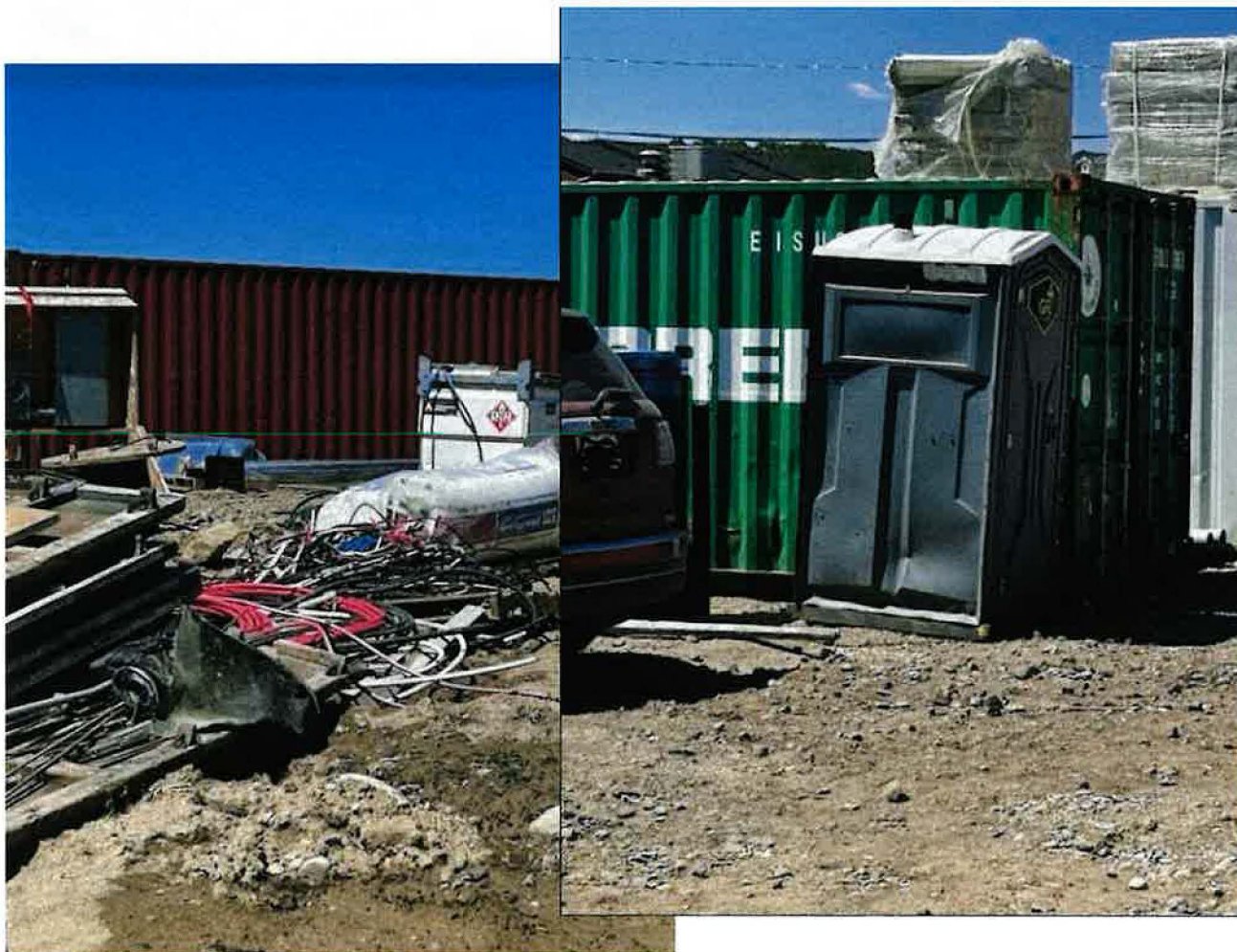
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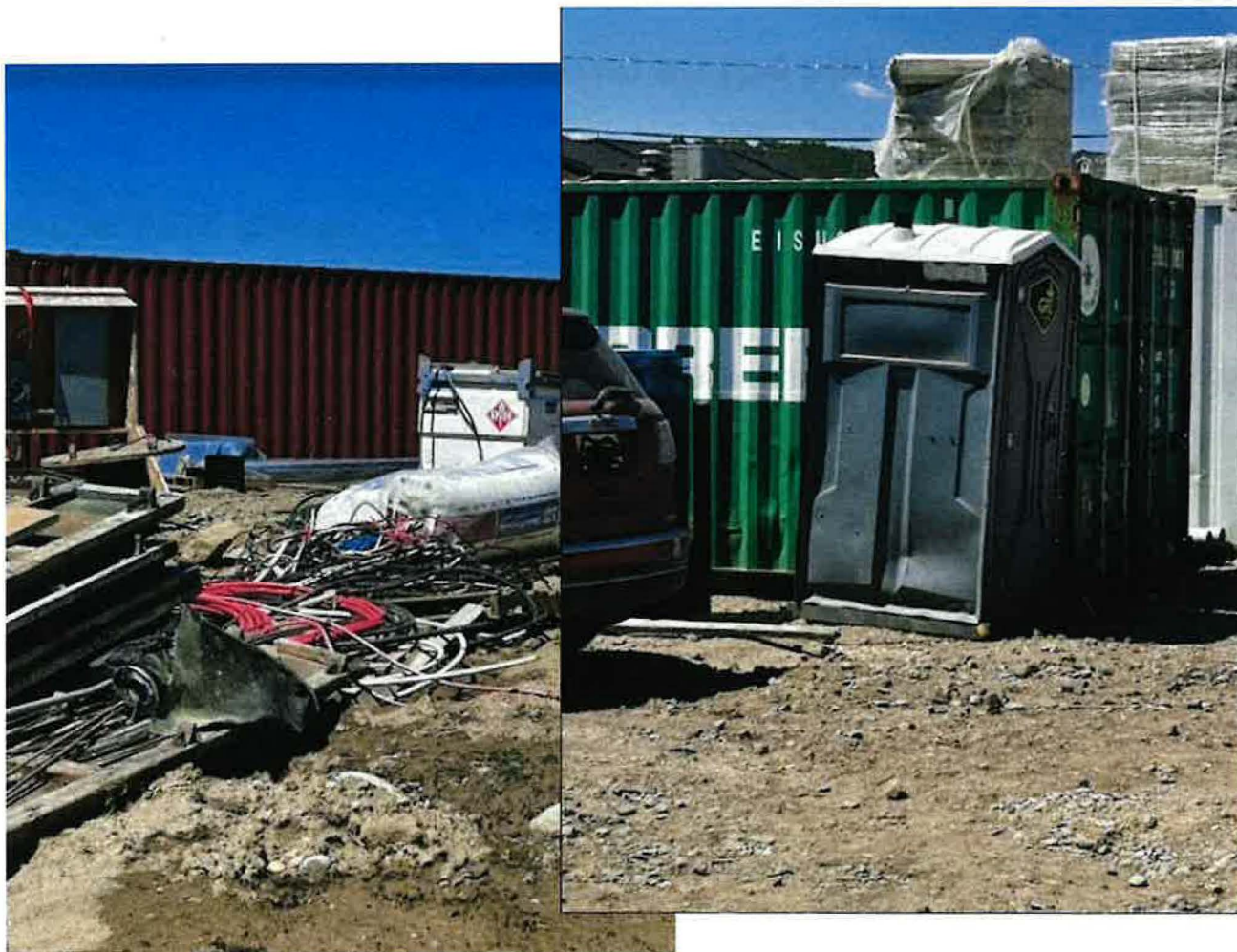


# LOC2023-0212

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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 : 81<sup>st</sup> Street concerns**

- Increased density of this application and other applications from this developer along 81<sup>st</sup> 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**